



ZONING BY-LAW

60-2009

OFFICE CONSOLIDATION
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(up to and including By-law 2024-24)

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PREAMBLE

These pages explain the purpose of this zoning by-law and how it should be used. **These pages do not form part of the Zoning By-law** passed by Council and are intended only to make the Zoning By-law more understandable and easier to reference.

1.0 PURPOSE OF THIS ZONING BY-LAW

The purpose of Zoning By-law 60-2009 is to implement the policies of the Municipality of Meaford Official Plan. The Official Plan contains general policies that affect the use of land throughout the Municipality, excluding the Niagara Escarpment Plan Area and the Meaford Range and Training Area. These policies specify where certain land *uses* are permitted and, in some instances, specify what regulations should apply to the development of certain lands. It is noted that the Niagara Escarpment Plan Area is administered through Niagara Escarpment Development Control by the Niagara Escarpment Commission.

The Official Plan is a general document that is not intended to regulate every aspect of the built-form on a lot. In the Province of Ontario, this is the role of the Zoning By-law. Once an Official Plan is in effect, any Zoning By-law passed by Council must conform to the Official Plan. For example, if the Official Plan stated that lands in the vicinity of a significant natural feature are to remain in their natural state, the Zoning By-law would prohibit the erection of buildings or structures on those lands. A Zoning By-law can also specifically permit certain uses of land, such as retail stores in a downtown area.

Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended grants the statutory authority to Zone land. The Planning Act specifies what a By-law can regulate. A Zoning By-law can:

- Prohibit the use of land or buildings for any use that is not specifically permitted by the By-law;
- Prohibit the erection or siting of buildings and structures on a lot except in locations permitted by the By-law;
- Regulate the type of construction and the height, bulk, location, size, floor area, spacing, and use of buildings or structures;
- Regulate the minimum frontage and depth of a parcel of land;
- Regulate the proportion of a lot that any building or structure may occupy;
- Regulate the minimum elevation of doors, windows or other openings in buildings or structures;
- Require parking and loading facilities be provided and maintained for a purpose permitted by the By-law; and,
- Prohibit the use of lands and the erection of buildings or structures on land that is:
 - Subject to flooding;
 - The site of steep slopes;
 - Rocky, low-lying, marshy or unstable;
 - Contaminated;
 - A sensitive groundwater recharge area or head water area;

- The location of a sensitive aquifer;
- A significant wildlife habitat area, wetland, woodland, ravine, valley or area of natural and scientific interest;
- A significant corridor or shoreline of a lake, river or stream; or,
- The site of a significant archaeological resource.

2.0 HOW TO USE THIS BY-LAW

In order to reference this By-law most easily, a property owner should follow each of the steps listed below to determine what permissions apply to their particular property.

A. Locate the Property on a Map

Maps in a Zoning By-law are called 'Schedules'. The first step to using this By-law is to refer to the Zone schedules that are contained at the back of the By-law to determine in which Zone category your property is located. The Zone category will be indicated on the schedules by a symbol or abbreviation. For example, you may see a symbol such as "SR" beside your property. This would indicate that your property is within the 'Shoreline Residential Zone'. The Zone symbols or abbreviations are explained on the first page of Part 2.0 (Establishment of Zones) of the By-law.

Part 2.0 (Establishment of Zones) also provides assistance to help you identify the Zone boundaries on the schedules. For example, if your property appears close to a Zone boundary and you are not sure how to determine exactly where that boundary is located, refer to Section 2.4 (Determining Zone Boundaries) of the By-law.

B. By-law Amendments and Minor Variances

A Zoning By-law is not a static document; it is amended over time as demands and policies governing land use change. Before proceeding any further, you should verify that your property is not the subject of an earlier Zoning By-law amendment or Minor Variance. Some of these amendments are listed in Part 9.0 (Exceptions) and Part 10.0 (Temporary Uses) of this By-law. More recent amendments may not be included in the version of the By-law you are using, while Minor Variances are not included in the By-law at all. Staff in the Municipality's Development Services Department will be able to assist you to confirm if your property has been subject to a more recent By-law amendment or Minor Variance.

C. Permitted Uses and Zone Standards

The next step to using this By-law is to determine what uses are permitted on your property. Parts 6.0, 7.0 and 8.0 of the By-law identify the permitted uses for each Zone in the Municipality. The definitions in Part 3.0 (Definitions) can assist you if you are not sure of the nature of a use or how it has been defined for the purposes of this By-law. Words that are defined in Part 3.0 are *italicized* throughout the By-law. If a word is not italicized, it is not specifically defined. Uses that are not identified as permitted uses within a particular Zone are not permitted in that specific Zone.

Steps 1, 2 and 3 have now identified the Zone(s) in which your property is located and have identified what uses are permitted on your property. The next step is to determine what standards may apply to the uses on your property. Parts 6.0, 7.0 and 8.0 of the By-law identify the Zone Standards for each Zone in the Municipality. This section will provide standards for minimum lot area, minimum frontage requirements, minimum yard requirements, maximum lot coverage for buildings, and the maximum permitted height of buildings.

D. General Provisions

Now that you are aware of the uses permitted on your property and the specific Zone Standards that apply to those uses, reference should be made to Part 4.0 (General Provisions) of this By-law. Part 4.0 contains a more generic set of standards known as 'General Provisions' that apply to all properties in all Zones throughout the Municipality. For example, the general provisions contain standards that regulate the construction of accessory structures, height exceptions and non-conforming/non-complying uses that apply to all properties regardless of where in the Municipality a property is located.

E. Parking and Loading

There is one final section of the By-law that should be consulted when determining what permissions apply to your specific property. Part 5.0 (Parking and Loading) provides the parking and loading requirements for all permitted uses in the Municipality. If you are considering changing the use of your property or adding a new use to your property, you should review Part 5.0 to ensure that you are aware of the parking requirements for the proposed use.

F. Holding Provisions

A number of properties in the Municipality are zoned with a Holding Provision. The basis for the use of the Holding provision is in the Official Plan. The intent of a Holding provision is to ensure that a specific approval is obtained before development can occur.

If your property has the (H) symbol associated with the zone symbol, you should review Section 2.6 (Holding Provisions) of the By-law to determine what is required to remove the Hold.

3.0 DESCRIPTION OF BY-LAW COMPONENTS

This By-law contains nine sections that together, provide the standards applicable to all lands within the Municipality. These sections are as follows:

- Part 1.0 – Interpretation and Administration
- Part 2.0 – Establishment of Zones
- Part 3.0 – Definitions
- Part 4.0 – General Provisions
- Part 5.0 – Parking and Loading
- Part 6.0 – Residential Zones
- Part 7.0 – Commercial and Employment Zones

Part 8.0 – Rural, Recreational and Other Zones
Part 9.0 – Exceptions
Part 10.0 – Temporary Uses
Part 11.0 – Special Mapping
Part 12.0 – Enactment

The purpose of each of these sections is described below.

Part 1.0 – Interpretation and Administration

This Part of the By-law specifies:

- What lands are covered by the By-law;
- That every parcel of land in the area covered by the By-law is to conform and comply with the By-law; and,
- What penalties can be levied against a person or a corporation if they contravene any provision in the By-law.

Part 2.0 - Establishment of Zones

This Part establishes the Zones that apply to the lands covered by the By-law. This Part also describes how to determine the location of the Zone boundaries on the schedules. This Part also contains information on Holding provisions – the conditions of approval that a property owner must satisfy in order for development to be approved on a property.

Part 3.0 - Definitions

It is necessary to define words in a Zoning By-law because it is a legal document. A By-law must be drafted so that it can be enforced in a court of law. These definitions will help provide clarity in the By-law and ensure that the By-law and its intent are applied consistently.

Part 4.0 - General Provisions

This Part contains a number of regulations that apply to all or selected types of uses, buildings or structures regardless of where in the Municipality or in what Zone they are located.

Part 5.0 – Parking and Loading

Parking and loading facilities are required for almost all uses within the Municipality. This Part provides the requirements for these facilities including such regulations as the minimum number of spaces required for all uses, minimum driveway width, minimum parking space size and the location of parking facilities on a lot.

Part 6.0, 7.0 and 8.0 - Permitted Uses and Zone Standards for all Zones

These Parts list the uses that are permitted in each Zone, as well as a number of regulations that control the placement, bulk and height of buildings and structures on a lot. Each of the permitted uses

and zone standards have been placed into tables in a compact, summarized form. The effect of these Zones is to only permit certain uses in various parts of the Municipality.

Permitted uses are summarized in Tables, 6.1, 7.1 and 8.1 in Parts 6.0, 7.0 and 8.0 respectively. The only uses permitted in a Zone are those that are specified in the By-law. If a use is not specifically mentioned as a permitted use in a Zone (indicated by an "X" in the applicable row for use and column for Zone) then it is not permitted. Similarly, if a use is defined in Part 3.0 (Definitions) of the By-law but does not appear as a permitted use in any Zone, then it is not a use permitted on your property.

Tables 6.2.1, 6.2.2, 7.2, 8.2, 8.3 and 8.4 contain a number of regulations that control the placement, bulk and height of buildings and structures on a lot. This includes regulations such as a minimum lot size, minimum lot frontage, maximum building height, setbacks or yards from property lines and the maximum coverage of a lot by buildings.

Part 9.0 – Exceptions

This Part contains regulations that are specific to one property or a group of properties in the Municipality. For example, the minimum required front yard in a Zone may be 7.5 metres. The required front yard may be reduced to a lesser number if deemed appropriate and the mechanism to accomplish this reduction is by amending the By-law and excepting the property from the general standard. Exceptions to this By-law are provided in a consolidated list in Part 9.0 (Exceptions). Exceptions are denoted on the Zone Schedules by a " - " and a number following the zone symbol.

Minor variances to the By-law may be obtained by making an application to the Municipality's Committee of Adjustment. Factors to consider in reviewing such an application include whether the variance:

- Conforms with the general intent of the Official Plan;
- Conforms with the general intent of the Zoning By-law;
- Is appropriate for the development of the lot; and,
- Is minor.

Minor variances are not included in the text of the Zoning By-law. Rather, a note is placed in the property file in the Municipality's records.

Part 10.0 – Temporary Uses

This Part contains provisions that apply to temporary uses that are specifically permitted by Council for periods lasting up to three years pursuant to Section 39 of the Planning Act, R.S.O., 1990, c.P.13, as amended. Once the time period in which the temporary use is permitted lapses, the temporary use is no longer considered a permitted use on the lands.

Part 11.0 – Enactment

This Part contains the signatures of the Mayor and the CAO/Clerk who signed the By-law when it was passed by Council in accordance with Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

4.0 DESCRIPTION OF ZONES

Residential One (R1) and Residential Two (R2)

These zones apply to lands within the Urban Living Area that are developed or can be developed with low-density residential uses. Limited accessory uses are also permitted. The minimum lot area and minimum lot frontage requirements in the R2 zone are slightly more permissive than those in the R1 zone.

Residential Three (R3)

These zones apply to lands within the Urban Living Area that are developed or can be developed with low- and medium-density residential uses. Limited accessory uses are also permitted.

Residential Four (R4)

This is a new zone intended to apply to residential lands in new subdivisions within the Urban Living Area in the future. The reduced minimum lot area and minimum lot frontage requirements are reflective of current building practices. Low- and medium-density residential uses are permitted in this zone. Limited accessory uses are also permitted.

Hamlet Residential (R5)

This zone applies to residential lands within each of the four Rural Settlement Areas designated in the Official Plan (Leith, Annan, Bognor, Rockford, and Woodford) that are developed with low density residential uses such as single detached, semi-detached and duplex dwelling units. Limited accessory uses, such as bed and breakfasts, accessory apartment dwelling unit, home occupation and private home day care, are also permitted.

Residential Multiple (RM)

This zone applies to lands within the Urban Living Area that are currently developed with or are approved for higher density residential uses (apartment, multiple and townhouse dwelling units), as well as existing residential uses. Limited accessory uses are also permitted.

Residential Transitional (RT)

This zone applies to lands designated Downtown Core Transitional Area in the Official Plan. It is the intent of the Plan that Downtown Core Transitional Area shall function as a long-term future expansion area for the Downtown itself. This area is zoned to permit small-scale business, commercial and residential uses that can utilize existing buildings and be complementary to the mixed-use, pedestrian-oriented focus of the downtown.

Country Residential (CR)

This zone applies to developed estate and country residential subdivisions where larger lots and homes are permitted and full municipal services are not provided. Limited accessory uses are also permitted.

Rural Residential (RR)

This zone applies to smaller residential lots in the agricultural and rural area (those outside of subdivisions). In addition to single detached dwellings, limited accessory uses are also permitted.

Shoreline Residential (SR)

This zone applies to residential lots within the designated Shoreline Area adjacent or in proximity to Georgian Bay that are accessed year round by a public road. Uses are restricted to single detached dwellings and limited accessory uses, such as bed and breakfast, accessory apartment dwelling unit, home occupation and private home day care, are also permitted, in this zone.

Residential Limited Service (RLS)

The use permissions and standard for this zone are identical to those of the Shoreline Residential (SR) zone. The difference is that this zone applies only to those shoreline lots accessed by any road that is not a year-round maintained public road.

Mobile Home Park (MH)

This zone applies to lands which are already developed with a Mobile Home Park or any individual mobile home.

Downtown Commercial (C1)

This zone applies to all lands used for commercial purposes in Downtown Meaford. Permitted uses include a wide range of retail and service-oriented uses. Zone standards are reduced to allow for the full build-out of properties in order to retain and encourage a compact urban form.

Highway Commercial (C2)

This zone applies to lands along major roads and Sykes Street/Highway 26 outside of the downtown within the Urban Living Area that are designated Urban Highway Commercial in the Official Plan. Permitted uses include a wide range of retail and service-oriented uses, including vehicle-oriented uses.

Neighbourhood Commercial (C3)

This zone applies to lands that are already developed with local commercial uses within the Urban Living Area. Permitted uses are limited to retail and service-oriented uses that cater to residents in the immediate area.

Rural Highway Commercial (C4)

This zone applies to lands within the Rural area that are used for commercial purposes. Permitted uses are limited to "dry" uses that typically do not consume much water.

Hamlet Commercial (C5)

This zone applies to lands that are currently used for commercial purposes within each of the Rural Settlement Areas designated in the Official Plan (Leith, Annan, Bognor, and Rockford, Woodford). A wide range of commercial uses are permitted in this zone. Future commercial uses in these areas would be zoned Hamlet Commercial through a Zoning By-law Amendment.

Restricted Industrial (M1)

This zone applies to lands used for industrial purposes within the Urban Living Area. A range of industrial and similar uses are permitted within this zone.

General Industrial (M2)

This zone would apply to future industrial operations in the Urban Living Area that are larger or more intensive in nature. A broader range of industrial uses are permitted in this zone.

Rural Industrial (M3)

This zone applies to lands within the rural area that are used for industrial purposes.

Agriculture (A)

This zone applies to lands considered to be the prime agricultural lands in the Municipality. Uses are limited to agricultural and other rural uses to implement the extent of the Agriculture designation in the Official Plan.

Rural (RU)

This zone applies to the majority of remaining rural lands in the Municipality. A slightly broader range of rural uses than those permitted in the Agriculture (A) Zone is permitted. This zone implements the extent of the Rural designation in the Official Plan.

Special Agricultural (SA)

This zone applies to areas in the Municipality where orchard lands are the primary land use. Generally located near the urban area, these lands form a unique gateway to the community. Permitted uses are limited to agricultural and other complementary uses in order to preserve these lands for agricultural uses.

Development (D)

This zone applies to lands that are identified in the Official Plan as being suitable in principal for additional lot creation and new development. This zone applies to lands within the Urban Area designation in the Official Plan not on full Municipal services. Permitted uses are limited to existing uses, single-detached dwellings and complementary accessory uses.

Environmental Protection (EP) and Environmental Protection Wetland (EP-W)

These zones apply to all lands that are identified as hazard environmental lands by the Grey Sauble Conservation Authority or the Ontario Ministry of Natural Resources as well as those lands classified as “Escarpment Natural Area” under the Niagara Escarpment Plan and located within the Rural Settlement Area of Woodford. Most of the lands within this category are considered to be wetlands, within the regulatory floodplain or are on a steep slope.

Urban Area Waterfront (UAW)

This zone applies to the Meaford Harbour and selected properties along the urban waterfront. This area is intended to be one of the cornerstones of public open space in the Municipality. It will be maintained and developed to be an all-season public park and community event centre, with every effort made to promote the area to citizens and tourists alike.

Institutional (I)

This zone applies to institutional and public uses outside of the Meaford Urban Area and throughout the Municipality.

Mineral Aggregate Resources (MAR)

This zone applies to lands that are currently the site of a pit or quarry that is licensed by the Ministry of Natural Resources, or were zoned for such uses in the former Township of St. Vincent Zoning By-law.

Major Recreation (MR)

This zone applies to lands that are the site of large-scale, privately operated recreational uses such as campgrounds, golf related uses, hotels, mountain bike facilities, recreational equipment sales and service, tourist establishments and trailer parks.

Open Space (OS)

This zone applies to lands that are utilized for open space public uses, parks and recreation either by a public body or as part of a common area in a subdivision or condominium.

Urban Institutional (UI)

This zone applies to institutional and public uses within the Meaford Urban Area.

5.0 NEW CONCEPTS IN THIS ZONING BY-LAW

Many of the policies within the Meaford Official Plan reflect new practices in the planning process. In order to implement the new Official Plan, the Zoning By-law introduces several new concepts that will be used in Meaford for the first time in a comprehensive manner in implementing its planning program. A description of some of these concepts can be found below:

5.1

Setbacks from Georgian Bay

This By-law includes new setbacks from the “flood hazard line elevation” (or 100 year flood line) associated with Georgian Bay. This line is established at the 177.9 metre elevation. The flood hazard line elevation has been established by the Ministry of Natural Resources. In general, the required setback for all main buildings and structures and any structure containing space that is used for human habitation is set at a minimum of 15.0 metres from the flood hazard line elevation for areas subject to flood and dynamic beach hazards. Some exceptions apply:

1. Any existing main building in the 15.0 metre setback area can be expanded, provided the maximum lot coverage permitted in the zone is not exceeded. This expansion would only be allowed to occur if the additional habitable living area was not located between the main building and Georgian Bay. In addition, no part of the new habitable living area could be located below the 177.9 metre elevation.
2. The By-law would allow for the development of a second storey on an existing structure. There would be no cap on the amount of additional habitable floor area in this case. In addition the development of the second storey could occur even if the building was within 15.0 metres of the 177.9 metre elevation provided that the main building was adequately protected from flood, erosion and dynamic beach hazards. A permit may be required from the Grey Sauble Conservation Authority in this situation.
3. The By-law will permit the replacement of an existing building in exactly the same location. Additional floor space could be added on to the replaced building as well, in accordance with point number 1 being that the new floor area is not closer to Georgian Bay than the existing main building. The new replaced building would need to be adequately protected from flood, erosion and dynamic beach hazards. A permit would be required from the Grey Sauble Conservation Authority in this situation.
4. The erection of a deck would be permitted anywhere on the lot, provided no part of the deck was located closer than 6.0 metres to the 177.9 metre elevation. Decks would continue to be subject to the yard requirements and general provisions of the By-law.
5. New non-habitable accessory buildings would be permitted anywhere on the lot in accordance with any other applicable provision in the By-law, provided they were not located closer than 6.0 metres to the 177.9 metre elevation.

The Christie Beach Area (Fraser Street) of the Georgian Bay shoreline has been classified as a dynamic beach by the Ministry of Natural Resources. This area currently is fully developed with some re-development occurring and a few vacant lots. It is evident that the 45.0 metre dynamic beach setback cannot be achieved on any of the lots on Fraser Street for existing and proposed development. On this basis, it is the intent of the Municipality to permit some limited redevelopment within this 45.0 metre setback area provided the development is adequately protected from flood and

dynamic beach hazards to the satisfaction of the Grey Sauble Conservation Authority. Permits would be required in most instances from the Conservation Authority under Regulations (Ontario Regulation 151/06) approved under the Conservation Authorities Act for development, site alteration and the construction of buildings/structures.

If new proposed development does not comply with the exceptions set out above, such new development will require a minor variance. A minor variance is a term used to describe a minor change to the Zoning By-law. In order to provide the appropriate justification in support of a minor variance, the following information will need to be submitted:

1. The location of the 177.9 metre elevation on the affected property has to be established.
2. In addition to the above, an assessment by a professional engineer regarding the location of the proposed building/addition and its possible impact from flood related hazards may be needed, depending on the scale of the development and its nature. Factors to be considered in this assessment include, but are not limited to:
 - the existing and proposed grades on the property;
 - the location of existing man-made structures on the property;
 - the topography and vegetation on the property;
 - the nature of any modifications made, or proposed to be made to the topography on the property; and,
 - the nature and location of man-made structure(s) or other impediments
 - to wave action that exist or are proposed.

Following the submission of this information, the Committee of Adjustment would then be in a position to consider the request in consultation with the Grey Sauble Conservation Authority. The decision of the Committee of Adjustment may specify exactly where the building/addition can be located on the property and under what conditions.

5.2 No Minimum Parking and Loading Space Requirement Downtown

The new Zoning By-law exempts all non-residential uses within the Downtown Commercial (C1) Zone from providing the required number of parking and loading spaces. Removing the required parking space and loading space standards removes one obstacle to development in the downtown.

5.3 Accessory Buildings within Front and Exterior Side Yards

Previously in the three former municipalities, accessory buildings were permitted only within interior side and rear yards. In the new Zoning By-law, accessory buildings will be additionally permitted within front and exterior side yards in the rural area, provided the setback is equal to the required yard standard in that zone. This allows more

development options for rural landowners by allowing accessory buildings closer to a side or rear lot line. Accessory buildings shall continue to be limited in height and area.

5.4 Minimum Dwelling Unit Sizes Deleted and Lot Coverage Permissions Increased

As a result of recent court decisions on the matter, minimum dwelling unit sizes from the three former Zoning By-laws have not been carried forward into this By-law in all circumstances. Dwelling unit sizes are restricted only by the required yards and general provisions of this By-law, providing for greater development options in the housing sector. This provision has been maintained, however, in the Country Residential (CR) since the intent of the provision is to maintain a certain neighbourhood character. The lot coverage permission has been increased in the Residential One (R1), Residential Two (R2) and Residential Three (R3) Zones in the urban area, to provide additional opportunities for development and redevelopment.

5.5 New Zones

A series of new zones have been introduced in this By-law: the Residential Four (R4) Zone for new housing developments in urban Meaford, the Residential Transitional (RT) Zone that encourages the use of older buildings in urban Meaford for retail, office and restaurant uses, the Residential Limited Service (RLS) Zone which recognizes lots not accessed by year-round, full service, public roads and the General Industrial (M2) Zone to permit different types of industrial uses in future developments.

5.6 Greater Permissions for Bed and Breakfasts

In the previous By-laws, bed and breakfasts were permitted in relatively few zones, particularly in the former Town of Meaford. The new Zoning By-law allows for bed and breakfasts to be established in more locations throughout Meaford, including all residential zones in urban areas (excluding the Residential Multiple (RM) Zone) and the Agricultural (A), Rural (RU), Special Agricultural (SA), Country Residential (CR) and Rural Residential (RR) Zones in rural areas.

5.7 Updated MDS Requirements

The Minimum Distance Separation (MDS) formulae have been updated to reflect new formulae issued by the Ministry of Agriculture, Food and Rural Affairs in March 2017. As part of a building permit application, the owner and/or applicant will need to demonstrate how his/her plans meet the MDS requirements in order to get approval to build.

The objective of Minimum Distance Separation (MDS) Formulae is to minimize nuisance complaints due to odour and thereby reduce potential land use conflicts. MDS does not account for other nuisance issues such as noise and dust. The Minimum Distance Separation I (MDS I) formula determines the minimum separation distances between proposed new development and existing livestock facilities and/or

permanent manure storages. MDS I is only applicable in selected site-specific exceptions in this By-law.

The Minimum Distance Separation II (MDS II) formula determines the minimum separation distances between proposed new, enlarged or remodelled livestock facilities and/or permanent manure storages and any other existing or approved developments. MDS II is applicable to all agricultural operations in the Municipality.

The separation distances calculated by MDS will vary according to a number of variables including type of livestock, size of the farm operation, type of manure system and the form of development present or proposed.

5.8 New Setbacks from Slopes

The By-law contains new setbacks from slopes having a grade of 1 to 3 – over 1.0 metre in distance, there is a 3.0 metre increase in height. This new provision ensures buildings are greater separated from top or bottom of dangerous slopes to better protect properties from damage.

5.9 New Holding (H1) Provision

This provision applies to lots having frontage onto private roads, , unassumed roads and public roads maintained for only a part of the year, as provided for in Section D2.5.1 of the Official Plan. This Hold will be lifted, and development allowed to occur, once the property owner, at their expense, enters into a Site Plan Agreement with the Municipality that indicates that:

1. The owner acknowledges and agrees that the lot in question does not front on an improved public road;
2. The owner acknowledges and agrees that the Municipality does not or is not required to maintain or snow plow the said road or street.
3. The owner acknowledges and agrees that the Municipality will not take over or assume an unopened, unassumed or private road or street as a Municipality public road or street unless it has been built according to the Municipal standard then in force;
4. The owner acknowledges and agrees that he Municipality is not liable for any injuries, losses or damages as a consequence of the Municipality issuing a building permit; and,
5. The Site Plan Agreement shall, at the expense of the owner, be registered against the lands.

5.10 New Holding (H2) Provision

This provision applies to lands within an assessment area extending 500.0 metres from the fill area of a closed waste disposal site identified by the Ministry of the Environment. This Hold may be lifted upon receipt of an assessment report prepared by a qualified engineer in accordance with Section C11 (Solid Waste Disposal Areas) of the Official Plan and Guideline D-4 (April 1994) of the Province of Ontario or its successor.

Any development application that requires a building permit within the area shown as subject to this Hold shall be required to submit this assessment, with the following exceptions:

1. Interior alterations to existing buildings and/or structures;
2. Exterior alterations that do not expand the floor area of the first storey or an existing building or structure; and,
3. New buildings or structures, or alterations to existing buildings and/or structures that do not prevent the free movement of air into the atmosphere.

5.11 New Holding (H3) Provision

This provision applies to lands within the Downtown Core Transitional Area designation of the Official Plan. This Hold will be lifted provided Council is satisfied that any new use will be compatible with existing uses on adjacent lots in accordance with Section B1.4 of the Official Plan.

5.12 New Holding (H4) Provision

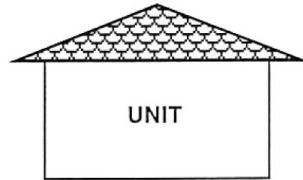
A new Holding provision has been applied to lands adjacent to the Environmental Protection Wetland (EP-W) Zone to prevent inappropriate development from occurring within 120.0 metres of a Provincially Significant Wetland. This Hold shall only be lifted to the extent required to facilitate the applicable development. The location of such wetlands can be found on Schedule B of the Official Plan.

6.0 DRAWINGS

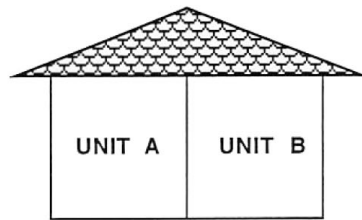
The drawings on the next pages illustrate some of the concepts in this By-law.

These drawings do not form part of the Zoning By-law.

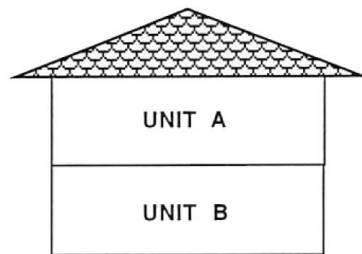
ILLUSTRATIONS OF DWELLING TYPES



DETACHED UNIT

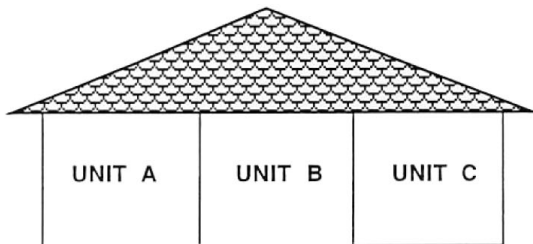


SEMI-DETACHED



DUPLEX

TRIPLEX



OR

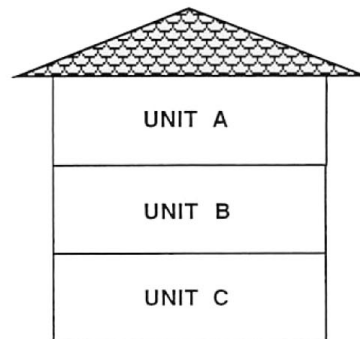
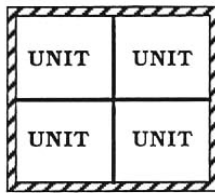
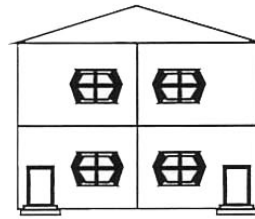


ILLUSTRATION OF TYPES OF DWELLINGS

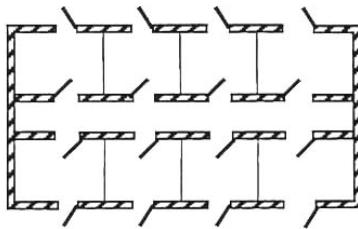


TOP VIEW

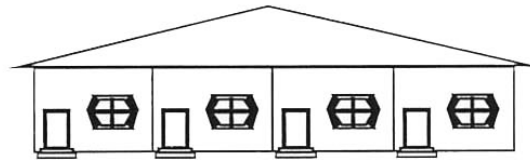


FRONT VIEW

EXAMPLE OF MULTIPLE DWELLING

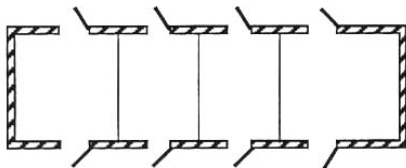


TOP VIEW



SIDE VIEW

EXAMPLE OF MULTIPLE DWELLING

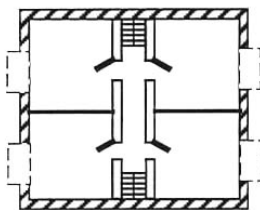


TOP VIEW

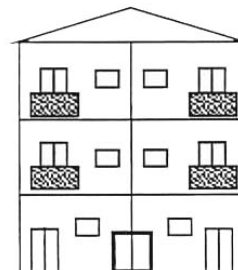


SIDE VIEW

TOWNHOUSE DWELLINGS



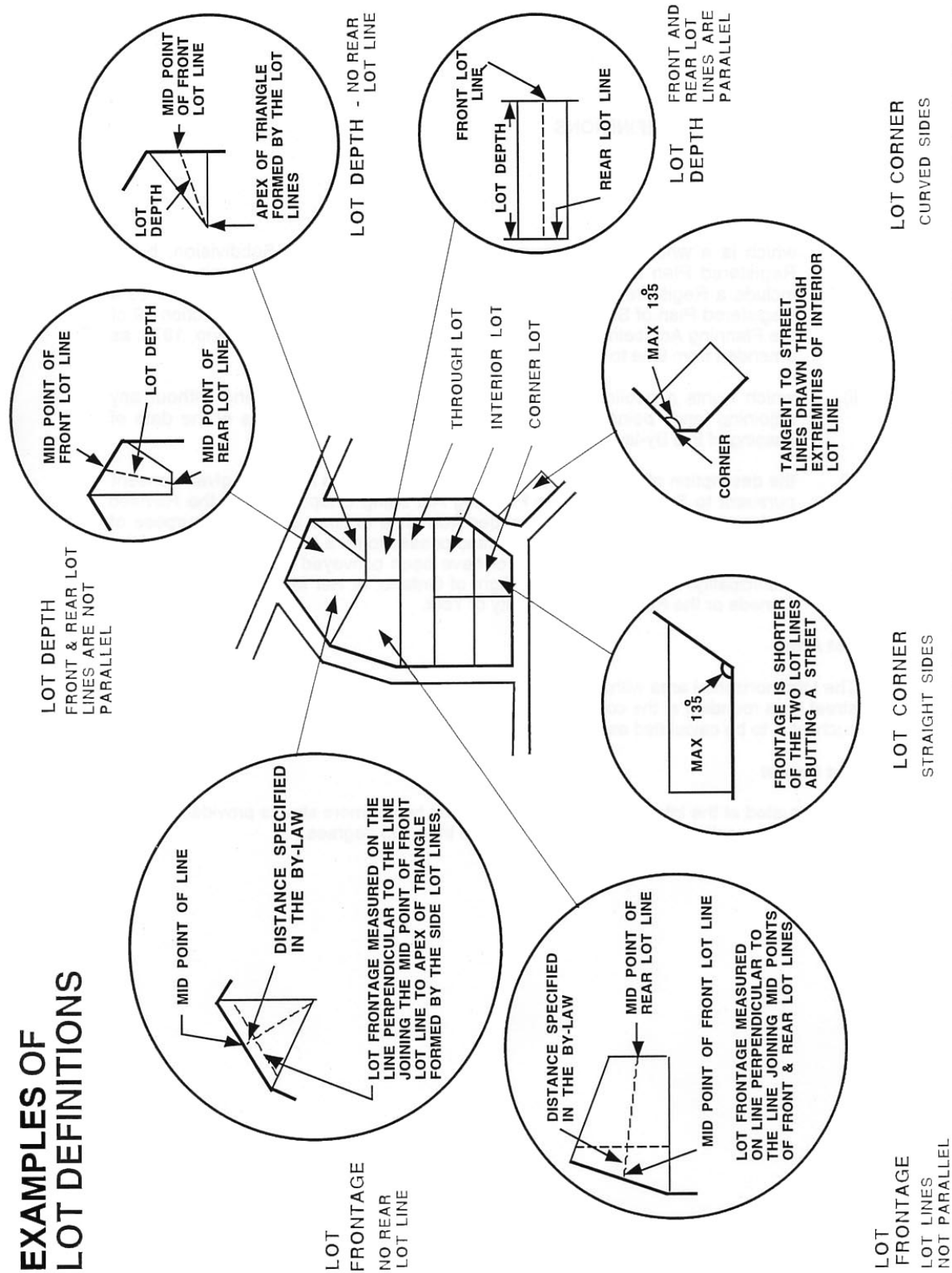
TOP VIEW



SIDE VIEW

APARTMENT DWELLINGS

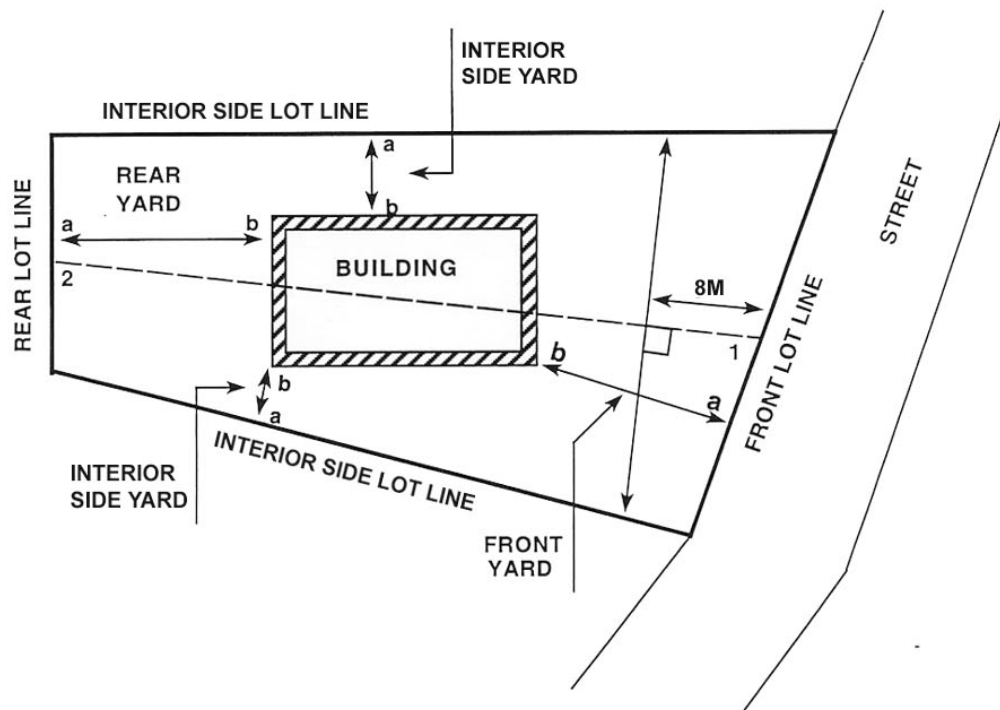
EXAMPLES OF LOT DEFINITIONS



IRREGULAR LOT

NO PARALLEL LOT LINES

YARD DEFINITIONS



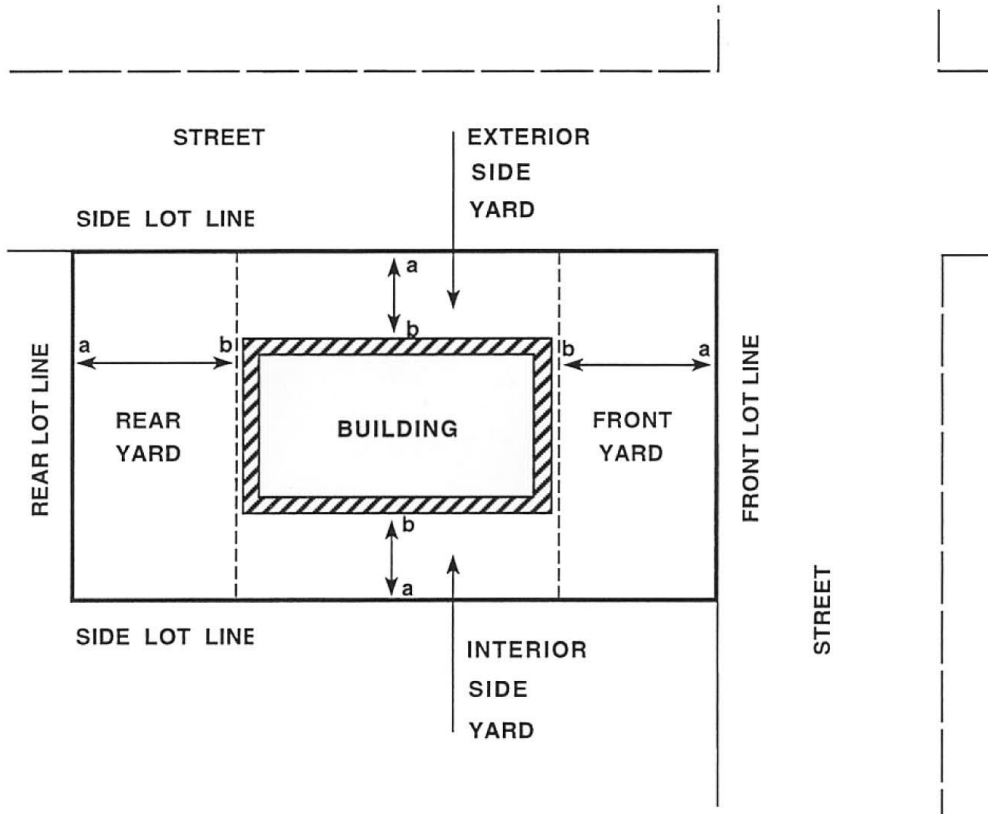
LOT FRONTAGE

1. MID POINT OF FRONT LOT LINE.
2. MID POINT OF REAR LOT LINE.

LOT FRONTAGE MEASURED AT RIGHT ANGLES TO THE LINE JOINING POINTS 1 AND 2 AT A DISTANCE OF 8 METRES FROM THE FRONT LOT LINE.

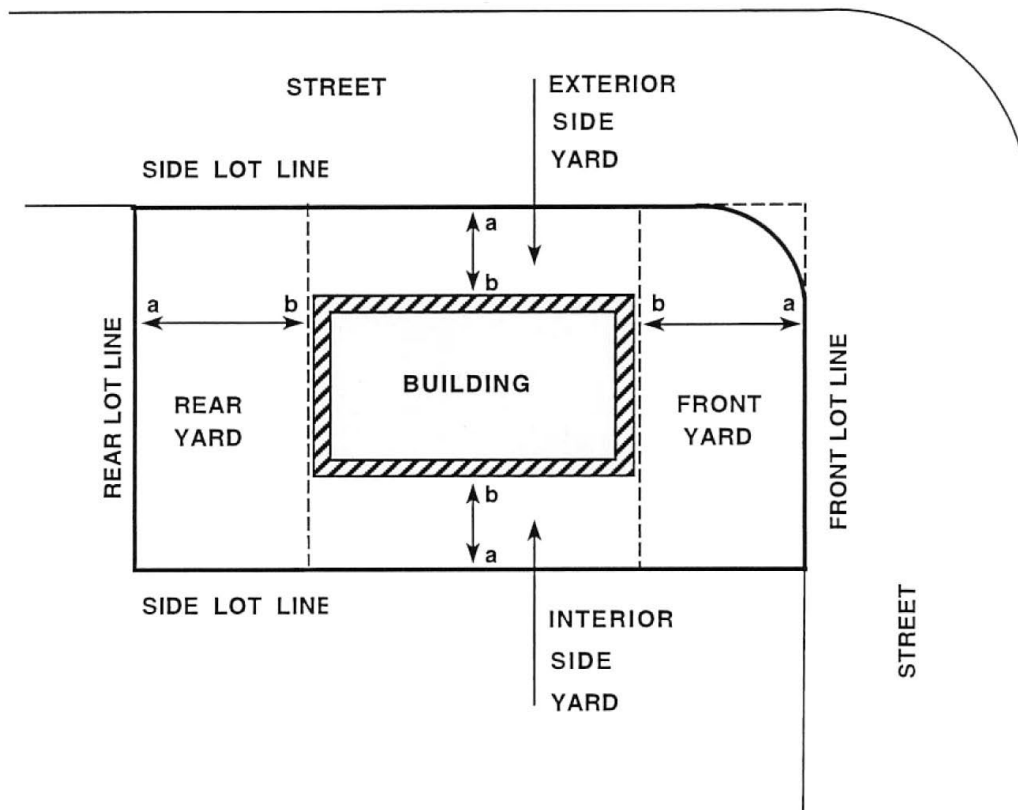
DISTANCE *ab* REPRESENTS THE SHORTEST DISTANCE MEASURED BETWEEN THE LOT LINE AND NEAREST PART OF THE MAIN BUILDING. DISTANCE *ab* MUST BE A MINIMUM DISTANCE SPECIFIED IN BY-LAW.

CORNER LOT PARALLEL LOT LINES YARD DEFINITIONS



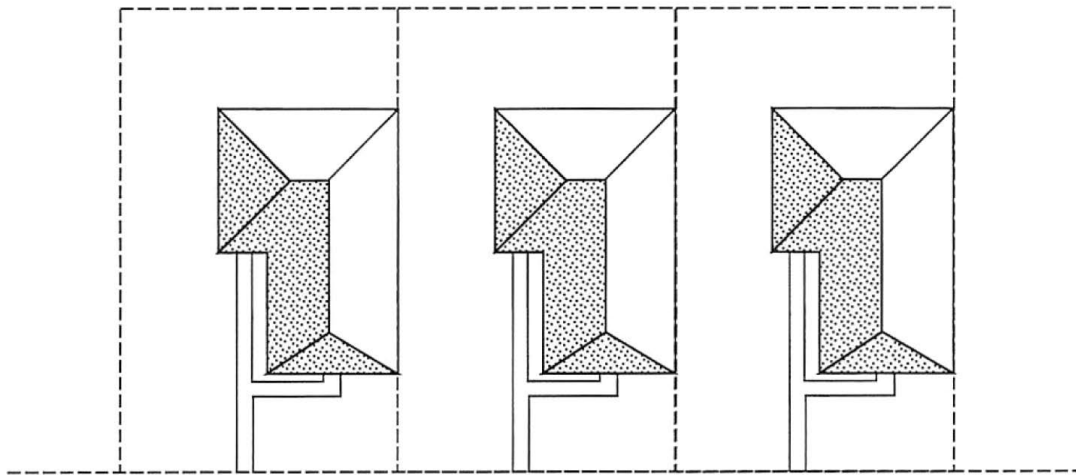
DISTANCE ab REPRESENTS THE DEPTH OF THE REQUIRED YARD MEASURED AS LEAST HORIZONTAL DIMENSION BETWEEN LOT LINE AND NEAREST PART OF MAIN BUILDING. DISTANCE ab MUST BE THE MINIMUM DISTANCE SPECIFIED IN BY-LAW.

CORNER LOT CURVED LOT LINE YARD DEFINITIONS



DISTANCE ab REPRESENTS THE DEPTH OF THE REQUIRED YARD MEASURED AS LEAST HORIZONTAL DIMENSION BETWEEN LOT LINE AND NEAREST PART OF MAIN BUILDING. DISTANCE ab MUST BE THE MINIMUM DISTANCE SPECIFIED IN BY-LAW.

BUILDING LOCATION ON ZERO LOT LINE



EXAMPLE OF YARD DEFINITIONS

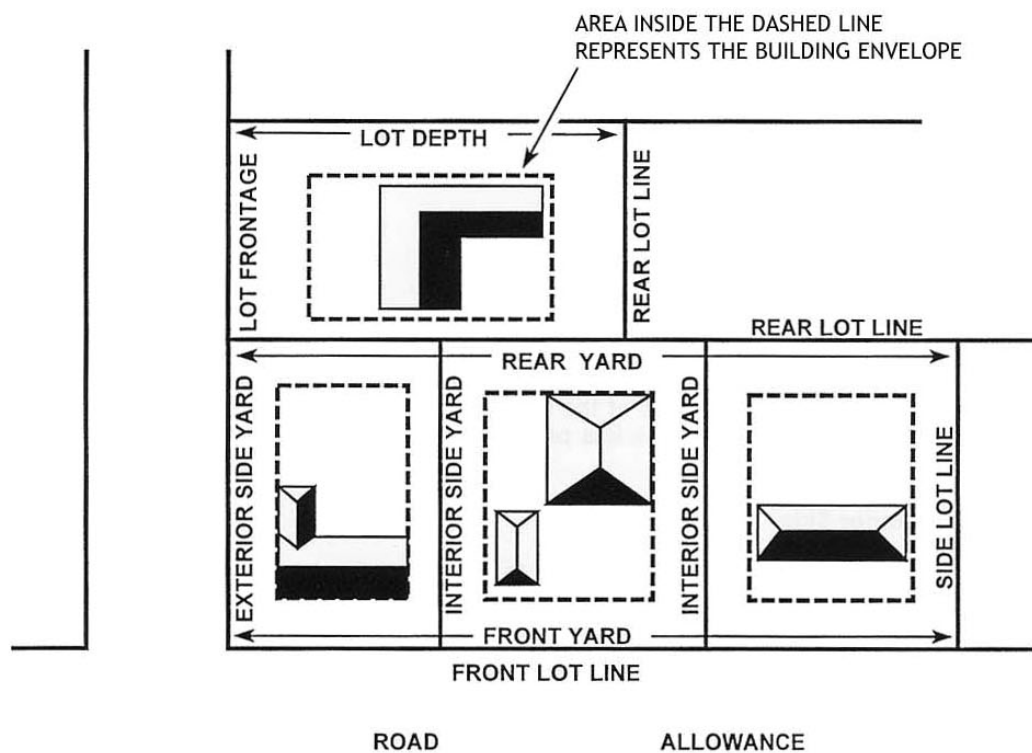


ILLUSTRATION OF BUILDING HEIGHT

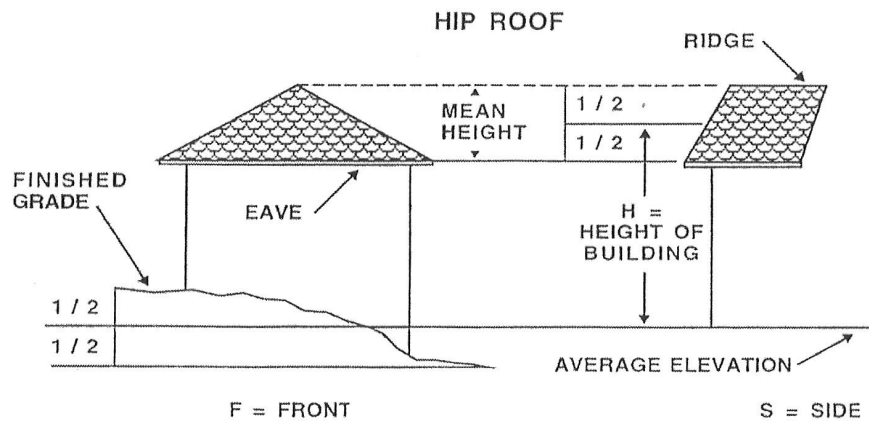
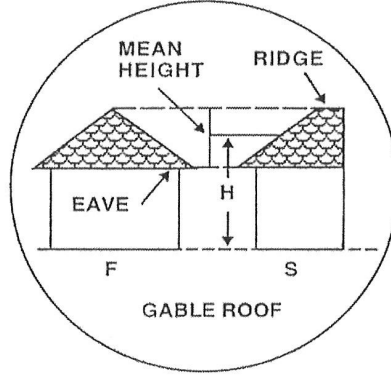
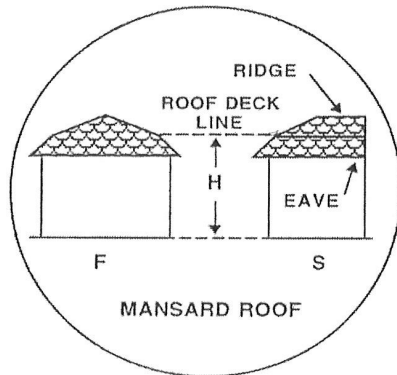
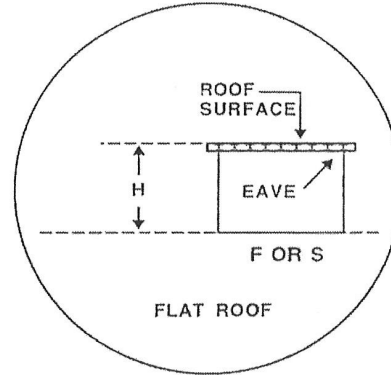
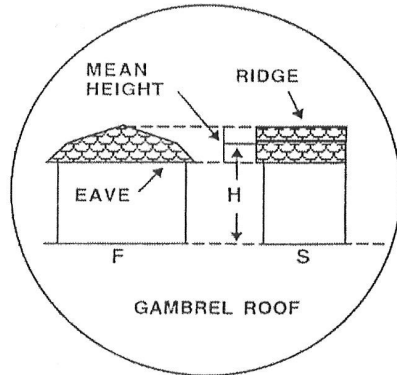
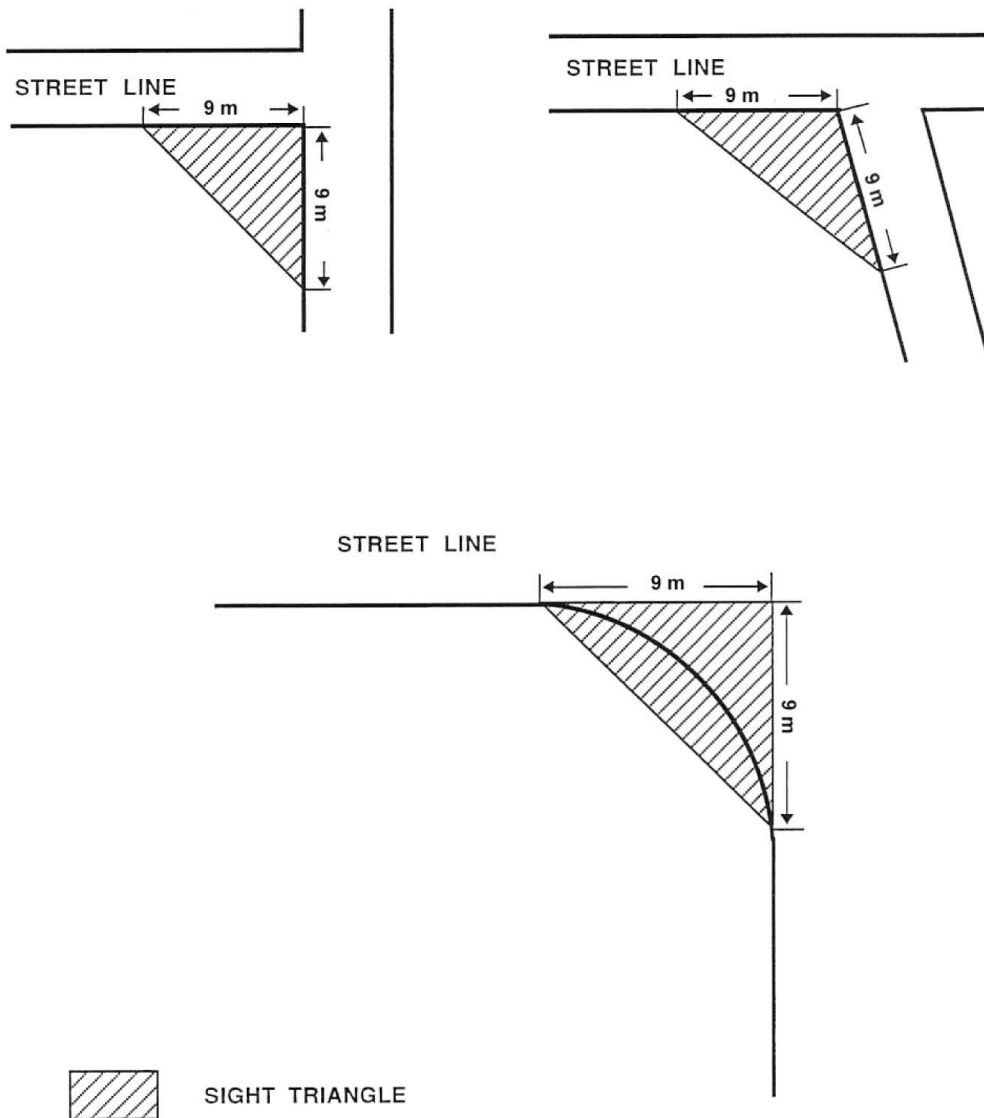
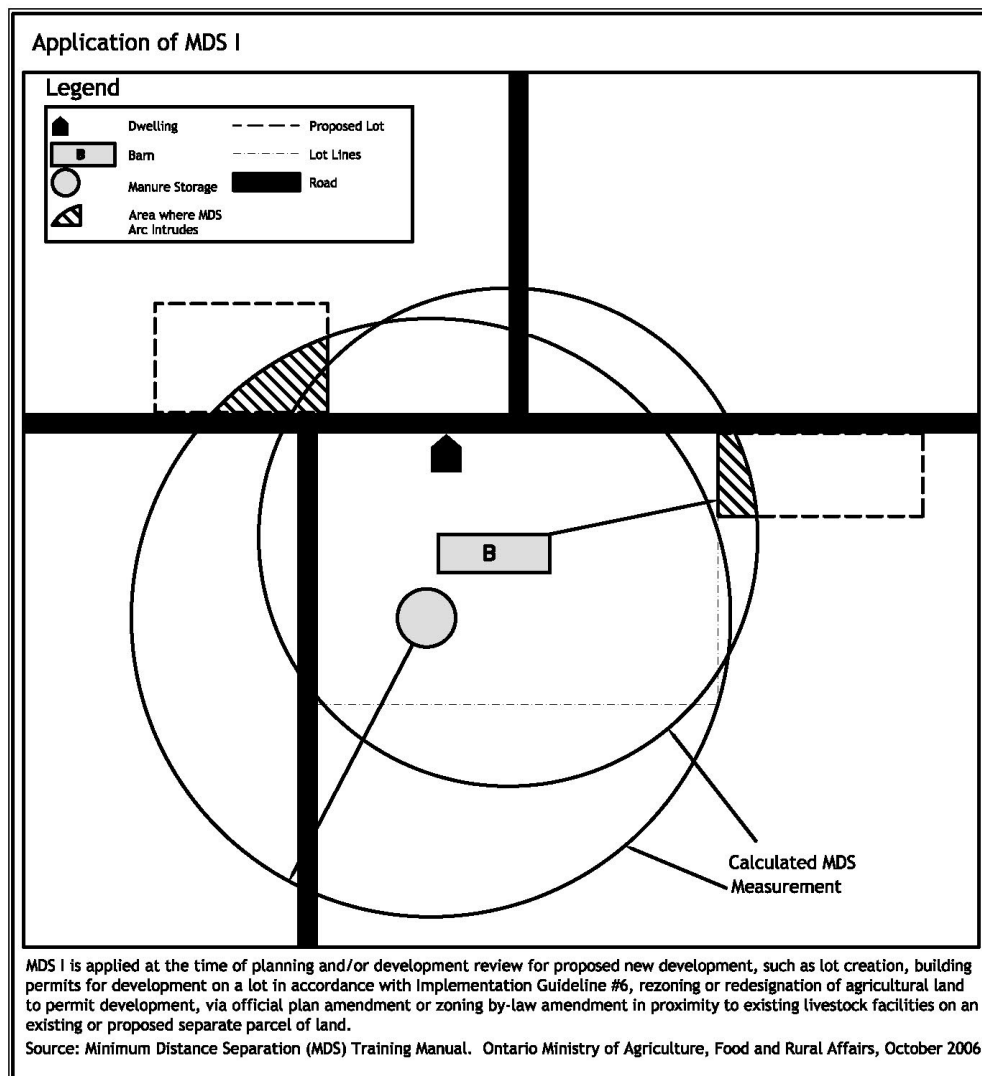
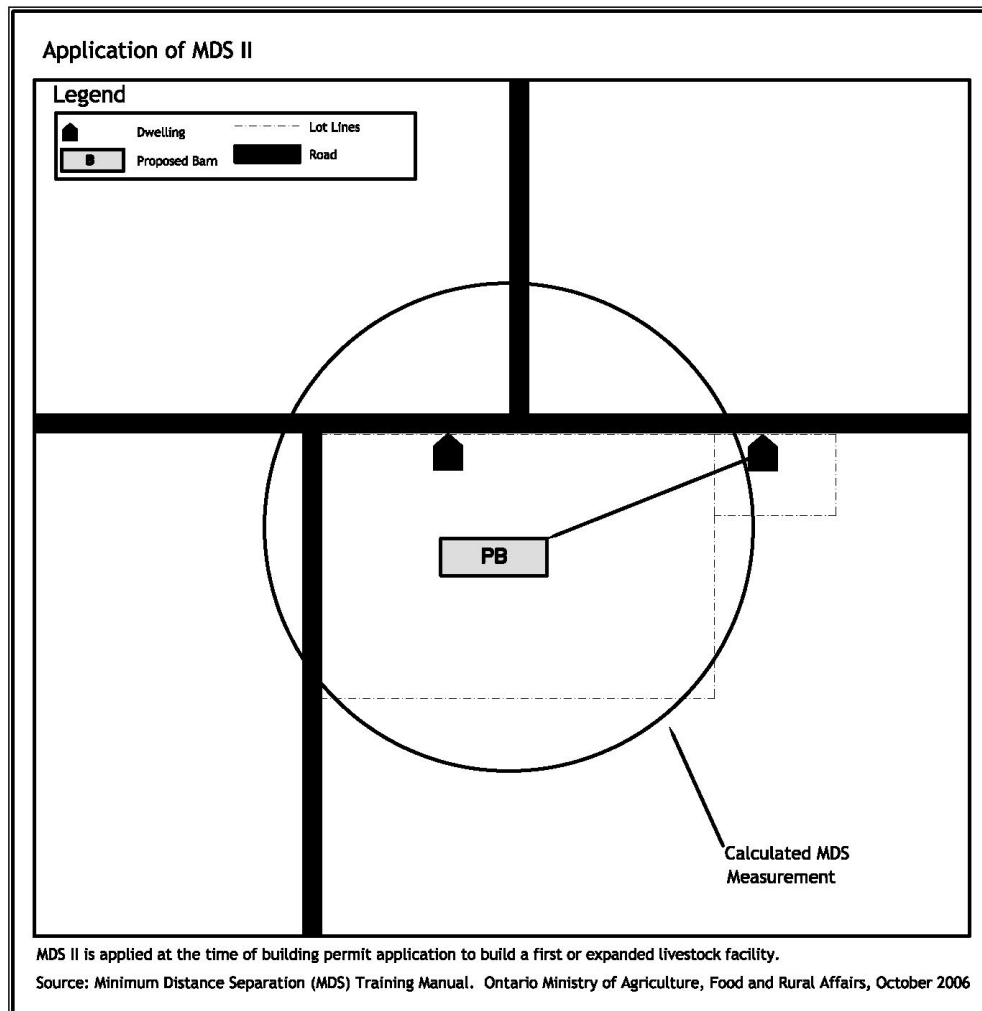


ILLUSTRATION OF SIGHT TRIANGLES







**THE CORPORATION OF THE
MUNICIPALITY OF MEAFORD
ZONING BY-LAW 60-2009**

WHEREAS it is considered desirable to control development within the *Municipality* of Meaford in accordance with the Official Plan and to prohibit the *use* of land and the erection and *use* of *buildings* or *structures* except for certain purposes, and to regulate the type of construction and the height, bulk, location, size, floor area, character and *use* of *buildings* in accordance with the provisions of Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended;

NOW THEREFORE the Council of the Corporation of the *Municipality* of Meaford enacts as follows:

PART 1.0

INTERPRETATION AND ADMINISTRATION

1.1 TITLE

This By-law may be referred to as the “*Municipality of Meaford Zoning By-law*”.

1.2 CONFORMITY AND COMPLIANCE WITH BY-LAW

No person shall change the *use* of any *building*, *structure* or land or erect or *use* any *building* or *structure* or occupy any land or *building* except in accordance with the provisions of this By-law.

Any *use* not specifically permitted by this By-law shall not be permitted in the *Municipality of Meaford*.

Notwithstanding the above, this By-law does not apply to lands within the Niagara Escarpment Plan Area (excluding the Rural Settlement Area of Woodford) and lands owned by the Federal Government and known as the Department of National Defence Meaford Range and Training Area.

1.3 BUILDING PERMITS, CERTIFICATES OF OCCUPANCY AND MUNICIPAL LICENSES

No permit for the *use* of land or for the erection or *use* of any *building* or *structure* and no Certificate of Occupancy or approval of any application for a *Municipal* license shall be issued, where the proposed *building*, *structure* or *use* is in violation of any provision contained in this By-law.

Without limiting the generality of the foregoing, this shall include those matters defined as applicable law under Section 1.4.1.3 of Ontario Regulation 350/06 (Building Code).

1.4 INTERPRETATION

Nothing in this By-law shall serve to relieve any person from any obligation to comply with the requirements of any other By-law of the *Municipality of Meaford* or any other requirement of the County of Grey, the Province of Ontario or the Government of Canada that may affect the *use* of lands, *buildings* or *structures* in the *Municipality*.

Where dimensions provided on a survey must be converted from imperial to metric units of measurement, the Municipality will round up to the nearest 1/10 of a meter when evaluating conformity with the By-law.

1.5 ENFORCEMENT

Any person convicted of a violation of this By-law shall be subject to fines and enforcement as set out in the Planning Act, as amended.

1.6 SEVERABILITY

A decision of a court that one or more of the provisions of this By-law are invalid in whole or in part does not affect the validity, effectiveness or enforceability of the other provisions or parts of the provisions of this By-law.

1.7 EFFECTIVE DATE

This By-law shall come into force the day it was passed if no appeals are received. If an appeal(s) is received, this By-law, or portions thereof, shall come into force upon the approval of the Ontario Municipal Board and in accordance with the provisions of the Planning Act, as amended.

1.8 REPEAL OF FORMER BY-LAWS

By-law 631-1974 of the former Town of Meaford, By-laws 1983-18, 1990-7, 1990-22, 1990-29, 1990-30, 1991-23, 1991-24, 1991-37, 1991-45, 1991-55, 1992-23, 1993-11 (as it applies within the boundaries of the *Municipality*); 1993-14, 1993-20 and 1993-23 of the former Township of Sydenham and By-law 613 of the former Township of St. Vincent and all Amendments thereto are hereby repealed.

1.9 MINOR VARIANCES TO FORMER BY-LAWS

Where the Committee of Adjustment of the *Municipality* of Meaford or the Ontario Municipal Board has authorized a minor variance from the provisions of By-laws 631-1974 (Meaford), 1983-18, 1990-7, 1990-22, 1990-29, 1990-30, 1991-23, 1991-24, 1991-37, 1991-45, 1991-55, 1992-23, 1993-11 (as it applies within the boundaries of the *Municipality*); 1993-14, 1993-20 and 1993-23 (Sydenham) or 613 (St. Vincent) as amended, in respect of any land, *building* or *structure* and the decision of the Committee of Adjustment of the *Municipality* of Meaford or the Ontario Municipal Board authorizing such minor variance has become final and binding prior to the enactment of this By-law, the provisions of this By-law, as they apply to such land, *building* or *structure*, shall be deemed to be modified to the extent necessary to give effect to such minor variance.

1.10 LOTS CREATED BY A WILL

A *lot* created by a Will after July 26, 1990 does not qualify for a *building* permit. If a *lot* created by a Will was created on or before July 26, 1990, a *building* permit may be available provided all other applicable provisions in this By-law are met.

PART 2.0

ESTABLISHMENT OF ZONES

2.1 ZONES

All lands subject to this By-law are contained within one or more of the following Zones:

Residential Zones (see Part 6.0)

R1	Residential One
R2	Residential Two
R3	Residential Three
R4	Residential Four
R5	Hamlet Residential
RM	Residential Multiple
RT	Residential Transitional
CR	Country Residential
RR	Rural Residential
SR	Shoreline Residential
RLS	Residential Limited Service
MH	Mobile Home Park

Commercial and Employment Zones (see Part 7.0)

C1	Downtown Commercial
C2	Highway Commercial
C3	Neighbourhood Commercial
C4	Rural Highway Commercial
C5	Hamlet Commercial
M1	Restricted Industrial
M2	General Industrial
M3	Rural Industrial

Agricultural, Rural, Recreational and Other Zones (see Part 8.0)

A	Agricultural
RU	Rural
SA	Special Agricultural
D	Development
EP	Environmental Protection
EP-W	Environmental Protection - Wetland
UAW	Urban Area Waterfront
I	Institutional
MR	Major Recreation
MAR	Mineral Aggregate Resources
OS	Open Space
UI	Urban Institutional

2.2 ZONE SYMBOLS

The *Zone* symbols may be used to refer to *lots*, *buildings* and *structures* and to the use of *lots*, *buildings* and *structures* permitted by this By-law.

2.3 ZONE SCHEDULES

The *Zones* and *Zone* boundaries are shown on Schedules 'A', 'B' and 'D' that are attached to and form part of this By-law.

2.4 DETERMINING ZONE BOUNDARIES

When determining the boundary of any *Zone* as shown on any Schedule forming part of this By-law, the following provisions shall apply:

- a) A boundary indicated as following a highway, *street*, *lane*, railway right-of-way, utility corridor or watercourse shall be the centre-line of such highway, *street*, *lane*, railway right-of-way, utility corridor or watercourse;
- b) A boundary indicated as substantially following *lot lines* shown on a Registered Plan of Subdivision, or the *Municipal* boundaries of the *Municipality* of Meaford shall follow such *lot lines*;
- c) A boundary indicated as running substantially parallel to a *street line* and the distance from the *street line* is not indicated shall be deemed to be parallel to such a *street line* and the distance from the *street line* shall be determined according to the scale shown on the Schedule(s);
- d) A boundary indicated as following a *lot line* abutting an unopened road allowance shall follow the *centreline* of such road allowance;
- e) Where a *lot* falls into two or more *Zones*, each portion of the *lot* shall be used in accordance with the provisions of this By-law for the applicable *Zone*; and,
- f) Where none of the above provisions apply, the *Zone* boundary shall be scaled from the Schedule(s).

2.5 EXCEPTION ZONES

Where a *Zone* symbol on the attached schedule(s) is followed by one or more numbers following the dash (-) symbol, such as RU-1, the numbers following the dash (-) symbol refer to subsections in Section 9.0 (Exceptions) of this By-law that apply to the lands noted.

2.6 HOLDING PROVISIONS

2.6.1 General Application

Notwithstanding any other provision of this By-law to the contrary, where a *Zone* symbol is followed by a set of brackets, a letter “H” and a number contained within those brackets – for example, RLS(H1) – no *person* shall *use* or permit the *use* of the land to which the letter (H) applies for any *use* other than the *use* which legally existed on the date the By-law applying the Holding provision came into effect or the *use(s)* permitted in the By-law enacting the Hold. No person shall replace or expand an existing *building* or *structure* until the Hold (H) is removed in accordance with the policies of the Official Plan and Section 36 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

Council may pass a By-law pursuant to Section 36 of the Planning Act, as amended to remove the Holding (H) Symbol, thereby placing the lands in the *zone* indicated by the *zone* symbol, when all of the applicable requirements have been met.

2.6.2 Site Specific or Area-Specific Holding Provisions

2.6.2.1 Holding Provision (H1) – Public and Private Streets

The Holding (H1) provision applying to *lots* on *private streets* or *public streets* which have not been assumed by by-law for year round maintenance purposes by the *Municipality* may be lifted once an appropriate site plan agreement has been entered into pursuant to Section D2.5.2 (Conditions Under Which Holding Provision Will be Removed) of the Official Plan.

The Holding Provision shall not apply to the issuance of a building permit for:

- a) An accessory building or structure;
- b) A boathouse, dock or shoreline structure;
- c) A deck;
- d) Interior renovations;
- e) A septic system; and,
- f) Exterior renovations that do not expand the floor area of an existing dwelling.

2.6.2.2 Holding Provision (H2) – Former Waste Disposal Sites

The Holding (H2) provision applying to lands within 500.0 metres of the boundary of the fill area of a closed *waste disposal site* may be lifted once *Council* is in receipt of an assessment report prepared by a qualified engineer in accordance with Section C10 (Solid Waste Disposal Areas) of the Official Plan and Guideline D-4 (April 1994) of the Province of Ontario or its successor.

The Holding Provision shall not apply to the issuance of a *building* permit for:

- a) Interior alterations to existing *buildings* and/or *structures*;

- b) Exterior alterations that do not expand the floor area of the first storey of an existing *building or structure*; and,
- c) New *buildings or structures*, or alterations to existing *buildings and/or structures* that do not prevent the free movement of air into the atmosphere.

In addition to the above, the Holding Provision shall not apply in a circumstance where a *building* permit is not required.

2.6.2.3 Holding Provision (H3) – Area Adjacent to Downtown Meaford

The Holding (H3) provision applying to lands zoned Residential Transitional (RT) may be lifted once Council is satisfied that the proposed *use* will be compatible with those *uses* on abutting lands in accordance with Section B1.4 of the Official Plan. Until the H3 provision is lifted, and notwithstanding the provisions contained within Section 2.6.1, the lands may be used in accordance with the provisions of the Residential Three (R3) *Zone*.

2.6.2.4 Holding Provision (H4) – Lands adjacent to Environmental Protection – Wetland Zone

The Holding (H4) provision applying to lands within 120.0 metres of the Environmental Protection - Wetland (EP-W) *Zone* may be lifted where the proposed development will not have a negative impact on the wetland and its associated ecological functions, as demonstrated by an Environmental Impact Statement, where applicable.

2.6.2.5 Holding Provision (H5) – Development Agreement Required

The Holding (H5) provision applying to lands zoned for development where agreements remain outstanding may be lifted once Council is satisfied that an appropriate subdivision agreement, condominium agreement, site plan agreement and/or any other appropriate development agreement is executed.

2.6.2.6 Holding Provision (H6) – Environmental Impact Study Required (By-law 2021-06)

In accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, the holding symbol “H6” shall not be removed from the whole or part of the lands until such time as the following has been completed:

- a) The submission of an Environmental Impact Study (EIS), to the satisfaction of the Municipality and Grey Sauble Conservation Authority, demonstrating that development and/or site alteration will not result in negative impacts on the natural features or their ecological function.

2.6.2.7 Holding Provision (H7) – Butternut Habitat

In accordance with the provisions of Section 36 of the *Planning Act, R.S.O. 1990*, Chapter P. 13, as amended, the holding symbol “H7” shall not be removed from the whole or part of the lands until such time as the following has been completed:

Provided such Butternut trees are deemed retainable by a qualified Butternut Health Assessor, such trees shall not be removed, nor the site of the Butternut tree and anywhere within the habitat as defined by the Ministry of Natural Resources (25 metres or less) of such Butternut tree be altered or developed. In accordance with the provisions of Section 36 of the *Planning Act, R.S.O. 1990*, Chapter P. 13, as amended, the holding symbol “H7” shall not be removed from the whole or part of the lands until such time as the following has been completed:

- 1) In the event that the Butternut tree is deemed to be no longer retainable by a qualified Butternut Health Assessor, the landowner may apply to lift the holding “H7” symbol. The Municipality of Meaford will require the Assessor’s report to be submitted to the Ministry of Natural Resources in accordance with the Ministry’s requirements, and the Ministry is entitled to audit such determination to ensure that the Assessor’s conclusion can be supported.
- 2) Should the *Endangered Species Act* and associated Regulations and/or permissions with respect to Butternut trees change in a manner which would be permissive of removal, or alteration of habitat, the Municipality of Meaford may consider lifting the holding “H7” symbol.

2.6.2.8 Holding Provision (H8) - Reserved

2.7 **DEFINITIONS**

All terms that are *italicized* in this By-law are defined in Section 3.0 of this By-law.

2.8 **LAND OWNERSHIP**

No representation or implication is made by the *Municipality* nor should any inference be drawn from the Schedules attached to this By-law as to the ownership of private land and/or rights of access to such land. Ownership and access rights are legal matters that fall solely within the purview of a court of competent jurisdiction.

PART 3.0 DEFINITIONS

ABATTOIR

Means a slaughter house designed for the purpose of killing animals, skinning, dressing and cutting up of carcass, wrapping for sale for human consumption with cooler and freezer storage and includes indoor confinement of animals while awaiting slaughter but shall not include any cooking or process related to processing plants such as smoking, curing or the manufacturing of meat by-products or any process related to rendering plants such as the manufacture of tallow, grease, glue, fertilizer or any other inedible product.

ACCESSORY BUILDING OR STRUCTURE

Means a detached *building* or *structure*, the *use* of which is naturally and normally incidental to, subordinate to, or exclusively devoted to, the principal *use* or main *building* on the same *lot*.

ACCESSORY USE

Means a *use* that is naturally and normally incidental to, subordinate to, or exclusively devoted to, the principal *use* on the same *lot*.

ADDITIONAL RESIDENTIAL UNIT

(2024-15)

Means a dwelling unit on a lot which already contains a main dwelling unit.

ADULT ENTERTAINMENT PARLOUR

Means any *premises* or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, services designed to appeal to erotic or sexual appetites or inclinations; of which a principal feature or characteristic is the nudity or partial nudity of any person, or in respect of which the word "nude", "naked", "topless", "bottomless", "sexy" or any other word or any picture, symbol or representation having like meaning or implication is used in any advertisement, but it shall be deemed not to include any hotel or motel *use*.

AGRICULTURAL BUILDING

Means a *building* or *structure*, other than a *barn*, that is used to store agricultural equipment and/or products, used for agricultural purposes such as grain drying and/or to grow specialty crops and includes a *greenhouse*, silo and other similar *structures*. For the purposes of this by-law an *Agricultural Building* shall be considered a *Main Building*.

AGRICULTURAL SUPPORT USE

Means *premises* used for the storing, blending and distributing of agricultural support products such as fertilizers, seed and agricultural chemicals.

AGRICULTURAL TOURISM

Means the act of visiting a working farm or any agricultural, horticultural or agribusiness operation for the purpose of enjoyment, education or active involvement in the activities of the farm where the principle activity on the property remains farming and where products used in the activity are produced on the property or related to the farm.

AGRICULTURAL USE

Means the growing of crops, including nursery and horticultural crops; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm *buildings* and *structures*.

AGRICULTURAL USE, INTENSIVE

Means the raising of *livestock* or other animals for food, fur or fibre, including poultry and fish and associated on – farm *buildings* and *structures* and includes the *use* of any lot, with or without *buildings* for the keeping of any number of *livestock* for recreational purposes or for personal consumption by the occupant(s) of the dwelling unless otherwise defined and permitted by this By-law.

AGRICULTURAL USE, SPECIALIZED

Means lands where specialty crops such as tender fruits (peaches, cherries, apples, plums, grapes), other fruit crops, ginseng, vegetable crops and *greenhouse* crops are predominantly grown, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or
- b) a combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities to produce, store or process specialty crops.

AIRPORT

Means an area of land used for the landing, storing and taking off of aircraft and their passengers and/or freight and may include, as *accessory uses*, ticket office, *restaurants*, parcel shipping facilities, customs, *business offices* and *retail stores*.

AIR TREATMENT CONTROL

Means the functional use of industrial grade multi-stage carbon filtration system, or similar technology, to reduce and/or treat the emission of pollen, dust and odours expelled from a facility and sized accordingly in comparison to the facility it serves, as designed by a qualified person.

ALTERATION

Means any modification to the structural component of a *building or structure* that results in a change of *use*, or any increase or decrease in the volume or *floor area* of a *building or structure*.

ANIMAL ENCLOSURE

Means an accessory structure including pens, runs, and similar enclosures meant for the keeping or containment of animals but excluding perimeter fencing of a lot and fenced agricultural fields or paddocks.

ART GALLERY

Means *premises* used for the preservation of collections of paintings or other works of art and devoted primarily to the recreation and/or education of the public, and may include the exhibition and sale of paintings and other works of art, whether by the proprietor or others.

ASSEMBLY HALL

Means *premises* used as a meeting place by members and guests of members of non-profit and non-commercial organizations for community, social or cultural purposes. This definition does not include *uses* that are normally carried out as a commercial enterprise.

AUCTION SALES ESTABLISHMENT

Means *premises* used for the sale of items, in which the price is determined through bidding, and may include *accessory outdoor storage*.

BACKYARD POULTRY

Means a pullet or hen kept for companionship as a pet or for the purpose of providing food for the personal consumption of occupants of a dwelling on the same lot.

BALCONY

Means a partially enclosed platform projecting from the *main wall* of a *building* which is not supported by vertical uprights other than the wall itself and which is only accessible from within the *building*.

BANQUET HALL

Means a *building* or part thereof, that for a fee is used for the gathering of groups of people for a specific function including the consumption of food and drink and shall include kitchen facilities.

BARN

Means a *building* that is designed to shelter *livestock*.

BARRIER-FREE

Means that which can be approached, entered and used by persons with physical or sensory disabilities.

BED AND BREAKFAST ESTABLISHMENT

Means a part of a *single detached dwelling unit* in which not more than three bedrooms are used or maintained for the accommodation of the travelling or vacationing public, in which the owner of the *dwelling unit* resides and supplies lodgings with or without meals for hire or pay but does not include a *residential care facility* or *tourist establishment*.

BOARDING HOUSE

Means a *dwelling unit*, containing not more than three guest rooms which are maintained for the accommodation of the public, in which the owner or lessee supplies, for hire or gain, lodgings with or without meals but does not include any other establishment otherwise defined or classified in this By-law, nor any shared living accommodation whose occupant or occupants are required to share a bathroom or kitchen facility with the owner, owner's spouse, child or parent, or the spouse's child or parent and where the owner, spouse, child or parent lives in the building in which the living accommodation is located.

BOATHOUSE

Means a detached *accessory building or structure* which is designed or used for the sheltering of watercraft and watercraft-related equipment but does not include open walkways or uncovered docking facilities.

BODY RUB PARLOUR

Means any *premises* or part thereof where a body rub is performed, offered or solicited in pursuance of a trade, calling, business, or occupation, but does not include any *premises* or part thereof where the body rubs performed are for the purpose of medical or therapeutics treatment and are performed or offered by persons otherwise duly qualified, licenced or registered so to do under the laws of the Province of Ontario.

BONA FIDE FARM(ER)

Mean a farm operation/operator having a Farm Business Registration number and may include a limited company, sole proprietorship, incorporated company, numbered company, partnership and other similar ownership forms

BUILDING

Means a *structure* occupying an area greater than ten square metres consisting of a wall, roof and floor or any of them or a structural system serving the function thereof including all plumbing, works, fixtures and service systems appurtenant thereto; a *structure* occupying an area of ten square metres or less that contains plumbing, including the plumbing appurtenant thereto;

plumbing not located in a *structure*; a sewage system; or *structures* otherwise designated in the Building Code Act, 1992, S.O. 1992, c.23, as amended.

BUILDING, APARTMENT

Means a *building* containing three or more *dwelling units* that share a common external access to the outside through a common vestibule and a common corridor system.

BUILDING, MAIN

Means a *building* that functions as the *building* in which the principal *use* of the *lot* is carried out.

BUILDING SUPPLY OUTLET

Means *premises* where *building*, construction and home improvement materials are offered or kept for retail sale.

BULK FUEL DEPOT

Means *premises* where petroleum, gasoline, fuel, oil, gas or flammable liquid or fluid is stored, warehoused and/or kept for retail sale.

BUNKIE

Means an *accessory building or structure* that is designed to provide sleeping accommodations and which does not contain any cooking facilities but may contain plumbing and sanitary facilities.

BUSINESS OFFICE

Means *premises* used for conducting the affairs of businesses, professions, services, industries, governments, not-for-profit organizations or like activities, in which the chief product of labour is the processing and/or storage of information rather than the production and distribution of goods.

CAMPGROUND

Means *premises* consisting of at least five camping sites for the overnight and/or temporary camping or parking of *recreational trailers or vehicles*, *truck campers*, or *tents* for recreational or vacation *use* and designed for seasonal occupancy only.

CANNABIS

Means a genus of flowering plants in the family Cannabaceae. Synonyms include but are not limited to marijuana and marihuana. This definition does not include the industrial or agricultural production or processing of hemp, a source of foodstuffs (e.g. hemp milk, seed, oil), fibre and biofuels.

CANNABIS PRODUCTION AND PROCESSING

Means lands, buildings or structures used for propagating, cultivating, producing, processing, testing, destroying, packaging and/or shipping of Cannabis authorized by a License issued by the federal Minister of Health pursuant to the Cannabis Act and its regulations as amended from time to time, or any successors thereto. This definition does not include the personal accessory production of up to four Cannabis plants per residence, nor the production of Cannabis for personal medical purposes where authorized under a Registration certificate or Designation issued by Health Canada.

CARPORT

Means a *building or structure* which is not wholly enclosed, and is used for parking or storage of one or more motor vehicles.

CAR WASH

Means *premises* where *motor vehicles* are washed by hand or mechanical means.

CEMETERY

Means a *cemetery* or columbarium within the meaning of the Cemeteries Act (Revised), R.S.O. 1990, c.C.4, as amended.

CHILDREN'S CAMP

Means an area of land and one or more *tents*, cabins, *buildings* or other *structures* established or maintained as a camp for recreational activities with sleeping quarters for temporary occupancy and an *accessory* dining hall, and may include an *accessory dwelling unit* and *accessory business office*, but shall not include a *bed and breakfast*, *campground*, *hotel*, *motel*, *residential care facility* or *tourist establishment*.

COMMERCIAL FITNESS CENTRE

Means *premises* in which facilities are provided for recreational or athletic activities such as body-building and exercise classes and may include associated facilities such as a sauna, a swimming pool, a solarium, a cafeteria and *accessory* retail *uses*.

COMMERCIAL SCHOOL

Means a school, conducted for gain, where students are taught a trade or profession.

COMMERCIAL SELF-STORAGE FACILITY

Means *premises* used for the temporary storage of household items, surplus business materials and seasonal, recreational or commercial vehicles, boats and *trailers* in storage areas or lockers, which are generally accessible by means of individual loading doors.

COMMUNITY CENTRE

Means a *building* or *structure* used for community activities.

COMMUNITY GARDEN

Means any planter, bed (raised or otherwise), or piece of land that is used to produce flowers, fruits and/or vegetables as a community, neighbourhood or group initiative.

CONSERVATION USE

Means an area of land that is generally in its natural state and which is used by a public authority or approved conservation organization to preserve, protect and/or improve components of the *natural heritage system* and may include, as an *accessory use*, hiking trails and/or cross country ski trails, the protection against floods and erosion, *buildings* and *structures* such as *nature interpretation centres* and public information centres.

CONTRACTORS YARD

Means an area of land *used* for the storing of equipment and materials used in the construction and/or restoration industries and may include a *premises* where a contractor performs shop or assembly work, but does not include a *commercial self-storage facility*, *industrial use*, *landscaping operation* or *warehouse*.

CORPORATION

Means the *Corporation* of the *Municipality* of Meaford.

COTTAGE RENTAL

Means the commercial use of all or part of a single detached dwelling to provide living accommodation to the travelling or vacationing public or occupied for a seasonal or temporary period in accordance with exemptions set out in the Residential Tenancies Act, as amended, and where all municipal licensing requirements as may apply, are complied with. A cottage rental shall not mean or include a motel, hotel, bed and breakfast establishment, tourist establishment, hospital or similar commercial or institutional use.

COUNCIL

Means the *Municipal Council* of the *Corporation* of the *Municipality* of Meaford.

CROSS COUNTRY SKI FACILITY

Means an area of land with trails used by skiers and which may include, as *accessory uses*, a *restaurant*, a clubhouse, a *retail store* selling ski equipment and accessories, a fitness centre, a *dwelling unit* for an owner/caretaker, and other *buildings* or *structures* devoted to the maintenance, administration and operation of the *cross country ski facility*.

CUSTOM WORKSHOP

Means a *building* or part of a *building* used by a trade, craft or guild for the manufacture in small quantities of made-to-measure clothes or articles and shall include baking, custom woodworking, dressmaking, upholstering, weaving, repair, refinishing of antiques and other art objects, ceramic making, painting, sculpting and the repair of personal effects, but shall not include metal spinning or refinishing of antique automobiles, nor the repair, servicing, or washing of motor vehicles, mobile homes, trailers and/or boats and further does not include any factory production or any shop or factory otherwise classified or defined in the By-law.

DAY NURSERY

Means *premises* where more than five children are provided with temporary care and/or guidance for a continuous period not exceeding twenty-four hours and are licensed in accordance with the Day Nurseries Act, R.S.O. 1990, c.D.2, as amended.

DECK

Means an *accessory* attached or detached *structure* with no roof or walls except for visual partitions and railings which is constructed on piers or a foundation above-grade and used as an outdoor living area, but does not include a landing, stair or any *patio*.

DRIVEWAY

Means that portion of a *lot* used to provide vehicular access from a *public street*, *private street* or *lane* to an *off-street parking* or *loading area* or *private garage/carport* located on the same *lot*. In cases where there is no *parking area*, *loading area*, *private garage/carport*, the *driveway* is deemed to be that portion of a *lot* that is designed and arranged to provide vehicular access to the *lot* and used for the parking of *motor vehicles*.

DRIVE-THROUGH SERVICE FACILITY

Means a *building* or *structure* or part thereof where goods and/or services are offered to the public within a parked or stationery vehicle by way of a service window or kiosk, where goods, money or materials are exchanged. Kiosks within a parking garage or associated with a surface *parking area* are not considered to be drive-through service facilities.

DRY CLEANING DEPOT

Means *premises* where articles of fabric are dropped off, stored or picked-up by members of the public, but does not include a *dry cleaning establishment*.

DRY CLEANING ESTABLISHMENT

Means *premises* in which articles of fabric are subjected to the process of dry cleaning, dry dyeing or cleaning in a laundry plant and for the pressing and distribution of any such articles or goods that have been subjected to any such process.

DRY INDUSTRIAL ACTIVITIES

Means an industrial *use* that does not utilize water in any manufacturing or processing activities and where water is required for sanitary *use* only.

DWELLING OR DWELLING UNIT

Means two or more rooms used, designed or intended for the domestic *use* of one or more individuals living as a single housekeeping unit, with living, sleeping and sanitary facilities, and at least one kitchen facility, having a private entrance from outside the *building* or from a common hallway or stairway inside or outside the *building*.

DWELLING, ACCESSORY FARM

Means a *dwelling unit* or *mobile home* used for the accommodation of farm help on a permanent or year-round basis.

DWELLING, ADDITIONAL

(2024-15)

Means a dwelling unit on a lot which already contains a main dwelling unit and means the same as additional residential unit.

DWELLING, APARTMENT

Means a *dwelling unit* in an *apartment building*, or a *dwelling unit* that is located in a building with a permitted commercial use in the C1 zone.

DWELLING, DUPLEX

Means a *dwelling unit* contained within a *building* that is divided horizontally into two separate *dwelling units*, each of which has an independent entrance either directly from the outside or through a common vestibule but does not include an Accessory Apartment Dwelling Unit.

DWELLING, MAIN

(2024-15)

Means a dwelling unit which is the main building on a lot and may be a single detached, semi-detached or townhouse dwelling.

DWELLING, MOBILE HOME

Means a *dwelling unit* contained that is designed to be movable and suitable for permanent or semi-permanent residence and being not less than 18 metres in length and 3.5 metres in width, and containing suitable sanitary and food preparation facilities, the *use* of which shall be only permitted in a *Mobile Home Park* or for the purposes of providing *Temporary Farm Help Accommodation* where permitted by this By-law. Such a unit shall be constructed or manufactured in accordance with CSA Z240, but does not include a travel trailer or tent trailer otherwise defined.

DWELLING, MULTIPLE UNIT

Means a *building* containing four or more *dwelling units*, each of which having an independent entrance directly from the outside or through a common vestibule or common corridor and in which 50% or more of the dwelling units have access to grade. This does not include a *townhouse or apartment building*.

DWELLING, PARK MODEL HOME

A trailer designed for temporary human habitation having permanent running gear attached and meeting CSA Standard Z241.

DWELLING, SINGLE DETACHED

Means a *building* containing one *dwelling unit*.

DWELLING, SEMI-DETACHED

Means a *dwelling unit* contained within a *building* containing two *dwelling units* which are separated by a common wall dividing the pair of *dwelling units* vertically, in whole or in part, each of which has an independent entrance, either directly from the outside or through a common vestibule but does not include an Accessory Apartment Dwelling Unit.

DWELLING, TOWNHOUSE

Means a *building* where three or more attached *dwelling units* are separated by common masonry walls dividing the *dwelling units* vertically, in whole or in part, each of which *dwelling units* are located on a separate lot and have an independent entrance, directly from the outside.

DWELLING, TRIPLEX

Means a *dwelling unit* contained in a *building* containing three *dwelling units*, each of which has an independent entrance either directly from the outside or through a common vestibule.

EASEMENT

Means an instrument that is registered on title which provides for the *use* of land subject to the *easement* for sewer, water, drainage or utility purposes.

EMERGENCY SERVICE DEPOT

Means a garage or supply facility that houses emergency personnel, their supplies and vehicles and shall include an ambulance response facility, fire station or police station.

EQUESTRIAN FACILITY

Means an area of land where three or more horses are boarded and ridden by their owner(s) or rented to others and/or where horseback-riding lessons may be given.

EQUIPMENT SALES AND RENTAL ESTABLISHMENT

Means *premises* where machinery and equipment are offered or kept for rent, lease or hire under agreement for compensation, but shall not include any other establishment defined or classified in this By-law.

ESTABLISHED BUILDING LINE

Means the average lot line setback of existing main buildings on at least three lots within 90 meters (295 feet) of the subject lot and located on the same side of the street.

FARM IMPLEMENT DEALER

Means *premises* where farm equipment is repaired, serviced or sold.

FARM PRODUCE OUTLET

Means *premises accessory* to an *agricultural use* where the majority of the products sold are produced or grown on the farm on the same *lot* and does not include a *Seasonal Agricultural Stand*.

FARM WINERY

Means a farm on which buildings and structures are used for the making of wines or ciders from fruit predominantly grown, crushed and fermented locally by that farm operation and, may include storage, display, processing, wine tasting and retail, administrative facilities and outdoor patio area, but shall not include a restaurant or banquet facility.

FARM VEHICLE

Means a licensed or unlicensed *motor vehicle* that is used to cultivate or harvest farm products and/or assist in the general operation of an *agricultural use*, an *agricultural intensive use* or a *agricultural specialized use*.

FEEDLOT

Means an area of land within a pen or corral wherein *livestock* such as cattle, horses, sheep, goats and/or swine are maintained in close quarters for the purpose of fattening such *livestock* for shipment to market.

FINANCIAL INSTITUTION

Means *premises* where financial services are offered to the public and may include an automated banking machine.

FIRST STOREY

Means the *storey* with its floor closest to *established grade* and having its ceiling more than 1.8 metres above *grade*.

FLOOR AREA

Means the aggregate of the floor's area measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, and in the case of a dwelling unit, excluding any porches, decks, verandas or sunrooms (unless habitable in all seasons of the year) and any private garage or crawl space.

FLOOR AREA, GROSS

Means the aggregate of the floor area measured between the exterior faces of the exterior walls of the *building* or *structure* at the level of each floor, and in the case of a *dwelling unit*, excluding any porches, decks, verandas or sunrooms (unless habitable in all seasons of the year), any floor below the *first storey*, cellar or *private garage*.

FORESTRY USE

Means an area of land or managed forest used for the cultivating and harvesting of trees for the purpose of producing commercial and non-commercial wood products and on which the cutting of wood harvested from the *lot* on which the *forestry use* is located for transport is permitted. For the purposes of this By-law, a *forestry use* does not include a *saw and/or wood planing mill* or a *woodchipping establishment*.

FUNERAL HOME

Means *premises* that is designed for the purpose of providing funeral services to the public and includes facilities intended for the preparation of corpses for interment or cremation.

G.S.C. (GEOLOGICAL SURVEY OF CANADA)

Means, when used in conjunction with a number, the elevation of the land above sea level according to the *Geological Survey of Canada*.

GARAGE, PRIVATE

Means a detached *accessory building* or portion of a *building* containing one or more *dwelling units* which is designed or used for the sheltering of a private *motor vehicle* and/or storage of household equipment incidental to the principal *use* on the *lot*, and which is fully enclosed and roofed and excludes a *carport* or other open shelter.

GARDEN SUITE

Means a one-unit detached residential *structure* containing bathroom and kitchen facilities that is ancillary to an existing residential *building* on a lot and that is designed to be portable. A *garden*

suite is subject to a temporary *use* by-law under the requirements of the Planning Act, R.S.O. 1990, c.P.13, as amended.

GAZEBO

Means a freestanding roofed *building* or structure which is not enclosed, except for screening or glass and which is utilized for the purposes of relaxation and which is *accessory* to a residential *dwelling* but shall not include any other *use* or activity otherwise defined or classified in this By-law.

GOLF COURSE

Means a public or private area operated for the purpose of playing golf, and includes such *accessory uses* as a *restaurant*, a *retail store* that sells golf equipment and accessories, a *dwelling unit* for an owner/caretaker, fitness centre and other *buildings* or *structures* devoted to the maintenance and operation of the *golf course* and may include, as *accessory uses*, a *golf driving range* and a miniature golf facility.

GOLF DRIVING RANGE

Means an indoor or outdoor public or private facility dedicated to the driving of golf balls from fixed golf tees.

GRADE

Means the level of the ground adjacent to the outside wall of a *building* or *structure*.

GRADE, ESTABLISHED

Means the average surface elevation at the outside walls of any *building* or *structure*, which is determined by taking the arithmetic mean of the levels of the finished ground surface at every location of change of *grade* at the outside walls of the *building* or *structure*.

GREENHOUSE

Means a building or structure made predominantly of glass, plastic or fibreglass in which plants are cultivated.

HEIGHT

Means with reference to a *building* or *structure*, the vertical distance measured from the *established grade* of such *building* or *structure* to:

- a) The highest point of the roof surface or the parapet, whichever is the greater, of a flat roof;
- b) The deckline of a mansard roof;
- c) The mean level between eaves and ridge of a gabled, hip or gambrel roof or other type of pitched roof; or,

d) In the case of a *structure* with no roof, the highest point of the said *structure*.

Notwithstanding the above, any ornamental roof construction features including towers, steeples or cupolas, shall not be included in the calculation of *height*. Mechanical features, such as *structures* containing the equipment necessary to control an elevator, are permitted to project a maximum of 5.0 metres above the highest point of the roof surface, regardless of the *height* of the *building*.

Notwithstanding the above *buildings* and *structures* associated with a public works *yard* owned by a *public authority* are exempt from the *height* requirements of this By-law.

HEN

Means a domesticated female chicken that is at least four months old.

HOBBY BEE-KEEPING

Means the keeping of bees in a limited number of hives in conjunction with a licensed community garden or accessory to a permitted residential use for the purpose of personal consumption of the honey by the occupants of a dwelling on the same lot and shall not include the agricultural use of keeping apiaries on appropriately zoned parcels.

HOME INDUSTRY

Means a small-scale *industrial use*, such as a carpentry shop, a metal working shop, a welding shop, a tool and die shop or an electrical shop that provides services or wares to the rural community and which is an *accessory use* to an *agricultural use* or a *single detached dwelling*. For the purpose of this By-law, the servicing, washing or repairing of *motor vehicles*, *mobile homes*, *trailers* and/or boats is not a *home industry*.

HOME OCCUPATION

Means an occupation or business activity carried out within a dwelling unit or detached accessory building (where expressly permitted) that results in a product or service and which is clearly secondary to the principle residential use. For the purposes of this by-law, the servicing, washing, or repairing of *motor vehicles*, *mobile homes*, *trailers* and/or boats is not a *home occupation*.

HOSPITAL

Means any institution, *building* or other *premises* established for the treatment of persons afflicted with or suffering from sickness, disease or injury, for the treatment of convalescent or chronically ill persons that is approved under the Public Hospitals Act as a public *hospital*.

HOTEL

Means *premises* that contains rooms with no private cooking facilities that are rented on a temporary basis to the public or *dwelling units*, or a combination of both, equipped to be occupied

as temporary accommodation for the public, and which contains a public dining area and which also may contain meeting rooms and *accessory* banquet facilities.

INDUSTRIAL USE

Means *premises* used for the warehousing of goods and materials, the assembly of manufactured goods, the manufacturing of goods, the repair and servicing of goods and similar *uses*.

KENNEL

Means *premises* where dogs are boarded or kept for the purpose of breeding or where dogs are kept solely for the purpose of entering into dog sled or other similar races.

LANDSCAPED OPEN SPACE

Means the open unobstructed space from ground to sky at *grade* which is suitable for the growth and maintenance of grass, flowers, bushes and other landscaping and includes any surfaced walk, patio or similar area but does not include any *driveway* or ramp, whether surfaced or not, any curb, retaining wall, *parking area* or any open space beneath or within any *building* or *structure*.

LANDSCAPING OPERATION

Means *premises used* for the exclusive purposes of providing landscape contracting services, including the incidental storage of landscaping equipment, and may include the *accessory* growing of plants, but shall not include a *nursery* or *retail store*.

LANE

Means a public or private thoroughfare which affords only a secondary means of access to abutting *lots* and which is not intended for general traffic circulation.

LIBRARY

Means *premises* containing printed, electronic and pictorial material for public *use* for purposes of study, reference and recreation.

LIVESTOCK

Means dairy, beef, swine, poultry, horses, goats, sheep, ratites, fur-bearing animals, deer & elk, game animals, birds and other animals raised for food, fur or fibre.

LIVESTOCK, ACCESSORY

Means the keeping of livestock for recreational purposes or personal consumption by the occupants of the dwelling on the same lot. For purposes of this by-law, Accessory Livestock shall

not include Backyard Poultry or Hobby Beekeeping as otherwise defined and permitted by this By-law.

LIVESTOCK OPERATION

Means one or more *barns* or permanent *structures* with *livestock*-occupied portions, intended for keeping or housing of *livestock*, as well as all manure or material storages and anaerobic digesters.

LOADING SPACE

Means an off-*street* space on the same *lot* as the *building*, or contiguous to a group of *buildings*, for the temporary parking of a commercial *motor vehicle* while loading or unloading merchandise or materials.

LONG TERM CARE FACILITY

Means *premises* used to provide health care under medical supervision for twenty-four or more consecutive hours, to two or more *persons*, but shall not include a *hospital*.

LOT

Means a contiguous parcel of land which is owned by one person, or by more persons than one as tenants in common as to the whole parcel, or as joint tenants as to the whole parcel, and which parcel of land is also:

- a) A whole of a *lot* or block on a registered Plan of Subdivision;
- b) A whole of a unit on a Vacant Land Condominium Plan;
- c) The whole of a contiguous parcel of common elements within a Vacant Land Condominium Plan or within a Common Elements Condominium Plan;
- d) The whole of the lands within a Standard Condominium Plan; or
- e) A parcel which may otherwise be conveyed separately without contravening the Planning Act, provided that the sub-paragraph (e) shall not apply to a unit within a Standard Condominium Plan.

LOT AREA

Means the total horizontal area within the *lot lines* of a *lot*.

LOT, CORNER

Means a *lot* at the intersection of two or more *streets* or upon two parts of the same *street* with such *street* or *streets* containing an angle of not more than 135 degrees or a *lot* upon which the tangents at the *street* extremities of the *interior side lot lines* contain an angle of not more than

135 degrees. The corner of a *lot* on a curved corner shall be that point on the *street line* nearest the point of intersection of the said tangents.

LOT COVERAGE

Means that percentage of the *lot* covered by all *buildings* and *structures*, but shall not include that portion of such *lot* that is occupied by a deck, *swimming pools*, stairs accessing the *first storey* of a *building* or *structure* or any portion of a *building* or *structure* that is completely below *grade*. *Lot coverage* in each *Zone* shall be deemed to apply only to that portion of such *lot* that is located within said *Zone*.

LOT FRONTAGE

Means the horizontal distance between the *interior side* and/or *exterior side lot lines*, with such distance being measured perpendicularly to the line joining the mid-point of the *front lot line* with the mid-point of the *rear lot line* at a point on that line 8.0 metres from the *front lot line*.

In the case of a *lot* with no *rear lot line*, the point where two *interior side lot lines* intersect shall be the point from which a line is drawn to the mid-point of the *front lot line*. In the case of a *corner lot* with a daylighting triangle, the *exterior side lot line* shall be deemed to extend to its hypothetical point of intersection with the extension of the *front lot line* for the purposes of calculating *lot frontage*.

LOT, INTERIOR

Means a *lot* situated between adjacent *lots* and having access to one *street*.

LOT LINE, INTERIOR SIDE

Means a *lot line*, other than a *rear lot line* that does not abut a *street*.

LOT LINE

Means a line delineating any boundary of a *lot*.

LOT LINE, EXTERIOR SIDE

Means the *lot line* of a *corner lot*, other than the *front lot line*, which divides the *lot* from a *street*.

LOT LINE, FRONT

Means the line which divides the *lot* from a *street* but, in the case of:

- a) A *corner lot*, the shortest of the *lot lines* that divides the *lot* from a *street* shall be deemed to be the *front lot line*;

- b) A *corner lot* where such *lot lines* are of equal length and where one *lot line* abuts a County Road or Provincial Highway, the *front lot line* shall be deemed to be that line which abuts the *Municipal* street;
- c) A *corner lot* where a Provincial Highway and a non-Provincial Highway meet, the *lot line* abutting the non-Provincial Highway shall be deemed to be the *front lot line*;
- d) A *corner lot* where such *lot lines* are of equal length and where both *lot lines* abut a *public street* under the same jurisdiction or two *private streets*, the *Corporation* may designate either *street line* as the *front lot line*;
- e) A *lot* that is separated from a *public street* by a *public park* and provided the *lot* is accessed by a *lane*, the shortest *lot line* that abuts the *public park* shall be deemed to be the *front lot line*; and,
- f) A *through lot*, the longest of the *lot lines* which divide the *lot* from the *street* shall be deemed to be the *front lot line*. If both such *lot lines* are of equal length, the *Corporation* may designate either *street line* as the *front lot line*.

LOT LINE, REAR

Means the *lot line* opposite to and most distant from the *front lot line*.

LOT, THROUGH

Means a *lot* bounded on opposite sides by a *public* or *private street*. However, if the *lot* qualifies as being both a *corner lot* and a *through lot*, such *lot* is deemed to be a *corner lot* for the purposes of this By-law.

MAIN WALL

Means the exterior front, side and/or rear wall of a *building* and all structural components essential to the support of a fully enclosed space.

MARINA

Means *premises* containing docking facilities where watercraft and watercraft accessories are berthed, stored, serviced, repaired, and kept for sale or rent and which may include facilities for the sale of marine fuels and lubricants as well as facilities for watercraft wastewater pumping.

MEDICAL OFFICE

Means *premises* used for the medical, dental, surgical and/or therapeutic treatment of human beings including clinics operated by one or more medical professionals, but does not include a public or private *hospital*, or the office of a medical professional in his/her private residence.

MINERAL AGGREGATE RESOURCES

Means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act, R.S.O. 1990, c.P.8, as amended, suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

MINERAL AGGREGATE OPERATION

Means:

- a) Lands under license or permit, other than for a *wayside pit* or quarry, issued in accordance with the Aggregate Resources Act, R.S.O. 1990, c.P.8, as amended, or successors thereto; and
- b) Associated facilities used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate* and derived products such as asphalt and concrete or in the production of secondary related products.

MODEL HOME

Means a *dwelling unit* that is used on a temporary basis to sell and/or display *dwelling units* that are for sale and which is not occupied nor used as a housekeeping unit.

MOTEL

Means *premises* that contain rooms with no private cooking facilities that are rented on a temporary basis to the public with each room being accessed from the outside.

MOTOR VEHICLE

Means an automobile, motorcycle, motor-assisted bicycle unless otherwise indicated in the Highway Traffic Act, R.S.O. 1990, c.H.8, as amended, and any other vehicle propelled or driven otherwise than by muscular power.

MOTOR VEHICLE BODY SHOP

Means *premises* used for the painting and/or repairing of the exterior and/or the undercarriage of *motor vehicle* bodies.

MOTOR VEHICLE, COMMERCIAL

Means a *motor vehicle* which is designed for the transport of goods and which is used for business, employment or commercial purposes.

MOTOR VEHICLE DEALERSHIP

Means *premises* where a vendor of new or used *motor vehicles* displays such vehicles for sale or rent and in conjunction with there may be a *motor vehicle repair garage* or a *motor vehicle body shop*.

MOTOR VEHICLE REPAIR GARAGE

Means *premises* used for the repairing of *motor vehicles*.

MOTOR VEHICLE SERVICE STATION

Means *premises* used for the sale of motor vehicle fuels and which may include the following *accessory uses*: the sale of motor vehicle parts and accessories, retail and personal service *uses*, motor vehicle rental, the servicing and repairing of motor vehicles and car washes.

MOUNTAIN BIKE FACILITY

Means an area of land with trails used by non-motorized mountain bikes and which may include, as *accessory uses*, a *restaurant*, a club house, a *retail store* selling mountain bike equipment and accessories, fitness centres, a *dwelling unit* for an owner/caretaker and other *buildings* or *structures* devoted to the maintenance, administration and operation of the *mountain bike facility*.

MUNICIPAL OR MUNICIPALITY

Means the *Municipality* of Meaford.

MUSEUM

Means *premises* used for the preservation of a collection of paintings and/or other works of art and/or objects of natural history and/or mechanical scientific and/or philosophical inventions, instruments, models and/or designs and which may also include *libraries*, reading rooms, laboratories and *accessory* office.

NATURAL HERITAGE SYSTEM

Means lands that are part of a network of natural areas and/or regenerated areas and the lands that support the ecological functions critical to the survival of these areas.

NATURE INTERPRETATION CENTRE

Means *premises* in which maps, exhibits and documents are displayed for the purpose of explaining the *natural heritage system* to the public.

NON-CONFORMING

Means an existing *use* or activity of any land, *building* or *structure* that is not identified in the list of permitted *uses* for the *Zone* in which it occurs as of the date of passing of this By-law.

NON-COMPLYING

Means a lot, building, or structure that does not meet a general provision of this by-law, or a regulation of the *Zone* in which it is located, as of the date of passing of this By-law.

NURSERY

Means an area of land where the growing of trees, bushes, shrubs and other plants and flowers for landscaping purposes is carried out for gain.

NURSING HOME

Means *premises* in which lodging is provided with or without meals and in addition, provides nursing or medical care and treatment in accordance with the Nursing Homes Act, R.S.O. 1990, c.N.7, as amended, but does not include a *hospital*.

NUTRIENT UNIT

Means an amount of nutrients that give a fertilizer replacement value of the lesser of 43 kilograms of nitrogen or 55 kilograms of phosphate as nutrient.

OBNOXIOUS USE

Means a *use* which, from its nature or operation, creates an unmitigated 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 or objectionable odour, or by reason of the matter, *waste* or other material generated by the *use*, and without limiting the generality of the foregoing, shall include any *uses* which may be declared to be a noxious or offensive trade or business.

OPENING

Means an area of a *main wall* that is open from the outside to the inside and which is treated in a manner that offers a view to the inside from the outside.

OUTDOOR DISPLAY AND SALES AREA

Means an outdoor open space area where produce or merchandise is displayed or sold and where services are provided in conjunction with a business located within a *building* or *structure* on the same *lot*.

OUTDOOR STORAGE

Means an area of land used in conjunction with a permitted *use* located within a *building* or *structure* on the same *lot*, for the storage of goods and materials. For the purposes of this definition, the *outdoor storage* of *motor vehicles* is not considered to be an *outdoor storage use*.

OUTDOOR STORAGE AREA

Means an area of land without *buildings* or *structures* used for the storage of goods and materials forming the principal *use* of a *lot*. For the purposes of this definition, the *outdoor storage* of *motor vehicles* is not considered to be an *outdoor storage use*.

PARK, PUBLIC

Means an open space area owned, operated or maintained in whole or in part by a public authority as a recreational area for public *use*, including *passive* and active forms of *recreation*, designed to serve the neighbourhood and community.

PARK, PRIVATE

Means an open space or recreational area other than a *public park* operated on a commercial and/or private member basis, and which may include areas for hiking and/or horse-riding, beach areas, picnic areas, tennis courts, lawn bowling greens, outdoor skating rinks, athletic fields and *accessory buildings* which may include change rooms, meeting rooms and washrooms.

PARKING AREA

Means an open area, other than a *street*, used for the temporary parking of two or more *motor vehicles* and available for public *use* but does not include a *driveway* or the storing of impounded or wrecked vehicles in a specifically designated area or compound.

PARKING GARAGE

Means a *building*, or part thereof, used for the storage or parking of *motor vehicles*, but which is not a *private garage*.

PARKING SPACE

Means an area of land that is used for the temporary parking of *motor vehicles*.

PASSIVE RECREATION

Means a *use* of land that does not require *buildings*, *structures* or the alteration of soil or topography, but does not include an *agricultural use* or *forestry use*.

PATIO, COMMERCIAL

Means an outdoor area that operates on a seasonal basis that functions as part of a *restaurant*.

PATIO, RESIDENTIAL

Means an outdoor area where pavers or other constructed elements that do not exceed a *height* of 2.0 centimetres are located.

PERGOLA

Means an open-roofed *structure* of parallel columns placed at regular intervals supporting girders and cross-rafters.

PERSONAL SERVICE SHOP

Means *premises* in which services involving the care of persons or their apparel are offered and includes a barber shop, a hair dressing shop, a beauty shop, a shoe repair establishment, a *dry cleaning depot* or similar service establishments.

PLACE OF AMUSEMENT

Means *premises* that contains facilities that offer games of skill and competition for the amusement of the public, such as motion simulation rides, go-cart tracks, virtual reality games, video games, computer games, laser games and similar types of *uses*, but does not include casinos or any other establishment accommodating gambling or gaming activities, wagering or betting, video lottery and gaming machines or any other similar type of gambling *use*.

PLACE OF ENTERTAINMENT

Means a motion picture or live theatre, arena, auditorium, planetarium, concert hall and other similar *uses* but shall not include an *adult entertainment parlour*, any *use* entailing the outdoor operation or racing of animals or motorized vehicles, a casino or any other establishment accommodating or providing gambling or gaming activities, wagering or betting, video lottery or gaming machines, or any other similar type of gambling *use*.

PLACE OF WORSHIP

Means *premises* used by a charitable religious group(s) for the practice of religious rites.

PORCH

Means a *structure* abutting a *main wall* of a residential *building* having a roof but with walls that are open and unenclosed.

PORTABLE ASPHALT PLANT

Means a facility:

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

PORTABLE CONCRETE PLANT

Means a *building* or *structure*:

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

PREMISES

Means an area of a *building* occupied or used by a business or enterprise. In a multiple tenancy *building* occupied by more than one (1) business, each business area shall be considered a separate *premises*. Each individual unit proposed and/or registered in a Plan of Condominium shall also be considered individual *premises*.

PRIVATE CLUB

Means *premises* used for the gathering together of a number of persons for charitable, civic, cultural, educational, fraternal, religious, political, recreational, social or like purposes, and may include facilities for the consumption of food or drink, but not for any commercial purpose.

PRIVATE HOME DAYCARE

Means the *accessory use* of a *dwelling unit* for the temporary care and custody of not more than five children who are under ten years of age who do not live in the *dwelling unit* and is operated for reward or compensation for a continuous period not exceeding twenty-four hours.

PUBLIC AUTHORITY

Means any Federal, Provincial, County or *Municipal* commission, board or authority or any quasi-public body that is controlled by a public authority.

PUBLIC USE

Means any *use* of land, *buildings* or *structures* by or on behalf of a Public Authority.

PUBLIC WORKS YARD

Means a facility where materials are stored in addition to the indoor and/or *outdoor storage* of *motor vehicles* and equipment owned and operated by a *public authority*.

QUEUING LANE

Means an area of land that is used exclusively for *motor vehicles* whose occupants are waiting to be provided with goods, materials or services.

RECREATIONAL EQUIPMENT SALES AND RENTAL ESTABLISHMENTS

Means *premises* where recreational equipment such as canoes, kayaks, rowboats and other similar non-motorized types of recreational equipment is sold or rented.

RECREATIONAL ESTABLISHMENT

Means a *use* of land, *building* or *structure* that has been designed and equipped for the conduct of athletic and leisure time activities including but not limited to a public hall, billiard or pool room, bowling alley, ice/curling or roller skating rink, swimming pool, miniature golf or driving range, an establishment offering three or more electronic video games for public *use* and other similar *uses*, but shall not include a *commercial fitness centre*, *adult entertainment parlour*, any *use* entailing the outdoor operation or racing of animals or motorized vehicles, a casino or any other establishment accommodating or providing gambling or gaming activities, wagering or betting, video lottery or gaming machines, or any other similar type of gambling *use*, or any other sports or leisure time *use* otherwise defined in this By-law.

RECREATIONAL TRAILER OR VEHICLE

Means any vehicle that is suitable for being attached to a *motor vehicle* for the purpose of being drawn or is self-propelled, and is capable of being used on a short term recreational basis for living, sleeping or eating accommodation of human beings and includes a *travel trailer*, *truck camper*, motorized camper or *tent trailer*.

RECYCLING ESTABLISHMENT

Means *premises* in which used materials are separated and/or processed and then shipped to other users that will then use those materials to manufacture new or recycled products.

REPAIR SHOP

Means *premises* used for the servicing, repairing or renting of articles, goods or materials, and may include an outlet for service and repair done off the *premises*, but does not include a *motor vehicle repair garage*, *motor vehicle service station*, *motor vehicle body shop*, *motor vehicle dealership* or any mechanized *car wash*.

RESERVE

Means a strip of land abutting a *public street* and owned by the authority having jurisdiction over the *public street*. For the purposes of this By-law, a *lot* separated from a *public street* by a *reserve* shall be deemed to abut that *public street*.

RESIDENTIAL CARE FACILITY

Means a *dwelling unit* designed for the accommodation of persons, living under supervision in a *dwelling unit* and whom by reason of their emotional, mental, social, or physical condition or legal status, require a group living arrangement for their well-being. A *residential care facility* shall be licensed or approved under an applicable Provincial Statute(s).

RESTAURANT

Means *premises* in which the principal business is the preparation and serving of food and refreshments to the public for consumption at tables within or outside the *building* and which may include the preparation of food in a ready-to-consume state for consumption off the *premises*.

RETAIL STORE

Means *premises* in which goods, wares, merchandise, substances, articles or things are displayed, rented or sold directly to the general public.

RETIREMENT HOME

Means *premises* that provides accommodation primarily to retired persons or couples where each private bedroom or living unit has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food; common lounges; recreation rooms; and medical care facilities may also be provided.

SALVAGE OR WRECKING YARD

Means an area of land where *motor vehicles* are wrecked or disassembled and resold; a place where second-hand goods, including *waste* paper, bottles, automobile tires, clothing, other scrap materials and salvage are collected to be sorted and may include a place where used lumber and/or *building* materials are stored for sale or resale.

SAW AND/OR PLANING MILL

Means *premises* where timber is cut, sawed or planed either to finished lumber or as an intermediary step and may include facilities for the kiln drying of lumber and the sale of such products to the public.

SCHOOL, PUBLIC

Means a facility used as an academic school under the jurisdiction of a Provincially approved educational institution or parochial school operated on a non-profit basis.

SCHOOL, PRIVATE

Means *premises* used as an academic school which secures the major part of its funding from sources other than government agencies.

SEASONAL AGRICULTURAL STAND

Means an accessory building or structure to an agricultural use where produce from the agricultural operation of the property are offered and kept for sale on a seasonal basis.

SETBACK

Means the horizontal distance from a *lot line* or a defined physical feature measured at right angles to such line, to the nearest part of any *building* or *structure* on the *lot*.

SHIPPING CONTAINER

Means a pre-fabricated container or structure, suitable for repeated use and designed for the storage of goods and materials while under transport by ship, rail, or motor vehicle. This definition shall include, but is not limited to, steel intermodal shipping containers and portable/mobile storage units.

SIGHT TRIANGLE

Means the triangular space formed by the *street lines* and a line drawn from a point in one *street line* to a point in the other *street line*, each such point being the specified distance. Where the two *street lines* do not intersect at a point, the point of intersection of the *street lines* shall be deemed to be at the hypothetical point of intersection of the *street lines* or the tangents to the *street lines*.

SOLAR COLLECTOR

Means a device that is designed to convert the energy of the sun into electricity for experimental or ornamental purposes or for the purposes of converting such energy for heating, lighting, water production or any other domestic or commercial *use* that may be obtained from such source.

STOREY

Means that portion of a *building* between the surface of a floor and the floor, ceiling or roof immediately above. Any portion of a *building* partly below *grade* level shall be deemed a *storey* where its ceiling is at least 1.8 metres above *established grade*. Any portion of a *storey* exceeding 4.2 metres in *height* shall be deemed to be an additional *storey*.

STREET, PRIVATE

Means a private road or right-of-way that accesses multiple properties but is not owned by the *Corporation* or any other *public authority*.

STREET, PUBLIC

Means a roadway owned by a *public authority* which affords a principal means of access to abutting lots and for the purposes of this By-law does not include a *lane* or any *private street*.

STREET LINE

Means the boundary between a *street* and a *lot*.

STRUCTURE

Means anything that is erected, built or constructed of parts joined together and attached or fixed permanently or temporarily to the ground or any other *structure* and includes a swimming pool, and tennis or sport court. For the purpose of this By-law and application setbacks and standards therein, a retaining wall that has a *height* of 1.0 metre or less, a light standard, a below grade septic system (tank and tile field), a below grade cistern and necessary associated above-grade fixtures, and a sign shall be deemed not to be *structures*.

SWIMMING POOL

Means an excavation, *structure* or product, which is located outdoors on private property; capable of being used for the purposes of swimming, wading, paddling or bathing; and, capable of holding water in excess of 0.76m (2 feet 6 inches) in depth at any point; but, for the purposes of this by-law does not include any pool which is a pond or reservoir to be utilized for farming purposes or as part of a golf course; a pool owned by any public or governmental body, agency or authority or is under jurisdiction of the Ontario Building Code; an existing natural body of water or stream or privately owned landscape pond; or a privately owned stormwater management facility.

TARP STRUCTURE

Means a *structure* that is constructed out of material and/or plastic and/or vinyl that is designed to protect *motor vehicles* or other items from weather related events such as rain or snow.

TEMPORARY FARM HELP ACCOMODATION

Means accommodation that is solely used for the purpose of providing cooking, sanitary and sleeping facilities to temporarily house farm workers in conjunction with and accessory to a bona fide farm operation.

TENT

Means every kind of temporary shelter for sleeping that is not permanently affixed to the site and that is capable of being easily moved.

THEATRE

Means a place of public assembly intended for the production and viewing of the performing arts or the screening and viewing of motion pictures and consisting of an auditorium with permanently fixed seats solely for a viewing audience.

TOURIST ESTABLISHMENT

Means *premises* designed for the travelling or vacationing public, and that has facilities for accommodation and may serve meals or provide *kitchen facilities* within each unit and may furnish equipment, supplies or services to persons for recreational purposes, but does not include a *campground*, *trailer park* or *private park*.

TRADE AND CONVENTION CENTRE

Means *premises* where facilities are provided for the displaying of goods and/or services for the general public, such as an auto show or a computer trade show or where groups of people meet for civic, educational, political, religious or social purposes.

TRAILER

Means a vehicle that is at any one time drawn upon a *street* by a *motor vehicle*, but for the purposes of this By-law, does not include a *mobile home dwelling*.

TRAILER PARK

Means an area of land used for the temporary or seasonal parking of *trailers* and/or *truck campers* and/or *tents* occupied by the travelling or vacationing public.

TRAVEL/TENT TRAILER

Means a *trailer* which is designed to be temporarily utilized for living, shelter and sleeping accommodation, with or without cooking facilities and which has running gear and towing equipment that is permanently attached, has a current license and is not permanently affixed to the ground.

TRAILER SITE

Means a site in a *trailer park* or *campground* that is used for the temporary parking or storing of a *recreational trailer or vehicle*, or *truck camper* or *tent*.

TRUCK CAMPER

Means a unit that is constructed in a manner such that it may be attached to a *motor vehicle*, as a separate unit, and is capable of being temporarily utilized for living, sleeping or eating.

USE

Means the purpose for which any portion of a *lot*, *building* or *structure* is designed, arranged, intended, occupied or maintained

VETERINARY CLINIC

Means *premises* where a veterinary surgeon treats domestic animals, birds or other *livestock* and in which such animals may be boarded.

WAREHOUSE

Means *premises* in which goods or wares are stored and where trucks are stored, serviced, repaired, loaded or unloaded.

WASTE

Means ashes, garbage, refuse, domestic *waste*, industrial *waste* or *Municipal* refuse and other such materials as are designated in the regulations of the Environmental Protection Act, as amended.

WASTE COMPOSTING FACILITY

- a) Any land upon, into, in or through which, or *building* or *structure* in which organic waste that is to be diverted from landfill is deposited, stored, processed and recycled into compost for retail and wholesale purposes; and,
- b) Any operation carried out or machinery or equipment used in connection with the depositing, storage, transfer, processing or recycling referred to in clause (a).

WASTE DISPOSAL SITE

Means any land upon, into or through which, a *building* or *structure* in which, *waste* is deposited, disposed of, handled, stored, transferred, treated or processed and includes any operation carried out or machinery or equipment used in connection with the depositing, disposal, handling, storage, transfer, treatment or processing of *waste*.

WASTE TRANSFER STATION

Means the *use* of land for the collection of *waste* into bulk containers for the further transport to a land fill site, recycling facility or other *waste disposal* facility.

WAYSIDE PIT OR QUARRY

Means a temporary pit or quarry opened and used by a *public authority* for road construction purposes and which is not located within the right-of-way of a *public street*.

WIND TURBINE

Means a single nacelle and generator, blades, supporting tower and associated control and conversion electronics that is used for the production of electrical power where the wind is the energy source and should be designed, erected, and maintained with a nameplate capacity not exceeding 50 kW.

WOODCHIPPING ESTABLISHMENT

Means *premises* in which timber from the same *lot* or from another location is fed into a wood-chipping machine for the purpose of producing woodchips and which may include, as an *accessory use*, the retail sale of the woodchips to the public.

WORKSHOP

Means a *building* or *structure* where manufacturing is performed by tradesmen requiring manual or mechanical skills and may include a carpenter's shop, a locksmith's shop, a gunsmith's shop, a plumbing and electrical contractor's or a heating/air conditioning contractor's shop, a commercial welder's shop, or similar *uses*.

YARD

Means an open, uncovered space on a *lot* appurtenant to a *building* and unoccupied by *buildings* or *structures* except as specifically permitted in this By-law.

YARD, EXTERIOR SIDE

Means the *yard* of a *corner lot* extending from the *front yard* to the *rear yard* between the *exterior side lot line* and the nearest *main wall* of the main *building* or *structure* on the *lot*.

YARD, FRONT

Means a *yard* extending across the full width of the *lot* between the *front lot line* and the nearest *main wall* of the main *building* or *structure* on the *lot*.

YARD, INTERIOR SIDE

Means a *yard* other than an *exterior side yard* that extends from the *front yard* to the *rear yard* between the *interior side lot line* and the nearest *main wall* of the main *building* or *structure* on the *lot*.

YARD, MINIMUM REQUIRED

Means the minimum distance of a *yard* required from a *lot line*. No part of a *required minimum yard* for a *building* or *structure* shall be included as part of a *required minimum yard* for another *building* or *structure*. In calculating *minimum required yards*, the minimum horizontal distance from the respective *lot lines* shall be used.

YARD, REAR

Means a *yard* extending across the full width of the *lot* between the *rear lot line* and the nearest *main wall* of the main *building* or *structure* on the *lot*.

ZONE

Means a designated area of land *use(s)* shown on the Zoning Schedules of this By-law.

PART 4.0 GENERAL PROVISIONS

4.1 ACCESSORY BUILDINGS, STRUCTURES AND USES

Where this By-law provides that land may be *used* or a *building* or *structure* may be erected or *used* for a purpose, that purpose may include any detached *accessory buildings*, *accessory structure* or *accessory uses* located on the same *lot* as the primary *use* to which they are related.

Notwithstanding the above, *accessory buildings* or *structures* shall not be permitted in the EP or EP-W zones, unless specifically permitted by this By-law.

Where an accessory building or structure is to be sited on a lot in the RU, A or SA zones having less than 2ha in area, the provisions applicable to such a structure in the RR zone shall be applied to said building or structure.

4.1.1 General Provisions

4.1.1.1 Uses permitted

No detached *accessory building* or *accessory structure* shall be *used* for human habitation or an occupation for gain, unless specifically permitted by this By-law.

4.1.1.2 Timing of construction

No detached accessory building or structure shall be erected on a lot prior to the erection of the main building. This shall not apply to prevent buildings or structures accessory to a conservation use, nor buildings or structures accessory to an agricultural use on a lot that is greater than 10ha in area.

(Added by By-law 2024-15)

This section also does not prevent a main dwelling from being converted to an additional residential unit to allow the construction of a new main dwelling.

4.1.1.3 Permitted locations for detached *accessory buildings* and *structures* (except *boathouses*, pump houses and boat docks)

Detached *accessory buildings*, *structures* and *tarp structures* subject to this section shall:

- a) In a CR, RR, MH, C4, M3, A, RU, SA, I, MR or MAR *Zone*, be set back a minimum distance equal to the *minimum required front yard* for the main *building* from the *front lot line*;

- b) In a R1, R2, R3, R4, R5, RM, RT, SR, RLS, C1, C2, C3, C5, M1, M2, D or UAW Zone, be set back the greater of the required front yard setback for the zone or a minimum distance equal to that of the *main front wall* of the *main building* from the *front lot line*;
- c) Notwithstanding subsection b) above:
 - i) for *lots* in an SR, RLS or D Zone abutting Georgian Bay, be set back a minimum of 5.0 metres from the *front lot line*;
 - ii) for lots of 0.8 hectares or greater in size and in an SR or RLS zone, be setback a minimum of 5.0 meters from the front lot line.
- d) Be set back a minimum distance of 1.2 metres from the *rear lot line*; or, in the case of a through lot, be a minimum distance of 5 metres from the rear lot line
- e) Be set back a minimum distance equal to the required *exterior side yard* for the main *building* from the *exterior side lot line*;
- f) Be set back a minimum distance of 1.2 metres from the *interior side lot line*. Notwithstanding this provision, a detached *accessory building* may share a common wall with another detached *accessory building* on an abutting *lot* and no *setback* from the *interior side lot line* is required on that side of the *lot*; and,
- g) Comply with Section 4.23 of this By-law, if applicable.

4.1.1.4 Maximum height

- a) Unless otherwise provided for in this By-law, the maximum *height* of any detached *accessory building* or *structure* is 4.5 metres, save and except:
 - i. For a temporary assembly tent with a valid building permit and located on a lot for a period of less than 14 days which shall be exempt from a height restriction; or,
 - ii. For an accessory building or structure in the RR, RU, A, SA zone, which shall not exceed a maximum height of 5.5 metres.
- b) Notwithstanding 4.1.1.4 a) above, on a lot in the RU, SA, or A zones which has a lot area of at least 2 hectares and where an accessory building or structure meets the following setbacks, the maximum permitted height shall be 11 meters:
 - i. The *building* or *structure* shall be set back a minimum distance of 7.5 metres from the *front*, *exterior side* and *rear lot lines*; and,
 - ii. The *building* or *structure* shall be set back a minimum distance of 3 metres from an *interior side lot line*.

4.1.1.5 Maximum lot coverage

The maximum *lot coverage* of all detached *accessory buildings* and *structures* on a *lot* that has an area of less than 2.0 hectares is 5 percent, with the exception of the R1, R2, R3 and R4 *Zones*, where it is 10 percent.

4.1.2 **Air Conditioners, Heat Pumps, Pool Pumps, Filters and Heaters**

Air conditioners, heat pumps, generators, pool pumps, above-grade cisterns, filters and heaters are not permitted in the *front yard* and shall be located no closer than the minimum required interior and *exterior side yards* for the *main building* from *lot lines* or the minimum *setbacks* required from Residential *Zone* boundaries.

4.1.3 **Ramps and Barrier-Free Accesses**

Nothing in this By-law shall prevent the location of a barrier-free entrance which conforms to the requirements of Section 3.8 (Barrier-Free Design) of the Ontario Building Code (Ontario Regulation 350/06) or its successor.

4.1.4 **Bunkies**

Notwithstanding the provisions of Section 4.1, a maximum of one Bunkie shall be permitted accessory to a residential dwelling which is located on a lot in the RLS, SR, RR, A, RU, or SA zones. A Bunkie shall not exceed a total floor area of 27.9m², said floor area contributing towards the calculation of maximum lot coverage per Section 4.1.1.5 of this By-law.

4.1.5 **Seasonal Agricultural Stands**

Notwithstanding the provisions of Section 4.1, to the contrary, a Seasonal Agricultural Stand shall be only permitted accessory to an agricultural use in the A, RR, RU, or SA zones. A Seasonal Agricultural Stand may be located not nearer than 5m from the front lot line and shall not exceed 18.5m² in area.

4.1.6 **Animal Enclosures**

The provisions of Section 4.1.1.3; 4.1.1.4 and 4.1.1.5 shall apply to animal enclosures except for 4.1.1.3 c) which shall not apply.

4.1.7 **Shipping Containers**

- a) *Shipping containers* shall not be used or placed for permanent *accessory use* on lands within the R1, R2, R3, R4, RM, D, RT, EP, or EP-W zones.
- b) Where *shipping containers* are *used* or placed on a lot for permanent *accessory use*, they shall be treated as an *accessory building* and be located per Section 4.1.1.3 of this By-law, however, shall not be located within a front or exterior side yard.

- c) The temporary accessory use of shipping containers shall be permitted in all zones, save and except the EP and EP-W zones, subject to Section 4.24.

4.2 ADDITIONAL RESIDENTIAL UNITS AND APARTMENT UNITS

(Amended By-law 2024-15)

These provisions apply only to additional residential units in residential zones and apartment dwelling units in commercial zones.

4.2.1 Additional Residential Units

The R1, R2, R3, R4, RT, R5, RM, CR, RR, SR, RLS, A, SA, RU, and D zones permit additional residential units, subject to the regulations in this section. Apartment dwellings established in conjunction with a permitted non-residential use in the RT zone are subject to the provisions of 4.2.2.1.

4.2.1.1 Units within a Main Dwelling

A maximum of 2 additional residential units are permitted to be added to a main residential use, in either a single detached; semi-detached or townhouse dwelling on a lot, provided that:

- a) The total number of dwellings units on the lot is not greater than 3; and,
- b) Where the lot also contains a detached additional residential unit, only 1 additional residential unit is permitted in the main building.

4.2.1.2 Units Within a Detached Accessory Structure (Urban; Serviced)

The R1, R2, R3, R4, RM and RT zones permit 1 detached additional dwelling unit on a lot, subject to the following regulations:

- a) Maximum floor area: 90% gross floor area of the main dwelling unit (excluding floor area where the distance between finished ceiling and finished floor is 1.2 meters or less)
- b) Required side yards: As required for a main dwelling in the applicable zone.
- c) Required rear yard: 4 metres
- d) Required front yard: Not less than the existing front yard of the main dwelling measured at the front wall facing the public street.
- e) Maximum Height: 5.5 metres
- f) Maximum Lot Coverage: 15%

- g) Special Setbacks: As required by Section 4.23, if applicable
- h) Conversion is permitted, of an existing accessory structure that is non-compliant with respect to height or lot coverage, to an additional dwelling unit provided all other requirements of this by-law applicable to such a unit are met.
- i) The main dwelling on the lot shall contain no more than 2 dwelling units.

4.2.1.3 Units Within a Detached Accessory Structure (Rural; Private Services)

The R5, CR, RR, SR, RLS, A, SA, RU, and D zones permit 1 detached additional dwelling unit, subject to the following regulations:

- a) Minimum Lot Area: 0.8 ha
- b) Maximum floor area: 90% gross floor area of the main dwelling unit (excluding floor area where the distance between finished ceiling and finished floor is 1.2 meters or less)
- c) Required Yards: As required for a main dwelling in the applicable zone
- d) Maximum Height: 6 metres
- e) Maximum Lot Coverage: Same as the main dwelling in the applicable zone
- f) Maximum distance from the main dwelling: 50 metres
- g) Special Setbacks: As required by Section 4.23, if applicable
- h) This section shall not prevent the conversion, of an existing accessory structure that is non-compliant with respect to height or lot coverage, to an accessory apartment dwelling unit provided all other requirements of this by-law applicable to such a unit are met.
- i) The main dwelling on the lot shall contain no more than 2 dwelling units.
- j) Where serviced by full or partial municipal services, item a) above, shall not apply.

4.2.2 **Apartment Dwelling Units in a Commercial Zone**

4.2.2.1 Units in the Neighbourhood Commercial (C3) Zone

Notwithstanding any other provisions of this By-law, *apartment dwelling units* that are in the same or a separate *building* as a permitted commercial *use* on the same lot in the Neighbourhood Commercial (C3) *Zone* are permitted provided:

- a) The *use* of the *building* for residential *uses* is *accessory* to the commercial *use*;
- b) Where *apartment dwelling unit(s)* are located in a separate building from the commercial *use* on the lot, the combined floor area of the units does not exceed 50% of the gross floor area of the commercial *use*; and,
- c) The maximum number of bedrooms is 2 per unit.

4.2.2.2 Units in the Downtown Core Commercial (C1) Zone

Notwithstanding any other provisions of this By-law, *apartment dwelling units* that are in a separate, or the same building as a permitted commercial *use* on the same *lot* in the Downtown Commercial (C1) *Zone* are permitted, subject to the following provisions:

- a) *Apartment dwelling units* shall only be permitted in a separate building as a permitted commercial use on the same lot, provided:
 - i. The *use* of the building for residential *uses* is accessory to the commercial *use* and the combined *floor area* of the *apartment dwelling units* do not exceed an area equal to 50% of the *gross floor area* of the commercial *use* on-site;
 - ii. The maximum number of bedrooms is 3 per unit; and,
 - iii. For lots having frontage on Sykes Street, Nelson Street east of Sykes Street, or on Bayfield Street between Trowbridge and Parker Street, no *apartment dwelling unit* shall be permitted on the ground floor.
- b) *Apartment dwelling units* shall only be permitted in the same *building* as a permitted commercial *use*, provided:
 - i. For *lots* having frontage on Sykes Street, Nelson Street east of Sykes Street, or on Bayfield Street between Trowbridge and Parker Street, no *apartment dwelling unit* shall be permitted on the ground floor.
- c) Notwithstanding a (iii) and b (i), above, entrances and lobbies associated with *apartment dwelling units* may be located in this area provided that no more than 30% of the *main wall* facing the *street line* is occupied by entrances or lobbies.

4.3 BOATHOUSES, DOCKS AND SHORELINE STRUCTURES

4.3.1 Boathouses

Boathouses are permitted accessory to a dwelling on a *lot* having shoreline frontage onto Georgian Bay provided:

- a) They are set back a minimum of 2.0 metres from the *interior side lot line* or the projection of the *interior side lot line* where it meets the 177.9 metre G.S.C. elevation;
- b) They are set back the minimum distance of the *minimum required exterior side yard* for the *main building* on the *lot*;
- c) The width of the *boathouse*, which is measured from the interior faces of the walls of the *boathouse*, does not exceed 30 percent of the width of the *lot* at the 177.9 metre G.S.C. elevation.

For the purposes of this provision, the width of the *lot* at the 177.9 metre G.S.C. elevation mark shall be measured by drawing a line between the points where the two *interior side lot lines* intersect with the 177.9 metre G.S.C. elevation. If the *lot* is a *corner lot*, the width of the *lot* shall be measured by drawing a line between the point where the *interior side lot line* intersects with the 177.9 metre G.S.C. elevation and a point where the *exterior side lot line* intersects with the 177.9 G.S.C. metre elevation;

- d) They are not used for human habitation and no kitchen or sanitary facilities exist;
- e) The *boathouse* and the other *accessory buildings* on the *lot* comply with Section 4.1.1.5 of this By-law;
- f) The highest point of the roof surface or the parapet, whichever is the greater, of a *boathouse* with a flat roof is no more than 4.5 metres above the 177.9 metre G.S.C. elevation;
- g) The deckline of a *boathouse* with a mansard roof is no more than 4.5 metres above the 177.9 metre G.S.C. elevation; and,
- h) The mean level between eaves and ridge of a *boathouse* with a gabled, hip or gambrel roof or other type of pitched roof is no more than 4.5 metres above the 177.9 metre G.S.C. elevation.

4.3.2 Docks

Docks are permitted on a *lot* having shoreline frontage onto Georgian Bay provided:

- a) They are set back a minimum of 2.0 metres from the *interior side lot line* or the projection of the *interior side lot line* where it meets the 177.9 metre G.S.C. elevation;

- b) They are set back a minimum of 2.0 metres from the *exterior side lot line* or the projection of the *exterior side lot line* where it meets the 177.9 metre G.S.C. elevation;
- c) The width of all docks shall not exceed 30 percent of the width of the *lot* at the 177.9 metre G.S.C. elevation;
- d) The maximum length of a dock shall be 20.0 metres extending into Georgian Bay from the 177.9 metre G.S.C. elevation;
- e) The maximum combined surface area of all docks, including any attached fingers, and open decks above the water shall be 112.0 square metres.

4.3.3 Shoreline Structures

The following additional provisions apply to other shoreline *structures*:

- a) Boat lifts shall be located within or adjacent to the permitted dock and/or *boathouse*;
- b) *Gazebos, pergolas* or other similar *structures* shall not be permitted on a dock;
- c) Boat launching ramps, marine railways, waterlines and heat pump loops shall be included within the 30% percent width of the lot at the 177.9 metre G.S.C. elevation limit on the construction or installation of in-water *structures* or facilities along the shoreline frontage of a *lot*.

4.4 DECKS

4.4.1 Decks 0.6 Metres or Less Above Grade

A *deck* where the distance from *established grade* to the underside of the floor joists is 0.6 metres or less is permitted to encroach into any required *yard*, provided that:

- a) The *deck* does not encroach into the required *front* or *exterior yard* by more than 1.5 meters and in no case shall the encroachment be greater than 50% of the required yard;
- b) The *deck* is located no closer than 0.6 metres to the *interior side lot line*;
- c) The *deck* is located no closer than 1.0 meters to the *rear lot line*; and,
- d) The *deck* complies with Section 4.23 of this By-law, if applicable.

Stairs used to access a deck shall be subject to the above provisions.

4.4.2 Decks Greater Than 0.6 Metres Above Grade

A *deck* where the distance from *established grade* to the underside of the floor joists is greater than 0.6 metres above *established grade* is permitted to encroach into any *required yard*, provided that:

- a) The *deck* is located no closer than 3.0 metres to the *rear lot line*;
- b) The *deck* is located no closer than 0.6 meters to the *interior side lot line*;
- c) The *deck* does not encroach into the required *front or exterior yard* by more than 1.5 meters and in no case shall the encroachment be greater than 50% of the required *yard*; and,
- d) The *deck* complies with Section 4.23 of this By-law, if applicable.

Stairs used to access a *deck* shall be subject to provisions b, c, and d, above. For stairs in a required *rear yard*, an encroachment of not more than 1.5 meters is permitted, but in no case shall the encroachment be greater than 50% of the required *yard*.

4.5 DWELLING UNITS

4.5.1 General Applicability

Unless otherwise specified by this By-law, no more than one *dwelling unit* is permitted on a *lot*.

4.5.2 Model Homes

Model homes shall only be permitted on lands that have received Draft Plan of Subdivision or Condominium Approval for residential purposes provided that:

- a) Not more than 10% of the total number of residential units contained in the draft approved Plan of Subdivision are constructed as *model homes*;
- b) The *model home* is built within a *lot* defined by the draft approved Plan of Subdivision; and,
- c) The *model home* complies with all other requirements of this Zoning By-law for the applicable type of *dwelling unit*.

4.6 ENCROACHMENTS INTO REQUIRED YARDS

Architectural features such as sills, belt courses, cornices, eaves or gutters, chimney breasts, pilasters, roof overhangs, stairs and landings *used* to access a *main building*, cantilevered window bays, roofed or unenclosed *porches* and

balconies and fire escapes may encroach into any *required yard* a distance of no more than 1.5 metres, but in no case shall the encroachment be greater than 50% of any *required yard*.

Drop awnings, clothes poles, flagpoles, garden trellises, retaining walls, fences or other similar *accessory structures* may be permitted in any *required yard*.

4.7 EXCEPTIONS TO HEIGHT REQUIREMENTS

The *height* requirements of this By-law shall not apply to church spires, church belfries, chimneys, observation towers, clock towers, radio or television towers or antennas, telecommunications and cellular services towers, water storage tanks operated by a public authority, elevator enclosures, monuments, flagpoles or mechanical penthouses occupying in the aggregate less than ten percent of the area of the roof of the *building* on which they are located, nor shall they apply to silos or other *agricultural buildings*.

4.8 FRONTAGE ON A PUBLIC STREET

Unless otherwise specified by this By-law, no person shall erect any *building* or *structure* unless the *lot* or parcel to be so *used*, or upon which the *building* is situated or erected or proposed to be erected:

- a) Abuts or fronts on and obtains access from a street which is assumed by by-law by a *public authority* for year round maintenance purposes;
- b) Is being constructed pursuant to a Subdivision Agreement with a *public authority*;
- c) Is a *private street* within a Plan of Condominium that either provides direct access to a *public street* or which connects with other *private streets* within other Plans of Condominium to access a *public street*; or,
- d) Is subject to an executed Site Plan Agreement satisfying Section 2.6.2.1 of this By-law, any holding provision having been removed.

For the purposes of this By-law, a *lot* separated from a *public street* by a *reserve* shall be deemed to abut such a *public street*.

4.9 FRONTAGE ON A PRIVATE STREET

The erection, *alteration* or replacement of any main *building* or *structure* on a *lot* which fronts on a *private street* or a public street that has not been assumed for year round maintenance purposes by the Municipality, may be subject to Section 2.6.2.1 of this By-law.

If the *lot* that fronts on such a *street* is not subject to Section 2.6.2.1, the provisions of Section 4.8 shall apply.

4.10 FARM WINERIES, AGRI-TOURISM & SMALL SCALE RURAL COMMERCIAL AND INDUSTRIAL USES

A Farm Winery, Agricultural Tourism use or Home Industry may occur individually, together and/or with a Farm Produce Outlet on a lot where each is otherwise permitted.

Where a Farm Winery, Agricultural Tourism use or Home Industry is located together on a lot with a Farm Produce Outlet, the gross floor and storage areas of all such uses on the lot shall contribute to the calculation of maximum permitted floor and storage areas for the Farm Produce Outlet as established via Section 4.10.2.

Special events and related temporary accessory structures are permitted in conjunction with a Farm Winery, Agricultural Tourism use or Farm Produce Outlet subject to issuance of a special event permit or entertainment event license by the Municipality.

4.10.1 Home Industry

Where a home industry is permitted in a *Zone*, the *use* is permitted provided:

- a) A maximum of five people, in addition to any occupant of the *dwelling unit*, may be engaged in the business and working on the *lot* at any time
- b) The *gross floor area* utilized by the *home industry* does not exceed a maximum of 250.0 square metres;
- c) The *use* is located on a *lot* that has a minimum *lot area* of 4.0 hectares where in an RU, RR or SA zone, or 20 ha in an A zone;
- d) The *use* is set back from all *lot lines* by a minimum of 30.0 metres;
- e) The *use* is clearly secondary to the residential *use* and does not change the residential character of the *dwelling unit* and *lot*;
- f) Any *accessory* outdoor storage area is located in the rear *yard* and occupies no more than 750.0 square metres of *lot* area;
- g) Only currently licensed *motor vehicles*, associated with the home industry, are parked or stored on the *lot* and within an interior side or rear *yard*; and,
- h) Not more than one *home industry* is permitted on a *lot*.

- i) Retail sale of goods produced by the *home industry* shall be permitted, however, *premises* associated with display and sales shall not exceed 15% of the *gross floor area* of the *home industry* on the *lot*, and such *floor area* shall be included in calculation of the *home industry's gross floor area* in determining compliance with 4.10.1 (b).

4.10.2 Farm Produce Outlet

Where a *Farm Produce Outlet* is identified as a permitted use in a zone, the use is permitted subject to the following:

- a) On a parcel less than 20 ha in the SA or RU zones, the *farm produce outlet* may not exceed a maximum combined building area of 250m² and maximum outdoor storage/display area of 750m²; and,
- b) On a parcel equal or greater than 20 ha in the RU, SA, or A zones, the farm produce outlet may not exceed a maximum combined storage/display area of 1250m², with the building contributing not more than 750m².

4.10.3 Farm Wineries

Where a farm winery is identified as a permitted use in a zone, the use is permitted subject to the following:

- a) All wines produced are to be made predominantly from fruit grown within the Municipality of Meaford by that farm operation, with the balance being predominantly from Ontario fruit;
- b) All wines produced are to be made predominantly from fruit crushed and fermented by that farm operation;
- c) Premises for the retail sale of wine produced by the farm operation are permitted up to a maximum gross floor area of 18.5 m² (200 ft²); and,
- d) An accessory tasting room shall be permitted on lots equal to or greater than 2 ha in the RU and SA zones and on lots equal or greater than 20 ha in the A zone. The combined gross floor area for any retail sales and tasting room shall not exceed 75m² (800 ft²).

4.10.4 Agricultural Tourism Uses

Temporary or seasonal Agricultural (Agri-) Tourism activities are permitted accessory to an agricultural use on lots of at least 2 hectares in size , subject to the following provisions:

- a) Retail sales may only occur on-site as permitted in conjunction with a *Home Industry, Seasonal Agricultural Stand, Farm Produce Outlet or Farm Winery* as otherwise permitted by this by-law;
- b) The use shall not include a *restaurant or banquet hall* nor any accommodation component (e.g. *tourist establishment, campground, trailer park/site* etc...) though may occur alongside a *Bed & Breakfast Establishment or Dwelling Unit* otherwise permitted by this by-law;
- c) Where a petting zoo or children's playground / outdoor activity area is provided as part of an *Agricultural Tourism* use, it shall be located as a *Farm Produce Outlet* per the standards of Table 8.3 of this by-law and may include equipment typical of a school playground such as swings, slides and climbers and may not include motorized vehicles and or rides;
- d) Associated *buildings or structures* (e.g. picnic shelters, washrooms, dedicated areas within on-farm buildings etc...) shall not exceed a combined gross floor area of 75m²; and,
- e) Dedicated buildings or structures on-site shall meet the standards of Table 8.3, applicable to a Farm Produce Outlet. This shall not prevent visitation or tours of existing Agricultural Buildings or structures.

4.11

HOME OCCUPATIONS AND CUSTOM WORKSHOPS IN CONJUNCTION WITH A RESIDENTIAL USE

- 1) A home occupation or custom workshop is permitted secondary to a residential dwelling unit in all zones, subject to the following provisions:
 - a) A maximum of one employee, in addition to any occupant of the dwelling unit, may be engaged in the business and working on the lot at any time;
 - b) The use is restricted to the dwelling unit or a private garage that is attached to the dwelling unit and is not conducted in whole or in part in any accessory building unless expressly permitted by this by-law;
 - c) No more than 25% of the gross floor area of the dwelling unit is used for the purpose of the home occupation or custom workshop;
 - d) There is no outdoor storage or display of material or equipment;
 - e) There is no direct retail sale of retail goods from the premises, save and except limited ancillary sales directly associated with a service-oriented home occupation, for example, sale of shampoo/conditioner by a hairstylist from their home salon;
 - f) The use is clearly secondary to the residential use and does not change the residential character of the dwelling unit and lot;

g) The use does not create nor become a fire or building hazard, nor a health and safety hazard and does not include mechanical or industrial equipment except that which is customarily employed in a dwelling for household purposes or for a purpose normal to or reasonably consistent with the use of a dwelling as such; and,

g) Not more than one home occupation or custom workshop is permitted in conjunction with a dwelling unit.

2) Notwithstanding item 1 a) above, in the case of a home occupation or custom workshop accessory to an apartment, multiple unit or accessory apartment dwelling unit, only occupants of the dwelling unit may be engaged in the business and working on the lot at any time. No additional parking space, as otherwise required for such a use under Table 5.2, will be required.

3) Notwithstanding item 1 b) above, in the case of a home occupation or custom workshop accessory to a dwelling unit on a lot in the A, SA, RU, RR, SR, RLS, CR or R5 zones, a home occupation or custom workshop may be located in a detached accessory building meeting the provisions of 4.1.1 of the By-law. The home occupation or custom workshop use shall not exceed a total area equivalent to 25% of the gross floor area of the dwelling unit.

4.12 MULTIPLE USES OR ZONES ON ONE LOT

Where any *building, structure* or *lot* is *used* for more than one purpose as provided in Sections 6.0, 7.0 and 8.0 of this By-law, the said *building, structure* or *lot* shall comply with the provisions of this By-law relating to each *use*. In the case of a conflict, the more stringent provision shall apply.

Where a *lot* is divided into more than one *Zone*, each portion of the *lot* shall be used in accordance with the provisions of this By-law for the applicable *Zone*.

4.13 LEGAL NON-CONFORMING USES

- a) Nothing in this By-law shall apply to prevent the use of any lot, building or structure for any purpose prohibited by this By-law if such lot, building or structure, or any part thereof, was lawfully used for such purpose on the day of the passing of this By-law as long as it continues to be used for that purpose;
- b) Nothing in this By-law shall prevent the re-establishment of a non-conforming use, that is damaged or destroyed by fire or natural disaster subsequent to the date of passing of this by-law, provided that the height, size or volume of the building or structure is not altered and the use of the building or structure is not altered or unless the use changes to a use permitted in the By-law. In addition, rebuilding or renovation of

such building or structure is to occur within five (5) years of the date that such building or structure was damaged or destroyed;

- c) The renovation or alteration of all or part of a building or structure that is occupied by a non-conforming use is permitted, provided that the renovation or alteration will not increase the height, size or volume occupied by the non-conforming use;
- d) A non-conforming use may continue in accordance with the Ontario Planning Act, as amended. A non-conforming use shall not be enlarged or extended so as to occupy additional land on any other lot or parcel;
- e) A non-conforming use of land or a building or structure may be continued but if the use is changed, any future use shall conform to the provisions of this By-law, except as permitted by the Ontario Planning Act;
- f) A non-conforming use of any building, structure, or land which has been abandoned or discontinued shall not thereafter be returned to such non-conforming use. A non-conforming use shall be considered abandoned:
 - i) When the use has been discontinued for five (5) years, or;
 - ii) When the characteristic equipment and furnishings of the non-conforming use have been removed and not replaced within five (5) years; or,
 - iii) When it has been replaced by a conforming use; or,
 - iv) When re-establishment has not been commenced within five (5) years of the date of destruction or damage caused by fire or natural disaster.
- g) Notwithstanding item (c) above, where a Legal Non-Conforming Residential Dwelling is located on a lot in a Commercial Zone, new accessory uses, structures and additions to the dwelling, including increases in floor area or volume, shall be permitted. For the purposes of this Section, such accessory uses, additions or accessory structures shall meet the standards applicable to such uses, additions or accessory structures in an R3 zone. The maximum height of any addition or renovation to the dwelling shall not exceed the maximum height of the building existing on September 22, 2014.

4.14 NON-COMPLYING BUILDINGS AND STRUCTURES

4.14.1 Enlargement, Repair or Renovation

A non-complying building or structure may be enlarged, repaired, replaced or renovated provided that the enlargement, repair, replacement or renovation:

- a) Does not further encroach into a required yard;

- b) Does not increase the amount of *floor area* or volume in a required *yard*;
- c) Does not in any other way increase a situation of non-compliance; and,
- d) Complies with all other applicable provisions of this By-law.

Notwithstanding the above, a *livestock operation* can be replaced and is not required to comply with Section 4.23.5 of the By-law, provided no part of the *livestock operation* extends beyond the outside walls of the original *livestock operation*.

4.14.2 Non-Compliance as a Result of Expropriation

Notwithstanding any other provision of this By-law, where, as a result of an acquisition of land by a *public authority*, such acquisition results in a contravention of this By-law relating to minimum *yards* and/or *setback*, *lot coverage* or maximum permitted *gross floor area*, then the lands so acquired shall be deemed to continue to form part of the *lot* upon which the *building* or *buildings* are located in determining compliance with this By-law.

4.14.3 Driveways and Required Parking Spaces

Notwithstanding any other provision of this By-law, where, as a result of an acquisition of land by a public authority, such acquisition results in a contravention of this By-law relating to the minimum required number of *parking spaces*, minimum size of *parking spaces*, minimum width of a *driveway*, location of *parking spaces* and/or *driveways* or minimum required setbacks and/or *yards* for *driveways* and/or *parking spaces*, then the lands so affected are deemed to comply with this By-law to the extent it complied with this By-law on the day before the acquisition was finalized.

4.14.4 Non-Compliance as a Result of New Road Construction

Notwithstanding any other provision in this By-law, where as a result of the establishment of a new public road abutting a *lot* that would have been considered an interior *lot* prior to the establishment of the public road, such *lot* shall continue to be considered an interior *lot* for the purposes of determining compliance with this By-law.

4.15 NON-COMPLYING LOTS

4.15.1 Non-complying Lots

A *lot* in existence prior to September 21, 2009 that does not meet the *lot area* and/or *lot frontage* requirements of the applicable *Zone*, may be *used* and *buildings* and *structures* thereon may be erected, enlarged, repaired or renovated provided the *use* conforms with the By-law and the *buildings* or *structures* comply with all of the other provisions of this By-law.

Notwithstanding the above, this provision does not apply to a *use* which is commenced after September 21, 2009 in the Agricultural (A), Rural (RU), Special Agricultural (SA) and Major Recreation (MR) *Zones*. Lots and *uses* in these *zones* shall be subject to the lot area requirements of Table 8.2 of this By-law.

4.15.2 Non-compliance as a Result of Expropriation

Notwithstanding any other provision of this By-law, where, as a result of the acquisition of part of a *lot* by a *public authority*, the *lot*, after the acquisition, is a *non-complying lot*, such *non-complying lot* may be *used* for any purpose permitted by this By-law within the *Zone* in which the *lot* is located.

4.16 OUTDOOR DISPLAY, SALES AND STORAGE

4.16.1 Outdoor Display and Sales

Where an *outdoor display and sales areas* is permitted as an *accessory use*:

- a) The *outdoor display and sales areas* shall comply with the following *setbacks*:
 - i) Maximum distance for an *outdoor display and sales* from *building* containing the principal *use* of the *lot* – 18.0 metres;
 - ii) Minimum required *interior side yard* for an *outdoor display and sales* – 3.0 metres;
 - iii) *Minimum required rear yard* for an *outdoor display and sales area* – 3.0 metres;
 - iv) Minimum *set back* for an *outdoor display and sales area* from a Residential *Zone* boundary – 7.5 metres.
 - v) Notwithstanding the above, in a C1 zone, outdoor display and sales shall meet the setbacks applicable to a main building in the C1 zone per Table 7.2 of this By-law.
- b) The maximum permitted area for an *outdoor display and sales area* shall be 200% of the *floor area* of the *main building* on the same *lot*;
- c) The *outdoor display and sales area* must be located outside of any required *parking spaces*, loading areas and required *planting strips*;
- d) The *outdoor display and sales area* shall be established and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and comprised in whole or in part of one or more materials including asphalt, concrete, concrete or brick pavers, gravel or similar materials; and,

- e) *Motor vehicle dealerships* and any *accessory* sale of *motor vehicles* where permitted by this By-law, are not subject to the provisions of Sections 4.16.1 (a) and (b) of this By-law.

4.16.2 Outdoor Storage

Where *accessory outdoor storage* is permitted in a *Zone*, it shall not be permitted in any *required yard*.

4.17 PROHIBITED USES

The following *uses* are prohibited in any *Zone*:

- a) The *use* of any *trailer* for human habitation, except where such *trailer* is located in a *campground*, in a *tourist establishment*, in a *trailer park*, or where being used for temporary farm help accommodation subject to the provisions of 4.24.2 and Part 8 of this Zoning By-law.
- b) The *use* of any *motor vehicle* for human habitation.
- c) The *use* of any *accessory building* or *structure*; *agricultural building*, or *boathouse* for human habitation, except where expressly permitted by this By-law.
- d) The *use* of a truck, bus or coach body for human habitation.
- e) The *outdoor storage* of shipping containers, unless the lands are within an *Industrial Zone*, or where expressly permitted on a temporary basis per 4.24 of this by-law.
- f) The storage of disused rail cars, streetcars, truck bodies or *trailers* without wheels.
- g) The parking or storage of *trailers*, *boats*, *recreational vehicles* or *commercial motor vehicles* on a vacant *lot*.
- h) The *outdoor storage* of partially dismantled *motor vehicles* or *trailers* or *motor vehicle* or *trailer* parts.
- i) *Obnoxious uses*.
- j) The manufacturing, refining, rendering or distillation of acid, ammonia, chlorine, coal, creosote, explosives, fireworks, glue, petroleum or tar.
- k) The bulk storage of industrial chemicals, hazardous waste or liquid industrial waste as defined under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended.

- l) Watertaking for a non-exempt use under The Ontario Water Resources Act exceeding 50,000L per day.

4.18 PUBLIC USES

The provisions of this By-law shall not apply to prevent the *use* of any *building*, *structure* or land, or erect or enlarge any *building* or *structure* by any *public authority*, except for a *waste disposal site* and *waste transfer station*, and except on lands within the Environmental Protection (EP) and Environmental Protection – Wetland (EP-W) *Zones*, provided that:

- a) Such *use building* or *structure* complies with the *yard*, setback and *height* provisions of the *Zone* in which it is located; and,
- b) No *outdoor storage* is permitted unless such outdoor storage is specifically permitted in the *Zone* in which the *use* is located.
- c) Notwithstanding the above provisions, *buildings* and *structure* associated with a *public works yard* owned by a *public authority* are exempt from the *height* requirements of this By-law.
- d) Nothing in this By-law shall prevent a *public authority* from providing or using land as a street nor prevent the installation of a utility main including a water main, sanitary sewer, storm sewer, gas main, pipeline or overhead or underground hydro, sewage pumping station, *Municipal* well related *structure*, telephone or other utility supply or communication line.

4.19 REDUCED FRONT YARD REQUIREMENT

4.19.1 All Zones

Notwithstanding any other provision of this By-law, where a permitted building or structure is to be erected on a lot in a built-up area where there is an *established building line* such permitted building or structure may be erected closer to the front lot line than required by this By-law, provided such building or structure is not closer to the front lot line than the *established building line* on the date of passing of this by-law.

4.19.2 Special Requirement in the SR and RLS Zones

Within the *yard* facing the water's edge of Georgian Bay, no main *building* shall be located any closer to the 177.9 metre G.S.C. elevation than the average distance between main *buildings* from the 177.9 metre G.S.C. elevation on immediately abutting *lots*.

4.20 REDUCTION OF REQUIREMENTS

- a) No *person* shall change the purpose for which any *lot* or *building* is *used*, erect or enlarge any *building* or *structure* or sever any lands from any existing *lot* if the effect of such action is to cause the original, adjoining, remaining or new *building*, *structure* or *lot* to be in contravention of this By-law.
- b) Notwithstanding subsection a) above, where lands in the Shoreline Residential (SR) or Residential Limited Service (RLS) *Zones* are severed from any legal *non-complying lot* existing on September 21, 2009 with a *building* or *structure* and added to another *lot* in the Shoreline Residential (SR) or Residential Limited Service (RLS) *Zones* and no new *lots* are created, the *lot* whose *lot area* has been further reduced may be *used* and *buildings* and *structures* thereupon may be erected, enlarged, repaired or renovated provided the *use* conforms with the By-law and the *buildings* or *structures* comply with all other provisions of this By-law.

4.21 SEWAGE AND WATER SERVICES

- a) No *building* or *structure* in the R1, R2, R3, R4, RM, RT, C1, C2, C3, UI, M1, M2, and UAW *Zones* shall be erected, or altered after the passage of this By-law unless the *use*, *building* or *structure* is to be serviced by *Municipal* sewage and water services. This shall not prevent a building or structure, which by its nature does not require services, for example, an accessory storage building.
- b) In all other *zones*, the establishment of any type of sewage disposal system, except a Class IV or V system as defined by the Ontario Building Code Act, 1992, S.O. 1992, c.23, as amended, is not permitted. Notwithstanding the foregoing, where a system other than a Class IV or V system exists on a lot, it may be repaired or replaced.
- c) Section 4.21 a) shall not apply to prevent the creation of one accessory apartment dwelling unit per lot, or a home occupation, custom workshop, or bed & breakfast within a single detached dwelling, where otherwise permitted by this By-law.

4.22 SIGHT TRIANGLE

Notwithstanding any other provision of this By-law, on a corner *lot* within a *sight triangle* that measures 5.0 metres by 5.0 metres no *building*, *structure*, fence, sign, wall, vegetative planting or landscaped grade may be greater than 1.0 metre in *height*.

Where one or more of the *public streets* is a Provincial Highway or a County Road a *sight triangle* shall measure 15.0 metres by 15.0 metres, and no *building*,

structure, fence, sign, wall, vegetative planting or landscaped grade may be greater than 1.0 metre in height.

Notwithstanding the above, no *sight triangle* shall be required in the Downtown Commercial (C1) Zone.

4.23 SPECIAL SETBACKS

Notwithstanding any other provision of this By-law, the following special setbacks shall apply:

4.23.1 Setback from County Roads

No *building* or *structure* shall be located any closer to any County Road than as set out in By-law 2669 of the County of Grey, or its successor.

4.23.2 Setback from Provincial Highway

Where applicable, no *building* or *structure* shall be located any closer than 14.0 metres to a Provincial Highway that falls under the jurisdiction of the Ontario Ministry of Transportation.

4.23.3 Setbacks from Slopes

No *building* or *structure* shall be located within 6.0 metres of a slope or embankment that exceeds 33% or 3 to 1. This provision shall not prevent the expansion or replacement of *buildings* or *structures* that existed on September 21, 2009 within this setback area, provided the expansion or replacement does not have the effect of reducing the setback from the slope or increasing the volume or *floor area* of a *building* or *structure* in the setback area.

4.23.4 Deleted

4.23.5 Setbacks for Livestock Operations

- a) No *livestock operation* shall be erected or enlarged on lands shown as being subject to this Section on the schedules to this By-law.
- b) No new or expanded *livestock operation* shall be erected or enlarged unless it is located in compliance with the Minimum Distance Separation II Formula set out in the Minimum Distance Separation (MDS) Document – Formulae & Guidelines published by OMAFRA, as may be amended from time to time.
- c) No new primary/main *dwelling unit*, *temporary farm help accommodation*, *accessory farm dwelling* or detached *accessory apartment dwelling unit* shall be erected unless it meets the required setback calculated using

the Minimum Distance Separation I formula as set out in the Minimum Distance Separation (MDS) Document – Formulae & Guidelines published by OMAFRA, as may be amended from time to time.

- e) Notwithstanding c) above, for any new primary/main dwelling unit, temporary farm help accommodation, accessory farm dwelling, or detached accessory apartment dwelling unit on a lot of record existing prior to March 1st, 2017, MDS1 is applied on a best efforts basis, as follows:
 - i. On lots in the RR and CR zones, or on lots having an area of less than 2ha in the A, RU and SA zones, MDS1 is not required since nearby livestock operations are already constrained by these lots which meet the definition of 'development' under the MDS Formulae & Guidelines;
 - ii. On lots in the A, RU and SA zones that are greater than or equal to 2ha in size, where an adequate building envelope can be located outside of a required setback calculated via the Minimum Distance Separation Formula I (as set out in the Minimum Distance Separation (MDS) Document – Formulae & Guidelines published by OMAFRA as may be amended from time to time), it shall be. This provision shall not be interpreted as to render a lot unbuildable.
- f) For the purposes of the above-noted MDS calculations, all cemeteries, save and except Lakeview Cemetery shall be considered Type A land uses.

4.23.6 Setbacks from Georgian Bay Shoreline

Notwithstanding any other provision in this By-law, no part of the habitable area of any *main building* or *accessory building* shall be located within 15.0 metres of the 177.9 metre G.S.C. elevation adjacent to Georgian Bay.

In addition to the above, and notwithstanding any other provision in this By-law, no detached non-habitable *accessory building*, *swimming pool*, *deck*, *gazebo*, *pergola*, *detached private garage* or any other detached *accessory building* or *structure* with non-habitable *floor area* shall be located closer than 6.0 metres from the 177.9 metre G.S.C. elevation except for a *boathouse*, dock, boat lift, boat launching ramp, marine railway, waterline and heat pump loop.

This provision shall not prevent:

- a) The expansion of the habitable living area of a *main building* or *accessory building* that existed on September 21, 2009, provided the additional habitable living area is not located closer to the water's edge than the *main building* or *accessory building* on the *lot* and provided the

expansion complies with all of the other applicable provisions of this By-law;

- b) The erection of a second *storey* over any *building or structure* that existed in any location on a *lot* on September 21, 2009, provided the additional *floor area* complies with all other applicable provision in this By-law;
- c) The replacement of a *building or structure* that existed on September 21, 2009; and,
- d) The expansion of an *accessory building or structure* that existed on September 21, 2009 provided the additional area is not located closer to the water's edge than the existing accessory building or structure on the lot and provided the expansion complies with all of the other applicable provisions of this By-law.

4.24 TEMPORARY USES

4.24.1 General

The following temporary *uses* are permitted in all *Zones*, save and except for the Environmental Protection (EP) and Environmental Protection – Wetland (EP-W) *Zones*:

- a) A tool shed, construction trailer, shipping container, scaffold or other *building or structure* incidental to construction on the *lot* where construction is taking place provided that a valid *building* permit is in effect for the noted construction and the work has not been finished or abandoned.

In addition, temporary accommodation for a primary residential, commercial, or other *use* which is intended to occupy a *building* which is under construction, with the work in progress on such *building*, may be temporarily permitted on the same lot in the form of a mobile, relocatable, portable or transportable building, *mobile home*, *park model* home or *recreational trailer* or *vehicle* provided such temporary accommodation is removed from the lot immediately upon completion or abandonment of construction. Such temporary accommodation shall not be permitted in the D, R1, R2, R3, R4, RM or RT zones; shall not be sited on the lands for a period exceeding two years from the date the building permit is issued for the *main building*; and, shall be serviced in accordance with the provisions of Section 4.21 of this by-law.

- b) Where a *dwelling unit* is destroyed by fire or an Act of God, a *mobile home*, *park model home* or a *recreational trailer* or *vehicle* may be permitted as a temporary *dwelling unit* while the main *dwelling unit* is being constructed or reconstructed on the *premises*, for so long as work

is in progress or two years, whichever is the lesser from the date the *building* permit is issued for the main *dwelling*.

- c) *Accessory outdoor storage*, tool shed, construction trailer and associated *parking spaces* for the construction or improvement of a *public street*.
- d) A tower that is designed for temporary measurement of meteorological events for a period not to exceed two years.
- e) Measuring devices for renewable energy resources for a period not to exceed two years.
- f) A seasonal or one-time special event where a license has been issued satisfying the provisions of a special events licensing by-law passed pursuant to the *Municipal Act*.
- g) The temporary use of *shipping containers* on a non-industrial lot for storage purposes accessory to the main building on the lot, for a period not to exceed a maximum of 90 days per calendar year, subject to the following:
 - i) Where sited on a lot within a residential or development (D) zone, or on a lot zoned rural (RU) or agricultural (A) having an area of less than 2ha, a maximum of one *shipping container* may be placed in an interior yard, rear yard or on a driveway in a front or exterior yard. A *shipping container* may be sited elsewhere in a front or exterior yard provided it is removed within 14 days. In no case shall a *shipping container* be located nearer than 1m to any lot line.
 - ii) On a lot within a commercial or other non-residential zone no shipping container shall be placed within a required yard unless sited in compliance with 4.1.7 b).
- h) The seasonal or one time siting and operation of a refreshment vehicle where a license has been issued satisfying the provisions of the municipal business licensing by-law passed pursuant to the *Municipal Act*, and where:
 - i) the lands are zoned to permit a *retail store* or *restaurant*; or,
 - ii) the refreshment vehicle is located on a *lot* occupied by a *Farm Produce Outlet*.

4.24.2 Temporary Farm Help Accommodation

Temporary Farm Help Accommodation are permitted in conjunction with an Agricultural operation on lots equal to or greater than 2 ha, subject to the following:

- a) The use may be in a permanent building or mobile home, park model home or recreational trailer or vehicle, but shall not be permitted within a barn or agricultural building;
- b) The accommodation shall not be used as a permanent residence;
- c) The accommodation shall be located within 50m of the primary/main dwelling on the lot, if any.
- d) The accommodation shall not exceed a total combined floor area of 280 m² (3013 ft²).
- e) Notwithstanding a) and d) above, an accommodation may only be located within a permanent building, where:
 - i. A primary/main dwelling exists on the lands;
 - ii. No detached accessory apartment dwelling unit exists on the lot;
 - iii. The *floor area* of the *building* (excluding *floor area* where the distance between finished ceiling and finished floor is 1.2 meters or less) does not exceed 50% of the *gross floor area* of the *main building* on the lot;
 - iv. The *building* is located in accordance with the yard setbacks applicable to a main dwelling in the applicable *zone*; and,
 - v. The building meets the required setback calculated using the Minimum Distance Separation I Formulae set out in the Minimum Distance Separation (MDS) Document & Formulae published by OMAFRA as may be amended from time to time.
 - vi. The *building* does not exceed a *height* of 11 meters.

4.24.3 Other

All other temporary uses shall be subject to the appropriate subsection of Part 10.0 of this By-law.

4.25 WAYSIDE PITS OR QUARRIES, PORTABLE ASPHALT PLANTS OR PORTABLE CONCRETE PLANTS

A *wayside pit or quarry, portable asphalt plant or portable concrete plant* is permitted in any *Zone* with the exception of the following *Zones*:

- a) Environmental Protection (EP) *Zone*;
- b) Environmental Protection-Wetland (EP-W) *Zone*;

In addition, in no case shall a *wayside pit or quarry, portable asphalt plant or portable concrete plant* be located closer than 150.0 metres to a Residential *Zone* boundary or 90.0 metres from a *dwelling unit*, whichever is the greater.

4.26 SIGNS IN RESIDENTIAL ZONES

An *accessory* sign having a maximum surface area of 0.5 square metres shall be permitted in any *Zone* where associated with a permitted *bed and breakfast*, *home industry* or *home occupation* on the lot, subject to the standards of the *Municipality Sign By-law*.

4.27 COMMUNITY GARDENS

4.27.1 Permitted Uses

A community garden is permitted in any zone with the exception of the EP-W zone. Where a community garden is established, the following accessory uses and structures shall be permitted, subject to the standards of 4.27.2:

- a) Hoop-houses, cold frames, and similar structures used to extend the growing season;
- b) Open space areas associated with and intended for use as garden areas;
- c) Benches, bike racks, raised/accessible planting beds, compost bins, picnic tables, fences, garden art, rain barrel systems and children's play areas;
- d) Buildings, limited to greenhouses and implement/potting sheds;
- e) Gazebos, pergolas, or similar shade structures; and,
- f) Beehives subject to the provisions of Section 4.28.

4.27.2 Standards

The following standards shall apply to buildings and structures associated with a Community Garden use:

- a) Buildings and any structures exceeding 1m in height, exclusive of perimeter fencing, shall be set back from adjacent property lines by 1.5m and where in a residential zone, shall be setback 7.5m from the front lot line and 5m from an exterior side lot line.
- b) No building or structure shall exceed 4.5m in height; and,
- c) The combined area of all buildings, including hoop-houses and greenhouses, shall not exceed 15% of the lot area.

4.28 HOBBY BEE-KEEPING

Where hobby bee-keeping is carried out accessory to a residential or licensed community garden use, the following provisions, in addition to all requirements of the Ontario Bees Act, shall apply:

- a) A maximum of four (4) beehives shall be permitted;
- b) Beehives shall be located:
 - i) Only in a rear yard on a parcel in a residential zone; and,
 - ii) 30m from any lot line.

4.29 BACKYARD POULTRY

Backyard poultry shall be permitted accessory to a residential use on the same lot. A building, shelter or animal enclosure for keeping backyard poultry:

- a) Shall meet the requirements of Section 4.1.6 (Animal Enclosures); and,
- b) Notwithstanding any other provision of this by-law to the contrary, shall:
 - i) not exceed 10m² in total floor area, inclusive of outdoor enclosure; and,
 - ii) not be nearer than 10m from a dwelling on an adjacent lot.

4.30 COTTAGE RENTAL

A cottage rental shall be a permitted use within a permitted single detached dwelling, subject to the following:

- a) A cottage rental may not be located within a detached accessory structure or within a temporary or permanent Farm Help Accommodation or Dwelling;
- b) A cottage rental may occur within an accessory apartment dwelling unit within a single detached dwelling, however not within both the main and accessory apartment dwelling units; and,
- c) Where a cottage rental is established either on its own or together with a Bed & Breakfast Establishment, the total combined number of bedrooms providing accommodation for the vacationing or travelling public shall not exceed three (3).

4.31 ACCESSORY LIVESTOCK

Accessory Livestock shall be permitted accessory to a residential dwelling in the RR Zone. Associated buildings, structures and any manure storage shall:

- a) Meet yard setbacks and lot coverage for an Accessory Building or Structure per 4.1.1 of this By-law. Where MDS II calculations for the livestock facility/building require a greater setback, said greater setback shall apply;
- b) Not exceed 5.5m in height; and,
- c) Be located in accordance with Section 4.23.5 (b) of this By-law.

Associated pens, runs, enclosures or paddocks shall be restricted to the rear yard and be setback a minimum of 15m from a dwelling on an adjacent lot.

4.32 FUEL STORAGE IN EVENTS BASED AREAS

Within the Municipality of Meaford: Events Based Areas EBA-2000, EBA-5000 & EBA-12,000 and within the Thornbury Events Based Area EBA-100,000 as delineated within the applicable Source Protection Plan and shown in Schedule C to this by-law, no new, replacement, or expanded commercial or bulk fuel storage nor any accessory fuel storage shall be erected, enlarged or established unless compliant with the Approved Source Protection Plan for the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Region, as may be amended from time to time.

For the purposes of this Section 'Fuel Storage' shall refer to facilities where gasoline or an associated product (including petroleum products, wax, asphalt or any other liquid product used as a fuel) is handled, loaded or dispensed to be used as a fuel in motor vehicles, or as a fuel oil.

4.33 CANNABIS

Notwithstanding any other provision of this by-law, the personal production of Cannabis and *Cannabis Production and Processing* shall be subject to the following provisions, as applicable:

- a) The production of Cannabis for personal medical use authorized under a registration certificate or designation issued by Health Canada, is permitted accessory to the ordinary place of residence of the registered or designated person, as follows:
 - i. The total indoor grow area shall not exceed an area of 27.9m² (300ft²);
 - ii. The total outdoor grow area on a lot of 0.4ha (1 acre) or less, shall not exceed 27.9m² (300ft²);
 - iii. The total outdoor grow area on a lot greater than 0.4ha (1 acre) shall not exceed an area equal to 0.7% of the lot's size. Where the combined outdoor grow area is in excess of 50m², no portion of the grow area shall be

located within 300m of any other lot in a Residential or Institutional Zone nor any existing dwelling on a separate lot. For clarity, lots zoned D, as well as lots zoned RU, A and SA having an area of less than 2ha, shall be considered to be residentially zoned; and,

- iv. The use shall not create nor become a fire or building hazard, nor a health and safety hazard.
- b) Notwithstanding 4.33 a) above, the production of Cannabis for personal medical use authorized under a registration certificate or designation issued by Health Canada may be carried out as an Agricultural use on a lot appropriately zoned for Agriculture and having an area greater than or equal to 2ha. Where the grow area is in excess of 50m², the setback provisions applicable to *Cannabis Production and Processing* (per 4.33 d and e, below) from adjacent institutional and residential zones and adjacent dwellings shall apply to the use, dependent upon the use of air treatment control.
- c) *Cannabis Production and Processing* shall only be permitted within the zones as explicitly identified within this Zoning By-law.
- d) No building or structure or portion thereof used for *Cannabis Production and Processing* that is equipped with air treatment control may be located nearer than 70 meters to any Residential or Institutional Zone or any existing dwelling on a separate lot. For clarity, lots zoned D as well as lots zoned RU, A and SA having an area of less than 2ha, shall be considered to be residentially zoned.
- e) No outdoor grow area, nor any building or structure or portion thereof used for *Cannabis Production and Processing* that is not equipped with air treatment control may be located closer than 300 meters to any Residential or Institutional Zone or any existing dwelling on a separate lot. For clarity, lots zoned D as well as lots zoned RU, A and SA having an area of less than 2ha shall be considered to be residentially zoned.
- f) Notwithstanding the foregoing, accessory buildings and structures ancillary to a *Cannabis Production and Processing* use such as an implement shed or security booth, may be sited in accordance with Section 4.1.1 of this By-law.
- g) Outdoor Storage shall not be permitted in conjunction with *Cannabis Production and Processing*;
- h) On lands zoned Agricultural, Rural or Special Agricultural, the processing of Cannabis authorized under a Processing license issued pursuant to the Cannabis Act and its regulations shall only be permitted where a cultivation license is also in effect on the same lot.
- i) The manufacture of Cannabis products under a Processing license such as the extraction of Cannabis oil, production of Cannabis concentrates, or preparation of topical or edible Cannabis products shall be limited to a maximum floor area of 250m². This floor area limitation is not intended to apply to value-retaining activities such as drying, trimming, milling, packaging and shipping of Cannabis cultivated on-site.

PART 5.0 PARKING AND LOADING

5.1 PARKING AREA REQUIREMENTS

When any new development is constructed, when any existing development is enlarged, or when any *use* is changed, off-street vehicular *parking spaces* shall be provided in accordance with the standards of this By-law. Any *parking space* required by this by-law must be available for parking purposes and *used* exclusively for that purpose.

All required *parking spaces*, *parking areas*, *driveways* to any *parking area*, parking for a *recreational trailer or vehicle* or over-sized vehicle and land between a barrier-free *parking space* and the *building* said space serve shall be maintained with a stable surface which is treated with asphalt, concrete, concrete pavers, gravel or similar material which is treated so as to prevent the raising of dust or loose particles.

5.2 SIZE OF PARKING SPACES AND AISLES

Parking spaces shall have a minimum width of 2.7 metres and a minimum length of 5.8 metres. The width of the adjacent aisle shall be in accordance with Table 5.1:

Table 5.1 – Width of Parking Aisles

Angle of Parking Space with Aisle	Min. Perpendicular Width of Aisle
60 to 90 degrees	5.8 metres
59 to 45 degrees	5.2 metres
44 degrees or less	3.6 metres

Unless otherwise specified by this by-law, access to *parking* from a *public street* shall be provided by an unobstructed *driveway* with a minimum width of 3.0 metres and a maximum width of 9.0 metres.

5.3 LOCATION OF USE AND PARKING

Parking spaces shall be located on the same *lot* as the *use* that requires the parking.

5.4 MORE THAN ONE USE ON A LOT

The parking requirements for more than one *use* on a single *lot* or for a *building* containing more than one *use*, shall be the sum total of the parking requirements for each of the component *uses*, unless otherwise noted.

5.5 PARKING AREA LOCATION ON A LOT

Notwithstanding any other provision of this by-law, uncovered surface *parking areas* and *driveways* shall be permitted in a *required yard* provided that:

- a) No *parking space* or *driveway* shall be permitted on a *lot* closer to any *lot line* than 1.0 metres. Such a setback shall be the location of *landscaped open space*. This shall not apply to prevent the establishment of abutting driveways along a common lot line;
- b) No *parking spaces* for *buildings* containing three or more *dwelling units* shall be permitted in any *front* or *exterior side yard*. This provision does not apply to the siting of a driveway providing up to two parking spaces, where located immediately adjacent to a ground-oriented multiple-unit dwelling unit or townhouse dwelling unit that the parking spaces are designed to serve; and,
- c) No *driveway* or *parking area* is permitted within 3.0 metres of the boundary of a Residential Zone, if the *driveway* or *parking area* is in a non-residential Zone. Such a setback shall be the location of *landscaped open space*.

5.6 PARKING OF COMMERCIAL MOTOR VEHICLES

Within any Residential Zone, the owner or occupant of a *dwelling unit* may use a *parking space* for the purposes of parking or storage of one commercial *motor vehicle*, provided such *motor vehicle* does not exceed a capacity of 4,500 kg.

5.7 PARKING OF OVERSIZED AND RECREATIONAL VEHICLES

- a) No more than one *trailer*, truck camper, boat or *recreational trailer* or *vehicle* may be parked out of doors on any lot in a Residential Zone (save & except the RR Zone). Such a *trailer* or *vehicle* may only be parked in a driveway in a front or exterior side yard on or between April 15th and December 1st, or may be parked in an interior side or rear yard throughout the year.
- b) No more than a total of two *trailers*, truck campers, boats or *recreational trailers* or *vehicles* may be parked out of doors on a lot in the Rural Residential (RR), Agricultural (A) or Rural (RU) zones. Such a trailer or vehicle may be parked in an interior side yard or rear yard, or on a driveway within the front or exterior yard, provided it is not nearer than 7.5m from the front or exterior lot line.

- c) Any parking area provided in accordance with this Section shall be treated with a stable surface in accordance with Section 5.1 of this By-law.

5.8 RESIDENTIAL PARKING REQUIREMENTS

The minimum parking requirement for residential uses are as follows:

Table 5.2 – Residential Parking Requirements

Type or Nature of Use	Minimum Off-Street Parking Requirements
<i>Accessory Apartment Dwelling Units and Apartment Dwelling Units in C1 Zone</i>	<i>1.25 parking spaces per dwelling unit</i>
<i>Accessory Apartment Dwelling Units in zones other than C1 Zone</i>	<i>1 parking space per dwelling unit, in addition to the required parking for the main use or primary dwelling unit</i>
<i>Bed and Breakfast Establishment</i>	<i>1 parking space for every room or each suite used for the purposes of lodging for the travelling public, in addition to the required parking for the dwelling unit</i>
<i>Day Nurseries, Residential Care Facilities</i>	<i>1 parking space for every non-resident staff member in addition to the required parking for the dwelling</i>
<i>Home Occupation, Custom Workshop, Home Industry</i>	<i>1 parking space for an employee, in addition to the parking requirements for the residential use</i>
<i>Single Detached, Semi-detached, Duplex Dwellings</i>	<i>2 parking spaces per dwelling unit</i>
<i>Townhouse, Apartment Buildings, Multiple Unit Dwellings</i>	<i>1.5 parking spaces per dwelling unit</i>

Where the minimum number of *parking spaces* is calculated on the basis of a rate or ratio, the required number of *parking spaces* shall be rounded up to the higher whole number.

5.9 LOCATION OF PARKING IN RESIDENTIAL ZONES

The parking of *motor vehicles* is only permitted on a *driveway* and in a *private garage* or *carport* if the *lot* is the site of a *single detached* or *semi-detached dwelling* in any Residential Zone set out in Part 6.0 of this By-law. In all other

cases, parking is only permitted on a *driveway*, in a *private garage or carport* or in a *parking area*.

Notwithstanding any provisions of this by-law to the contrary, a *driveway* in an R1, R2, R3 or R4 zone shall be no wider than the greater of 6 meters or the distance between the interior walls of an attached *private garage* on the *lot* accessed by said *driveway*.

5.10 NON-RESIDENTIAL PARKING REQUIREMENTS

The minimum parking requirements for non-residential *uses* are as follows:

Table 5.3 – Non-Residential Parking Requirements

Type or Nature of Use	Minimum Off-Street Parking Requirements
<i>Agricultural Tourism Use</i>	1 parking space per 9 m ² of dedicated <i>gross floor area</i>
<i>Agricultural Tourism Use with petting zoo or children's playground / activity area</i>	1 parking space per 9 m ² of dedicated <i>gross floor area</i> plus 1 parking space measuring 9.0 metres long, 3.5 metres wide and having a vertical clearance of at least 4.0 metres for bus parking.
<i>Business Office</i>	1 parking space per 30 m ² of <i>gross floor area</i>
<i>Farm Winery</i>	The greater of: 1 parking space per 18.5m ² of gross floor area associated with retail and tasting/hospitality; or, 1 parking space for every 4 persons to be accommodated at maximum permitted capacity.
<i>Hospital</i>	1 parking space per 50m ² of <i>gross floor area</i>
<i>Nursing Home, Retirement Home</i>	3 parking spaces for every four beds
<i>Hotel, Motel, Tourist Establishment</i>	1 parking space per guest room, plus 1 parking space per 9.3 m ² of floor space devoted to public use, excluding hallways and washrooms, plus 1 space for every four persons to be accommodated according to the maximum permitted capacity in a <i>restaurant or assembly hall</i> on the same <i>lot</i> .

<i>Industrial Use, Cannabis Production and Processing</i>	<i>1 parking space per 93 m² of gross floor area</i>
<i>Marina</i>	<i>1 parking space per boat slip</i>
<i>Medical Office</i>	<i>3 parking spaces per practitioner</i>
<i>Place of Amusement, Place of Entertainment</i>	The greater of: <i>1 parking space per 4 seat capacity; or,</i> <i>1 parking space per 9 m² of gross floor area</i>
<i>Place of Worship</i>	<i>1 parking space per 5.5 m² of gross floor area</i>
<i>Private Club, Restaurant</i>	<i>1 parking space for every 4 persons to be accommodated at maximum permitted capacity</i>
<i>Retail Store, Personal Service Shop, Repair Shop, Dry Cleaning Depot, Farm Produce Outlet</i>	<i>1 parking space per 18.5 m² of gross floor area</i>
<i>Seasonal Agricultural Stand</i>	<i>1 parking space</i>
<i>School, Elementary</i>	The greater of: <i>1.5 parking spaces per classroom;</i> <i>1 parking space per 9.0 m² of floor area in the gymnasium; or,</i> <i>1 parking space per 9.0 m² of floor area in the auditorium.</i>
<i>School, Secondary</i>	The greater of: <i>4 parking spaces per classroom;</i> <i>1 parking space per 9.0 m² of floor area in the gymnasium; or,</i> <i>1 parking space per 9.0 m² of floor area in the auditorium.</i>
<i>Warehouse</i>	<i>1 parking space per 93 m² of gross floor area</i>
<i>Uses permitted by this by-law other than those listed in this Table.</i>	<i>1 parking space per 37 m² of gross floor area</i>

Where the minimum number of *parking spaces* is calculated on the basis of a rate or ratio, the required number of spaces shall be rounded up to the higher whole number.

5.11 REQUIRED PARKING SPACE EXEMPTIONS

Notwithstanding the parking requirements set out in Section 5.10 of this By-law, *parking spaces* are not required for the following:

- a) Non-residential *uses* in the C1 Zone *save and except a hotel or motel, to which the standards of Table 5.3 shall apply.*
- b) *Commercial self-storage facilities*, except for the *business office* component of the *use* for which a *required parking space* calculation shall be determined using the *business office* rate.

5.12 REQUIRED BARRIER-FREE PARKING SPACES

Designated barrier-free *parking spaces* shall be provided off-street and in accordance with the provisions of this By-law, Ontario Regulation 191/11, and the Provincial Offences Act. The minimum parking requirements for barrier-free *parking spaces* are as shown in Table 5.4. Where the minimum number of *parking spaces* is calculated on the basis of a rate/ratio, the required number shall be rounded up to the higher whole number.

Table 5.4 – Required Barrier-Free Parking Spaces

No. of Required Parking spaces	No. of Barrier-free Parking Spaces	Type of Spaces Required
1-12	1 parking space	Type A
13-100	4% of the required parking spaces	Equally divided between Type A and Type B, if an even number of parking spaces is required. Any additional 'odd' space may be either Type A or B. A Minimum of one Type A space shall be provided.
101-200	1 parking space plus 3% of required parking spaces	
201-1000	2 parking spaces plus 2% of required parking spaces	
1001 +	11 parking spaces plus 1% of required parking spaces	

Parking Spaces required in accordance with Table 5.4 shall be provided as follows:

- a) Where a Type A *parking space* is required or provided, it shall be a minimum width of 3.4m and a minimum length of 5.8m;
- b) Where a Type B *parking space* is required or provided, it shall be a minimum width of 2.4m and a minimum length of 5.8m;
- c) Each *parking space* shall be paved and the access from the parking space to the main entrance of the *main building* on the *lot* shall be paved;
- d) Each space shall have a vertical clearance of 3.0m; and,
- e) An access aisle, having a minimum width of 1.5m and extending the full length of the *parking space* shall be provided adjacent to all barrier free *parking spaces*. An aisle may be shared by two barrier-free *parking spaces*.

5.13 LOADING SPACE REQUIREMENTS

When any new non-residential development is constructed, when any existing non-residential development is enlarged, or when any *use* is changed, provision shall be made for off-street vehicular *loading spaces* as follows:

Table 5.5 – Loading Space Requirements

Gross Floor Area of Building	Loading Space
900 m ² or less	0 spaces
901 m ² to 2750 m ²	1 space
2751 m ² or greater	2 spaces plus 1 additional space for each additional 9290 m ²

In addition, the following provisions apply:

- Each *loading space* shall be a minimum of 9.0 metres long, 3.5 metres wide and have a vertical clearance of at least 4.0 metres.
- Loading spaces* must be provided adjacent to the principal *use* or *building* on the same *lot* as the *use* or *building* for which it is required. Required *loading spaces* shall be located in the *interior side yard* or *rear yard*.
- Access to a *loading space(s)* shall be by means of a *driveway* at least 6.0 metres wide contained within the *lot* on which the space(s) are located and leading to a street or land located within or adjoining the Commercial or Industrial *Zone(s)*.
- In any Commercial or Industrial *Zone*, no *loading space* shall be located closer than 3.0 metres to any *interior side lot line* or *rear lot line* that abuts a Residential *Zone*.

The *loading space* requirements of this By-law shall not apply to any *building* in existence on September 21, 2009 so long as the *floor area*, as it existed at such date, is not increased. If an addition is made to the *building* or *structure* that increases the floor area, then additional *loading spaces* shall be provided as required by the regulations of this By-law.

5.14 LOADING SPACE EXEMPTIONS

Notwithstanding the provisions of Section 5.13 of this By-law, *loading spaces* are not required for the following:

- a) Any use in the Downtown Commercial (C1) Zone.
- b) Commercial self-storage facilities.

5.15 QUEUING LANE REQUIREMENTS

Where *drive-through service facilities* are permitted, *queuing lanes* are required and shall be exclusive of any other *parking space* and aisle requirements contained within this By-law and shall be provided in accordance with the following provisions:

5.15.1 Queuing Space Requirements

- a) The minimum requirements within a designated *queuing lane* shall be as follows:

Table 5.6 – Queuing Space Requirements

Use Associated with Drive-through Service Facility	Minimum Required Ingress Spaces	Minimum Required Egress Spaces
<i>Financial Institution</i>	4	1
<i>Restaurant</i>	12	2
<i>Motor vehicle service station</i>	3	1
<i>Motor vehicle washing establishment</i>	10	2
<i>All Other Uses</i>	3	1

- b) Ingress spaces shall be located before the first point of contact;
- c) Egress spaces shall be located between ingress space and the final point of contact; and,
- d) The *queuing lane* associated with the *drive-through service facility* shall be the total number of required ingress spaces and egress spaces.

5.15.2 Size of Queuing Space

All queuing spaces shall be rectangular in shape, with a minimum length of 6.0 metres and a width of 3.0 metres.

5.15.3 Setbacks for Queuing Lanes

Queuing lanes and all order boxes using voice communication to order shall be located no closer than 15.0 metres from any *street line* or any Residential Zone.

5.15.4 Delineation of Queuing Lane Requirements

Queuing lanes shall be unobstructed and shall be clearly delineated by pavement markings or physical barriers, and shall be independent of the balance of the *parking area*.

PART 6.0 RESIDENTIAL ZONES

6.1 ZONES

Uses that are permitted in the following *Zone* categories are identified on the following Permitted *Use* Table:

Permitted *uses* in a *Zone* are noted by the symbol 'X' in the column for that *Zone* corresponding with the row for a specific permitted *use*. A number or numbers following the symbol 'X', or following the *Zone* heading, or following the name of a permitted *use*, indicates that one or more special provisions apply to the noted *use* or *Zone*. Special provisions are listed at the end of each table. If a *use* is not listed on the table, it is not permitted.

Residential Zones:

R1	Residential One
R2	Residential Two
R3	Residential Three
R4	Residential Four
R5	Hamlet Residential
RM	Residential Multiple
RT	Residential Transitional
CR	Country Residential
RR	Rural Residential
SR	Shoreline Residential
RLS	Residential Limited Service
MH	Mobile Home Park

Table 6.1 – Residential Zone Use Permissions

	PERMITTED USE	R1	R2	R3	R4	R5	RM	RT	CR	RR	SR	RLS	MH
1	<i>Agricultural Use (including specialized)</i>									X(7) (9)			
2	<i>Art Gallery</i>							X(1)					
3	<i>Bed and Breakfast Establishment</i>	X	X	X	X	X		X	X	X	X	X	
4	<i>Business Office</i>							X(2)					
5	<i>Day Nursery</i>												
6	<i>Additional Residential Unit, (6) (added by By-law 2024-15)</i>	X	X	X	X	X	X	X	X	X	X	X	
7	<i>Building, Apartment</i>						X						
8	<i>Dwelling, Single Detached</i>	X	X	X	X	X		X	X	X	X	X	
9	<i>Dwelling, Semi- Detached</i>	X	X	X	X			X					
10	<i>Dwelling, Duplex</i>	X	X	X	X			X					
11	<i>Dwelling, Multiple</i>						X						
12	<i>Dwelling, Townhouse</i>						X	X					
13	<i>Dwelling, Triplex</i>						X						
14	<i>Home Industry (4)</i>									X			
15	<i>Livestock, Accessory</i>									X(3)			
16	<i>Medical Office</i>							X(2)					
17	<i>Dwelling, Mobile Home</i>												X(5)
18	<i>Personal Service Shop</i>							X(2)					
19	<i>Private Home Daycare</i>	X	X	X	X	X	X	X	X	X	X	X	
20	<i>Residential Care Facility</i>	X	X	X	X	X (8)	X	X	X	X	X	X	
21	<i>Restaurant</i>							X(2)					
22	<i>Retail Store</i>							X(2)					
23	<i>Retirement Home</i>						X						

Special Provisions:

- (1) Maximum *gross floor area* – 100.0 square metres.
- (2) Maximum *gross floor area* – 50.0 square metres.
- (3) Subject to Section 4.31 of this By-law.
- (4) Subject to Section 4.10 of this By-law.
- (5) Permitted only within a mobile home park.
- (6) Subject to Sections 4.2.1 and 4.21 of this By-law.
- (7) Associated buildings or structures may not be erected prior to the main residential dwelling on the lot.
- (8) Residential Care Facilities in the Rural Settlement Area of Leith as identified by the Municipality of Meaford's Official Plan, shall be serviced by municipal water service.
- (9) Buildings or structures housing *accessory livestock* are subject to 4.31.

6.2 ZONE STANDARDS

Standards for the following *Zone* categories are identified on the following *Zone* Standards Tables - Tables 6.2.1 and 6.2.2.

A number of numbers following the *Zone* Standard, *Zone* Heading or description of the standard, indicates an addition *Zone* requirement. These additional standards are listed at the end of this subsection as special provisions. Note that the standards for the RM *Zone* are contained in Table 6.2.2.

Table 6.2.1 – Residential Zone Standards (Part A)

	ZONE STANDARD	R1	R2	R3	R4	R5	RT	CR	RR	SR	RLS	MH
1	Minimum <i>lot area</i>	540m ²	480m ²	450m ²	330m ²	n/a (11)	(1)	8000m ²	n/a	6000m ²	6000m ²	n/a
2	Minimum <i>lot frontage</i>	18.0m (2)	16.0m (3)	15.0m (4)	11.0m	n/a	(1)	100.0m	n/a	n/a	n/a	n/a
3	Minimum required <i>front yard</i>	7.5m	7.5m	7.5m (5)	7.5m (5)	6.0m	(1)	15.0m	7.5m	9.0m (13)	9.0m (13)	10.0m
4	Minimum required <i>exterior side yard</i>	5.0m	5.0m	4.0m	3.0m	6.0m	(1)	10.0m	7.5m	6.0m	6.0m	60.0m
5	Minimum required <i>interior side yard</i>	1.2m (8)	1.2m (8)	1.2m (8)	(6)	3.0m (7)	(1)	5.0m (7)	3.0m (7)	2.0m	2.0m	30.0m
6	Minimum <i>rear yard</i>	7.5m	7.5m	7.5m	7.5m	7.5m	(1)	7.5m	7.5m	10.0m	10.0m	20.0m
7	Maximum <i>driveway width</i>	6.0m (10)	6.0m (10)	6.0m (10)	6.0m (10)	n/a	n/a	n/a	n/a	n/a	n/a	n/a
8	Minimum <i>gross floor area</i>	n/a	n/a	n/a	n/a	n/a	n/a	90.0 m ² (9)	n/a	n/a	n/a	n/a
9	Maximum <i>height</i>	11.0m	11.0m	11.0m	11.0m	11.0m	11.0m	11.0m	11.0m	11.0m	11.0m	n/a
10	Maximum <i>lot coverage for main buildings</i> (12)	40%	40%	40%	n/a	n/a	n/a	n/a	n/a	30%	30%	n/a

Special Provisions:

- (1) For residential *uses*, the standards of the Residential Three (R3) *Zone* shall apply.
For non-residential *uses*, the standards shall be as existing on September 21, 2009.
- (2) *Minimum lot frontage* for a *semi-detached dwelling* – 9 metres/unit.
- (3) *Minimum lot frontage* for a *semi-detached dwelling* – 8 metres/unit.
- (4) *Minimum lot frontage* for a *semi-detached dwelling* – 7.5 metres/unit.
- (5) A garage may project 1.5 metres into the required front *yard*, provided it is located no closer than 6.0 metres from the *lot line* the *driveway* crosses to access the garage.
- (6) *Minimum required interior side yard* – 1.2 metres on one side, 0.6 metres on the other side.
- (7) *Minimum required interior side yard* where there is no attached *private garage* or *carport* – 6.0 metres on one side.
- (8) *Minimum required interior side yard* where there is no attached *private garage* or *carport* – 4.8 metres on one side.
- (9) Required for *first storey*.
- (10) Or width of attached *private garage*, measured from the interior walls of the *private garage*, whichever is greater.
- (11) Minimum *lot area* in the Rural Settlement Area of Woodford is 4,000 square metres.
- (12) *Accessory buildings* and *structures* are subject to Section 4.1.1.5 of this By-law.
- (13) On a lot abutting Georgian Bay, an attached garage may project into the required front yard, provided it is located not nearer than 5.0 meters from the front lot line and is not greater than 4.5m in height.

Table 6.2.2 – Zone Standards for the RM Zone (Part B)

	ZONE STANDARD	<i>Triplex dwelling</i>	<i>Multiple dwelling</i> (1)	<i>Apartment Building</i>	<i>Townhouse dwelling</i>
1	<i>Minimum lot area</i>	500.0 m ²	600.0 m ²	600.0 m ²	180.0 m ²
2	<i>Minimum lot frontage</i>	16.5 m	20.0 m	20.0 m	6.0 m
3	<i>Minimum required front yard</i>	7.5 m	7.5 m	7.5 m	6.0 m
4	<i>Minimum required exterior side yard</i>	4.0 m	7.5 m	7.5 m	4.0 m
5	<i>Minimum required interior side yard</i>	2.4 m	2.4 m	2.4 m	2.4m(3)
6	<i>Minimum required rear yard</i>	7.5 m	7.5 m	7.5 m	7.5 m
7	<i>Maximum height</i>	11.0 m	11.0 m	11.0 m	11.0 m
8	<i>Maximum lot coverage for main buildings (2)</i>	40%	50%	50%	50%

Special Provisions:

- (1) Where new *lots* are created under the registration of a Phased Condominium in accordance with the Condominium Act, 1998, S.O. 1998, c.19, as amended the *minimum lot area*, *minimum lot frontage* and maximum *lot coverage* standards shall not apply, the *minimum required front, rear or side yards* from the applicable new *lot lines* shall be zero and the new *lot* shall not require frontage onto a *public street* in accordance with Section 4.8 of this By-law.
- (2) *Accessory buildings and structures* are subject to Section 4.1.1.5 of this By-law.
- (3) The required interior side yard shall be for lots containing end units only.

PART 7.0

COMMERCIAL AND EMPLOYMENT ZONES

7.1 ZONES

Uses that are permitted in the following Zone categories are identified on the following Permitted Use Table:

Permitted uses in a Zone are noted by the symbol 'X' in the column for that Zone corresponding with the row for a specific permitted use. A number or numbers following the symbol 'X', or following the Zone heading, or following the name of a permitted use, indicates that one or more special provisions apply to the noted use or Zone. Special provisions are listed at the end of each table. If a use is not listed on the table, it is not permitted.

Commercial and Employment Zones:

- C1 Downtown Commercial
- C2 Highway Commercial
- C3 Neighbourhood Commercial
- C4 Rural Highway Commercial
- C5 Hamlet Commercial
- M1 Restricted Industrial
- M2 General Industrial
- M3 Rural Industrial

Table 7.1 – Commercial and Employment Zone Use Permissions

	PERMITTED USE	COMMERCIAL					EMPLOYMENT		
		C1	C2	C3	C4	C5	M1	M2	M3
1	Agricultural Support Use						X	X	
2	Art Gallery	X	X			X(5)			
3	Auction Sales Establishment		X						
4	Banquet Hall	X	X						
5	Building Supply Outlet		X		X				
6	Bulk Fuel Depot							X	X
7	Business Office	X	X	X		X(5)			
8	Cannabis Production and Processing						X(6)	X(6)	X(6)
9	Car Wash		X						
10	Commercial Fitness Centre	X	X						
11	Commercial School	X	X						
12	Commercial Self-Storage Facility						X	X	

	PERMITTED USE	COMMERCIAL					EMPLOYMENT		
		C1	C2	C3	C4	C5	M1	M2	M3
13	Community Centre	X	X			X(5)			
14	Contractors Yard						X	X	
15	Custom Workshop (10)	X	X	X	X	X(5)	X	X	
16	Day Nursery	X	X	X		X(5)			
17	Dry Cleaning Depot	X(1)	X						
18	Dry Cleaning Establishment	X(1)	X						
19	Dwelling Unit, Accessory Apartment	X(2)		X(2)					
20	Dwelling Unit, Apartment	X(2)							
21	Emergency Service Depot	X	X	X		X(5)	X	X	X
22	Equipment Sales and Rental		X			X(5)			
23	Farm Implement Dealer		X		X				
24	Financial Institution	X(1)	X			X(5)			
25	Funeral Home	X	X						
26	Hotel	X	X			X(5)			
27	Industrial Use						X	X	X
28	Landscaping Operation						X	X	
29	Library	X	X			X(5)			
30	Medical Office	X	X			X(5)			
31	Motel		X						
32	Motor Vehicle Body Shop		X						
33	Motor Vehicle Dealership		X		X				
34	Motor Vehicle Repair Garage		X		X				
35	Motor Vehicle Service Station		X		X				
36	Museum	X	X			X(5)			
37	Nursery		X		X				
38	Outdoor Display and Sales, Accessory (9)	X	X		X				
39	Outdoor Storage, Accessory (7)		X	X	X		X	X	X
40	Park, Private								
41	Park, Public	X							
42	Parking Garage	X							
43	Parking Lot	X							
44	Personal Service Shop	X	X	X		X(5)			
45	Place of Amusement	X	X						
46	Place of Entertainment	X	X						
47	Place of Worship	X	X			X(5)			
48	Private Club	X	X						
49	Recreational Equipment, Sales & Rental Establishments	X	X		X	X(5)			

	PERMITTED USE	COMMERCIAL					EMPLOYMENT		
		C1	C2	C3	C4	C5	M1	M2	M3
50	<i>Recreational Establishment</i>	X	X			X(5)			
51	<i>Recycling Establishment</i>						X	X	
52	<i>Repair Shop</i>	X	X	X		X(5)			X
53	<i>Restaurant</i>	X(1)	X			X(5)			
54	<i>Retail Store</i>	X(1)	X(4)	X		X(5)			
55	<i>Retail Store, Accessory</i>						X(3)	X(3)	
56	<i>Salvage or Wrecking Yard</i>							X	
57	<i>Saw and/or Planing Mill</i>							X	X
58	<i>School, Private</i>	X							
59	<i>Theatre</i>	X	X			X(5)			
60	<i>Trade & Convention Centre</i>	X							
61	<i>Transportation Terminal</i>						X	X	X
62	<i>Veterinary Clinic</i>	X	X			X(5)			
63	<i>Warehouse</i>				X (8)		X	X	X
64	<i>Waste Transfer Station</i>						X	X	
65	<i>Woodchipping Establishment</i>							X	X
66	<i>Workshop</i>		X		X	X (5)	X	X	X
67	<i>Legally Existing Uses as of September 22nd, 2014</i>				X				

Special Provisions

- (1) *Drive-through service facilities* are not permitted.
- (2) Subject to Section 4.2.2 and 4.21 of this By-law.
- (3) Maximum *gross floor area* – 15% of the gross floor area of the *building*.
- (4) Maximum gross floor area – 355 m²
- (5) Only permitted if *use* existed on September 21, 2009.
- (6) Cannabis Production and Processing is subject to Section 4.33 of this By-law.
- (7) Subject to Section 4.16.2 of this By-law.
- (8) Limited for the purposes of refrigeration of produce only.
- (9) Subject to Section 4.16.1 of this By-law.
- (10) A custom workshop established accessory to a residential dwelling unit shall be subject to the provisions of Section 4.11 of this By-law.

7.2 ZONE STANDARDS

Standards for the following *Zone* categories are identified on the following *Zone Standards Table*.

A number of numbers following the *Zone Standard*, *Zone Heading* or description of the standard, indicates an addition *Zone* requirement. These additional standards are listed at the end of this subsection as special provisions.

Table 7.2 – Commercial and Employment Zone Standards

	ZONE STANDARDS	C1	C2	C3	C4	C5	M1	M2	M3
1	<i>Minimum lot area</i>	n/a	500m ²	2000m ²	0.8ha	n/a(5)	4000m ²	8000m ²	2.0ha
2	<i>Minimum lot frontage</i>	n/a	45.0m	30.0m	60.0m	23.0m	30.0m	60.0m	60.0m
3	<i>Minimum required front yard</i>	n/a(1)(4)	15.0m	7.5m	14.0m	4.5m	14.0m	14.0m	14.0m
4	<i>Minimum required exterior side yard</i>	n/a	7.5m	7.5m	6.0m	6.0m	11.0m	14.0m	12.0m
5	<i>Minimum required interior side yard</i>	n/a(2)	5.0m	4.8m	6.0m	4.0m	7.5m(3)	7.5m(3)	6.0m
6	<i>Minimum rear yard</i>	n/a(2)	7.5m	4.8m	9.0m	7.5m(3)	7.5m(3)	7.5m(3)	7.5m(3)
7	<i>Maximum height</i>	11.0m	11.0m	11.0m	14.0m	11.0m	14.0m	14.0m	11.0

Special Provisions

- (1) Maximum permitted *front yard* abutting Sykes Street – 3.0 metres.
- (2) *Minimum required yard* abutting a Residential *Zone* boundary – 4.8 metres.
- (3) *Minimum required yard* abutting a Residential *Zone* boundary – 12.0 metres.
- (4) Notwithstanding any other provision of this By-law, the *minimum required front yard* on Nelson Street between Cook Street and Sykes Street is 6.0 metres, except that a *commercial* or *residential patio*, attached *pergola* or attached, unenclosed *deck* where the distance from *established grade* to the underside of the floor joists is 0.6 metres or less shall be permitted to encroach to the *front lot line*.
- (5) Minimum lot area in the Rural Settlement Area of Woodford is 4,000 square metres.

PART 8.0

AGRICULTURAL, RURAL, RECREATIONAL AND OTHER ZONES

8.1 ZONES

Uses that are permitted in the following *Zone* categories are identified on the following Permitted *Use* Table:

Permitted *uses* in a *Zone* are noted by the symbol 'X' in the column for that *Zone* corresponding with the row for a specific permitted *use*. A number or numbers following the symbol 'X', or following the *Zone* heading, or following the name of a permitted *use*, indicates that one or more special provisions apply to the noted *use* or *Zone*. Special provisions are listed at the end of each table. If a *use* is not listed on the table, it is not permitted.

Agricultural, Rural, Recreational and Other Zones:

A	Agricultural
SA	Special Agricultural
RU	Rural
D	Development
EP	Environmental Protection
EP-W	Environmental Protection - Wetland
UAW	Urban Area Waterfront
I	Institutional
UI	Urban Institutional
MAR	Mineral Aggregate Resources
MR	Major Recreation
OS	Open Space

Table 8.1 – Agricultural, Rural, Recreational and Other Zone Use Permissions

	PERMITTED USE	A	SA	RU	D	EP	EP-W	UAW	I/UI	MAR	MR	OS
1	<i>Agricultural Use, Intensive</i>	X	X	X	X(6)	X(1)	X(1)			X		
2	<i>Agricultural Use (including Specialized)</i>	X	X	X	X	X(1)	X(1)			X		
3	<i>Bed and Breakfast Establishment</i>	X	X	X	X(2)	X(7)						
4	<i>Campground</i>										X	
5	<i>Cannabis Production and Processing (13)</i>	X	X	X								
6	<i>Cemetery</i>											
7	<i>Community Centre</i>											X
8	<i>Conservation Use</i>	X	X	X	X	X(5)	X(5)	X		X	X	X
9	<i>Cross Country Ski Facility</i>										X	
10	<i>Dwelling, Single Detached</i>	X	X	X	X(2)	X(8)					X	
11	<i>Additional Residential Unit (11) (added By-law 2024-15)</i>	X	X	X	X							
12	<i>Equestrian Facility</i>	X	X	X								
13	<i>Farm Produce Outlet</i>	X	X	X								
14	<i>Farm Winery (12)</i>	X	X	X								
15	<i>Forestry Use</i>	X	X	X						X	X	X
16	<i>Golf Course</i>										X	
17	<i>Golf Driving Range</i>										X	
18	<i>Home Industry (3)</i>	X	X	X								
19	<i>Hospital</i>											
20	<i>Library</i>											
21	<i>Long Term Care Facility</i>											
22	<i>Marina</i>							X				
23	<i>Mineral Aggregate Operation</i>									X		
24	<i>Museum</i>											
25	<i>Mountain Bike Facility</i>										X	
26	<i>Nursery</i>	X	X	X						X		
27	<i>Nursing Home</i>											
28	<i>Park, Private</i>											X
29	<i>Park, Public</i>					X(5)	X(5)	X				X
30	<i>Place of Worship</i>											
31	<i>Private Club</i>			X								
32	<i>Private Home Daycare</i>	X	X	X	X(2)	X(7)						
33	<i>Public Works Yard</i>											
34	<i>Recreational Equipment Sales and Service Establishment</i>							X			X	
35	<i>Residential Care Facility</i>	X	X	X	X(2)	X(7)						

	PERMITTED USE	A	SA	RU	D	EP	EP-W	UAW	I/UI	MAR	MR	OS
					(9)							
36	Restaurant							X				
37	Retail Store							X				
38	Retirement Home											
39	Saw and/or Planing Mill			X								
40	School, Public, Private or Commercial							X				
41	Tourist Establishment										X	
42	Trailer Park							X			X	
43	Veterinary Clinic			X								
44	Woodchipping Establishment			X								
45	Legally existing uses as of September 21, 2009				X			X	X (10)			

Special Provisions

- (1) Uses existing as of September 21, 2009. All *buildings* or *structures* are prohibited.
- (2) On an existing *lot* of record only, that was in existence on September 21, 2009.
- (3) Subject to Section 4.10 of this By-law.
- (4) Deleted.
- (5) All *buildings* and *structures* are prohibited and only *passive recreation* permitted.
- (6) No *livestock operation* shall be erected or enlarged after September 21, 2009.
- (7) Only permitted within a *single detached dwelling* that existed on September 21, 2009. No expansion of the *single detached dwelling* is permitted.
- (8) No new *dwelling units* are permitted. The expansion of the single detached dwelling and the siting or enlargement of accessory buildings or structures on the lot, shall not be permitted within the EP or EP-W zones.
- (9) On full municipal water and sewer services only.
- (10) A 'Day Nursery' shall be permitted as an accessory use to an existing or approved Institutional Use in the I or UI zones.
- (11) Subject to Section 4.2.1 and 4.21 of this by-law.
- (12) Subject to Section 4.10.3 of this By-law
- (13) Cannabis Production and Processing is subject to Section 4.33 of this By-law

8.2 ZONE STANDARDS

Standards for the Zones subject to this Part of the By-law are identified on the following Zone Standards Table.

A number or numbers following the Zone Standard, Zone Heading or description of the standard, indicates an additional Zone requirement. These additional standards are listed at the end of this subsection as special provisions.

Table 8.2 - Minimum Lot Area for Certain Uses in the A, SA, RU and MR Zones

1	<i>Agricultural Use</i>	n/a
2	<i>Agricultural Use, Intensive</i>	2.0 ha
3	<i>Agricultural Use, Specialized</i>	n/a
4	<i>Bed and Breakfast Establishment</i>	n/a
5	<i>Campground</i>	4.0 ha
6	<i>Cannabis Production and Processing (5)</i>	2.0 ha
7	<i>Conservation Use</i>	2.0 ha
8	<i>Cross Country Ski Facility</i>	5.0 ha
9	<i>Equestrian Facility</i>	2.0 ha
10	<i>Farm Produce Outlet (4)</i>	In RU & SA zones: 2.0 ha In A zone: 20 ha
11	<i>Forestry Use</i>	2.0 ha
12	<i>Golf Course</i>	20.0 ha
13	<i>Golf Driving Range</i>	5.0 ha
14	<i>Home Industry (2)</i>	In RU & SA zones: 4.0 ha In A zone: 20 ha
15	<i>Mountain Bike Facility</i>	5.0 ha
16	<i>Nursery</i>	2.0 ha
17	<i>Park, Private</i>	5.0 ha
18	<i>Private Club (3)</i>	1.0 ha
19	<i>Private Home Daycare</i>	n/a
20	<i>Recreational Equipment Sales and Service</i>	2.0 ha
21	<i>Residential Care Facility</i>	n/a
22	<i>Saw and/or Planing Mill</i>	5.0 ha
23	<i>Tourist Establishment</i>	4.0 ha
24	<i>Trailer Park</i>	4.0 ha
25	<i>Veterinary Clinic</i>	2.0 ha
26	<i>Woodchipping Establishment</i>	5.0 ha

Special Provisions

- (1) Deleted.
- (2) Subject to Section 4.10 of this By-law.
- (3) Subject to Table 8.3 of this By-law.
- (4) Subject to Section 4.10.2 of this By-law.
- (5) Subject to Section 4.33 of this By-law.

Table 8.3 - Provisions for Buildings in the A, SA, RU or MR Zones

ZONE STANDARD	Boarding stables, barns, agricultural buildings, cannabis production and processing (4)(1)(2)(6)	Veterinary clinics, farm produce outlets; farm wineries, private clubs, home industries including any accessory outdoor storage (2)	Dwelling, Single Detached, Temporary Farm Help Accommodation (2)(5)
<i>Minimum required front yard</i>	30.0m	30.0m	7.5m
<i>Minimum required exterior side yard</i>	15.0m	30.0m	7.5m
<i>Minimum required interior side yard</i>	15.0m	30.0m	3.0m (3)
<i>Minimum required rear yard</i>	15.0m	30.0m	7.5m
<i>Maximum height</i>	n/a	6.0m	11.0m

Special Provisions

- (1) Subject to Section 4.23.5 of this By-law.
- (2) *Buildings* and *structures* not listed on this Table are subject to Section 4.1 of this By-law.
- (3) *Minimum required interior side yard* for a *single detached dwelling* where there is no attached *private garage* or *carport* – 6.0 metres on one side.
- (4) Cannabis Production and Processing may occur within an Agricultural Building sited in accordance with Table 8.3. This use is further subject to the provisions of Section 4.33 of this By-law.
- (5) *Temporary Farm Help Accommodation* is subject to 4.24.2 of this By-law
- (6) Where a stable, barn, agricultural building/structure does not exceed the maximum height set out via 4.1.1.4 a) or b), the building/structure may be located in accordance with the applicable provisions of Section 4.1.1.3 or 4.1.1.4 b), save and except where the MDS II calculated for a livestock facility would require a greater setback, in which case said greater setback applies.

Table 8.4 - All Other Zones

	ZONE STANDARD	D	EP	EP-W	UAW	I/UI	MAR	OS
1	<i>Minimum lot area</i>	(1)	n/a	n/a	n/a	n/a	n/a	n/a
2	<i>Minimum lot frontage</i>	(1)	n/a	n/a	n/a	n/a	n/a	n/a
3	<i>Minimum required front yard</i>	7.5m	8.0m	n/a	n/a	7.5m	15.0m	8.0m
4	<i>Minimum required exterior side yard</i>	5.0m	8.0m	n/a	n/a	4.5m	15.0m	8.0m
5	<i>Minimum required interior side yard</i>	1.2m (2)	8.0m	n/a	n/a	4.5m	15.0m	8.0m
6	<i>Minimum rear yard</i>	7.5m	8.0m	n/a	n/a	7.5m	15.0m	8.0 m
7	<i>Maximum height</i>	11.0m	11.0m	n/a	14.0m	14.0m	11.0m	11.0m

Special Provisions

- (1) Existing on September 21, 2009.
- (2) *Minimum required interior side yard* where there is no attached *private garage* or *carport* – 4.8 metres, on one side.

8.3 SMALL LOTS IN THE AGRICULTURAL (A), SPECIAL AGRICULTURAL (SA) AND RURAL (RU) ZONES

Notwithstanding Tables 8.1, 8.2 and 8.3, any lot having less than 2.0 hectares in lot area shall be subject to the Zone Standards and Use Permissions of the Rural Residential (RR) Zone.

PART 9.0 EXCEPTIONS

Note: The historic by-law numbers and the zoning schedule references shown in red text within the headers of each Section of Part 9.0 are provided for information purposes only and do not constitute part of this by-law.

9.1 Deleted

9.2 Lands Abutting Meaford Harbour (Town of Meaford) Lands Between Bridge Street and Marshall Street East (Town of Meaford) Swathmore Drive at Highway #26 (St. Vincent) 7th Line, South of 22nd Sideroad (St. Vincent) (OP Sections B1.9.1, B1.9.2 and B1.9.4, By-law 60-2009 – B-1, 9, 13 and 20)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *2 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.2.1 Only Permitted Uses

The following *uses* are the only *uses* permitted:

- a) *Uses* legally existing on September 21, 2009.

9.3 Lots 1434, 1435, 1440 to 1450 and Part of Lot 1436, Plan 309 (Town of Meaford) (OP Section B1.9.3 and By-law 71-2006 – B-7)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *3 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.3.1 Only Permitted Uses

The following *uses* are the only *uses* permitted:

- a) *Uses* existing on September 21, 2009.

9.3.2 Additional Zone Standards

The following additional specific *Zone* Standards apply to lands Zoned M1-3-A:

- a) *Minimum required interior side yard – zero;*
- b) *Minimum required exterior side yard – zero.*

9.4 Lands Designated Rural Highway Commercial (St. Vincent) **(OP Section B2.6.5.1 (A)) – B-31)**

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *4 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.4.1 Only Permitted Uses

The following *uses* are the only *uses* permitted:

- a) All uses that were legally established on May 12th, 2014 including a motel, restaurant, single detached dwelling and retail use, as well as their replacement, reconstruction or redevelopment;
- b) Warehousing for the purposes of refrigeration of produce
- c) Building Supply Outlet
- d) Horticultural Nursery
- e) Motor Vehicle Service Station, Dealership and Repair Garage (and may include sales, service & repair of Recreational Vehicles)
- f) Farm Implement Dealer
- g) Outdoor display and sales, accessory
- h) Outdoor storage, accessory

9.4.2 Zone Standards

The following specific Zone Standards apply:

- a) Non-residential buildings and structures shall not exceed the total floor area existing on May 12th, 2014 and shall maintain a maximum ground floor area of 600m²;
- b) Outdoor display and sales, accessory and outdoor storage, accessory, shall be limited to a maximum area of 750 m²
- c) Buildings, structures, parking spaces & areas, driveways, and outdoor display, sales and storage areas (accessory), may be located at 0m from the east interior side lot line.

9.5 Part of Lot 11, Concession 3 (St. Vincent) **(OP Section B2.6.5.1 (b), Exception 29.6 of By-law 613 and By-laws 715 and 756 – B-25)**

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *5 on the Schedules to this By-

law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.5.1 Only Permitted *Uses*

The following *uses* are the only *uses* permitted:

- a) Agricultural building;
- b) Building supply outlet;
- c) Motor vehicle dealership;
- d) Horticultural Nursery, including accessory greenhouses and accessory retail sales;
- e) Single detached dwelling and accessory uses and structures;
- f) Outdoor display and sales, accessory
- g) Outdoor storage, accessory

9.5.2 Zone Standards

The following specific *Zone* Standard applies:

- a) Where a use listed as item b), c) or d) of 9.5.1 is proposed on a new or expanding basis, a maximum total floor area of 250m² shall apply to related buildings and structures.
- b) New or expanding outdoor display and sales, accessory and outdoor storage, accessory shall be limited to a maximum of 750m².
- c) The size limitations noted in 9.5.2 a) and b), above, are not intended to apply to greenhouses or outdoor areas used for growing of plants associated with a Horticultural Nursery.

9.6 **Part of Lot 10, Concession 4 (St. Vincent)** **(OP Section B2.3.6.1 and By-law 31-2000 – B-28)**

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *6 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.6.1 Additional Permitted *Uses*

The following additional *uses* are permitted:

- a) *Fitness centre, accessory;*
- b) *Single detached dwelling;*
- c) *Semi-detached dwelling; and,*
- d) *Townhouse dwelling.*

9.6.2 Zone Standards

The following specific *Zone* Standards apply:

- a) Minimum required front yard – 23.0 metres;
- b) Minimum required side yard – 15.0 metres;
- c) Maximum *height* – 2 ½ storeys;
- d) Maximum number of *dwelling units* permitted – 81.

9.7 **Part of Lot 10, Concession 4 (St. Vincent)** (OP Section B2.3.6.1 and By-laws 763 and 31-2000 – B-28)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *7 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.7.1 Only Permitted *Uses*

The following *use* is the only *use* permitted:

- a) Conservation use.

9.8 **Part of Lot 14, Concession 6 (St. Vincent)** (OP Section B1.6.6.1 and By-law 33-2000 – B-10)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *8 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.8.1 Only Permitted *Uses*

The following *uses* are the only *uses* permitted:

- a) *Uses* legally existing on November 3, 2003.

9.9 **Part of Lot 15, Concession 11 (St. Vincent)** (By-law 760 – A-48)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *9 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.9.1 Zone Standards

The following specific *Zone* Standard applies:

- a) Maximum *gross floor area* for a *home industry* – 70.0 square metres.

9.10 Part of Lot 19, Concession 8 (St. Vincent)

(Exception 29.13 of By-law 613 and By-law 6-82 – A-39)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *10 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.10.1 Only Permitted *Uses*

The following *uses* are the only *uses* permitted:

- a) Restaurant;
- b) Retail store limited to sale of farm produce; and,
- c) Single detached dwelling.

9.10.2 *Zone* Standards

The following specific *Zone* Standard applies:

- a) Maximum *lot coverage* – 5%.

9.11 Part of Lot 19, Concession 6 (St. Vincent)

(By-law 29-82 – B-2)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *11 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.11.1 *Zone* Standards

The following specific *Zone* Standard applies:

- a) Maximum *height* – 1 storey.

9.12 Part of Lot 11, Concession 5 (St. Vincent)

(By-law 12-83 – B-27)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *12 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.12.1 Zone Standards

The following specific *Zone* Standards apply:

- a) Minimum required front yard – 118.4 metres;
- b) Minimum required interior side yard, north side – 90.0 metres;
- c) Minimum required interior side yard, south side – 60.0 metres;
- d) Minimum required setback from an Environmental Protection (EP) *Zone* – 10.0 metres;
- e) Maximum *height* – 1 ½ storeys.

9.13 **Part of Lot 12, Concession 5 (St. Vincent)** (By-laws 34-83 and 72-2009 - B-23)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *13 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.13.1 Additional Permitted *Uses*

The following additional *use* is permitted:

- a) Temporary Farm Help Accommodation.

9.14 **Part of Lot 13, Concession 4 (St. Vincent)** (Exception 29.2 of By-law 613 – B-20)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *14 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.14.1 Zone Standards

The following specific *Zone* Standards apply:

- a) Maximum number of commercial units – 8;
- b) Maximum total *gross floor area* for all *retail stores* – 4830 square metres;

9.15 **Part of Lot 21, Concession A (Sydenham)** (By-laws 1991-23, 1991-55 – A-16, and 091-2013 – D-5-b)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *189 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.15.1 *Zone Standards*

The following specific *Zone Standards* apply:

- a) *Minimum required* and maximum *yards*, all *yards*, for all *buildings* and *structures* – As delineated on Schedule ‘D-5’ of this By-law.

9.15.2(a) *Additional Zone Standard for Lot A*

The following additional specific *Zone Standards* shall apply to *Lot A*:

- a) Maximum *lot coverage* – 7.3%;
- b) Maximum *height* – 2 ½ storeys.
- c) Notwithstanding 9.15.1 (a) above or any other provision of this By-law to the contrary:
 - i) The existing house and shed (pump house), as shown on Schedule D-5-b, shall be deemed to comply; and,
 - ii) An accessory garage/shop having a footprint of not more than 100 square meters may be located in substantial conformance with the siting of the ‘Proposed Garage/Shop’ shown on Schedule D-5-b.

9.15.2(b) *Zone Standards for Lot B*

The following additional specific *Zone Standards* apply to *Lot B*:

- a) Maximum *height* – 2 ½ storeys.

9.15.2(c) *Zone Standards for Lot C*

The following additional specific *Zone Standards* shall apply to *Lot C*:

- a) Maximum *lot coverage* – 8.0%;
- b) Maximum *height* – 2 ½ storeys.

9.15.2(d) *Additional Zone Standards for Lot D*

The following additional specific *Zone Standards* shall apply to *Lot D*:

- a) Maximum *lot coverage* – 9.0%;
- b) Maximum *height* – 2 ½ storeys.

9.16 Part of Lot 18, Concession 7 (St. Vincent)

(Exception 29.7 of By-law 613 and By-laws 31-86 and 43-89 – A-45)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *16 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.16.1 Additional Permitted Uses

The following use is permitted:

- a) Motor vehicle repair shop; and,
- b) Industrial use, limited to *farm produce* processing.

9.16.2 Zone Standards

The following specific Zone Standard applies:

- a) Maximum *gross floor area* for a *motor vehicle repair shop* – 130.0 square metres.

9.17 Lot 728, Plan 309 (Town of Meaford)

(B-13)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *17 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.17.1 Additional Permitted Use

The following additional use is permitted:

- a) Day Nursery

9.18 Part of Lot 4, Concession 1 (St. Vincent)

(Exception 29.9 of By-law 613 and By-laws 758 and 37-2000 – A-80)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *18 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.18.1 Zone Standards

The following specific Zone Standard applies:

- a) Maximum *lot coverage* – 10%.

9.18.2(a) Additional *Zone* Standard

The following additional *Zone* Standard applies to lands Zoned CR-18-A:

- a) Maximum *height* – 1 ½ storeys.

9.18.2(b) Additional *Zone* Standard

The following additional *Zone* Standard applies to lands Zoned CR-18-B:

- a) Minimum required rear yard – 11.0 metres.

9.19 Part of Lot 17, Concession 7 (St. Vincent)
(By-law 8-85 – A-45)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *19 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.19.1 *Zone* Standards

The following specific *Zone* Standard applies:

- a) Maximum number of *nutrient units* to be kept – 5.

9.20 Part of Lot 15, Concession 7 (St. Vincent)
(By-law 9-85 – A-50)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *20 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.20.1 Additional Permitted *Uses*

The following additional *use* is permitted:

- a) Open storage area.

9.20.2 Prohibited *Uses*

The following *use* is prohibited:

- a) Open storage of overburden.

9.21 Part of Lot 15, Concession 6 (St. Vincent)
(Section 7(9) of By-law 715 – B-6, 10)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *21 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.21.1 Only Permitted Uses

The following *uses* are the only *uses* permitted:

- a) Uses legally existing on September 21st, 2019 and accessory uses thereto.

9.22 Part of Lot 11, Concession 3 (St. Vincent)
(By-laws 19-85, 32-85 and 35-87 – B-29)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *22 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.22.1 Only Permitted Uses

The following *uses* are the only *uses* permitted:

- a) Farm produce outlet;
- b) Retail store, accessory;
- c) Single detached dwelling; and,
- d) Workshop.

9.22.2 Zone Standards

The following specific *Zone Standards* apply:

- a) Minimum required front yard – 15.0 metres;
- b) Minimum required side yard – 3.0 metres;
- c) Maximum *height* – 4.5 metres;
- d) Maximum *floor area* for a *workshop* and *accessory retail store* – 340.0 square metres;
- e) Minimum required front yard for a workshop and retail store – 18.3 metres;
- f) Minimum required side yard for a workshop and retail store – 30.5 metres.

9.23 Part of Lot 10, Concession 2 (St. Vincent)
(By-law 20-85 – B-30)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *23 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.23.1 Zone Standards

The following specific *Zone Standards* apply:

- a) Minimum required front yard – 30.0 metres;
- b) Minimum required interior side yard – 15.0 metres;
- c) Minimum required exterior side yard – 16.0 metres.

9.24 Part of Lot 10, Concession 2 (St. Vincent)
(By-laws 20-85 and 30-2005 – B-30)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *24 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.24.1 Zone Standards

The following specific *Zone Standards* apply:

- a) Minimum required front yard – 60.0 metres;
- b) Minimum required interior side yard – 14.0 metres;
- c) Minimum required exterior side yard – 14.0 metres;
- d) Maximum width of front *building* line – 25.0 metres.

9.25 Part of Lot 10, Concession 2 (St. Vincent)
(By-law 20-85 – B-30)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *25 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.25.1 Zone Standards

The following specific *Zone Standards* apply:

- a) Minimum required front yard – 75.0 metres;
- b) Minimum required interior side yard – 16.0 metres;
- c) Minimum required exterior side yard – 16.0 metres;

9.26 Part of Lot 6, Concession 1 (St. Vincent)
(By-law 22-85 – A-80)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *26 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.26.1 Zone Standards

The following specific *Zone* Standard applies:

- a) Minimum required rear yard – 250.0 metres.

9.27 Part of Lot 10, Concession 2 (St. Vincent)
(By-law 26-85 – B-30)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *27 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.27.1 Zone Standards

The following specific *Zone* Standards apply:

- a) Minimum required front yard – 25.0 metres;
- b) Maximum *height* – 8.0 metres.

9.28 Part of Lot 11, Concession 4 (St. Vincent)
(By-law 34-85 – B-28)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *28 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.28.1 Zone Standards

The following specific *Zone* Standard applies:

- a) Maximum number of *nutrient units* to be kept – 10.

9.29 Part of Lot 10, Concession 10 (St. Vincent)
(By-law 7-86 – A-56)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *29 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.29.1 Zone Standards

The following specific *Zone* Standard applies:

- a) Maximum number of *nutrient units* to be kept – 10.

9.30 Part of Lot 20, Concession 6 (St. Vincent)
(By-law 22-86 – B-1)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *30 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.30.1 Zone Standards

The following specific *Zone* Standard applies:

- a) Maximum number of *nutrient units* to be kept – 8.

9.31 Part of Lot 19, Concession 8 (St. Vincent)
(A-39)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *31 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.31.1 Only Permitted *Uses*

The following *uses* are the only *uses* permitted:

- a) Motor Vehicle Service Station
- b) Motor Vehicle Repair Garage
- c) Outdoor storage, accessory

9.32 Plan 309, Part Lot 529 (Town of Meaford)
(B-8)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *32 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.32.1 Additional Permitted Uses:

- a) A retail store shall be permitted to occupy the ground floor of the main building on-site, having a maximum floor area as existing on March 1st, 2017.

9.33 Part of Lot 24, Concession 9 (St. Vincent)
(By-law 14-87 – A-35)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *33 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.33.1 Additional Permitted *Uses*

The following additional *uses* are permitted:

- a) A radio communication tower; and
- b) *Accessory electronic building.*

9.33.2 *Zone Standards*

The following specific *Zone Standard* applies:

- a) Maximum *height* of tower – 35.0 metres.

9.34 Part of Lot 1, Concession 7 (St. Vincent)
(By-law 26-87 – A-86)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *34 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.34.1 Additional Permitted *Uses*

The following additional *use* is permitted:

- a) *Mobile home dwelling.*

9.35 Part of Lot 20, Concession 6 (St. Vincent)
(By-law 37-87 – B-1)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *35 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.35.1 Zone Standards

The following specific Zone Standard applies:

- a) *Minimum required front yard* – 19.5 metres.

9.36 Part of Lot 11, Concession 3 (St. Vincent)
(By-law 52-87 and 36-92 – B-29)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *36 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.36.1 Zone Standards

The following specific Zone Standards apply:

- a) Minimum required front yard – 25.0 metres;
- b) Minimum required interior side yard – 6.0 metres;
- c) No building shall extend more than 55 metres north of the front lot line.
- d) Maximum *height* – 5.5 metres.

9.36.2 Special Site Provisions

The following additional provisions apply:

- a) For the purpose of this Section, “*Height*” means the vertical distance measured from established grade as it existed on December 3, 1987 to the highest point of the roof surface.

9.37 Part of Lot 11, Concession 3 (St. Vincent)
(By-law 52-87 – B-29)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *37 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.37.1 Zone Standards

The following specific *Zone* Standards apply:

- a) Minimum required front yard – 25.0 metres;
- b) Minimum required interior side yard, west side – 3.0 metres;
- c) No building shall extend more than 33 metres east of the west interior lot line, nor more than 60 metres north of the front lot line.
- d) Maximum *height* – 5.5 metres.

9.37.2 Special Site Provisions

The following additional provision applies:

- a) For the purpose of this Section, “*Height*” means the vertical distance measured from established grade as it existed on December 3, 1987 to the highest point of the roof surface.

9.38 **Part of Lot 11, Concession 3 (St. Vincent)** (By-law 52-87 – B-29)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *38 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.38.1 Zone Standards

The following specific *Zone* Standards apply:

- a) Minimum required front yard – 25.0 metres;
- b) Minimum required side *yard*, east side – 3.0 metres;
- c) No building shall extend more than 33 metres west of the east interior lot line, nor more than 55 metres north of the front lot line.
- d) Maximum *height* – 5.5 metres.

9.38.2 Special Site Provisions

The following additional provision applies:

- a) For the purpose of this Section, “*Height*” means the vertical distance measured from established grade as it existed on December 3, 1987 to the highest point of the roof surface.

9.39 Part of Lot 11, Concession 3 (St. Vincent)
(By-law 52-87 – B-28)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *39 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.39.1 Zone Standards

The following specific Zone Standards apply:

- a) No building shall extend more than 45 meters north of the front lot line, nor more than 33 metres east of the west interior lot line.
- b) Minimum required setback from an Environmental Protection (EP) Zone – zero;
- c) Maximum *height* – 5.5 metres.

9.39.2 Special Site Provisions

The following additional provision applies:

- a) For the purpose of this Section, “*Height*” means the vertical distance measured from established *grade* as it existed on December 3, 1987 to the highest point of the roof surface.

9.40 Part of Lot 11, Concession 3 (St. Vincent)
(By-law 52-87 – B-29)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *40 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.40.1 Zone Standards

The following specific Zone Standards apply:

- a) Minimum required front yard – 10 metres
- Minimum required setback from an Environmental Protection (EP) Zone – zero;
- b) Minimum interior side yard (east) – 3 metres
 - c) Maximum *height* – 5.5 metres.

9.40.2 Special Site Provisions

The following additional provision applies:

- a) For the purpose of this Section, “*Height*” means the vertical distance measured from established *grade* as it existed on December 3, 1987 to the highest point of the roof surface.

9.41 Part of Lot 27, Concession 8 (St. Vincent)
(By-law 3-88 – A-33)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *41 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.41.1 Additional Permitted *Uses*

The following additional *uses* are permitted:

- a) *Community centre*; and,
- b) *Retail store, accessory.*

9.41.2 *Zone* Standards

The following specific *Zone* Standard applies:

- a) Maximum *gross floor area* for *community centre* – 150.0 square metres.

9.42 Part of Lot 22, Concession 9 (St. Vincent)
(By-law 13-89 – A-35)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *42 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.42.1 *Zone* Standards

The following specific *Zone* Standard apply:

- a) Maximum number of *nutrient units* to be kept – 5.

9.43 Part of Lot 22, Concession 9 (St. Vincent)
(By-law 13-89 – A-35)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *43 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.43.1 Zone Standards

The following specific *Zone Standards* apply:

- a) Minimum required front yard – 25.9 metres;
- b) Minimum required side *yard*, north side – 3.0 metres;
- c) Minimum required side *yard*, south side – 5.8 metres;
- d) Minimum required rear yard – 43.2 metres.

9.44 **Part of Lot 18, Concession 11 (St. Vincent)** (By-law 24-89 – A-43)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *44 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.44.1 Zone Standards

The following specific *Zone Standards* apply:

- a) Minimum required front yard – 33.0 metres;
- b) Minimum required side *yard*, north side – 5.0 metres;
- c) Minimum required side *yard*, south side – 10.0 metres;
- d) Minimum required rear yard – 10.0 metres;
- e) Maximum number of *driveways* permitted per two *lots* – 1;
- f) Maximum width of a *driveway* – 10.0 metres;
- g) Minimum required *yard* for a *driveway* – 1.2 metres;
- h) Minimum required *yard* for a *driveway* where it crosses a side *lot line*, in which case the *minimum required rear yard* – zero.

9.45 **Part of Lot 18, Concession 11 (St. Vincent)** (By-law 24-89 – A-43)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *45 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.45.1 Zone Standards

The following specific *Zone Standards* apply:

- a) Minimum required front yard – 33.0 metres;
- b) Minimum required interior side yard, north side – 10.0 metres;
- c) Minimum required exterior side yard, south side – 10.0 metres;
- d) Minimum required rear yard – 10.0 metres;
- e) Maximum number of *driveways* permitted per two *lots* – 1;

- f) Maximum width of a *driveway* – 10.0 metres;
- g) Minimum required *yard* for a *driveway* – 1.2 metres;
- h) Minimum required *yard* for a *driveway* where it crosses a side *lot line*, in which case the *minimum required rear yard* – zero.

9.46 Part of Lot 18, Concession 11 (St. Vincent)

(By-law 24-89 – A-43)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *46 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.46.1 Zone Standards

The following specific *Zone Standards* apply:

- a) Minimum required front yard – 37.0 metres;
- b) Minimum required side *yard*, north side – 5.0 metres;
- c) Minimum required side *yard*, south side – 20.0 metres;
- d) Minimum required rear yard – 9.0 metres;
- e) Maximum number of *driveways* permitted per two lots – 1;
- f) Maximum width of a *driveway* – 10.0 metres;
- g) Minimum required *yard* for a *driveway* – 1.2 metres;
- h) Minimum required *yard* for a *driveway* where it crosses a side *lot line*, in which case the *minimum required rear yard* – zero.

9.47 Part of Lot 18, Concession 11 (St. Vincent)

(By-law 24-89 – A-43)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *47 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.47.1 Zone Standards

The following specific *Zone Standards* apply:

- a) Minimum required front yard – 10.0 metres;
- b) Minimum required side *yard*, north side – 5.0 metres;
- c) Minimum required side *yard*, west side – 10.0 metres;
- d) Minimum required side *yard*, east side – 60.0 metres;
- e) Minimum required rear yard – 10 metres;
- f) Maximum number of *driveways* permitted per two lots – 1;
- g) Maximum width of a *driveway* – 10.0 metres;
- h) Minimum required *yard* for a *driveway* – 1.2 metres;

- i) Minimum required *yard* for a *driveway* where it crosses a side *lot line*, in which case the *minimum required rear yard* – zero.

9.48 Part of Lot 18, Concession 11 (St. Vincent)
(By-law 24-89 – A-43)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *48 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.48.1 Zone Standards

The following specific *Zone Standards* apply:

- a) Minimum required front yard – 10.0 metres;
- b) Minimum required side *yard*, north side – 5.0 metres;
- c) Minimum required side *yard*, south side – 10.0 metres;
- d) Minimum required rear yard – 30.0 metres.
- e) Maximum number of *driveways* permitted per two lots – 1;
- f) Maximum width of a *driveway* – 10.0 metres;
- g) Minimum required *yard* for a *driveway* – 1.2 metres;
- h) Minimum required *yard* for a *driveway* where it crosses a side *lot line*, in which case the *minimum required rear yard* – zero.

9.49 Part of Lot 18, Concession 11 (St. Vincent)
(By-law 24-89 – A-43)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *49 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.49.1 Zone Standards

The following specific *Zone Standards* apply:

- a) Minimum required front yard – 10.0 metres;
- b) Minimum required interior side yard – 10.0 metres;
- c) Minimum required rear yard – 30.0 metres.
- d) Maximum number of *driveways* permitted per two lots – 1;
- e) Maximum width of a *driveway* – 10.0 metres;
- f) Minimum required *yard* for a *driveway* – 1.2 metres;
- g) Minimum required *yard* for a *driveway* where it crosses a side lot line, in which case the *minimum required rear yard* – zero.

9.50 Part of Lot 6, Concession 2 (St. Vincent)
(By-laws 35-89 and 113-2004 – A-80)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *50 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.50.1 *Zone Standards*

The following specific *Zone Standards* apply:

- a) Minimum required front yard – 117.0 metres;
- b) *Minimum required front yard for accessory structure* – 25.0 metres.

9.51 Part of Lot 23, Concession 6 (St. Vincent)
(By-laws 752 and 39-89 – A-37)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *51 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.51.1 *Only Permitted Uses*

The following *uses* are the only *uses* permitted:

- a) Those *uses* and *accessory uses* and *structures* permitted on lands zoned Residential Limited Service (RLS);
- b) Workshop;
- c) Farm Implement Dealer; and,
- d) A *Nursery* including *accessory* retail sales

9.51.2 *Zone Standards*

The following specific *Zone Standards* apply to a *Workshop* on the lands:

- a) Minimum required front yard – 45.0 metres;
- b) Minimum required side *yard* – 7.5 metres;
- c) Minimum required rear yard – 30.0 metres;
- d) Maximum *building height* – 10.0 metres;
- e) Maximum gross floor area of workshop, Farm Implement Dealer or Nursery – 270.0 square metres.

9.52 Part of Lot 9, Concession 5 (St. Vincent)
(By-laws 40-89, 4-91 and 01-03 – A-67)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *52 on the Schedules to this

By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.52.1 Additional Permitted *Uses*

The following additional *uses* are permitted:

- a) Freestanding microwave receiver tower
- b) Home industry; and,
- c) Accessory electronic building.

9.52.2 *Zone Standards*

The following specific *Zone Standards* apply:

- a) Maximum tower site area – 94.0 square metres;
- b) Minimum required *yards* for tower and *accessory buildings*:
 - i) *Minimum required front yard* – 122.0 metres;
 - ii) *Minimum required exterior side yard* – 86.0 metres;
 - iii) *Minimum required interior side yard* – 24.0 metres;
- c) Maximum *height* of tower – 28.5 metres.

9.53 Part of Lot 22, Concession 7 (St. Vincent)

(By-law 73-89 – A-36)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *53 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.53.1 *Zone Standards*

The following specific *Zone Standards* apply:

- a) Minimum required front yard – 22.0 metres;
- b) Minimum required side *yard*, east side – 12.0 metres;
- c) Minimum required side *yard*, west side – 10.0 metres.

9.54 Part of Lot 19, Concession 7 (St. Vincent)

(By-law 79-89 – A-39)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *54 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.54.1 *Zone Standards*

The following specific *Zone* Standard applies:

- a) Minimum required front yard – 100.0 metres.

9.55 Part of Lot 6, Concession 1 (St. Vincent)
(By-law 30-90 – A-80)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *55 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.55.1 *Zone* Standards

The following specific *Zone* Standards apply:

- a) Minimum required exterior side yard – 15.0 metres;
- b) Minimum required interior side yard – 20.0 metres;
- c) Minimum required rear yard – 6.0 metres;
- d) The dwelling shall not extend more than 67.0 metres to the north of the rear lot line
- e) Maximum *height* – 5.4 metres.

9.56 Part of Lot 6, Concession 5 (St. Vincent)
(By-law 41-90 – A-78)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *56 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.56.1 *Zone* Standards

The following specific *Zone* Standard applies:

- a) Minimum required interior side yard, south side – 30.9 metres.

9.57 Part of Lot 22, Concession 10 (St. Vincent)
(By-laws 44-90, 29-94 and 5-95 – A-35)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *57 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.57.1 Only Permitted *Uses*

The following *uses* are the only *uses* permitted:

- a) Home industry; and,
- b) Single detached dwelling.

9.57.2 Zone Standards

The following specific *Zone* Standards apply:

- a) Minimum required side *yard*, east side – 22.0 metres;
- b) Maximum *height* of *accessory structure* – 5.4 metres.

9.58 **Part of Lot 18, Concession 10 (St. Vincent)** (By-law 53-90 – A-44)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *58 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.58.1 Zone Standards

The following specific *Zone* Standards apply:

- a) Minimum required rear yard – 50.0 metres;
- b) Maximum *height* for a *dwelling* – 5.5 metres.

9.58.2 Special Site Provisions

The following additional provision applies:

- a) For the purposes of this Section, “*Height*,” with reference to a *building*, means the vertical distance measured from the existing grade at the centre line of the lot to the peak.

9.59 **Part of Lot 15, Concession 6 (St. Vincent)** (Exception 29.22 of By-law 613, By-law 34-91 – B-10)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *59 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.59.1 Only Permitted *Uses*

The following *uses* are the only *uses* permitted:

- a) *Abattoir*; and,
- b) Outdoor storage, accessory.

9.59.2 *Zone Standards*

The following specific *Zone* Standard applies:

- a) *Minimum required interior side yard, west side – 36.0 metres.*

9.60 Part of Lot 7, Concession 5 (St. Vincent)
(By-law 15-92 – A-67)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *60 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.60.1 *Zone Standards*

The following specific *Zone* Standard applies:

- a) *Minimum required front yard – 50.0 metres.*

9.61 Part of Lot 18, Concession 8 (St. Vincent)
(By-law 28-92 – A-45)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *61 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.61.1 *Additional Permitted Uses*

The following additional *use* is permitted:

- a) Portable concrete plant.

9.62 Part of Lot 27, Concession 6 (St. Vincent)
(By-law 37-92 – A-34)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *62 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.62.1 *Zone Standards*

The following specific *Zone* Standard applies:

- a) Minimum required front yard – 53.0 metres.

9.62.2 Special Site Provisions

The following additional provision applies:

- a) *Accessory uses* shall be permitted in the *front yard*.

9.63 Part of Lot 5, Concession 6 (St. Vincent)

(By-law 8-93 – A-78)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *63 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.63.1 Only Permitted *Uses*

The following *uses* are the only *uses* permitted:

- a) Retail store; and,
- b) Workshop.

9.64 Part of Lot 6, Concession 10 (St. Vincent)

(By-law 36-93 – A-76)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *64 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.64.1 *Zone* Standards

The following specific *Zone* Standard applies:

- a) Maximum number of *nutrient units* to be kept – 5.

9.65 Part of Lot 25, Concession 8 (St. Vincent)

(By-law 3-94 – A-33)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *65 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.65.1 *Zone* Standards

The following specific *Zone* Standard applies:

- a) Minimum required front yard – 121.9 metres.

9.66 Part of Lots 23 and 24, Concession 6 (St. Vincent)
(By-law 24-94 – A-37)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *66 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.66.1 Zone Standards

The following specific *Zone Standards* apply:

- a) Minimum required side *yard* – 3.0 metres;
- b) Minimum setback from centre-line of Grey County Road 22 – 19.0 metres;
- c) Maximum permitted number of *trailer* sites – 85;
- d) Maximum number of *trailers* permitted per *trailer* site – 1 *trailer* per site;
- e) Minimum area of a *trailer* site – 139.0 square metres per site;
- f) Minimum *trailer* site frontage – 8.0 metres per site;
- g) Minimum *driveway* width where the *driveway* is for one-way traffic – 3.3 metres;
- h) Minimum *driveway* width where the *driveway* is for two-way traffic – 7.5 metres;
- i) Maximum *trailer* site coverage for a *trailer* and *accessory* storage sheds, decks and *accessory buildings and structures* – 50%.

9.66.2 Only Permitted Uses

The following are the only uses permitted:

- a) Single detached dwelling
- b) Campground
- c) Trailer Park

9.67 Part of Lots 9 and 10, Concession 1 (St. Vincent)
(By-law 28-94 – A-69, B-31)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *67 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.67.1 Additional Permitted *Uses*

The following additional *uses* are permitted:

- a) Assembly and sales of outdoor wooden furniture;
- b) Moving business.

9.67.2 Special Site Provisions

The following additional provision applies:

- a) For the purposes of this Section, “Assembly and sales of outdoor wooden furniture” means the *use* of land, *building*, or *structure* for the manufacturing, assembly or storage of outdoor wooden furniture for wholesale or retail trade.
- b) For the purpose of this Section, “Moving business” means the storage of two straight trucks used for a business engaged in the activity of moving materials or goods.

9.68 Part of Lot 26, Concession 6 (St. Vincent)

(By-laws 3-95 and 31-96 – A-34)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *68 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.68.1 Additional Permitted *uses*

The following additional *use* is permitted:

- a) *Accessory building* prior to the erection of a *single detached dwelling*.

9.68.2 Zone Standards

The following specific *Zone* Standards apply:

- a) Maximum lot coverage for accessory structure – 15%;
- b) Maximum *height* for *accessory structures* – 7.0 metres.

9.69 Part of Lot 20, Concession 6 (St. Vincent)

(By-law 28-95 – B-1)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *69 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.69.1 Zone Standards

The following specific *Zone* Standards apply:

- a) Maximum *height of accessory structure* – 7.0 metres;
- b) Minimum required front yard for an accessory structure – Existing on August 14, 1995;
- c) Minimum required side *yard* for an *accessory structure* – Existing on August 14, 1995;
- d) Minimum required side *yard* for *driveway* – zero.

9.70 Part of Lot 16, Concession 8 (St. Vincent)
(By-law 13-96 – A-45)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *70 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.70.1 Zone Standards

The following specific Zone Standard applies:

- a) *Minimum required front yard* – 23.0 metres.

9.71 Part of Lot 10, Concession 7 (St. Vincent)
(By-laws 18-96 and 74-02 – A-57)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *71 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.71.1 Additional Permitted *Uses*

The following additional *uses* are permitted on those lands zoned A-71:

- a) *A private club*, being a snowmobile clubhouse; and,
- b) Trails accessory to the *private club*.

9.71.2 Zone Standards

The following specific Zone Standards apply to those lands zoned A-71:

- a) Maximum *gross floor area* for an *accessory building* – 230.0 square metres;

9.72 Part of Lots 11 and 12, Concession 4 (St. Vincent)
(By-law 26-96 – B-24)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *72 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.72.1 Additional Permitted *Uses*

The following additional *use* is permitted:

- a) Veterinary clinic.

9.72.2 *Zone Standards*

The following specific *Zone Standards* apply:

- a) Minimum width of a *driveway* – 230.0 square metres;
- b) Minimum required interior side yard for a driveway – zero;
- c) Minimum *driveway* width – 3.0 metres.

9.73 Part of Lot 11, Concession 5 (St. Vincent)
(By-laws 12-83, 17-94 and 29-96 – B-25)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *73 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.73.1 *Zone Standards*

The following specific *Zone Standards* apply:

- a) Maximum *height* – 1 ½ storeys;
- b) Minimum required *yard*, all *yards* – Existing on October 3, 1996;
- c) Minimum required number of *parking spaces* for a *bed and breakfast*– 1 space plus an additional 1 space per 16.0 square metres of floor dedicated for the assembly and serving of food and drink;
- d) Maximum area of a display sign – 1.0 square metres.

9.74 Part of Lot 4, Concession 1 (St. Vincent)
(By-law 30-96 – A-80)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *74 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.74.1 *Zone Standards*

The following specific *Zone* Standards apply:

- a) *Minimum required interior side yard* – 6.0 metres;
- b) *Minimum required rear yard* – 20.0 metres.

9.75 Part of Lot 23, Concession 9 (St. Vincent)
(By-law 31-91, 33-96 and 34-96 – A-35)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *75 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.75.1 *Zone* Standards

The following specific *Zone* Standards apply:

- a) *Minimum required front yard* – 15.0 metres;
- b) *Minimum required interior side yard* – 7.5 metres;
- c) *Minimum required rear yard* – 510.0 metres.

9.76 Part of Lot 21, Concession 10 (St. Vincent)
(By-laws 6-97 and 39-2000 – A-38)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *76 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.76.1 Additional Permitted *Uses*:

The following additional *uses* are permitted:

- a) Business office, *accessory*;
- b) Retail store, *accessory*; and,
- c) Single detached dwelling, *accessory*.

9.76.2 *Zone* Standards

The following specific *Zone* Standards apply:

- a) Maximum number of trailer sites – 100;
- b) Maximum number of tent sites – 50.

9.76.3 Special Site Provisions

The following additional provision applies prior to the principal *use* being established on a lot:

- a) Maximum number of modular homes permitted – 2.

9.77 Part of Lot 25, Concession 7 (St. Vincent)
(By-law 7-97 – A-33)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *77 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.77.1 Zone Standards

The following specific *Zone* Standard applies:

- a) Minimum required rear yard – 13.0 metres.

9.78 Part of Lot 4, Concession 11 (St. Vincent)
(By-law 13-97 – A-75)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *78 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.78.1 Zone Standards

The following specific *Zone* Standard applies:

- a) *Minimum required front yard* – 12.0 metres.

9.79 Part of Lot 9, Concession 3 (St. Vincent)
(By-laws 22-97 and 59-03 – A-68)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *79 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.79.1 Special Site Provisions

The following specific Standards apply to all *buildings* on the lands:

- a) Minimum required front yard – 18.0 metres;
- b) Minimum required interior side yard – 27.0 metres;
- c) Minimum required exterior side yard – 9.0 metres;
- d) Minimum required *yard* – 36.0 metres;
- e) Maximum *height* for a *single detached dwelling* – 7.0 metres;

- f) Maximum *height* for an *accessory building of structure* – 4.5 metres.

9.80 Part of Lot 16, Concession 9 (St. Vincent)
(By-law 37-97 – A-44)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *80 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.80.1 Additional Permitted *Uses*

The following additional *uses* are permitted:

- a) Motor vehicle repair shop, limited to the repair of boats and agricultural machinery;
- b) Business office, *accessory*; and,
- c) Workshop.

9.80.2 *Zone* Standards

The following specific *Zone* Standard applies:

- a) Maximum total *gross floor area* for *uses* permitted in Section 9.80.1 - 225.0 square metres.

9.81 Part of Lot 28, Concession 6 (St. Vincent)
(By-law 19-98 – A-34)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *81 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.81.1 *Zone* Standards

The following specific *Zone* Standard applies:

- a) Minimum required elevation for an opening – 179.8 metres G.S.C.

9.81.2 Special Site Provisions

The following additional provision applies:

- a) For the purposes of this Section, the water's edge as it existed June 25, 1997, shall be deemed to be the rear lot line.

9.82 Part of Lot 19, Concession 6 being Lot 5, Plan 1057 (St. Vincent)
(By-law 6-2000 – B-2)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *82 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.82.1 Zone Standards

The following specific *Zone Standards* apply:

- a) Minimum required front yard – 8.5 metres;
- b) Minimum required side *yard* – 4.6 metres;
- c) Minimum required rear yard – 30.0 metres.

9.83 Part of Lot 24, Concession 6 (St. Vincent)
(By-laws 49-83, 45-90 and 9-2000 – A-37)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *83 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.83.1 Additional Permitted *Uses*

The following additional *use* is permitted:

- a) Dwelling unit, accessory.

9.83.2 Special Site Provisions

The following specific Standards apply the main and accessory dwelling units on the lands:

- a) Minimum required front yard – 110.0 metres;
- b) Minimum required interior side yard, north side – 1.5 metres;
- c) Minimum required interior side yard, south side – 36.9 metres;
- d) Maximum *height* – 5.5 metres.

9.84 Part of Lot 22, Concession 10 (St. Vincent)
(By-laws 18-91 and 20-2000 – A-35)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *84 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.84.1 Special Site Provision

The following Special Site Provision applies:

- a) Minimum required front yard for existing accessory building – 26.0 metres.

9.85 Part of Lot 24, Concession 9 (St. Vincent)
(By-law 24-2000 – A-35)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *85 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.85.1 Special Site Provisions

The following additional provision applies:

- a) An *accessory building* having a maximum *height* of 10 metres shall be permitted on the lands but not nearer than 305 metres to the *front lot line*.

9.86 Part of Lot 11, Concession 2 (St. Vincent)
(By-laws 47-2000, 60-2009 and 057-2011 – B-29)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *86 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.86.1 Only Permitted *Uses*

The following *uses* are the only uses permitted on the subject lands:

- a) Building supply outlet
- b) Custom workshop
- c) Retail store
- d) Workshop
- e) Art gallery
- f) Accessory dwelling unit
- g) A Medical Office occupying not more than 14m² of floor area and comprising part of the maximum 400m² of permitted commercial space on-site, which for purposes of clarification may include the provision of therapeutic treatment of human beings by a Holistic Practitioner.

For purposes of this Section a Holistic Practitioner shall be defined as:

‘A person duly qualified, licensed and/or registered to provide alternative medical, holistic, or therapeutic treatments, including but not limited to Naturopathy, Homeopathy, Acupuncture and Traditional Chinese Medicine, Reflexology, Aromatherapy, Reiki, Reflexology, Non-medical therapeutic massage therapies, Nutritional therapies, Herbal/Botanical therapies.’

h) A Wellness Studio, occupying not more than 22m² of floor area and comprising part of the maximum 400m² of permitted commercial space on-site, which for the purposes of this Section shall be defined as:

‘Premises utilized to provide yoga classes or other similar uses but shall not include a *commercial fitness centre*’.

i) The keeping of chickens. Notwithstanding 9.86.2 to the contrary, the chickens may be housed only in a temporary or permanent accessory structure having a maximum floor area of 10m² and maximum height of 4.5m. Said structure shall be located not nearer to Highway 26 than the main building, and shall be located a minimum of 7.5m from all other lot lines. An associated fenced animal enclosure may be permitted and will not be subject to 4.1.6 of this by-law, however shall not be roofed nor exceed a height of 1.2m.

9.86.2 Prohibited Uses

The following *uses* are prohibited:

a) Accessory buildings and structures.

9.86.3 Zone Standards

The following specific *Zone* Standards apply:

- a) Minimum required side *yard*, east side – Existing on September 21, 2009;
- b) Minimum required side *yard*, west side – Existing on September 21, 2009;
- c) *Minimum required rear yard* – Existing on September 21, 2009;
- d) Minimum *height* – Existing on September 21, 2009;
- e) Maximum *gross floor area* for a commercial business – 400 square metres;
- f) Maximum number of employees – 5, in addition to the owner.

9.87 **Part of Lot 24, Concession 9 (St. Vincent)** (By-law 09-01 – A-36)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *87 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.87.1 Zone Standards

The following specific *Zone* Standards apply:

- a) *Minimum required front yard* – 240.0 metres;
- b) *Minimum required rear yard* – 5.0 metres.

9.87.2 Special Site Provisions

The following additional provision applies:

- a) An *accessory building or structure* shall be permitted in the front *yard*, but not nearer than 240 metres to the front lot line.

9.88 Deleted

9.89 Part of Lot 24, Concession 8 (St. Vincent)
(By-laws 66-90 and 36-01 – A-36)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *89 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.89.1 *Zone* Standards

The following specific *Zone* Standard applies:
Maximum number of *nutrient units* to be kept – 22.

9.90 Part of Lot 24, Concession 8 (St. Vincent)
(By-law 36-01 – A-36)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *90 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.90.1 *Zone* Standards

The following specific *Zone* Standard applies:

- a) Maximum number of *nutrient units* to be kept – 23.

9.91 Part of Lot 25, Concession 6 (St. Vincent)
(By-law 39-01 – A-34)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *91 on the Schedules to this

By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.91.1 Special Site Provision

The following Special Site Provision applies:

- a) Maximum *gross floor area* for an *accessory building or structure* – 140.0 square metres.
- b) *Minimum required rear yard* for an *accessory building or structure* – 7.5 metres.

9.92 Part of Lot 25, Concession 7 (St. Vincent)
(By-law 44-01, By-law 08-02 and By-law 10-02 – A-33)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *92 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.92.1 Additional Permitted *Uses*

The following additional *use* is permitted:

- a) Home industry.

9.92.2 Special Site Provisions

The following Special Site Provisions apply

- a) Maximum *gross floor area* for a home industry – 25% of the *gross floor area* of a *dwelling* on the *lot* or 55.0 square metres within an *accessory building*, whichever is lesser.
- b) Maximum number of vehicle *parking spaces* in the rear yard – 1.
- c) For the purposes of this exception, “vehicle” means one of the following: car, truck, tractor, boat, *trailer* (house or tent) or *recreational vehicle*.

9.93 Part of Lot 11, Concession 5 (St. Vincent)
(By-law s 12-83, 17-94 and 17-02 – B-27)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *93 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.93.1 *Zone Standards*

The following specific *Zone Standards* apply:

- a) Minimum required north *yard* – 75.0 metres;
- b) Minimum required east *yard* – 20.0 metres;
- c) Minimum required west *yard* – 30.0 metres;
- d) Minimum required south *yard* – 40.0 metres.

9.94 Deleted

9.95 Part of Lot 16, Concession 8 (St. Vincent)
(By-law 46-02 – A-45)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *95 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.95.1 *Zone Standards*

The following specific *Zone Standard* applies:

- a) Maximum number of *nutrient units* to be kept – 6.

9.96 Part of Lot 3, Concession 2 (St. Vincent)
(By-law 66-02 – A-89)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *96 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.96.1 *Zone Standards*

The following specific *Zone Standards* apply:

- a) Minimum required front yard – 100.0 metres;
- b) Minimum required interior side yard – 3.0 metres;
- c) Minimum required exterior side yard – 15.0 metres;
- d) Minimum required rear yard – 15.0 metres;

9.97 Part of Lot 24, Concession 9 (St. Vincent)
(By-law 16-03 – A-35)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *97 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.97.1 Special Site Provisions

The following Special Site Provisions apply:

- a) Minimum required front yard for an accessory building – 400.0 metres;
- b) Maximum *height* for an *accessory building* – 8.3 metres;
- c) Minimum required side *yard* for an *accessory building*, east side– 27.0 metres;
- d) Maximum *Gross floor area* for an *accessory building* – 101.0 square metres.
- e) An *accessory building or structure* shall be permitted in the front *yard*.

9.98 Part of Lot 23, Concession 6 (St. Vincent)
(By-law 48-2004 – A-37)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *98 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.98.1 Special Site Provision

The following Special Site Provision applies:

- a) Maximum *height* for an *accessory building* – 8.0 metres.

9.99 Part of Lot 20, Concession 6 (St. Vincent)
(By-law 04-2005 – B-1)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *99 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.99.1 Zone Standards

The following specific *Zone* Standard applies:

- a) *Minimum required rear yard* – 25.0 metres.

9.100 Lot 2 of Registered Plan 459 (St. Vincent)
(By-law 34-2005 – B-1)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *100 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.100.1 *Zone Standards*

The following specific *Zone Standard* applies:

- a) Maximum *lot coverage* – 17%.

9.101 Part of Lot 15, Concession 10 (St. Vincent)
(By-laws 31-94 and 43-2005 – A-49)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *101 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.101.1 *Special Site Provision*

The following specific *Special Site Provision* applies:

- a) Maximum *height* for one *accessory building* – 5.8 metres.

9.102 Part of Lot 25, Concession 6 (St. Vincent)
(By-law 110-2005 – A-34)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *102 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.102.1 *Zone Standards*

The following specific *Zone Standard* applies:

- a) Maximum *lot coverage* – 20%.

9.103 Part of Lot 10, Concession 2 (St. Vincent)
(By-laws 650 and 150-2005 – B-30)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *103 on the Schedules to this

By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.103.1 Additional Permitted *Uses*

The following additional *use* is permitted:

- a) Wind turbine.

9.103.2 Special Site Provision

The following Special Site Provision applies:

- a) Maximum *height* for a *wind turbine* – 35.0 metres.

9.103.3 Additional Permitted *Uses*

The following additional *uses* are permitted on lands Zoned CR-103-A:

- a) Art gallery; and,
- b) Single detached dwelling.

9.103.4 *Zone* Standards

The following specific *Zone* Standards apply to lands Zoned CR-103-A:

- a) Maximum number of *dwelling units* – 165 or, in a Plan of Condominium, 165 multiplied by the number of acres within the Plan of Condominium and divided by 9;
- b) Maximum *gross floor area* – 5,574.2 square metres or, in a Plan of Condominium, 5,574.2 square metres multiplied by the number of acres within the Plan of Condominium and divided by 9;
- c) Maximum *height* – 10.7 metres;
- d) Minimum required number of *parking spaces* – 165 or, in a Plan of Condominium, equal to the number of units.

9.103.5 Additional Permitted *Uses*

The following additional *uses* are permitted on lands Zoned RU-103-B:

- a) Airport;
- b) Personal service shop;
- c) Private club; and,
- d) Restaurant.

9.103.6 *Zone* Standards

The following specific *Zone* Standards apply to lands Zoned RU-103-B:

- a) Maximum *gross floor area* – 3,363.1 square metres;
- b) Maximum *height* – 10.7 metres;
- c) Minimum required number of *parking spaces* – 150;
- d) Maximum number of *personal service shops* – 4.

9.104 Part of Lot 22, Concession 2 S.C.R. (Sydenham)
(Exception 25.3 of By-law 1993-11 – A-40)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *104 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.104.1 Additional Permitted *Uses*

The following additional *use* is permitted:

- a) Home industry.

9.104.2 Special Site Provision

The following specific Special Site Provisions apply:

- a) Minimum required *yard* for a *home industry*, all *yards* – Existing on September 21, 2009;
- b) Maximum *height* for a *home industry*, all *yards* – Existing on September 21, 2009;
- c) Maximum *gross floor area* for a *home industry* – Existing on September 21, 2009.

9.105 Part of Lot 12, Concession 4 (Sydenham)
(Exception 25.4 of By-law 1993-11 – A-70)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *105 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.105.1 Only Permitted *Uses*

The following *uses* are the only *uses* permitted:

- a) Single detached dwelling; and,
- b) Home industry.

9.105.2 Special Site Provision

The following Special Site Provisions apply:

- a) Minimum required *yard* for a *home industry*, all *yards* – Existing on September 21, 2009;
- b) Maximum *height* for a *home industry*, all *yards* – Existing on September 21, 2009;
- c) Maximum *gross floor area* for a *home industry* – Existing on September 21, 2009.

9.106 Lots 13, 14 and 15 and Part of Lot 16, Concession B (Sydenham)
(By-laws 1994-05, 1994-06, 1995-18, 1997-07 and 57-2005 – A-17)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *106 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.106.1 Only Permitted *Uses*

The following *use* is the only *use* permitted:

- a) Golf course.

9.106.2 *Zone* Standards

The following specific *Zone* Standards apply:

- a) Maximum *height* for a clubhouse – 2 storeys;
- b) Maximum *gross floor area* for a clubhouse – 929.0 square metres.

9.107 Part of Lot 6, Concession 12 (Sydenham)
(By-law 1994-10 – A-70)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *107 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.107.1 Only Permitted *Uses*

The following *uses* are the only permitted *uses*:

- a) *Equestrian facility*; and,
- b) *Single detached dwelling*.

9.107.2 Special Site Provision

The following Special Site Provision applies:

- a) Maximum number of horses to be kept on site – 20.

9.108 Part of Lot 12, Concession 7 (Sydenham)

(By-law 1994-22 – A-53)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *108 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.108.1 Additional Permitted Uses

The following additional use is permitted:

- a) *Motor vehicle body shop.*
- b) Maximum gross floor area for a motor vehicle body shop – 100.0 square metres.

9.109 Part of Lot 10, Concessions 12 (Sydenham)

(By-law 1994-25 – A-51)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *109 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.109.1 Additional Permitted Uses

The following additional uses are permitted:

- a) *Motor vehicle dealership; and,*
- b) *Motor vehicle repair garage.*

9.110 Part of Lot 15, Concession 8 (Sydenham)

(Exception 25.8 of By-law 1993-11 and By-law 1994-45 – A-46)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *110 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.110.1 Additional Permitted Uses:

The following additional use is permitted:

- a) *Retail store.*

9.110.2 *Zone Standards*

The following specific *Zone Standard* applies:

- a) Maximum *gross floor area* for a *retail store* – 89.1 square metres.

9.111 Part of Lot 9, Concession 2 (Sydenham)
(By-law 1995-10 – A-63)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *111 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.111.1 *Additional Permitted Uses:*

The following additional *use* is permitted:

- a) *Farm implement dealer.*

9.111.2 *Zone Standards*

The following specific *Zone Standard* applies:

- a) Maximum *gross floor area* for a *farm implement dealer* – 89.1 square metres.

9.112 Part of Lot 29, Concession B (Sydenham)
(By-law 1995-22 – A-14)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *112 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.112.1 *Special Site Provisions*

The following additional provision applies:

- a) An *accessory use* may be permitted in the side, rear or *front yard*.

9.113 Part of Lot 5, Concession 1 (Sydenham)
(By-law 1995-26 – A-74)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *113 on the Schedules to this

By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.113.1 Special Site Provisions

The following additional provision applies:

- a) An *accessory use* may be permitted in the front, side or *rear yard*.

9.114 Part of Lot 22, Concession 10 (Sydenham)
(By-law 1996-07 – A-10)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *114 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.114.1 Additional Permitted *Uses*

The following additional *use* is permitted:

- a) *Warehouse*.

9.114.2 *Zone Standards*

The following specific *Zone Standard* applies:

- a) Maximum *gross floor area* for a *warehouse* – Existing on March 25, 1996;
- b) Minimum required *yard*, all *yards* – Existing on March 25, 1996;
- c) Maximum *height* – Existing on March 25, 1996.

9.115 Lot 5, Plan 200 (Sydenham)
(By-law 1996-13 – A-2)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *115 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.115.1 *Zone Standards*

The following specific *Zone Standards* apply:

- a) *Minimum required interior side yard* – 3.0 metres;
- b) Maximum permitted projection into a required *interior side yard* for an unenclosed *porch* or *patio* – 1.5 metres.

9.116 Part of Lot 20, Broken Front Concession (Sydenham)
(By-law 1996-14 – A-6)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *116 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.116.1 Special Site Provisions

The following additional provision applies:

- a) A second storey may be erected on a *dwelling* that legally existed on May 13, 1996.

9.117 Part of Lot 11, Concession 2 (Sydenham)
(By-law 1996-25 – A-54)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *117 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.117.1 Special Site Provision

The following specific Special Site Provision applies:

- a) *Minimum required front yard* for a detached garage – 20.0 metres.

9.118 Deleted

9.119 Part of Lot 32, Concession C (Sydenham)
(By-law 1997-09 – A-20)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *119 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.119.1 Special Site Provision

The following Special Site Provisions apply:

- a) Minimum ground *floor area* for a storage shed – 53.5 square metres;
- b) *Minimum required interior side yard* for a storage shed – 4.5 metres.

9.120 Deleted

9.121 Part of Lot 6, Concession 4 (Sydenham)

(By-law 1997-13 – A-72)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *121 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.121.1 Special Site Provisions

The following additional provision applies:

- a) Following the completion of a new *single detached dwelling*, the existing *dwelling* shall be converted into, and used exclusively as, an *accessory building*.

9.122 Part of Lot 16, Broken Front Concession (Sydenham)

(By-law 1998-17 – A-7)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *122 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.122.1 Zone Standards

The following specific Zone Standards apply:

- a) *Minimum required front yard* – 32.0 metres;
- b) *Minimum required interior side yard*, one side only – 7.5 metres;
- c) *Minimum required rear yard* – 45.5 metres.

9.122.2 Special Site Provisions

The following additional provision applies:

- a) A sewage disposal system is permitted in any *yard*.

9.123 Part of Lot 38, Concession B (Sydenham)

(By-law 1998-20 – A-11)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *123 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.123.1 *Zone Standards*

The following specific *Zone* Standard applies:

- a) Maximum number of *nutrient units* to be kept – 37.

9.124 Part of Lot 30, Broken Front Concession (Sydenham)
(By-law 1999-03 – A-11)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *124 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.124.1 *Zone Standards*

The following specific *Zone* Standard applies:

- a) Minimum required elevation for an opening – 179.3 metres G.S.C.

9.124.2 *Special Site Provisions*

The following additional provision applies:

- a) A sewage disposal system is permitted in any *yard*, including a required *yard*.

9.125 Part of Lot 31, Broken Front Concession (Sydenham)
(By-law 1999-13 – A-4)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *125 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.125.1 *Special Site Provisions*

The following additional provision applies:

- a) A sewage disposal system is permitted in any *yard*, including a required *yard*.

9.126 Part of Lot 10, Concession 12 (Sydenham)
(By-law 2000-03 – A-51)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *126 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.126.1 Additional Permitted *Uses*

The following additional *uses* are permitted:

- a) *Auction sales establishment*; and,
- b) *Outdoor display and storage area, accessory*, subject to the provisions of Section 9.126.3 of this By-law.

9.126.2 *Zone Standards*

The following specific *Zone Standards* apply:

- a) Maximum *lot coverage* – 2,300.0 square metres;
- b) Minimum required number of *parking spaces* for an auction sales establishment – 1 space for each 5 persons that can be accommodated.

9.126.3 Special Site Provisions

Outdoor display and storage may only occur during an auction event unless the following provisions are met:

- a) The storage area is situated behind the front or exterior wall of the main *building* facing the *front lot line*;
- b) The storage area complies with all *yard* requirements of this By-law; and,
- c) The storage area shall be screened by *buildings*, landscaping and/or a fence.

9.127 Part of Lot 4, Concession 8 (Sydenham)
(By-law 2000-16 – A-60)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *127 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.127.1 Additional Permitted *Uses*

The following additional *use* is permitted:

- a) Animal shelter.

9.127.2 Special Site Provisions

The following additional provision applies:

- a) For the purposes of this Section, “Animal Shelter” means *premises* used by a non-profit organization for the care of lost, abandoned or neglected animals and may include a veterinary clinic, *business office*, and a cemetery for the internment of dead animals.

9.128 Part of Lot 36, Broken Front Concession (Sydenham)
(By-law 34-03 – A-2)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *128 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.128.1 Zone Standards

The following specific Zone Standard applies:

- a) Minimum *interior side yard*, south side – 10.0 metres.

9.129 Part of Lot 7, Concession 3 (Sydenham)
(By-law 42-03 – A-73)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *129 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.129.1 Zone Standards

The following specific Zone Standard applies:

- a) *Minimum required front yard* – 10.0 metres.

9.130 Lots 11, 12 and 13, Part of Lot 14, Broken Front Concession (Sydenham)
(By-law 36-2004 – A-8)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *130 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.130.1 Permitted *Structures*

The following *structures* are permitted:

- a) Communal mail delivery *structure*; and,
- b) Garbage enclosure *structure*.

9.131 Lots 11, 12 and 13, Part of Lot 14, Broken Front Concession (Sydenham)
(By-law 36-2004 – A-8)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *131 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.131.1 Additional Permitted *Uses & Structures*

The following additional *use* is permitted:

- a) Gazebo.

9.132 Part of Lot 10, Concession 12 (Sydenham)
(By-law 110-2004 – A-51)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *132 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.132.1 Additional Permitted *Uses*

The following additional *uses* are permitted:

- a) *Uses* permitted in the Highway Commercial (C2) *Zone*; and,
- b) Dry industrial activities, limited to the manufacturing of furniture or pet food.

9.132.2 Prohibited *Uses*

The following *uses* are prohibited:

- a) *Abattoir*;
- b) *Hotel*; and,
- c) *Motel*.

9.132.3 *Zone* Standards

The following specific *Zone* Standards apply:

- a) Minimum required *yards*, all *yards* – Existing on December 6, 2004;
- b) Maximum *height* – Existing on December 6, 2004.

9.133 Part of Lot 4, Broken Front Concession (Sydenham)
(By-law 40-2005 – A-9)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *133 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.133.1 Zone Standards

The following specific *Zone* Standards apply:

- a) Minimum required *yards*, all *yards* – Existing on May 2, 2005;
- b) Maximum *height* – Existing on May 2, 2005;
- c) Maximum *lot coverage* – Existing on May 2, 2005;
- d) Minimum required elevation for an opening and for habitable living area – 178.8 metres G.S.C.

9.134 Plan 309 Lt 1179, 69 Denmark Street (Town of Meaford)
(Exception 13.100 of By-law 631-1974, By-law 2020-12, and By-law 2020-87; B-9)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *134 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.134.1 Lands Subject to Exception 134

- 1) Permitted Uses & Special Site Provisions:
 - a) Permitted Uses:
 - i) A maximum of two dwelling units, and;
 - ii) A medical office with a maximum of three practitioners.
 - b) Maximum lot coverage for main buildings shall be 40%
 - c) Parking for the dwelling units shall be calculated at 1.5 required parking space per unit.

9.135 Deleted

9.136 Sykes Street North between William and Albert Streets (Town of Meaford)

(Exception 13.106 of By-law 631-1974 – B-7)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *136 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.136.1 Special Site Provisions

The following specific Special Site Provision applies:

- a) Minimum width of required landscaping strip along the *rear lot line* – 0.6 metres.

9.137 Sykes Street South through to Gray and St. Vincent Streets (Town of Meaford)

(By-law 26-80 – B-12)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *137 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.137.1 Zone Standards

The following specific Zone Standard applies:

- a) Minimum required front yard – 11.0 metres.

9.138 Several Locations Within the Former Town of Meaford

(Exceptions 13.114 and 13.140 of By-law 631-1974 – B-8)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *138 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.138.1 Special Site Provisions

The following additional provision applies:

- a) Notwithstanding Section 4.21(a) of this By-law, development may be permitted if the *use* is serviced by *Municipal* water and private sewage services.

9.139 Miller Street at Owen Street (Town of Meaford)
(By-law 37-83 – B-8)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *139 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.139.1 Special Site Provisions

The following additional provision applies:

- a) The *front lot line* shall be deemed to be the *lot line* appurtenant to the longer *street line*.

9.140 William Street between Victoria and Thompson Streets (Town of Meaford)
(By-law 44-75 – B-7)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *140 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.140.1 Special Site Provision

The following Special Site Provision applies:

- a) Minimum required number of *parking spaces* – 21.

9.141 Bayfield Street between Nelson and Collingwood Streets (Town of Meaford)
(By-law 26-84 – B-9)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *141 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.141.1 Zone Standards

The following specific Zone Standards apply:

- a) Maximum *lot coverage* – 35%;
- b) Maximum number of *dwelling units* – 10;
- c) Minimum required number of *parking spaces* – 15;
- d) Minimum required landscaped open space – 65%;

- e) Minimum width of a *dwelling unit* – 4.5 m.

9.142 Lot 1275 and Part of Lot 1276, Plan 309 (Town of Meaford)
(By-law 53-84 – B-9)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *142 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.142.1 Additional Permitted *Use*

The following additional *use* is permitted:

- a) Motor vehicle repair shop.

9.143 Sykes Street North at Susan Street (Town of Meaford)
(By-law 38-85 – B-4)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *143 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.143.1 *Zone Standards*

The following specific *Zone Standards* apply:

- a) Minimum required exterior side yard – 11.0 metres;
- b) Minimum required rear yard – 10.0 metres;
- c) Maximum *lot coverage* – 30%;
- d) Minimum required number of *parking spaces* – 37.

9.144 Lot 1119, Plan 309 (Town of Meaford)
(By-law 52-86 – B-9)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *144 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.144.1 Additional Permitted *Uses*

The following additional *use* is permitted:

- a) Bed and breakfast.

9.145 Lots 1534 and 1535, Plan 309 (Town of Meaford)
(By-law 3-87 – B-7)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *145 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.145.1 *Zone Standards*

The following specific *Zone Standard* applies:

- a) Maximum number of *parking spaces* permitted in the *front yard* – 2.

9.146 Sykes Street North at Helen Street (Town of Meaford)
(By-law 19-87 – B-4)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *146 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.146.1 *Additional Permitted Uses*

The following additional *uses* are permitted:

- a) Commercial self-storage facility;
- b) Outdoor storage, accessory.

9.147 Lots 1103 and 1104, Plan 309 (Town of Meaford)
(By-law 43-87 – B-9)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *147 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.147.1 *Zone Standards*

The following specific *Zone Standard* applies:

- a) Minimum width of required landscaping strip in the *interior side yard*, east side – 0.9 metres.

9.148 Part of Lot 33, Concession 2 (Sydenham)
(By-law 77-2009 – A-26)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *148 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.148.1 Additional Permitted *Uses*

The following additional *uses* are permitted:

- a) Business office, accessory;
- b) Accessory farm help accommodation; and,
- c) Classroom.

9.148.2 *Zone* Standards

The following specific *Zone* Standard applies:

- a) Maximum *gross floor area* for sleeping quarters associated with accessory farm help accommodation— 14.0 square metres.

9.148.3 Special Site Provision:

The following additional provisions apply:

- a) All additional *uses* permitted by Section 9.148.1 of this By-law shall only be permitted together within one *accessory building*;
- b) A kitchen shall not be provided in the same *building* as an accessory farm help accommodation.

9.149 Vera Avenue at Margaret Street (Town of Meaford)
(By-law 33-88 – B-14)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *149 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.149.1 *Zone* Standards

The following specific *Zone* Standard applies:

- a) Minimum required *yard* for a *swimming pool* located in the front *yard* – 19.0 metres.

9.150 Part of Lot 812, Plan 309 (Town of Meaford)
(By-law 22-89 – B-8)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *150 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.150.1 *Zone Standards*

The following specific *Zone* Standard applies:

- a) Minimum required setback from the centerline of a *public street* – 16.5 metres.

9.151 Lot 1326, Plan 309 (Town of Meaford)
(By-law 43-89 – B-7)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *151 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.151.1 *Zone Standards*

The following specific *Zone* Standard applies:

- a) Maximum *gross floor area* for an *accessory building* to enclose a *swimming pool* – 525.0 square metres.

9.152 Part of Lot 1648, Plan 309 (Town of Meaford)
(By-law 44-89 – B-11)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *152 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.152.1 *Zone Standards*

The following specific *Zone* Standards apply:

- a) Minimum required front yard – 21.0 metres; and,
- b) Minimum required setback from the high water mark – 15.0 metres.

9.153 Albert Street between Victoria and Thompson Streets (Town of Meaford)
(Exception 13.156 of By-law 631-1974 – B-7)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *153 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.153.1 Special Site Provision

The following specific Special Site Provisions apply:

- a) Maximum number of *dwelling units* – 25;
- b) Minimum required number of *parking spaces* – 8.

9.154 Victoria Street Extension (Town of Meaford)
(By-law 8-90 – B-7)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *154 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.154.1 Zone Standards

The following specific Zone Standard applies:

- a) Maximum *lot coverage* – 55%.

9.155 Lot 1091, Plan 309 (Town of Meaford)
(By-law 31-90 – B-9)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *155 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.155.1 Additional Permitted *Uses*

The following additional *use* is permitted:

- a) Bed and breakfast.

9.156 Lots 1367 to 1371 and 1373 to 1375, Plan 309 (Town of Meaford)
(By-law 36-90 – B-7)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *156 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.156.1 Only Permitted *Uses*

The following *use* is the only *use* permitted:

- a) Single detached dwelling.

9.156.2 *Zone Standards*

The following specific *Zone Standard* applies:

- a) Maximum number of *dwelling units* – 29;
- b) *Minimum required interior side yard* on one side *yard* where there is no attached *garage* or *carport* – 4.5 metres;
- c) Maximum *gross floor area* for a *dwelling unit* – 100.0 square metres;
- d) Minimum width of a *driveway* – 3.6 metres;
- e) Minimum length of a *driveway* – 13.0 metres.

9.157 Part of Lots 1563 to 1565 and 1700, Plan 309 (Town of Meaford)
(By-law 39-90 – B-4)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *157 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.157.1 *Zone Standards*

The following specific *Zone Standard* applies:

- a) Maximum *height* – 6.8 metres.

9.158 Part of Lots 1563 to 1565 and 1700, Plan 309 (Town of Meaford)
(By-law 39-90 – B-4)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *158 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.158.1 *Zone Standards*

The following specific *Zone Standard* applies:

- a) Maximum *height* of a *townhouse dwelling* – 2 storeys;
- b) Minimum width of a *townhouse dwelling unit* – 5.0 metres.

9.159 Part of Lot 1329, Plan 309 (Town of Meaford)
(By-laws 4-91 and 10-2007 – B- 7)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *159 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.159.1 Special Site Provision

The following specific Special Site Provision applies:

- a) Minimum required elevation for an opening – 188.42 metres C.G.D.

9.159.2 Additional Permitted Uses

The following additional use is permitted:

- a) One Double-duplex.

9.160 Part of Lot 23, Concession 6 (Town of Meaford)
(By-laws 53-87 and 40-92 – B-9)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *160 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.160.1 Special Site Provision

The following specific Special Site Provisions apply:

- a) Maximum number of *apartment dwelling units* – 9;
- b) Minimum required width of a *parking space* – 2.75 metres.

9.161 Part of Lots 440, 441, 454 and 455, Plan 309 (Town of Meaford)
(By-law 23-93 – B-12)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *161 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.161.1 Special Site Provision

The following specific Special Site Provisions apply

- a) Maximum number of *dwelling units* – 2;

- b) Maximum number of *dwelling units* permitted on the ground floor of a *building* – 1;
- c) Maximum gross residential *floor area* for a ground floor *dwelling unit* – 135.0 square metres.

9.162 Part of Lot 13, Concession 4 (St. Vincent – Town of Meaford)
(By-law 7-94 – B-19)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *162 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.162.1 Only *Uses* Permitted

The following *uses* are the only *uses* permitted:

- a) Open space;
- b) Place of worship.

9.163 Lots 1031, 1032 and 1033, Plan 309 (Town of Meaford)
(By-law 18-95 – B-8)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *163 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.163.1 Additional Permitted *Use*

The following additional *use* is permitted:

- a) Bed and breakfast.

9.163.2 Special Site Provision

The following specific Special Site Provision applies:

- a) Minimum required width of a *parking space* – 2.7 metres.

9.164 Part of Lot 1329 and Lot 1330, Plan 309 (Town of Meaford)
(By-law 23-95 – B-7)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *164 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.164.1 Special Site Provisions

The following additional Special Site Provisions apply:

- a) A *dwelling unit* shall be permitted partly below established grade.
- b) Maximum number of *parking spaces* permitted in the front yard – 4.

9.165 Lots 665, 667 and 668, Plan 309 and Part of Block A, Plan 404 (Town of Meaford)
(By-laws 21-89 and 26-95 – B-12)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *165 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.165.1 Additional Permitted *Uses*

The following additional *use* is permitted:

- a) Building supply outlet.

9.165.2 Special Site Provision

The following specific Special Site Provisions apply:

- a) Maximum number of *parking spaces* permitted in the *front yard* – 6.

9.166 Lots 1315 and 1319, Plan 309 (Town of Meaford)
(By-laws 5-92 and 27-95 – B-9)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *166 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.166.1 Special Site Provision

The following specific Special Site Provisions apply:

- a) Maximum number of *dwelling units* – 3;
- b) Maximum number of *parking spaces* permitted in the *front yard* – 4.

9.167 Part of Lots 1566 and 1568, Plan 309 (Town of Meaford)
(By-law 7-96 – B-4)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *167 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.167.1 Additional Permitted *Uses*

The following additional *uses* are permitted:

- a) Motor vehicle dealership;
- b) Motor vehicle repair garage.

9.167.2 Prohibited *Uses*

The following additional *uses* are prohibited:

- a) Motor vehicle service station;
- b) Motor vehicle body shop;
- c) The sale of new *motor vehicles*.

9.167.3 *Zone Standards*

The following specific *Zone Standard* applies:

- a) Minimum required setback for a *motor vehicle dealership* from the *front lot line* – 15.0 metres.

9.168 Part of Lots 1506 and 1507, Plan 309 (Town of Meaford)
(By-laws 50-83 and 15-96 – B-7)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *168 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.168.1 *Zone Standards*

The following specific *Zone Standards* apply:

- c) Minimum required number of *parking spaces* – 4;
- d) Maximum *building height* – Existing on June 17, 1996.

9.168.2 Special Site Provisions

The following Special Site Provisions apply:

- a) Maximum number of *dwelling units* – 4;
- b) Maximum number of *apartment dwelling units* – 3;

9.169 Part of Lots 10 and 11, Plan 317 (Town of Meaford)
(By-law 19-97 – B-4)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *169 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.169.1 Zone Standards

The following specific Zone Standards apply:

- a) *Minimum required interior side yard* – 0.9 metres;
- b) *Minimum required interior side yard on a lot where the height of a building* is greater than 3.5 m – 0.9 metres plus an additional 0.6 metres for each additional storey or portion thereof;
- c) *Minimum required side yard* for an attached *garage* or *carport* with no rooms above – 1.2 metres;
- d) *Minimum required side yard* with no attached *garage* or *carport* – 4.8 metres;
- e) *Minimum ground floor area* – 55.0 square metres.

9.170 Lots 1142, 1147, 1154, 1155, and Part of Lots 1140 and 1146, Plan 309 (Town of Meaford)
(By-laws 16-90, 21-90 and 13-00 – B-9)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *170 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.170.1 Special Site Provision

The following specific Special Site Provisions apply:

- a) *Maximum number of dwelling units* – 36;
- b) *Minimum length of sight triangle* measured from the hypothetical point of intersection – 6.0 metres;
- c) *Maximum height* of any *building, structure, fence, sign* or *landscaping element* within a *sight triangle* – 0.6 metres.

9.171 125 Susan Street (Town of Meaford)
(By-laws 70-02 and 48-2008 – B-7)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *171 on the Schedules to this

By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.171.1 Zone Standards

The following specific Zone Standards apply:

- a) Minimum required front yard for a garage – 1.0 metre;
- b) Minimum required interior side yard for an end unit – 4.0 metres;
- c) Minimum required interior side yard, exterior side yard and rear yard for a parking area – 1.2 metres;
- d) Minimum required setback for a *garage* sharing a common wall with a *garage* on another *lot* – zero;
- e) Minimum required setback between a main *building* and an *accessory building* – 1.8 metres;
- f) Maximum *lot coverage* – 40.0%;

9.171.2 Special Site Provision

The following specific Special Site Provisions apply

- a) Maximum number of *townhouse dwelling units* – 32;
- b) Minimum required width of landscaping along and adjacent to any *parking area* – zero;
- c) A *parking space* may be provided on a *driveway*.

9.172 Part of Lot 11, Concession 5 (Town of Meaford)
(By-law 08-03 – B-12)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *172 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.172.1 Additional Permitted Uses

The following additional use is permitted:

- a) Detached *garage* in the rear *yard*, subject to the following:
 - i) Maximum *height* for a *garage* – 5.5 metres and one storey;
 - ii) Minimum required rear yard for a *garage* – 5.4 metres;
 - iv) Minimum required side *yard*, north side, for a *garage* – 2.4 metres;
 - v) Maximum *floor area* for a *garage* – 83.0 square metres;
 - vi) Maximum length of *garage* – 10.4 metres;
 - vii) Maximum width of *garage* – 8.0 metres.

9.173 Part of Lots 1255 to 1264, Plan 309 (Town of Meaford)
(By-laws 27-77 and 50-03 – B-8)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *173 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.173.1 Only Permitted *Uses*

The following *uses* are the only *uses* permitted:

- a) Banquet hall;
- b) Library;
- c) *Business office*, fronting onto Sykes Street South to a maximum depth of 30.0 metres;
- d) Retirement home;
- e) Restaurant;
- f) *Retail store*, fronting onto Sykes Street to a maximum depth of 30 metres; and,
- g) Single detached dwelling.

9.173.2 Special Site Provision

The following Special Site Provisions apply:

- a) Maximum number of apartment dwelling units in a retirement home – 129;
- b) Maximum *gross floor area* for a *banquet hall* – 353.0 square metres;
- c) Maximum *gross floor area* for a *library* – 442.0 square metres;
- d) Maximum *gross floor area* for a *business office* – 502.0 square metres;
- e) Maximum *gross floor area* for a *restaurant*– 339.0 square metres;
- f) Maximum *gross floor area* for a *retail store* – 1226.0 square metres;
- g) Rate of provision of required *parking spaces* – 1.3 spaces per *dwelling unit*.

9.174 Lots 1070 and 1071, Part of Lot 1069, Plan 309 (Town of Meaford)
(By-law 11-2004 – B-8)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *174 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.174.1 Special Site Provision

The following specific Special Site Provision applies:

- a) Minimum required number of *parking spaces* – 6.

9.175 237 Sykes Street North (Town of Meaford)
(By-law 99-2004 – B-7)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *175 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.175.1 Zone Standards

The following specific Zone Standards apply:

- a) *Minimum required interior side yard – zero;*

9.175.2 Special Site Provision

The following specific Special Site Provision applies

- a) Maximum permitted encroached for a dock from the *dwelling* existing on November 15, 2004 into the adjacent Environmental Protection (EP) Zone – 3.1 metres.
- b)

9.176 351 Sykes Street North (Town of Meaford)
(By-law 100-2004 – B-7)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *176 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.176.1 Additional Permitted *Uses*

The following additional *use* is permitted:

- a) Unlit display sign.

9.176.2 Special Site Provision

The following specific Special Site Provisions apply:

- a) Maximum number of rooms available for rent for a *bed and breakfast* – 2;
- b) Maximum required number of *parking spaces* – 4;
- c) Maximum display area of an unlit display sign – 0.5 square metres.

9.177 Lot 885, Plan 309 (Town of Meaford)
(By-laws 34-90 and 13-2005 – B-8)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *177 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.177.1 Only Permitted *Uses*

The following *uses* are the only *uses* permitted:

- a) Day Nursery; and,
- b) Dwelling unit, accessory.

9.177.2 *Zone Standards*

The following specific *Zone Standards* apply:

- a) Minimum *gross floor area* for a *dwelling unit* – 60.0 square metres;
- b) Minimum required exterior side yard– 1.5 metres;

9.177.3 Special Site Provision

The following specific Special Site Provisions apply:

- c) Minimum required width of landscaped open space along the *exterior side lot line* and *rear lot line* – zero
- d) Minimum required number of *parking spaces* – 3.

**9.178 Plan of Subdivision 42T-99003, Part of Lot 17, Concession 7
(Town of Meaford)
(By-laws 15-00, 62-2004 and 20-2005 – B-6)**

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *178 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.178.1 *Zone Standards*

The following specific *Zone Standard* applies to all properties:

- a) Maximum *lot coverage* – 40%.

9.178.2(a) Additional *Zone Standards* for Lot 1

The following additional specific *Zone Standard* applies to lands Zoned R3-178-A:

- a) *Minimum required rear yard* – 6.5 metres.

9.178.2(b).1 Additional *Zone* Standards for Lot 2

The following additional specific *Zone* Standards apply to lands zoned R3-178-B:

- a) *Minimum required front yard* – 6.0 metres;
- b) *Minimum required exterior side yard* – 4.5 metres;
- c) *Minimum required rear yard* – 6.0 metres.

9.178.2(b).2 Special Site Provisions for Lot 2

The following additional provisions apply to lands zoned R3-178-B:

- a) For the purposes of this By-law, the *lot* shall be deemed not to be a corner *lot*;
- b) The *rear lot line* shall be deemed to be the south eastern *lot line*.

9.178.2(c) Special Site Provisions for Lot 6

The following additional provisions apply to lands zoned R3-178-C:

- a) The *front lot line* shall be deemed to be the *lot line* abutting Glen Abbey Court;
- b) The *rear lot line* shall be deemed to be the *lot line* abutting Pearson Street;
- c) The two remaining *lot lines* shall be deemed to be *interior side lot lines*.

9.179 Part of Lot 13, Concession 2 (Sydenham)
(By-law 60-2009 – A-42)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *179 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.179.1 Only Permitted *Uses*

The following *uses* are the only *uses* permitted:

- a) Children's camp;
- b) School, private;
- c) Single detached dwelling; and,
- d) Apartment dwelling, accessory to a children's camp and private school.

9.179.2 Special Site Provision

The following Special Site Provisions apply:

- a) Maximum permitted expansion of *gross floor area* beyond that which existed on September 21, 2009 – 25%;
- b) Maximum number of single detached dwelling units – 5;
- c) Maximum number of *apartment dwelling units* – 1.

9.180 Part of Lot 456, Plan 309 (Town of Meaford)
(By-laws 65-2005 and 80-2005 – B-12)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *180 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.180.1 Zone Standards

The following specific *Zone* Standards apply:

- a) Minimum required rear yard – 4.5 metres;
- b) *Minimum required rear yard* for the existing *garage* – 0.15 metres.

9.181 Part of Lots 4 and 5, Broken Front Concession (Sydenham)
(By-law 60-2009 – A-9)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *181 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.181.1 Only Permitted *Uses*

The following additional *use* is permitted:

- a) Marina.

9.182 Part of Lots 1475, 1477, 1449 and 1481, Plan 309 (Town of Meaford)
(By-law 2-2006; B-7)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *182 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.182.1 Zone Standards

The following specific *Zone* Standards apply:

- a) Minimum required front yard – 6.0 metres;
- b) Minimum required exterior side yard – 6.0 metres;
- c) Minimum required interior side yard – 8.0 metres;
- d) Minimum required rear yard – 4.5 metres;

9.182.3 Special Site Provision

The following Special Site Provision applies:

- a) Maximum number of *dwelling units* per block – 11.

9.183 Part of Lots 5 and 6, Concession 1 (Sydenham)
(By-law 08-2006 – A-74)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *183 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.183.1 Special Site Provision

The following Special Site Provision applies:

- a) Maximum number of *nutrient units* to be kept – 4.

9.184 Part of Lot 18, Concession 7 (St. Vincent)
(By-laws 11-84, 29-84 and 20-2006 – A-45)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *184 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.184.1 Only Permitted *Uses*

The following *uses* are the only *uses* permitted:

- a) *Building supply outlet;*
- b) *Dwelling unit;*
- c) *Industrial use;*
- d) *Nursery;*
- e) *Retail store;*
- f) *Uses permitted in the Institutional (I) Zone;*
- g) *Veterinary clinic; and,*
- h) *Workshop.*

9.185 Part of Lot 4, Concession 8 (Sydenham)
(By-law 25-2006, Provisions 1 and 2 – A-60)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *185 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.185.1 Special Site Provision

The following Special Site Provision applies:

- a) Minimum required setback from a designated Area of Natural Scientific Interest (ANSI) – 50.0 metres.

9.186 Part of Lot 1, Concession 12 (Sydenham)
(By-law 32-2006 – A-81)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *186 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.186.1 Only Uses Permitted

The following *use* is the only *use* permitted:

- a) *Restaurant.*

9.186.2 Zone Standards

The following specific *Zone* Standards apply:

- a) *Minimum required front yard* – 16.5 metres;
- b) *Minimum required rear yard* – 10.5 metres;
- c) *Maximum gross floor area* for a *restaurant* – 450.0 square metres;

9.186.3 Special Site Provisions

The following additional provision applies:

- a) The front *yard* shall be deemed to be the *yard* between the main *building* and Highway 6/10.
- b) Minimum floor elevation – Equal to both 30.48 metres and 0.5 metres above final grade.

9.187 Part of Lots 870 and 871, Plan 309 (Town of Meaford)
(By-law 2-2007 – B-8)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *187 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.187.1 Additional Permitted *Uses*

The following additional *use* is permitted:

- a) *Bed and breakfast.*

9.188 Part of Lot 19, Concession 8 (St. Vincent)
(By-law 613 – A-39)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *188 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.188.1 Additional Permitted *Uses*

The following additional *use* is permitted:

- a) Motor vehicle repair shop.

9.189 Lot 27, Plan 309 and a portion of Part 1, 16R-3856 (Town of Meaford)
(By-law 102-2009 – B-14)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *189 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.189.1 *Zone Standards*

The following specific *Zone* Standard applies:

- a) The minimum *rear yard* applicable to the subject lands is 3 meters.

9.190 Plan 309, Part Lot 1242 & Part Berry Street, Reference Plan 16R-10850 Parts 9 & 10 , 1 Legion Road (Town of Meaford)
(By-law 004-2010 and 2021-71; B-8)

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *190 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.190.1 Additional Permitted Uses

- a) A Private Club.

9.190.2 Zone Standards

The following site specific Zone Standards apply to any use on the lands:

- a) Minimum required front yard – 3.00 m
- b) Minimum required rear yard– 1.96 m
- c) Minimum required interior side yard, west side – 2.4 m
- d) Minimum required interior side yard, east side – 0.93 m
- e) Maximum height – 16.57 m and not more than 5 storeys.
- f) Unless specifically modified/amended above, the provisions of Table 6.2 Zone Standards which would be applicable to a permitted use in the Residential Multiple (RM) Zone shall apply.

9.190.3 Special Site Provisions

- a) Setbacks from Slopes
 - i. Notwithstanding Section 4.23.3, no building or structure shall be located closer to any slope or embankment that exceeds 33% or 3 to 1 than the toe/bottom of existing slope or the applicable yard setback, whichever is greater.
- b) Rear Yard
 - i. For the purposes of Section 9.190, the rear yard shall be considered to include all lot lines along the north side of the property. For clarity these are generally within the former Berry Street road allowance.
- c) Height
 - i. For the purposes of these lands, height shall be measured from the centerline of Legion Road.

- d) Parking Area Requirements
 - i. Notwithstanding any other provision of this By-law, the minimum width of any driveway or parking aisle providing access to parking or loading spaces, whether from a public street or within a private garage or parking area, shall be 5.8 m and there shall be no maximum width.
 - ii. Notwithstanding Section 5.5:
 - a. Parking spaces, loading spaces and driveways may be permitted within any interior side yard or rear yard provided that:
 - 1. no parking space, loading space or driveway shall be located closer to any slope or embankment that exceeds 33% or 3 to 1 than the toe/bottom of existing slope; and,
 - 2. A continuous and opaque screen not less than 1.5m high consisting of a hedgerow of evergreens or shrubs, a wall, or a privacy fence are provided and maintained in any yard where any surface parking space, loading space or driveway is closer than 1.0 m to the lot line.
 - iii. A minimum vertical clearance of 5.0 m shall be provided for all surface parking areas, loading spaces, and driveways.
 - iv. A minimum vertical clearance of 3.0 m shall be provided for all barrier free parking spaces and parking aisles within a private garage.
- e) Encroachments into Required Yards
 - i. Notwithstanding Section 4.6, balconies shall not encroach into any required yard.

9.190.4 Section 37 of the Planning Act (in effect September 17, 2020)

- a) The owner of the lands affected by this exception shall enter into one or more agreements with the Municipality of Meaford pursuant to Section 37 of the Planning Act (in effect September 17, 2020) to secure the facilities and matters below, which agreement or agreements may be registered against the title of the lands to which this by-law applies in the manner and to the extent specified in the agreements. The Owner of the subject lands, at the Owner's expense, and in accordance with the agreements noted above, shall provide or fund the following services, facilities or matters on terms satisfactory to the Municipality in order to permit an increase in permitted height on the lands:
 - i. Financial contribution towards Phase 1 of the Legion Park Plan in an amount of \$300,000 as confirmed in the agreement and approved by Council.

9.190.5 Removal of the Holding Symbol

- a) In accordance with the provisions of Section 36 of the Planning Act R.S.O. 1990, Chapter P.13, as amended, and in addition to the requirements of section 2.6.2.5, the Holding (H5) symbol shall not be removed from the whole or part of the lands until such time as the following have been completed:
 - i. Detailed design, including but not limited to building plans, grading and site alteration, vegetation and tree removal, shall be reviewed to the satisfaction of a qualified geotechnical engineer and any recommendations from the geotechnical engineer shall be incorporated into the site plan agreement;
 - ii. Execution of a Development Agreement that addresses:
 - a. Matters of Site Plan Approval;
 - b. Servicing installation design, capacity and allocation;
 - c. Payment of securities (landscape and civil);
 - iii. Satisfaction of the Environmental Protection Act regarding change of use which may include a Record of Site Condition;
 - iv. Completion of a comprehensive servicing analysis as outlined in Part D of the Official Plan and the execution of a Servicing Agreement to address the design, allocation, construction, timing and financing, and approvals necessary to provide municipal water and sanitary sewage services to the subject lands; and,
 - v. Execution of an Agreement approved by Council in accordance with Section 37 of the Planning Act (in effect on September 17, 2020) that addresses those matters set out in Section 9.190.4.

9.191 Lot 1246, Plan 309 (Town of Meaford)
(By-law 30-2010 – B-8)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *191 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.191.1 Zone Standards

The following specific Zone Standards apply:

- a) The *minimum required front yard* applicable to a main dwelling on the subject lands is 3 meters
- b) The *minimum required front yard* applicable to any attached or detached garage on the subject lands is 5.8 meters
- c) The minimum required *lot area* applicable to the subject lands is 419 m²

d) The dwelling on the lands, as existing on April 19th, 2010 shall be deemed to comply with the *front and interior side yard* provisions of the by-law.

9.192 Concession 6, South Part Lot 13 (Township of St. Vincent)
(By-law 57-2010 – B-16)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *192 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.192.1 Additional Permitted *Uses*

a) Uses legally existing on September 21st, 2009, including the operation of a well drilling business, the storage and repair of well drilling equipment and the storage of materials and supplies pertinent to and necessary to operate this business.

9.193 Part of Lots 7 and 8, Broken Front Concession (Sydenham)
(By-laws 1991-37, 28-03 and 111-2004 – A-9)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *193 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.193.1 *Zone Standards*

The following specific *Zone* Standard applies:

a) Minimum lot frontage – 25.0 metres.

9.194 Part of Lots 7 and 8, Concession A (Sydenham)
(By-laws 1991-37, 28-03 and 111-2004 – A-19)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *194 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.194.1 *Zone Standards*

The following specific *Zone* Standard applies:

a) *Minimum lot area* – 30.0 hectares.

9.195 Part of Lots 7 and 8, Concession A (Sydenham)
(By-laws 1991-37, 28-03 and 111-2004 – A-19)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *195 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.195.1 *Zone Standards*

The following specific *Zone* Standard applies:

- a) *Minimum lot area* – 10.0 hectares.

9.196 Part of Lots 17 and 18, Concession A (Sydenham)
(By-law 1991-14 – A-17)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *196 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.196.1 *Zone Standards*

The following specific *Zone* Standards apply:

- a) *Minimum lot area* – 0.5 hectares;
- b) *Minimum lot frontage* – 25.0 metres;
- c) *Maximum lot coverage* – 35.0%;
- d) *Minimum required front yard* – 25.0 metres;
- e) *Minimum required exterior side yard* – 10.0 metres;
- f) *Minimum required rear yard* – 10.0 metres.

9.197 Part of Lots 17 and 18, Concession A – Future Blocks 56, 57 and 60 (Sydenham)
(By-law 1991-14 – A-17)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *197 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.197.1 *Zone Standards*

The following specific *Zone* Standards apply:

- a) *Maximum lot coverage* – 5.0%;
- b) *Minimum required front yard* – 12.0 metres;
- c) *Minimum required exterior side yard* – 12.0 metres;
- d) *Minimum required yard adjacent to any residential use* – 15.0 metres;

- e) Minimum required *yard*, all remaining *yards* – 9.0 metres.

9.198 Part of Lots 17 and 18, Concession A – Future Block 58 (Sydenham)
(By-law 1991-14 – A-17)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *198 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.198.1 Only Permitted *Uses*

The following *use* is the only *use* permitted:

- a) Water treatment plant.

9.198.2 *Zone* Standards

The following specific *Zone* Standards apply:

- a) *Minimum lot area* – 0.2 hectares;
- b) *Minimum lot frontage* – 36.0 metres;
- c) *Maximum lot coverage* – 35.0%;
- d) *Minimum required front yard* – 12.0 metres;
- e) *Minimum required exterior side yard* – 9.0 metres;
- f) *Minimum required rear yard* – 12.0 metres;

9.198.3 Special Site Provision

The following specific Special Site Provisions apply

- a) *Minimum required setback for a parking space from any street line or residential use* – 8.0 metres.

9.199 Lot 416, Part Lot 417, Lot 418 and Lot 419, Plan 309 (Town of Meaford)
(By-law 79-2007 – B-12)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *199 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.199.1 Additional Permitted *Uses*

The following additional *use* is permitted:

- a) Community centre, accessory.

9.199.2 Zone Standards

The following specific *Zone* Standards apply:

- a) Maximum *lot coverage* – 40.0%;
- b) Minimum required interior side yard, north side – 8.8 metres;
- c) Minimum required interior side yard, south side – 7.5 metres;
- d) Minimum required interior side yard, east side – 7.5 metres;
- e) *Minimum required rear yard* along that portion of the *lot line* abutting the Union Street *street line* – 4.7 metres;

9.199.3 Special Site Provisions

The following Special Site Provisions apply:

- a) The *front lot line* shall be deemed to be the Centre Street *street line*.
- b) Maximum number of *townhouse dwelling units* – 82;
- c) Minimum required rear yard for an accessory community centre – 11.95 metres;
- d) Minimum required interior side yard for an accessory community centre – 3.71 metres;
- e) Maximum *gross floor area* for a *community centre* – 1,200.0 square metres;
- f) Minimum required width of landscaping along and adjacent to any *parking area* – zero.
- g) An accessory community centre shall not exceed a height of 11m.

9.200 Lot 416, Part Lot 417, Lot 418 and Lot 419, Plan 309 (Town of Meaford)

(By-law 79-2007, 2023-72; B-3, 11)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *200 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.200.1 Only Permitted *Uses*

The following *use* is the only *use* permitted:

- a) Stormwater management facility.

9.200.2 Zone Standards

The following specific *Zone* Standard applies:

- a) Minimum required *yard*, all *yards* – zero.

9.201 Part of Lots 1562 to 1564, 1571 to 1575, 1700 and Parts of Stewart and Helen Streets (Closed) (Town of Meaford)
(By-law 93-2007– B-4)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *201 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.201.1 Zone Standards

The following specific *Zone* Standard applies:

- a) *Minimum required rear yard*, south lot line – 6.0 metres.

9.202 West Part of Lot 1, Concession 9 (Sydenham)
(By-law 99-2007 – A-82)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *202 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.202.1 Zone Standards

The following specific *Zone* Standards apply:

- a) *Minimum lot area* – 38.0 hectares;

9.202.2 Special Site Provision

The following specific Special Site Provision applies:

- a) The requirements of the Minimum Distance Separation I Formula, as set out in the MDS Formulae & Guidelines published by OMAFRA as may be amended from time to time, shall apply to any new *dwelling unit*.

9.203 West Part of Lot 1, Concession 9 (Sydenham)
(By-law 99-2007 – A-82)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *203 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.203.1 Special Site Provision

The following specific Special Site Provisions apply:

- a) The requirements of the Minimum Distance Separation I Formula, as set out in the MDS Formulae & Guidelines published by OMAFRA as may be amended from time to time, shall apply to any new *dwelling unit*.

9.204 Part of Lot 3, Concession 2 (Sydenham)
(By-law 100-2007; By-law 014-2011 – A-84)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *204 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.204.1 Zone Standards

The following specific Zone Standards apply:

- a) *Minimum lot area* – 2.63 hectares;
- b) *Minimum lot frontage* – 167.0 metres;

9.205 Part of Lots 1659, 1660, 1661 and 1662, Plan 309 (Town of Meaford)
(By-law 8-2008 – B-6)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *205 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.205.1 Zone Standards

The following specific Zone Standard applies:

- a) *Minimum required front yard* – 6.0 metres.

9.206 Part of Lots 1659, 1660, 1661 and 1662, Plan 309 (Town of Meaford)
(By-law 8-2008 – B-6)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *206 on the Schedules to this

By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.206.1 *Zone Standards*

The following specific *Zone Standards* apply:

- a) Minimum required front yard – 6.0 metres;
- b) Minimum required rear yard – 9.0 metres.

9.207 East Part of Lot 6, Concession 10 (Sydenham)
(By-law 28-2008 – A-71)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *207 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.207.1 *Zone Standards*

The following specific *Zone Standard* applies:

- a) Minimum lot frontage – 25.0 metres.

9.208 East Part of Lot 6, Concession 10 (Sydenham)
(By-law 28-2008– A-71)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *208 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.208.1 *Zone Standards*

The following specific *Zone Standard* applies:

- a) *Minimum lot area* – 38.5 hectares.

9.209 Part of Lot 22, Concession 7 (Sydenham)
(By-law 29-2008 – A-36)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *209 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.209.1 *Zone Standards*

The following specific *Zone Standard* applies:

- a) *Minimum lot area* – 10.0 hectares.

9.210 Part of Lots 433 and 451, Plan 309 (Town of Meaford)
(By-law 38-2008 – B-12)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *210 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.210.1 *Additional Uses Permitted*

The following additional *use* is permitted:

- a) Medical office.

9.210.2 *Zone Standards*

The following specific *Zone Standards* apply:

- a) Maximum *gross floor area* for a *medical office* – 200.0 square metres;

9.210.3 *Special Site Provisions*

The following additional provision applies:

- a) For the purposes of this Section, “Medical Office” means *premises* used for the medical, dental, surgical and/or therapeutic treatment of human beings including clinics operated by one or more medical professionals, but does not include a public or private *hospital*.
- b) Minimum required number of *parking spaces* for a *medical office* – 2 spaces per practitioner

9.211 Part of Lot 9, Concession 3 (St. Vincent)
(By-law 3-89 – A-68)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *211 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.211.1 *Zone Standards*

The following specific *Zone* Standard applies:

- a) Maximum *height* – 5.5 metres.

9.211.2 Additional Standards for Front Lots

The following additional *Zone* Standards apply to lands *zoned* RR-211-A:

- a) Minimum required interior side yard, north side – 15.0 metres;
- b) Minimum required setback from the top of bank on the *lot* – 15.0 metres.

9.212 Part of Lot 3, Concession 1 (St. Vincent)
(By-laws 97-89 and 46-01 – A-89)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *212 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.212.1 *Zone* Standards

The following specific *Zone* Standards apply:

- a) Minimum required and maximum *yards*, all *yards*, for all *buildings and structures* – As delineated on Schedule ‘D-2’ of this By-law.

9.213 Part of Lot 21, Concession 6, being Part 1 of RP 16R-4269 (St. Vincent)
(By-law 45-2000 – B-1)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *213 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.213.1 *Zone* Standards

The following specific *Zone* Standard applies:

- a) Minimum required rear yard – 10.0 metres.

9.214 Part of Lot 3, Concession 12 (Sydenham)
(By-laws 33-2006 and 98-2006, OMB File No. PL050929 – A-81)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *214 on the Schedules to this

By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.214.1 Additional Uses Permitted

The following additional *uses* are permitted:

- a) Recreational vehicle sales and service establishment; and,
- b) Outdoor storage area, *accessory*, but not in any required *yard*.

9.214.2 Zone Standards

The following specific *Zone* Standards apply:

- a) Minimum required rear yard – 30.0 metres;
- b) Maximum *gross floor area* for a *recreational equipment sales* and service establishment – 800.0 square metres.

9.214.3 Special Site Provisions

The following additional provision applies:

- a) For the purposes of this Section, “Recreational vehicle” means any vehicle that is suitable for being attached to a motor vehicle for the purpose of being drawn or is self-propelled, and is capable of being used on a short-term recreational basis for living, sleeping and/or eating accommodation of human beings and includes a travel trailer, pick-up camper, motorized camper, tent trailer or tent.

9.215 Woodford

(By-law 60-2009 – A-41)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *215 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.215.1 Additional Permitted Uses:

The following additional *uses* are permitted:

- a) *Agricultural use; Agricultural Use, Intensive; and, Agricultural Use, Specialized*, limited to legally existing *uses, building and structures* as of September 21, 2009;
- b) *Conservation Use*.

9.216 Part of Lot 3, Concession 1 (St. Vincent)

(By-laws 31-90 and 38-90 – A-89)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *216 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.216.1 Additional Uses Permitted

The following additional use is permitted:

- a) Medical office.

9.216.2 Special Site Provisions

The following Special Site Provisions apply:

- a) Maximum *gross floor area* for a *medical office* – 25% of the floor area of the *dwelling unit*;
- b) Maximum number of physicians permitted – 1;
- c) Minimum required number of *parking spaces* – 4;
- d) All *parking areas* are required to be screened by landscaping from a Residential Zone or use on an adjacent lot.

9.217 Part of Lot 4, Concession 1 (St. Vincent)

(By-law 115-2008 – A-80)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *217 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.217.1 Special Site Provisions

The following Special Site Provisions apply:

- a) Maximum number of *nutrient units* to be kept – 16.

9.218 Part of Lot 4, Concession 1 (St. Vincent)

(By-law 115-2008 – A-80)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *218 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.218.1 Special Site Provisions

The following Special Site Provisions apply:

- a) Maximum number of *nutrient units* to be kept – 20.

9.219 Lot 1221, Plan 309 (Town of Meaford)
(By-law 8-2009 – B-8)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *219 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.219.1 Special Site Provisions

The following Special Site Provisions apply:

- a) Maximum number of *dwelling units* permitted – 3;
- b) Minimum required number of *parking spaces* for all residential *uses* – 3.
- c) A *dwelling unit* may be permitted on the *first storey* of a *building* only if used in conjunction with a *hotel*.

9.220 Grant Avenue (Town of Meaford)
(By-law 60-2009 – B-15)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *220 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.220.1 Zone Standards

The following specific Zone Standard applies:

- a) An *accessory building or structure* may be permitted between the *main front wall* of the *main building* and the *front lot line*, provided that the *accessory building or structure* is no closer than 5.0 metres to the *front lot line*.

9.221 Part of Lot 1311, Plan 309, Part 3 of Plan 16R-3132
(Town of Meaford)
(By-laws 35-2005 and 17-2009 – B-9)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *221 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.221.1 **Zone Standards**

The following specific *Zone Standards* apply:

- a) Minimum required front yard – 4.9 metres;
- b) Minimum required interior side yard – 1.1 metres;
- c) Minimum required interior side yard for a semi-detached dwelling where a common wall is located on a lot line – zero;
- d) Minimum required rear yard – 7.9 metres;
- e) Maximum *lot coverage* – 46%.

**9.222 Part of Lot 1311, Plan 309, Part 5 of Plan 16R-3132
(Town of Meaford)
(By-laws 35-2005 and 17-2009 – B-9)**

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *222 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.222.1 **Zone Standards**

The following specific *Zone Standard* applies:

- a) Minimum required rear yard – 2.0 metres.

**9.223 Part of Lot 4, Concession 10 (St. Vincent)
(By-law 17-2009 – A-76)**

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *223 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.223.1 **Special Site Provisions**

The following *Special Site Provision* applies:

- a) Maximum number of *nutrient units* to be kept – 12.

**9.224 Part of Lot 4, Concession 10 (St. Vincent)
(By-law 17-2009 – A-76)**

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *224 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.224.1 Special Site Provisions

The following additional provision applies:

- a) Maximum number of *nutrient units* to be kept – 38;
- b) Notwithstanding Section 4.14.1 of this By-law, any new or expanded non-agricultural *building* or *structure* shall not be erected or enlarged unless it is located in compliance with the Minimum Distance Separation I Formula set out in the MDS Formulae & Guidelines published by OMAFRA, as may be amended from time to time.

9.225 Part of Lots 11, 12, 13 and 14, Broken Front Concession (Sydenham)
(By-law 36-2004, and By-law 2021-42; A-8 and D-3)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *225 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.225.1 Zone Standards

The following specific *Zone* Standard applies:

- a) *Minimum required* and maximum yards, all yards, for all *buildings* and *structures* – As delineated on Schedule ‘D-3’ of this By-law.
- b) As clarification to aid in interpretation of clause a) above, as it pertains only to Lot 5, Plan 16M1, in no case shall buildings be located nearer than 9m to the front lot line, nor nearer than 2m to interior side lot lines. Page 2 to Schedule D-3 illustrates the ‘proposed limit of development zone’ with a thick, black, dashed line. This boundary reflects the northern extent of the building envelope on this lot.

9.226 Lots 7 and 8, Broken Front Concession (Sydenham)
(By-law 1991-37; 57-2010 – A-9)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *226 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.226.1 Zone Standards

The following specific *Zone* Standard applies:

- a) *Minimum required front yard* – 5.0 metres;
- b) Minimum required exterior side yard – 3.0 metres;

- c) Minimum required interior side yard – 3.0 metres;
- d) Minimum required rear yard – 10.0 metres;

9.226.2

Special Site Provisions

The following additional provision applies:

- a) The *front lot line* shall be the lot line abutting a *public street*.
- b) Minimum required rear and side yard for an accessory building or structure having 14.0 square metres gross floor area or less – 10.0 metres; 3.0 metres, respectively.
- c) Minimum required elevation for an *opening* – 179.5 metres G.S.C.
- d) Minimum required rear and side yard for an *accessory building or structure* having greater than 14.0 square meters *gross floor area* – 10.0 metres; 6.0 meters, respectively.
- e) No accessory building or structure is permitted in a front yard.

9.227

Part of Lot 10, Concession 1 (St. Vincent)

(By-law 17-92 – B-30)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *227 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.227.1

Zone Standards

The following specific *Zone* Standard applies:

- a) *Minimum required front yard* – 28.3 metres, measured from the centerline of Highway 26;

Special Site Provisions

The following Special Site Provisions apply:

- a) Maximum gross floor area for a custom workshop – 35% of the gross floor area of the dwelling unit.

9.228

Part 2, Plan 16R-9190 (Town of Meaford)

(By-law 24-2009 – B-7)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *228 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.228.1

Zone Standards

The following specific *Zone* Standards apply:

- a) Minimum *lot area* – 434.0 square metres;
- b) Minimum *lot frontage* – 14.0 metres;
- c) Minimum required interior side yard – 0.6 metres;
- d) Maximum *lot coverage* – 45%.

9.229

Part Lot 3, Concession 3 (St. Vincent)

(By-law 25-2009 – A-88)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *229 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.229.1

Special Site Provisions

The following Special Site Provisions apply:

- a) One accessory building or structure having a height of not greater than 7.2 meters may be permitted between the main front wall of the main building and the front lot line provided it is no closer to the front lot line than 7.2m. This shall not prevent the construction of additional accessory buildings or structures meeting the provisions of 4.1.1 of the by-law.

9.230

Part of Lot 23, Concession 3 (Sydenham)

(By-law 50-2009 – A-25)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *230 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.230.1

Additional Permitted Uses

The following additional *use* is permitted:

- a) Accessory farm dwelling.

9.230.2

Special Site Provisions

The following Special Site Provision applies:

- a) *Minimum required yards*, all *yards*, for an accessory farm dwelling – As delineated on Schedule 'D-4' of this By-law.

9.231 Part 2, Plan 16R-9190 (Town of Meaford)
(By-law 51-2009 – B-14)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *231 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.231.1 Zone Standards

The following specific *Zone* Standards apply:

- a) Minimum required front yard – 5.0 metres;
- b) Minimum required interior side yard – 3.0 metres;
- c) Minimum required rear yard – 3.0 metres.

9.232 Deleted

9.233 Part of Lot 23, Concession 6 (St. Vincent)
(By-law 60-2009 – A-37)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *233 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.233.1 Special Site Provisions

The following additional provisions apply:

- a) The existing *front, side and rear yards* for all *buildings and structures* existing as of October 13, 2006 are deemed to comply with the provisions of this By-law.

9.234 Lots 297 to 299, Plan 309 (Town of Meaford)
(By-law 57-2010 – B-14)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *234 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.234.1 Permitted *Uses* and *Zone* Standards

- a) The subject lands may be used in accordance with the Permitted *Uses*, *Zone* Standards and General Provisions applicable to the Residential Three Zone.

9.234.2 Removal of Holding Symbol

- a) The Holding Suffix (H) shall remain affixed until an authorizing permit is issued by the Grey Sauble Conservation Authority with respect to development on the lands.

9.235 Part of Lot 37, Plan 309 (Town of Meaford)
(By-law 105-2010 – B-14)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *235 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.235.1 Only Permitted Uses

The following uses are the only uses permitted:

A multiple unit dwelling, containing a maximum of five (5) residential units.

9.235.2 Special Site Provisions

The following Special Site Provisions apply:

- a) For the purposes of this by-law, the yard abutting the Montgomery Street Road Allowance shall be treated as an interior side-yard.
- b) Parking for the multiple residential dwelling shall be permitted in the front yard and at a minimum distance of 0.1 metres from the front lot line.
- c) A driveway/aisle may be located a minimum distance of 0.1 metres from the southernmost lot line;
- d) Notwithstanding Section 4.23.3, no additional setback shall be required from the base of the adjacent slope.

9.236 Part of Lot 22, Concession 6 (Township of St. Vincent)
(By-law 090-2010 – A-37)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *236 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.236.1 Deemed to be Lots of Record

Once certified and registered, those lots approved by the Committee of Adjustment on lands denoted by symbol *236, shall be treated as lots of record for the purposes of this by-law and shall be subject to the same permitted uses and zone standards as lots having existed on September 21st, 2009.

9.237 Part of Lot 4, Concession 9 (Township of Sydenham) and Part of Lot 8, Concession 7 (Township of St. Vincent)
(By-law 055-2011 – A-27 and 065-2013 – A-85)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *237 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.237.1 Prohibited Uses

The following uses are prohibited:

- a) Dwelling or Dwelling Unit;
- b) Bunkie

9.238 South Part Lot 1016, Plan 309 (Town of Meaford)
(By-law 054-2011 – B-8)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *238 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.238.1 Zone Standards

The following specific Zone Standards apply:

- a) Minimum required exterior side yard – as existing July 11th, 2011.
- b) Minimum required front yard – as existing July 11th, 2011.

9.238.2 Special Site Provisions

The following special site provisions apply:

- a) Parking shall be provided within the required exterior side yard and having direct access to each space from Cook Street. No parking shall be located nearer to the rear lot line than 1.5 meters, nor nearer to the front lot line than 4.5 meters.
- b) The landing and stairs encroaching into the required front yard, as existing on July 11th, 2011, shall be deemed to comply.

9.239 Part of Lot 1697, Plan 309, 206080 Highway 26 (Town of Meaford)
(By-law 003-2013, By-law 2022-77; B-3)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *239 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.239.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Residential uses (Accessory Apartment Dwelling Units only)

9.239.1.1 Prohibited Uses

The following uses are prohibited:

- a) Auction sales establishment
- b) Banquet Hall
- c) Building Supply Outlet
- d) Car Wash
- e) Dry Cleaning Establishment
- f) Emergency Service Depot
- g) Equipment Sales and Rentals
- h) Farm Implement Dealer
- i) Funeral Home
- j) Hotel
- k) Motel
- l) Motor Vehicle Body Shop
- m) Motor Vehicle Dealership
- n) Motor Vehicle Service Station
- o) Nursery
- p) Place of Amusement
- q) Place of Entertainment
- r) Recreational Equipment, Sales and Rental Establishment
- s) Recreational Establishment
- t) Theatre
- u) Veterinary Clinic
- v) Workshop
- w) Retail uses having a gross floor area greater than 355 square meters.

9.240 Part of Lot 1697, Plan 309 (Town of Meaford)
(By-law 003-2013 – B-3)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *240 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.240.1 Additional Permitted Uses

The following additional uses are permitted:

- a) Retirement Home

9.240.2 Prohibited Uses

The following uses are prohibited:

- a) Retail uses having a gross floor area of greater than 355 square meters.

9.241 Part of Lot 1697, Plan 309 (Town of Meaford) **(By-law 003-2013 – B-3)**

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *241 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.241.1 Only Permitted Uses

The following uses are the only uses permitted:

- a) Community Centre
- b) A maximum of two accessory apartment dwelling units which may be used to provide ancillary residential accommodation relating to the Community Centre Use, or for the purposes of short-term guest accommodation for guests of residents of lots and blocks within the same registered Plan of Subdivision.
- c) A Temporary Residential Sales Office, which for the purposes of this section shall mean “A temporary building, mobile home, trailer, or a portion of the Community Centre where the sale of residential units, lots or blocks on the same Plan of Subdivision may occur until such time that 75% of the residential units are sold”.

9.241.2 Zone Standards

The following zone standards apply to the Community Centre:

- a) Front Yard – 2 m
- b) Interior/Exterior Yards – 4.5 m
- c) Rear Yard – 7.5 m
- d) Height – 14.0 m

For the purposes of this section, the front lot line shall be the lot line dividing the Community Centre block from the road and the rear lot line is deemed to be the north/south lot line opposite the front lot line.

9.242 Not in Use

9.243 Part of Lots 440, 441, 454, 455, Plan 309 (Town of Meaford) **(By-law 094-2011 – B-7)**

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *243 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.243.1 Only Permitted Uses

b) Uses legally existing on December 12th, 2011.

9.244 Part of Park Lot C, Squaw Point, being Parts 2 & 3, 16R-3810 (Sydenham)

(By-law 019-2016 – A-1)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *244 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.244.1 Zone Standards:

The following specific Zone Standard applies:

Minimum Lot Area: 2100 square meters

9.245 Part of Lot 11, Concession 2 (St. Vincent)

(By-law 050-2012 – B-30)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *245 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.245.1 Additional Permitted Uses

The following additional use shall be permitted on the subject lands:

a) Model Home

For the purpose of this section, Model Home shall be defined as:

‘a dwelling unit that is used on an interim basis for demonstration, advertising or display purposes and which is not occupied as a housekeeping unit.’

9.246 Part Lot 28, Concession 6 (St. Vincent)

(By-law 060-2012 – A-34)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *246 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.246.1 Zone Standards:

- a) Minimum Front Yard 2.0 meters
- b) Minimum Rear Yard 2.0 meters
- c) Minimum Side Yard 2.0 meters

9.247 Various – EIS prior to removal of (H)
(By-law 096-2012; By-law 070-2016 – A-2; A-80)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *247 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.247.1 Removal of Holding Symbol

In accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, the holding symbol “H” shall not be removed from the whole or part of the lands until such time as the following has been completed:

- a) The submission of an Environmental Impact Study, to the satisfaction of the Municipality and Grey Sauble Conservation Authority, demonstrating that development and/or site alteration will not result in negative impacts on the natural features or their ecological function.

9.248 Part Lot 6, Concession 10, 397531 10th Concession (Township of Sydenham)
(By-law 018-2013; A-71 and D-6)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *248 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.248.1 The following specific Zone Standard applies:

- a) Minimum required and maximum yards, all yards, for all residential and related accessory buildings and structures - As delineated on Schedule D-6 of this by-law.
- b) Where a non-residential/accessory structure is to be constructed on the lands, it shall be located within the building envelope identified on Schedule D-6 of this by-law and must meet the otherwise applicable minimum yard setbacks of the Rural (RU) zone.

9.249 Various

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *249 on the Schedules to this

By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.249.1 Additional Permitted Uses

The following additional use shall be permitted on the subject lands:

- a) Legally existing uses as of September 22nd, 2014.

9.250 Plan 309, Lots 1137, 1138 and 1139 (Town of Meaford)
(B- 9)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *250 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.250.1 Zone Standards:

The following specific Zone Standard applies:

- a) Notwithstanding Section 4.2.2.2 (b) to the contrary, accessory apartment dwelling units occupying a combined area of not more than 35% of the ground floor area and not more than 40% of the main wall facing the street line on the ground floor, may be located on the ground floor of a building on the lands. Associated entrances and lobbies shall meet the provisions of Section 4.2.2.2.

9.251 Concession 3, Part of Lot 11 (Township of St. Vincent)
(B-29)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *251 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.251.1 Special Site Provisions

The following Special Site Provision applies:

- a) Notwithstanding Section 4.1.1.4 to the contrary, one accessory garage having a lot coverage not greater than 88m² and located behind the main dwelling may be constructed to a maximum height of 5.74 meters.

9.252 Lots 1 to 25, Plan 16M28 (Town of Meaford)
(By-law 47-2015; B-12)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *252 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this

Section, continue to apply to the lands subject to this Section.

- 9.252.1 a) The following specific Zone Standards and Additional Permitted uses apply to lands zoned R1-252-A:
- i) Notwithstanding Table 6.2.1 to the contrary, the minimum required front yard for the main dwelling on the lands shall be 6.0 metres. The minimum required front yard for any attached or detached garage shall be 7.5 metres.
 - ii) A Temporary Residential Sales Office shall be permitted as an additional use on the lands until such time that 75% of the lots on Plan 16M28 have been constructed upon and/or sold by the developer. For the purposes of this section a 'Residential Sales Office' shall mean "A temporary building, mobile home or trailer, used for activities such as advertising and administration associated with the sale of residential units, lots or blocks on the same Plan of Subdivision. A Residential Sales Office may also be located as an interim use within a Single Detached Dwelling on the lands."
- b) The following specific Zone Standard applies to lands zoned R1-252-B:
- Notwithstanding Table 6.2.1 to the contrary, the minimum required rear yard for the main dwelling on the lands shall be 2.0 metres.

9.253 Lands adjacent to Victoria Street (Town of Meaford)
(By-law 59-2015; B-7)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *253 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

- 9.253.1 a) The following specific Additional Permitted uses apply to lands zoned R3-253:
- i) Notwithstanding Table 6.1 to the contrary, Single-Storey Multiple Unit Dwellings, meeting the 'Multiple Dwelling' yard setback and lot coverage standards of the Residential Multiple (RM) Zone per Table 6.2.2 shall be permitted on the lands.
- 9.253.2 a) The following specific Zone Standards apply to lands zoned R3-253:
- i) Accessory buildings or structures associated with Multiple Unit Dwellings on the lands shall meet those provisions of Section 4.1 which would be applicable to such buildings or structures where located within the Residential Multiple (RM) zone.

9.254 **Lots 1127 through 1133, Plan 309, Sykes St. (Town of Meaford)**
(By-law 57-2015 as amended by OMB Decision; B-9)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *254 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.254.1 The following specific Zone Standard applies:

Table 7.1 – Commercial and Employment Zone Use Permissions:

Permitted Use – Commercial – C1 Zone:

- a) Notwithstanding the Holding Provision of this By-law, all Permitted Uses found within Table 7.1 for the C1 Zone on the effective date of passing of this By-law shall continue to be permitted within existing buildings

Special Provisions:

- b) Table 7.1 is further amended by adding to Special Provisions:
 - a) A maximum of fifty-two (52) Apartment Dwelling units that are in the same building as a permitted commercial use are permitted provided:
 - i. The maximum number of bedrooms is 3 per unit;
 - ii. No apartment dwelling unit shall be permitted on the ground floor; and
 - iii. Entrances and lobbies associated with the apartment dwelling unit may be located on the ground floor provided that no more than 30% of the main wall facing the street line is occupied by entrances or lobbies.
 - c) The maximum building height within 3 meters of the front lot line shall be 13.2 meters.
 - d) The maximum building height beyond 3 meters from the front lot line shall be 17 meters
 - e) Notwithstanding the definition of height contained within Part 3 Definitions, and the provisions of Section 4.7, parapets may be permitted a maximum of 1 meter above the maximum permitted height permitted under clause c) and d) herein.
 - f) The maximum permitted front yard shall be 0.5 meters.

9.254.2 The owner of the lands affected by this exception shall enter into one or more agreements with the Municipality of Meaford pursuant to Section 37 of the Planning Act to secure the facilities and matters below, which agreement or agreements may be registered against title of the lands to which this by-law applies in the manner and to the extent specified in the agreements. The Owner of the subject lands, at the Owner's expense, and in accordance with the agreements noted above, shall provide or fund the following services, facilities or

matters on terms satisfactory to the Municipality of Meaford in order to permit an increase in permitted height on the lands:

- i) Preservation of the existing second-storey historical front façade of Lots 1129 to 1131, Plan 309, in accordance with a Conservation Plan approved by Council.

9.254.3 In accordance with the provisions of Section 36 of the Planning Act R.S.O. 1990, Chapter P.13, as amended, the Holding (H5) Symbol shall not be removed from the whole or part of the lands until such time the following have been completed:

- i) Execution of Site Plan Agreement that includes provisions and matters outlined within a Conservation Plan approved by Council;
- ii) Execution of an Agreement approved by Council in accordance with Section 37 of the Planning Act that addresses those matters set out in Section 9.254.2; and,
- iii) Issuance of a Heritage Permit by Council for the demolition and redevelopment of the land.

9.255 Part Lot 15, Concession Broken Front (Township of Sydenham)
(By-law 49-2016; A-6)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *255 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.255.1 Zone Standards

The following specific Zone Standard Applies:

- a) Minimum Lot Area: 1400 square meters
- b) The Minimum side yard and minimum rear yard for the dwelling existing on December 15th, 2014 shall be deemed to comply with this by-law. This notwithstanding, any new dwelling, new accessory structure or addition to the existing dwelling shall meet all applicable provisions of the By-law.

9.256 Part Lot 15, Concession Broken Front (Township of Sydenham)
(By-law 49-2016; A-6)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *256 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.256.1 Zone Standards

The following specific Zone Standard Applies:

- a) Minimum Lot Area: 1400 square meters
- b) The Minimum side yard and minimum rear yard for those dwellings existing on December 15th, 2014 shall be deemed to comply with this by-law. This notwithstanding, any new dwelling, new accessory structure or addition to the

existing dwelling shall meet all applicable provisions of the By-law.

9.256.2 Special Site Provisions

The following additional provisions apply:

- a) A maximum of two detached dwellings shall be permitted on the lot.

9.257 Part Lot 2, Concession 2 (Township of St. Vincent)
(By-law 71-2016; A-89)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *257 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.257.1 Prohibited Uses

The following uses are prohibited:

- a) Buildings and Structures

9.258 Plan 309 Pt Lts 1343, 1346 and 1349, Reference Plan 16R-11288, Pts 8 and 12; 78 Victoria Street (Town of Meaford)
(By-law 2017-09 and By-law 2020-04; B-7)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *258 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.258.1 The following specific Additional Permitted Uses apply to lands zoned R3-258:

- i) Notwithstanding Table 6.1 and Section 4.5.1 to the contrary, a maximum of six (6) Semi-Detached Dwellings shall be permitted on the lands subject of this section.

9.258.2 The following specific Zone Standards apply to lands zoned R3-258:

- i) Minimum Required Front Yard – 10.3m
- ii) Minimum Required Interior Side Yard (South) – 2.3m
- iii) Minimum Required Interior Side Yard (North) – 8.6m
- iv) Minimum Required Rear Yard – 7.3m
- v) Maximum Permitted Height - 11m
- vi) Maximum Permitted Lot Coverage - n/a
- vii) Accessory buildings or structures associated with the six Semi-Detached Dwellings on the lands shall meet those provisions of 4.1 which would be applicable to such buildings or structures where located within the Residential (R3) zone.

9.259 Plan 309, Part Lots 1566 & 1568 (Town of Meaford)
(By-law 2017-13; B-4)

Notwithstanding any other provision of this By-law, the provisions in this Section

shall apply to those lands denoted by the symbol *259 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.259.1 Additional Permitted Uses

The following additional permitted uses are permitted:

The following additional uses are permitted:

- a) Motor vehicle dealership;
- b) Motor vehicle repair garage;
- c) Outdoor Storage Area for storage/warehousing of shipping/mobile storage containers only.

9.259.2 Prohibited Uses

The following additional uses are prohibited:

- a) Motor vehicle service station;
- b) Motor vehicle body shop;
- c) The sale of new motor vehicles.

9.259.3 Zone Standards

The following specific Zone Standard applies:

- a) Minimum required setback for a motor vehicle dealership from the front lot line - 15.0 metres;
- b) An Outdoor Storage Area shall not be located within a required yard;
- c) Shipping/Storage Containers shall not individually or when stacked exceed a height of 4.5m.

9.259.4 Special Site Provisions

The Holding Symbol on the lands shall prevent the establishment of an Outdoor Storage Area for storage/warehousing of shipping/mobile storage containers until such time that the holding symbol is removed.

The Holding Symbol may be removed upon:

- a) issuance of a Grading & Drainage Permit by the Municipality of Meaford where an Engineered Grading & Drainage Plan has been provided demonstrating that no adverse impacts on adjacent lands (relating to quantity or quality of water) will result from establishment of the use on the lands, and;
- b) in the circumstance where the Engineered Grading & Drainage Plan requires installation of any stormwater management works or off-site improvements to ensure no adverse impacts on adjacent lands, the execution of a Development Agreement between the Municipality and landowner securing such works and addressing any related matters, at the discretion of the Director of Development & Environmental Services.

9.260 West Part of Lot 19, Concession 11 (Township of St. Vincent)
(By-law 2017-28; A-38)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *260 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.260.1 Zone Standard / Special Site Provisions

Lands subject to this Section have been identified as sensitive via an Environmental Impact Assessment/Study and in accordance with that assessment may not be altered. All buildings and structures are prohibited.

9.261 Part of Lot 24, Concession 6 (Township of St. Vincent)
(By-law 2017-32; A-37)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *261 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.261.1 Removal of Holding Symbol

In accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, the holding symbol “H” shall not be removed from the whole or part of the lands until such time that the following has been completed

- a) The submission of a detailed site plan by the applicant showing the proposed building envelope, laneway & servicing corridor locations – said features to be located/sized in accordance with the recommendations of the Environmental Impact Study completed by AWS Environmental Consultants Inc (December 2016) with the intent that the Holding may be removed from such areas and is to remain on the balance of the lands; and,
- b) The submission of a signed and secured declaration, agreement or other instrument – to the satisfaction of the Municipality of Meaford – securing that tree clearing for site development activities will not occur between April 15th and July 15th of any year, being the active nesting period for migratory birds.

9.262 Plan 309, Part Lots 1654-1659 & 1695 (Town of Meaford)
(By-law 2018-38; B-6)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *262 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.262.1 Lands Subject to Exception 262, Suffix A

- 1) Only Permitted Uses
 - a. A maximum of 24 semi-detached dwellings (12 buildings X 2 units);
 - b. A maximum of 16 townhouse or multiple unit dwelling units (4 buildings X 4 units);
 - c. Accessory Uses, Buildings & Structures; and,
 - d. A maximum of 52 parking spaces to be used in conjunction with those lands Zoned MR-262-F, being the adjacent Golf Course, where such parking is identified in a related Site Plan Control Agreement & acknowledged through a legal leasing or easement arrangement. Said parking spaces shall not be nearer than 1.8m to the north lot line, the setback being the location of landscaped open space.
- 2) Zone Standards & Special Site Provisions
 - a. The applicable provisions of Section 6.1 shall apply.
 - b. The individual leased areas in the case of a life lease development and the individual units in the case of a condominium shall be considered 'lots' for the purposes of applying the provisions for front yard, side yard, rear yard, lot coverage, height, and applicable general provisions of the Zoning By-law. In such circumstance, the Standards applicable to the R3 zone will apply to 'lots' containing semi-detached dwellings, with the Standards of the RM zone applicable to 'lots' containing a townhouse or multiple-unit dwelling unit. Where such circumstance does not apply, main buildings shall be subject to the standards outlined in item (c), below.
 - c. The main buildings shall not
 - i. Be located within 7.5m of the north or south boundaries of the area zoned RM-262-A;
 - ii. Be located within 2.4 m of the east or west boundaries of the area zoned RM-262-A;
 - iii. Exceed a maximum height of 11m; or
 - iv. Exceed a lot coverage of 50%.
 - d. Accessory buildings and structures shall not be located within 1.2m of the boundaries of the area zoned RM-262-A, nor between a main building and the private or public street.
 - e. Notwithstanding 5.5b) of the By-law to the contrary, parking spaces for a four unit townhouse or multiple unit dwelling building may be located in a front yard.
 - f. Notwithstanding 5.5 a) of the By-law to the contrary, the access driveway/private street from Ridge Road may be located at 0m from the south lot line, to facilitate shared use with the abutting Golf Course.

9.262.2 Lands Subject to Exception 262, Suffix B

1) Permitted Uses:

Based on the Environmental Impact Study which identifies a wildlife corridor along the west lot line, development and site alteration shall not be permitted. Buildings and Structures are prohibited.

9.262.3 Lands Subject to Exception 262, Suffix C

1) Permitted Uses:

The Environmental Impact Study completed for the lands requires a 5 meter buffer from the wildlife corridor along the west lot line, as well as an 8m buffer from the forested lands to the north. On these lands no excavation is permitted and the placement of fill is limited to a maximum depth of 20 cm - the planting of grass shall be permitted. Buildings and Structures are prohibited.

9.262.4 Lands Subject to Exception 262, Suffix D

1) Permitted Uses:

The Environmental Impact Study completed for the lands requires a 25m buffer area around Butternut trees located on the adjacent property. On these lands, Buildings and Structures are prohibited and only the following shall be permitted: Excavation of the existing ground, up to a maximum of 20 cm in depth;

- a. The placement of fill that replaces the topsoil and subsoil that is excavated, as permitted above, and the placement of another 20cm of fill;
- b. Planting of grass.

9.262.5 Lands Subject to Exception 262, Suffix F

1) Zone Standards & Special Site Provisions

- a. Parking required for the lands zoned MR-262-F may be provided on the adjacent lands zoned RM-262-A, where such parking is identified in a related Site Plan Control Agreement & acknowledged through a legal leasing or easement arrangement.
- b. Parking spaces on lands zoned MR-262-F may be located at 0m from the north lot line, abutting the access driveway/private street on the abutting parcel, in order to facilitate shared access.
- c. The existing Clubhouse building shall be deemed to comply with the height requirements and lot line setbacks of the Zoning By-law, relative to the existing lot lines. Future alteration to the lot shall maintain a north lot line setback to the Clubhouse of not less than 10m.
- d. Expansion of the existing Clubhouse and/or construction of a new main building (other than on the same building footprint) to house a restaurant/bar, retail store that sells golf equipment and accessories, a dwelling unit for an owner/caretaker, fitness center or similar use otherwise permitted by the zoning, shall be subject to the provisions that would apply under the Zoning By-law to a Private Club in the MR zone. Other accessory buildings

and structures devoted to the maintenance and operations of the golf course, such as general storage buildings and similar uses, are to be sited and constructed in accordance with the provisions of Section 4.1.1.

- e. The other Existing Buildings, denoted on the Plan and Profile drawings submitted as part of the amendment applications, being generally in the location of the former tennis court on site, shall be deemed to comply with the height requirements and lot line setbacks of the Zoning By-law relative to existing lot lines. Future alteration to the lot shall maintain a north lot line setback of not less than 2m.

9.263 Plan 309, Part Lot 1261, 16R-547 Part 1, 18 Boucher Street W (Town of Meaford)
(By-law 2019-62; B-8)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted on the symbol *263 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.263.1 Lands Subject to Exception 263

1) Only Permitted Uses:

- a) A 'Boutique Hotel', which for the purposes of this section shall be defined as "premises that contains rooms with no private cooking facilities and dwelling units (including cooking facilities), that are rented and intended to be occupied as extended-stay temporary accommodation for the public";
- b) A maximum of three dwelling units within the Boutique Hotel premises may be rented on a residential or non-temporary basis along-side the extended stay temporary accommodation use in the same building; and,
- c) Accessory Uses, Buildings & Structures.

2) Zone Standards & Special Site Provisions:

- a) Parking for the Boutique Hotel shall be calculated at one required parking space per hotel room/unit, plus required Barrier Free Parking Spaces per Section 5.12 of this by-law. The same standard shall be applied to a dwelling unit used on a residential or non-temporary basis.
- b) Notwithstanding Section 5.5b) & c) to the contrary, a driveway or parking space/area may be permitted not nearer than 1m from any lot line. Parking spaces for the Boutique Hotel and/or dwelling units may be located in a front yard.

- c) Notwithstanding Section 7.2 to the contrary, the minimum required interior side or rear yard setback for the main building from a lot line shared with an abutting, residentially-zoned lot shall be 1.2m.

9.264 Not in Use

9.265 Part Lot 27, Concession C (Township of Sydenham)
(By-law 2018-82; A-21)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *265 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.265.1 Lands Subject to Exception 265

- 1) Zone Standards:
 - a. The minimum required interior side yard setback for a Barn or Agricultural Building shall be 10m.

9.266 Plan 309, Part Lot 1577, Part Lots 1566, 1568 & 1578 (Town of Meaford)
(By-law 2018-83; B-4)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *266 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.266.1 Lands Subject to Exception 266

- 1) Additional Permitted Uses:
 - a. Commercial Self-Storage Facility (with or without individual loading doors); and,
 - b. Accessory Outdoor Storage.

9.267 Plan 309, Part Lots 1610 & 1611 (Town of Meaford)
(By-law 2019-08; B-4)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *267 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.267.1 Lands Subject to Exception 267

- 1) Additional Permitted Use
 - a. One 'Bunkie'.

- 2) Special Site Provisions:
 - a. A Bunkie on the lands shall have a maximum floor area of 80m² and shall meet the yard setbacks applicable to a main dwelling in the R1 zone.
 - b. A maximum height of 6.5m shall apply to one accessory structure on the lands, said structure not exceeding a ground floor area of 80m² and meeting the yard setbacks applicable to a main dwelling in the R1 zone.

9.268 Part Lots 13-16, Concession B and Part Rd Allowance (Township of Sydenham)
(By-law 2019-19; A-17)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *268 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.268.1 Removal of Holding Symbol

In accordance with the provisions of Section 36 of the Planning Act R.S.O. 1990, Chapter P. 13, as amended, the holding symbol "H" shall not be removed from the whole or part of the lands until such time as the following has been completed to the satisfaction of the Municipality and Grey Sauble Conservation Authority:

- a) An assessment of the proposed area of development to determine the presence of Karst with shallow overburden (less than 1m) and where confirmed, the submission of a study, by a qualified person, assessing impacts and mitigation measures related to the proposed development.

The above-noted assessment and any necessary study shall be carried out in accordance with the policies of the County of Grey and/or Municipality of Meaford Official Plans relating to areas of potential Karst.

- b) An agreement or other reasonable means of securing the implementation of mitigation recommendations arising from a study required via item a, above, is in place prior to or concurrent with removal of the holding symbol.

9.269 Not in Use

9.270 Plan 309, Part Lots 458 & 459, 16R-5141 Parts 1 & 2, 323 Miller Street (Town of Meaford)
(By-law 2019-74; B-8)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted on the symbol *270 on the Schedules to this

By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.270.1 Lands Subject to Exception 270

1) Special Site Provisions

- a) A maximum height of 7m shall apply to one new accessory building on the lands, said building not to exceed a ground floor area of 126m² and to be sited in accordance with the yard setbacks as would be applicable to a main dwelling with carport or attached garage, in the (D) zone.
- b) A home occupation/custom workshop use comprised of the preparation and small-scale manufacture of herbal and nutritional products and/or the provision of consultation, education/instruction and therapeutic services or treatments by a Registered Herbalist, Naturopathic Doctor or similar holistic healthcare professional, shall be permitted to occur within an accessory building on the lands to a maximum floor area of 126m².

9.271 Con 9, E Pt Lt 1, 023547 Holland-Sydenham Townline (Sydenham)
(By-law 2020-06; A-82)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted on the symbol *271 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.271.1 Lands Subject to Exception 271

1) Only Permitted Uses

- a) A Farm Cidery and Special Event Venue, being a farm on which lands, buildings and structures are used for the making of ciders from fruit predominantly grown, crushed and fermented locally by that farm operation, and which may include associated storage, display, processing, tasting and retail, administrative facilities, outdoor amenity areas and a multi-purpose special event premises which is intended to be used on a commercial basis for the gathering of groups of people for events such as family reunions, meetings and weddings, and which may include consumption of food and drink, but which shall not include a restaurant. It is acknowledged and permitted that such uses may result in a combined watertaking in excess of 50,000L/day;
- b) A single detached dwelling and accessory uses, buildings and structures;
- c) Agricultural uses, buildings and structures, including intensive and specialized agriculture; and,
- d) As an accessory use to the Farm Cidery, the bottling of groundwater for retail sale shall be permitted to a maximum of 15,000L/day.

2) Zone Standards & Special Site Provisions:

- a) Agricultural-related uses comprised of the production/processing and storage of cider shall be limited to a gross floor area of 480m². This provision is not intended to limit floor area directly used for Agricultural Uses which may also include implement and farm-vehicle storage and value-retaining activities such as washing, sorting and storage of farm produce.
- b) On-farm diversified components of the Cidery and Special Event Venue, comprised of tasting and hospitality uses, display and retail sales and the multi-purpose special event premises and dedicated supportive spaces, shall be limited to a maximum gross floor area of 605m², which for the purposes of this exception shall include the floor area of the exterior deck/viewing platform.
- c) Parking, loading and barrier free spaces shall be provided for the on-farm diversified uses as would apply to a Farm Winery in accordance with Section 5 of By-law 60-2009, as amended.

9.272 Con 11, North Pt Lt 15, 145166 16 Sideroad (Township of St. Vincent)
(By-law 2020-52 (repealed), By-law 2021-62; A-48)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted on the symbol *272 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.272.1 Lands Subject to Exception 272

- 1) Additional Permitted Uses:
 - a) A small scale "Tourist Establishment" consisting of a maximum of eight (8) all-season geodesic dome structures, each having a maximum floor area of 37m². Each unit is to be equipped with washroom and kitchen facilities and a private deck. Individual ancillary amenities such as a hot-tub or barbeque are also permitted alongside each unit.
- 2) Zone Standards & Special Site Provisions:
 - a) Parking for the Tourist Establishment shall be calculated at 1 required parking space per geodesic dome. Barrier-free parking shall be provided in accordance with the provisions of 5.12 of By-law 60-2009, as amended.
 - b) Each geodesic dome shall be sited a minimum of 15m from interior side and rear lot lines and not nearer than 30m to the front (16 Side Road) or exterior (12th Line) lot lines.
 - c) Ancillary tent-camping or the use of a recreational trailer, travel trailer, truck camper or tent-trailer in conjunction with the Tourist Establishment are prohibited.

- d) An ancillary pump house shall be permitted on the lands, having a setback of not less than 15m from any lot line, and not exceeding a height of 4.5m.
- e) No geodesic dome structure comprising part of a permitted Tourist Establishment shall be rented to more than two persons at any one time.

9.273 Not In Use

9.274 Not In Use

9.275 Not In Use

9.276 Not In Use

9.277 Not In Use

9.278 Plan 309, West Part Lot 329, 29 Lakeside Avenue (Town of Meaford)
(By-law 2020-40; B-14)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted on the symbol *278 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.278.1 Lands Subject to Exception 278

1) Special Site Provisions:

- a) A maximum height of 6.7m shall apply to one new accessory building on the lands, said building not to exceed a ground floor area of 80m² and to be sited to the rear of the main dwelling, maintaining a rear yard setback of not less than 18m.

9.279 Con Broken Front, Pt Lt 5 and Lt 6 , 423020 Harbour Drive (Township of Sydenham)
(By-law 2020-54; A-9)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted on the symbol *279 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.279.1 Lands Subject to Exception 279

1) Zone Standards & Special Site Provisions

- a) The lands identified as being subject to Exception 279 shall be considered a building envelope. All buildings and structures on the lot shall be located within this envelope.

- b) All setbacks applicable to the Rural (RU) zone shall continue to apply relative to lot lines, with lot coverage to be calculated on the basis of the lot area.

9.280 Concession 8 West Part of Lot 14 (Township of St. Vincent)
(By-law 2020-47; A-50)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *280 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.280.1 Lands Subject to Exception 280

- 1) Additional Permitted Uses:
 - a) A place of worship;
 - b) A private school; and,
 - c) Ancillary uses.
- 2) Zone Standards & Special Site Provisions:
 - a) Minimum required yards for an institutional main building shall be 30m.
 - b) Maximum height for an institutional main building shall be 8.1m.
 - c) Minimum required parking for the institutional main building shall be calculated by applying a rate of 1 space/5.5m² of gross floor area to any multi-purpose room, chapel, gymnasium or auditorium space and adding an additional 1.5 spaces/classroom.
 - d) A maximum of one institutional main building is permitted, having a gross floor area not to exceed 675m².
 - e) Buildings and structures and any septic system shall be sited not nearer than 6m to those lands zoned A-257, the line dividing the zones reflecting the top-of slope.
 - f) For the purposes of Minimum Distance Separation I or II calculations, the permitted institutional use shall be treated as a Type A (less sensitive) land use.

9.281 Plan 309, Lot 509, 52 Blake Street
(By-law 2020-55; B-12)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted on the symbol *281 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

- 9.281.1 Lands Subject to Exception 281
- 1) Zone Standards & Special Site Provisions:
- a) Those lands subject to Exception 281-A shall be used in accordance with all relevant provisions of the Zoning By-law excepting however Section 4.8, requiring frontage on a public street, which shall not apply.
 - b) Those lands subject to Exception 281-B shall be used in accordance with all relevant provisions of the Zoning By-law excepting however that the detached dwelling shall be located only within the area zoned R1-281-B, said envelope being not nearer than 5m to the south lot line; not nearer than 1.5m to the east lot line; and measuring 26m wide (east/west) and 13.8m deep (north/south).
 - c) Those lands zoned D-281 (H5) shall be used in accordance with the relevant provisions of the Zoning By-law, however no buildings or structures shall be permitted.

**9.282 Pt of Lt 23, Con 7, Pts 1-3, 16R-1746 and Pt 1, 16R-6382, 158458 7th Line
(Township of St. Vincent)
(By-law 2020-74; A-39)**

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted on the symbol *282 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

- 9.282.1 Lands Subject to Exception 282
- 1) Additional Permitted & Prohibited Uses
- a) The lands subject to Exception 282 shall be used in accordance with the applicable zone, excepting however that one forty-eight person bunkhouse, an existing ten-person bunkhouse and use of the existing single-detached dwelling as an eight-person bunkhouse, for seasonal/temporary farm-help accommodation, shall be additionally permitted on the lands subject to this exception.
 - b) Additional temporary farm-help accommodation, above and beyond those facilities and capacities noted in clause 'a', above, are prohibited.
- 2) Zone Standards & Special Site Provisions:
- a) The new 48-person bunkhouse shall be setback not less than 180m from the front lot line (7th Line) and shall be sited otherwise in keeping with the standards applicable to an 'Agricultural Building'.
 - b) The provisions of Section 4.24.2 'Temporary Farm Help Accommodation' shall not apply.

**9.283 Plan 309, Pt Lts 1654-1659 & 1695, 16R-1810 Pt Pt Lt 1, and 16R-3593 Pt 1,
408 Ridge Road (Town of Meaford)**

(By-law 2021-06; B-6)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted on the symbol *283 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

- 9.283.1 a) The following specific Zone Standards apply to lands zoned R1-283-A:
- i) Minimum lot frontage – 15m
- 9.283.2 b) The following specific Zone Standards apply to lands zoned R1-283-B:
- i) Minimum lot frontage – 8m
- 9.283.3 c) The following specific Zone Standards apply to lands zoned R1-283-C:
- i) Minimum lot frontage – 14m
- 9.283.4 d) The following specific Zone Standards apply to lands zoned R1-283-D:
- i) Notwithstanding Table 6.2.1 to the contrary, no building or structure shall be located within 3m from the eastern interior side lot line or 6m from the rear lot line
- 9.283.5 e) The following specific Zone Standards apply to lands zoned R1-283-E:
- i) Notwithstanding Table 6.2.1 to the contrary, no building or structure shall be located within 3m from the western interior side lot line or 6m from the rear lot line

9.284 Lts 918 to 922, 1461 to 1463, 1465, 1467 to 1472, Parker Street (closed by MF11473) and Pt of Lts 923 to 928, and 1459 to 1460 Registered Plan 309, 186 Cook Street (Town of Meaford)
(By-law 2020-67; B-7)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *284 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

- 9.284.1 Lands Subject to Exception 284
- 3) Permitted Uses:
- a) Permitted Uses on those lands zoned UI-284 shall include a Long-term Care Facility.
 - b) On those lands zoned D-284, parking spaces, loading spaces, snow storage areas and driveways developed concurrent with the Long-term Care facility as part of the overall development concept for the lands shall be permitted as an interim use of the lands, subject to Site Plan Control.

Parking spaces, loading spaces and driveways shall not require a setback from interior property lines shared with lands zoned UI-284.

4) Zone Standards & Special Site Provisions:

The following site-specific provisions apply to lands zoned UI-284:

- a) The Thompson Street frontage of the Long Term Care Facility lot shall be considered the 'front' lot line, for the purposes of zoning interpretation.
- b) The minimum required yard relative to west and north interior lot lines of the Long Term Care Facility lot, abutting existing residential lots in the R3 zone, shall be 4.5m.
- c) The minimum required yard relative to the rear lot line and to all other interior lot lines of the Long Term Care Facility lot not otherwise addressed in clause b, above, shall be:
 - i) 0.0 meters for a portion of a building less than 2 storeys in height; and,
 - ii) 4.5 meters for a portion of a building 2 storeys in height or greater.
- d) Parking, loading and driveways providing access to parking shall not require a setback from the east or south property lines of the Long Term Care Facility lot;
- e) Parking shall be provided at a rate of 1.75 spaces per 4 beds for the Long Term Care facility use;
- f) 1 loading space shall be required for a Long Term Care Facility use; and,
- g) The boundary of the UI-284 zone substantially follows lot lines anticipated to be created by a consent application and shall be deemed to follow such lot lines ultimately created by consent.

9.285 Part of Lots 4 & 14, Judge's Plan 541 (Township of St. Vincent)
(By-law 2021-28; B-2)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *285 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.285.1 Lands Subject to Exception 285, Suffix A

- 1) Permitted Uses:
 - a) Notwithstanding Table 6.1, the following uses are the only uses permitted on lands zoned R4-285-A:
 - i) Dwelling, Single Detached

- ii) Dwelling, Semi-Detached
 - iii) Dwelling, Townhouse
 - iv) Dwelling Unit, Accessory Apartment
 - b) Notwithstanding Section 4 General Provisions, a “Cottage Rental” shall not be permitted on the lands zoned R4-285-A.
- 2) Zone Standards & Special Site Provisions:
- a) The following specific Zone Standards apply to any “Dwelling, Semi-detached”:
 - i) Minimum required lot frontage – 8 metres;
 - ii) Where the rear lot line abuts public authority lands in the EP Zone any accessory building or structure shall be set back a minimum of 6.0 metres from the rear lot line;
 - iii) Unless specifically modified/amended above, the provisions of Table 6.2 Zone Standards which would normally apply to a “Dwelling, Semi-Detached” in the Residential Four (R4) Zone shall apply.
 - b) The following specific Zone Standards apply to any other use permitted (except “Dwelling, Townhouse”):
 - i) Where the rear lot line abuts public authority lands in the EP Zone any accessory building or structure shall be set back a minimum of 6.0 metres from the rear lot line.
 - ii) Unless specifically modified/amended above, the provisions of Table 6.2 Zone Standards which would normally apply to that specific use in the Residential Four (R4) Zone shall apply.
 - c) The following specific Zone Standards apply to any “Dwelling, Townhouse”:
 - i) Where the rear lot line abuts public authority lands in the EP Zone any accessory building or structure shall be set back a minimum of 6.0 metres from the rear lot line.
 - ii) Unless specifically modified/amended above, the provisions of Table 6.2 Zone Standards which would be applicable to “Dwelling, Townhouse” in the Residential Multiple (RM) Zone shall apply.

9.285.2 Lands Subject to Exception 285, Suffix B

- 1) Permitted Uses
 - a) Notwithstanding Table 6.1, the following uses are the only uses permitted on lands zoned R4-285-B:

- i) Dwelling, Single Detached
 - ii) Dwelling Unit, Accessory Apartment
 - b) Notwithstanding Section 4 General Provisions, a “Cottage Rental” shall not be permitted on the lands zoned R4-285-B.
- 2) Zone Standards & Special Site Provisions
- a) For those lots having a rear lot line which abuts Highway 26 (or abuts public authority lands which abut Highway 26):
 - i) Minimum required rear yard – 1.2 m
 - ii) Maximum lot coverage for main buildings – 40%
 - b) Unless specifically modified/amended above, the provisions of Table 6.2 Zone Standards which would normally apply to that specific use in the Residential Four (R4) Zone shall apply.

9.285.3 Removal of Holding Symbol

In accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, and in addition to the requirements of section 2.6.2.5, the holding symbol “H5” shall not be removed from the whole or part of the lands until such time as a Development Agreement or other applicable agreement has been executed that addresses the following additional matters:

- a) That it shall be demonstrated to the satisfaction of the Municipality that a minimum of 172 dwelling units is planned for the whole of the lands subject to Exception 285 and 286. In considering the number of units, any lands held by the municipality for future access to the west may count for not more than 2 dwelling units total.
- b) Servicing installation design, capacity, and allocation details are confirmed to the satisfaction of the Municipality through the appropriate agreement;
- c) Warranted traffic improvement and their detailed design are confirmed to the satisfaction of the Municipality through the appropriate agreement.
- d) Notwithstanding Table 6.2.1 and Exception Section 285.2, for those Lands Subject to Exception 285, Suffix B a maximum of four (4) lots may be created with a minimum lot frontage of 10.6 m.

9.286 **Part of Lots 4 & 14, Judge’s Plan 541 (Township of St. Vincent)** (By-law 2021-28; B-2)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *286 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

- 9.286.1 Lands Subject to Exception 286, Suffix A
- 1) Permitted Uses:
 - a) Notwithstanding Table 6.1, the following uses are the only uses permitted on lands zoned R1-286-A:
 - i) Dwelling, Single Detached
 - ii) Dwelling Unit, Accessory Apartment
 - b) Notwithstanding Section 4 General Provisions, a “Cottage Rental” shall not be permitted on the lands zoned R4-286-A.

- 9.286.2 Lands Subject to Exception 285, Suffix B
- 1) Permitted Uses
 - a) Notwithstanding Table 6.1, the following uses are the only uses permitted on lands zoned R1-286-B:
 - i) Dwelling, Single Detached
 - ii) Dwelling Unit, Accessory Apartment
 - b) Notwithstanding Section 4 General Provisions, a “Cottage Rental” shall not be permitted on the lands zoned R1-286-B.
 - 2) Zone Standards & Special Site Provisions
 - a) Minimum lot frontage – 16 metres
 - b) For those lots having a rear lot line which abuts Highway 26 (or abuts public authority lands which abut Highway 26):
 - i) Minimum required rear yard – 1.2 m
 - ii) Maximum lot coverage for main buildings – 40%
 - c) Unless specifically modified/amended above, the provisions of Table 6.2 Zone Standards which would normally apply to that specific use in the Residential One (R1) Zone shall apply.

- 9.286.3 Removal of Holding Symbol
- In accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, and in addition to the requirements of section 2.6.2.5, the holding symbol “H5” shall not be removed from the whole or part of the lands until such time as a Development Agreement or other applicable agreement has been executed that addresses the following additional matters:
- e) That it shall be demonstrated to the satisfaction of the Municipality that a minimum of 172 dwelling units is planned for the whole of the lands subject to Exception 285 and 286. In considering the number of units, any lands held

by the municipality for future access to the west may count for not more than 2 dwelling units total.

- f) Servicing installation design, capacity, and allocation details are confirmed to the satisfaction of the Municipality through the appropriate agreement;
- g) Warranted traffic improvement and their detailed design are confirmed to the satisfaction of the Municipality through the appropriate agreement.
- h) Notwithstanding Table 6.2.1 and Exception Section 285.2, for those Lands Subject to Exception 285, Suffix B a maximum of four (4) lots may be created with a minimum lot frontage of 10.6 m.

9.287 **Lt 1072 Plan 309, 33 Berry Street West (Town of Meaford)**
(By-law 2021-44; B-8)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *287 on the Schedules to this Bylaw. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.287.1 **Lands Subject to Exception 287**

1) Permitted Uses:

- a) Notwithstanding Table 6.1, the following are the only uses permitted on lands zoned RM-287:

- i) Dwelling, Triplex

2) Zone Standards & Special Site Provisions:

- a) Minimum required yard, all yards – As existing on May 31st, 2021.
- b) Minimum required parking spaces for any dwelling, triplex – Not less than 4 stalls as existing on May 31st, 2021.

3) Removal of Holding Symbol

In accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, and in addition to the requirements of section 2.6.2.5, the holding symbol “H5” shall not be removed from the whole or part of the lands until such time as the following has been completed:

- a) Any new buildings, structures, driveways or parking areas shall be subject to site plan approval;
- b) A grading and drainage plan is required to the satisfaction of the Municipality and Grey Sauble Conservation Authority;

- c) Slope stability shall be addressed (which may require detailed geotechnical investigation by a qualified engineering consultant) to the satisfaction of the Municipality and Grey Sauble Conservation Authority, demonstrating that development and/or site alteration will not result in negative impacts to the Bighead River and associated hazard lands which may be impacted by flooding hazards and/or erosion hazards;
- d) Any and all necessary permits have been obtained from Grey Sauble Conservation Authority in accordance with Ontario Regulation 151/06;
- e) Notwithstanding section 2.6.2.5 of the Zoning By-law and in accordance with the Site Plan Control By-law 26-2009, as amended, provided all of the above items are satisfied the requirement for an agreement to be registered on title shall be at the discretion of the Director of Development Services provided such development is considered by the Director to be minor in nature in consultation with Grey Sauble Conservation Authority.

9.288 Plan 549 Lts 50, 56, and 59, 303007 and 303011 Grey Road 15 (Township of Sydenham)
(By-law 2021-64; A-3)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *288 on the Schedules to this Bylaw. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.288.1 Lands Subject to Exception 288

1) Zone Standards & Special Site Provisions:

a) Deemed to be Lots of Record

Once certified and registered, those lots approved by the Committee of Adjustment on lands denoted by symbol "288", shall be treated as lots of record for the purposes of this by-law and shall be subject to the same permitted uses and zone standards as lots having existed on September 21, 2009.

b) Frontage

Notwithstanding any other provision of this By-law, including but not limited to sections 4.8 and 4.9 and 2.6.2.1, access to lands denoted by symbol "288" shall be permitted by public street or, a private street or easement subject to an agreement with a public authority.

c) Lot Line, Front

For lands denoted by symbol "288" the definition of "Lot Line, Front" shall include:

- a lot accessed by private street or easement subject to an agreement with a public authority, the lot line traversed to access such private street or easement for access shall be deemed to be the front lot line.

d) Front Yard

Minimum required front yard setback to any front lot line established after March 11, 2021 – 5.7 m for main buildings and 3.0 m for any unenclosed porch or deck.

e) Rear Yard

Minimum required rear yard setback to any rear lot line established after March 11, 2021 – 3 m

f) Parking Area location on a lot

Notwithstanding section 5.5 a) a parking space, driveway, private street, or easement for access which existed on March 11, 2021 or is subject to an agreement with a public authority may be located anywhere on a lot.

9.289 Con C, West Pt Lt 33, 439001 Sydenham-Lakeshore Drive (Township of Sydenham)
(By-law 2022-02; A-13)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *289 on the Schedules to this Bylaw. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.289.1 Lands Subject to Exception 289

1) Additional Permitted Uses:

- a) A maximum of four dwelling units within the main building existing on January 31, 2022.

2) Zone Standards:

The following specific Zone Standard applies:

- a) Minimum required yard, all yards – As existing on January 31, 2022.
- b) Parking for the dwelling units shall be a minimum 1.5 parking spaces per unit, with Barrier Free Parking Spaces provided per Section 5.12 of this bylaw.

9.290 Lots 1659 and 1660 of Plan 309, Part 2 of 16R-11680
(By-law 2024-04, Map B-6)

9.290.1 Special Site Provisions

- 1) Additional Permitted Use: Single detached dwellings
- 2) Required Side Yard: 1.2 metres (west side of the property only)
- 3) Number of Permitted Residential Units
 - a) Maximum: 10
 - b) Minimum of 5

Notwithstanding any other provision of this by-law to the contrary, the following special provisions apply to these lands denoted by symbol *290. All other provisions of this by-law still apply.

9.291 Con 10 Pt Lts 20 to 21, Reference Plan 16R3071 Part 2, 245350 22 Sideroad (Township of St. Vincent)
(By-law 2021-88; Map A-38)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted on the symbol *291 on the Schedules to this Bylaw. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.291.1 Lands Subject to Exception 291

1) Zone Standards and Special Site Provisions:

The following specific Zone Standards apply:

- a) Minimum required side yard setback for a home industry – 18m

The following Special Site Provisions apply:

- a) The home industry is deemed accessory to the residential dwelling unit within the existing structure and all other standards of Section 4.10.1 apply
- b) 22 Sideroad is deemed as the front lot line

9.292 Lots 353-354, 382-385, Part of Lot 386, Lots 387- 392, Lot 1707, Part of Bridge St, Part of Huron St, Plan 309 (Town of Meaford)
(By-law 2022-84; B-9)

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *292 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.292.1 Lands Subject to Exception 292, Suffix A

1) Only Permitted Uses:

a) Notwithstanding Table 6.1, the following uses are the only uses permitted on lands zoned RM-292-A:

- i) Dwelling, Townhouse
- ii) Temporary Sales Office

2) Zone Standards & Special Provisions

a) The following specific Zone Standards apply to any "Dwelling, Townhouse":

i) Minimum required front yard setback:

- (1) 6.0m for that portion of any building used as a private garage;
- (2) 4.0 m for any building or structure other than a private garage;

b) Notwithstanding Section 4.6, any of the permitted encroachments shall maintain a minimum front yard of 3.0 m.

c) Unless specifically modified/amended above, the provisions of Table 6.2.2 Zone Standard which would normally apply that specific use in the Residential Multiple (RM) Zone shall apply.

d) Temporary Sales Office shall be permitted as an additional use on the lands until such time that 100% of the multiple dwelling units are given occupancy by the Chief Building Official.

e) Notwithstanding any other definition herein, a Temporary Sales Office means "an interim use of a building or structure, facility or trailer on the lot used for the purpose of the sale or lease of dwelling units to be erected on the lot."

f) Where located in a temporary building and not a portion of a permitted main building, any Temporary Sales Office shall be subject to the following:

- i) Be located in accordance with the provisions of 4.1.1.3 for an accessory building or structure within the RM zone.
- ii) Maximum building height: 4.5 m;

g) Lands zoned RM-292- A & B shall be regarded as one lot for the purposes of meeting zoning regulations.

h) Notwithstanding 9.292.2.3 a) i), any private street, driveway providing access to parking, or any pedestrian pathway shall not require a setback from any interior property lines within the RM-292- A & B zone.

9.292.2 Lands Subject to Exception 292, Suffix B

- 1) In addition to those uses listed on Table 6.1, the following additional uses are also permitted on lands zoned RM-292-B:
 - a) Hotel
 - b) Uses only permitted within the same building and/or on the same lot or block as a hotel use:
 - i) Commercial Fitness Centre
 - ii) Personal Service Shop
 - iii) Restaurant (drive-through service facilities are not permitted)
 - c) Temporary Sales Office shall be permitted as an additional use on the lands until such time that 100% of the multiple dwelling units are given occupancy by the Chief Building Official.
 - d) Accessory solar array collection system to be limited to vertical cladding and rooftop systems not to exceed 3 metres in height.
- 2) Site Specific Definitions
 - a) Notwithstanding any other definition herein, a Hotel means “an establishment that contains one building that, throughout all or part of a calendar year, caters to the needs of the public by furnishing guest rooms for a fee, including all such establishments as defined from time to time by the Hotel Registration or Guests Act, R.S.O. 1990, c.H.17, as amended, such building may be registered as a standard condominium and is part of a rental or lease management program, including housekeeping services, with a minimum of 80% of the units restricted to occupancy by any guest or occupant for one or more periods of time cumulatively not to exceed 120 days per calendar year in total. A Hotel may or may not:
 - i) Supply food;
 - ii) Have an on-site management office;
 - iii) Include one or more banquet rooms;
 - iv) Include recreational facilities for use by the guests;
 - v) Include culinary and sanitary facilities for the exclusive use of the units; and
 - vi) Access to the unit is provided by a private entrance from a common hallway inside the building.

Further a Hotel shall also include one or more Ancillary commercial uses that support the guests of the Hotel and/or the general public that are of a tourist nature with a minimum floor area of 100 sq.m.”

- b) Notwithstanding any other definition herein, a Temporary Sales Office means “an interim use of a building or structure, facility or trailer on the lot used for the purpose of the sale or lease of dwelling units to be erected on the lot.”

3) Zoning Standards and Special Provisions

- a) Lands zoned RM-292-A & B shall be regarded as one lot for the purposes of meeting zoning regulations.
- b) Notwithstanding 9.292.2.3a)i), any private street, driveway providing access to parking, or any pedestrian pathway shall not require a setback from any interior property lines within the RM-292- A & B zone.
- c) Maximum Height:
 - i) Hotel use and any uses only permitted only within the same building and/or on the same lot or block as a hotel use: 15.5 m and not more than 5 storeys;
 - ii) Dwelling, Multiple: 12 m and not more than 4 storeys;
 - iii) Building, Apartment: 12 m and not more than 4 storeys;
- d) Notwithstanding the above, enclosed rooftop amenity areas are excluded from the maximum height, not to exceed 20% of the floorplate of the Hotel and Apartment Building, and not to exceed 50% of the floorplate of the Multiple Dwelling, such enclosed rooftop amenity areas to be a maximum of one-storey in height.
- e) Minimum required setback from the street line -of any public street: 7.5 m excluding patio / balcony per By-law 2009-40.
- f) Minimum required setback from any lands owned by a Public Authority that do not constitute a public street:
 - i) For the hotel shall be 4.0m for any building above the ground floor, with the ground floor, solarium, outdoor patio or deck of the building permitted to have a setback of 0.0m;
 - ii) For the Multiple Dwelling shall be 4.0m for any building provided the property line between private and public lands is clearly demarcated through continuous landscape and physical design elements and features;
- g) Maximum number of levels of underground parking in any parking garage or private garage: One level.
- h) Parking shall be provided at a minimum rate of 1 space per dwelling unit for residential uses;

- i) Parking shall be provided at a minimum rate of 0.75 space per guest room for Hotel use including parking for accessory commercial uses within the building;
- j) Beehives are permitted on the rooftop of any building;
- k) Notwithstanding any other provision of this By-law, the following zone standards shall apply to any Temporary Sales Office:
 - i) Where located in a temporary building and not a portion of a permitted main building, any Temporary Sales Office shall be subject to the following:
 - (1) Be located in accordance with the provisions of 4.1.1.3 for an accessory building or structure in the RM zone
 - (2) Maximum height: 4.5m;
 - ii) shall be permitted as an additional use on the lands until such time that 100% of the multiple dwelling units are given occupancy by the Chief Building Official, within the RM-292- A & B zone;
 - iii) shall be serviced in accordance with the provisions of Section 4.21 of this By-law.

9.292.3 Removal of the Holding Symbol

In accordance with the provisions of Section 36 of the Planning Act R.S.O. 1990, Chapter P.13, as amended, and in addition to the requirements of section 2.6.2.5, the Holding (H5) symbol shall not be removed from the whole or part of the lands until such time as the following have been completed:

- (1) Phasing of the development to ensure Hotel uses are committed to as the first component of the lands subject to Exception 292, Suffix B, such commitment to be by way of a signed agreement from a hospitality and accommodation operator (i.e. hotelier) prior to any building permit being issued for development of any portion of the Site; and
- (2) Completion of a comprehensive servicing analysis as outlined in Part D of the Official Plan to address the design, allocation, construction, timing and financing, and approvals necessary to provide municipal water and sanitary sewage services to the subject lands.

9.293 **Plan 309 Lots 1134 and 1135, 29 Sykes Street North (Town of Meaford)** **(By-law 2022-57; B-9)**

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *293 on the Schedules to this

Bylaw. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.293.1 Lands Subject to Exception 293

- 1) Zone Standards:
 - a) Maximum height:
 - i) Within 11m of the front lot line: 13.5m
 - ii) Beyond 11m of the front lot line: 16.5 m and not more than 4 storeys
- 2) Special Site Provisions:
 - a) Maximum number of hotel units on the lot: 20 units
 - b) Maximum permitted capacity of all restaurant and assembly hall uses on the lot: 46 seats
 - c) Where the main wall of any storey above the first storey projects closer to any lot line than the main wall of the first storey, a minimum vertical clearance of not less than 4.0 m shall be maintained to the grade below.
 - d) A swimming pool shall be subject to the following:
 - i) May be located within or in line with the finished floor of any storey but shall not be located above the ceiling of the top storey of the building;
 - ii) Shall only be accessible from within the building;
 - e) Parking Area Requirements for land zoned C1-293:
 - i) Required parking spaces may be provided on the same lot that requires the parking or on any lot within 800 metres of the C1-293 zone boundary provided that the following are satisfied for the receiving lot:
 - (1) The parking area proposed is on a lot where:
 - (a) A Parking Lot is a permitted use; or
 - (b) An industrial or commercial main use legally exists on the lot and the parking area proposed to be used to satisfy the requirement of the lands zoned C1-293 is not required to satisfy the minimum number of parking spaces required for the existing uses on the lot;
 - (2) The parking spaces are identified in a related Site Plan Control Agreement and acknowledged through a legal lease

or easement agreement registered on title to the satisfaction of the solicitor for the Municipality of Meaford;

- (3) Minimum number of parking spaces for hotel/motel uses: In accordance with Section 5.10, Table 5.3, and Section 5.11; and,
 - (4) Not more than 50% of the required number of parking spaces may be provided by payment of cash-in-lieu of parking and only where an agreement has been entered into with the municipality in accordance with Section 40 of the Planning Act.
- ii) Setback for any driveway, parking space, parking stall or loading space on the lot is 0.0m.
- 3) Bonus Zoning – Section 37 of the Planning Act (in effect September 17, 2020)
- a) The owner of the lands affected by this exception shall enter into one or more agreements with the Municipality of Meaford pursuant to Section 37 of the Planning Act (in effect September 17, 2020) to secure the facilities and matters below, which agreement or agreements may be registered against the title of the lands to which this by-law applies in the manner and to the extent specified in the agreements. The Owner of the subject lands, at the Owner's expense, and in accordance with the agreements noted above, shall provide or fund the following services, facilities or matters on terms satisfactory to the Municipality in order to permit an increase in permitted height on the lands:
 - i) Preservation and restoration of the existing historical front façade of 29 Sykes Street in accordance with a Conservation Plan approved by Council;
 - ii) Provision of a public pedestrian and barrierfree access in the downtown core to the building and adjacent public parking area on Trowbridge Street. Pedestrian access shall be granted through an easement dedicated to the Municipality and shall provide linkage along the existing alley from the sidewalk on Sykes Street to the public parking area, and may include provisions of street furniture, public art, and landscaping.
- 4) Removal of the Holding Symbol
- a) The Holding (H5) symbol shall not be removed from the whole or part of the lands until such time as the following have been completed:
 - i) Execution of Development Agreement(s) (Site Plan Approval and Agreement) for each property upon which work is proposed, that addresses matters including off-site parking (including any cash-in-lieu), vehicular and pedestrian access, loading areas, Heritage Conservation, easements, accessibility features, and matters under Section 37 of the Planning Act.

**9.294 Plan 309 Pt Lots 1091 and 1092, Lots 1093-1097 Registered Plan 16R-5778,
12-34 Collingwood Street East (Town of Meaford)
(By-law 2022-58; B-9)**

Notwithstanding any other provision of this By-law, the provisions in this section shall apply to those lands denoted by the symbol *294 on the Schedules to this Bylaw. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.294.1 Lands Subject to Exception 294

- 1) Additional Permitted Uses:
 - a) Dwelling, Multiple Unit
 - b) Dwelling, Townhouse
- 2) Zone Standards:
 - a) The following site specific Zone standards apply to any use on the lands:
 - i) Maximum height:
 - (1) Within 25m of any easterly side lot line and within 40 metres of the westerly side lot line: 13.5m and not more than 4 storeys.
 - (2) 25 m or more from any easterly side lot line and 35m or more from the westerly side lot line: 15.5 m and not more than 5 storeys.
 - ii) Unless specifically modified/amended above, the provisions of Table 7.2 Zone Standards which would be applicable to any permitted use in the Downtown Commercial (C1) Zone shall apply.
- 3) Special Site Provisions:
 - a) Lands zoned C1-294 shall be regarded as one lot for the purposes of meeting zoning regulations;
 - b) Apartment dwelling units shall be located above the first storey;
 - c) Notwithstanding b) above, entrances and lobbies associated with apartment dwelling units may be located at grade provided no more than 30% of the main wall facing the street line is occupied by entrances or lobbies;
 - d) Non-residential uses in combination with any multiple unit dwelling or any townhouse dwelling shall be located at grade with not less than 70% of the main wall at grade level facing another multiple unit dwelling or townhouse building comprising non-residential premises;

- e) Notwithstanding Section 4.5.1 and the definition of townhouse dwelling, more than one dwelling unit is permitted on a lot;
- f) Collingwood Street shall be considered the front lot line for the whole of the lands zoned C1-294;
- g) Notwithstanding any other provision of this bylaw, a retaining wall may be permitted in any required yard regardless of its height;
- h) Notwithstanding any other provisions of the bylaw, a garbage enclosure may be permitted in the interior side or rear yard provided that:
 - i) It is located no closer than 3m to any Residential or Open Space zone;
 - ii) The enclosure provides an opaque screen not less than 1.5m in height;
- i) Parking Area Requirements:
 - i) Notwithstanding Section 5.5, for lands zoned C1-294 uncovered surface parking areas and driveways shall be permitted in any required side or rear yard provided that:
 - (1) No parking space or driveway shall be permitted on a lot closer to any lot line than 0.5 m. Such setback shall be the location of landscaped open space. This shall not apply to prevent the establishment of abutting driveways along a common lot line;
 - (2) A continuous and opaque screen not less than 1.5m high consisting of a hedgerow of evergreens or shrubs, a wall, or a privacy fence shall be provided and maintained where any surface parking space or driveway is located within 3.0 metres of the boundary of a Residential Zone or within 1.0 metre of any other lot line.
 - ii) Notwithstanding Section 5.8 and Table 5.2 the minimum required number of parking spaces required for those lands zoned C1- 294 – 1.25 parking spaces per dwelling unit;
 - iii) Notwithstanding Section 5.1 of the Zoning By-law and 294.1.3.j)ii), 0.25 of the 1.25 parking spaces required per dwelling unit may be shared amongst any and all permitted uses on the lands zoned C1- 294 if provided in an uncovered surface parking area;
 - iv) Barrier-free parking spaces shall be provided as stipulated in Section 5.12 save and except that no barrier-free parking spaces shall be required for any multiple unit dwelling or townhouse dwelling unit that provides a minimum of two (2) parking spaces for said dwelling unit in a private garage.

- 4) Bonus Zoning – Section 37 of the Planning Act (in effect September 17, 2020)
- a) The owner of the lands affected by this exception shall enter into one or more agreements with the Municipality of Meaford pursuant to Section 37 of the Planning Act (in effect September 17, 2020) to secure the facilities and matters below, which agreement or agreements may be registered against the title of the lands to which this by-law applies in the manner and to the extent specified in the agreements. The Owner of the subject lands, at the Owner's expense, and in accordance with the agreements noted above, shall provide or fund the following services, facilities or matters on terms satisfactory to the Municipality in order to permit an increase in permitted height on the lands:
- i) The applicant agrees to provide an easement extending from Collingwood Street to the rear lot line of the subject lands abutting McCarroll Park in favour of, and to the satisfaction of, the Municipality of Meaford to create a publicly accessible access;
- ii) The applicant agrees to enter into an agreement with and to the satisfaction of the Municipality of Meaford that provides for the construction, long term maintenance and repair, including restoration, rights and responsibilities of all parties. The construction of the publicly accessible access shall have a minimum cost of \$300,000 as confirmed under the agreement. This could be an easement agreement or included in a future site plan agreement.
- 5) Removal of the Holding Symbol
- a) In accordance with the provisions of Section 36 of the Planning Act R.S.O. 1990, Chapter P.13, as amended, and in addition to the requirements of section 2.6.2.5, the Holding (H5) symbol shall not be removed from the whole or part of the lands until such time as the following have been completed:
- i) Execution of a Development Agreement (Site Plan Approval and Agreement);
- ii) Satisfaction of the Environmental Protection Act regarding change of use which may include a Record of Site Condition;
- iii) That all parcels comprising the development site, as existing on September 12, 2022, be merged together and consolidated on title, prior to the registration of any site plan agreement;
- iv) That an easement be provided to the satisfaction of, and in favour of, the Municipality of Meaford through the subject lands from Collingwood Street to McCarroll Park for the purposes of public pedestrian access;
- v) Confirmation of available servicing capacity and allocation;

- vi) Execution of an Agreement approved by Council in accordance with Section 37 of the Planning Act (in effect on September 17, 2020) that addresses those matters set out in Section 9.190.4;
- vii) Issuance of a Heritage Permit by Council for the redevelopment of the land;

9.295 Part of Lot 15, Concession 8, 143610 Sideroad 15 (Sydenham)
(By-law 2023-15; A-46)

Notwithstanding any other section of this By-law, the following special provisions relating to a Custom Workshop apply to these lands as shown on Map 46, Schedule A, to this By-law. All other provisions of this By-law continue to apply to these lands.

9.295.1 Special Site Provisions

Special Provisions for a Custom Workshop:

- (a) Retail Use permitted to a maximum of 25 square metres.
- (b) Custom Workshop use - maximum size of 293 square metres within a detached accessory building.
- (c) Required Rear Yard – 3 metres
- (d) Required Side Yard – 3 metres

9.296 Pt of Lt 4, Con 11, 065199 4 Sideroad (Township of St. Vincent)
(By-law 2023-08; A-75)

Notwithstanding any other provision of this By-law, the following special provisions apply to these lands as shown on Map 75, Schedule A, to this by-law. Unless specifically modified by this section, all other provisions of this By-law continue to apply to these lands.

9.296.1 Special Site Provisions

The Holding (H) Symbol on the lands shall prevent the construction of a residential dwelling until the Holding (H) Symbol is removed.

9.296.2 Removal of Holding (H) Symbol

The Holding (H) Symbol shall not be removed from the whole or part of the lands until:

- (a) A period of 7 years has elapsed from the date of the passing of this amending by-law.

9.297 Part of Lot 12, Concession 10, 123312 Story Book Park Road (Sydenham)
(By-law 2023-16; A-52)

The following special provisions apply to these lands as shown on Map 52, Schedule A, to this by-law.

9.297.1 Special Site Provisions

The Holding (H) Symbol on the lands shall prevent the construction of buildings or structures of any kind, until the Holding (H) Symbol is removed.

9.297.2 Removal of Holding (H) Symbol

The Holding (H) Symbol shall not be removed from the whole or part of the lands until:

- a) An Environmental Impact Study is submitted by the owner of the lands which demonstrates no negative impact to the Significant Woodlands and adjacent Wetlands, to the satisfaction of the Municipality of Meaford.

9.298 Not in Use

9.299 Not in Use

9.300 Not in Use

9.301 SW Lt 10, NE Lt 11, Con B, 430254 Sydenham-Lakeshore Drive (Sydenham)
(By-law 2023-54; A-18)

Notwithstanding any other provision of this by-law to the contrary, the following special provisions apply to these lands denoted by symbol *301. All other provisions of this by-law still apply.

9.301.1 Special Site Provisions

- a) Existing livestock building (as of the date of this amending by-law August 28, 2023)
 - Maximum Nutrient Units 10

9.302 Part of Lots 421 to 425, Plan 309 (Town of Meaford)
(By-law 2023-40; B-12)

Notwithstanding any other provision of this By-law, the provisions of this section shall apply to those lands denoted by the symbol *302 on the Schedules to this By-law. All other provisions, unless specifically modified/amended by this Section, continue to apply to the lands subject to this Section.

9.302.1 Lands Subject to Exception 302, Suffix A

1) Permitted Uses:

a) Notwithstanding Table 6.1, the following uses are the only uses permitted on lands zoned R4-302-A:

- i) Dwelling, Single Detached
- ii) Private Home Daycare

9.302.2 Lands Subject to Exception 302, Suffix B and Suffix C

1) Permitted Uses:

- a) As provided in Table 6.1 Residential Zone Use Permissions for the R4 zone;
- b) Notwithstanding Section 4 General Provisions, a "Cottage Rental" shall not be permitted.

2) Zone Standard & Special Provisions

- a) The individual leased areas in the case of a life lease development and the individual parcels or units in the case of a condominium shall be considered "lots" for the purposes of applying the residential zone standards of Table 6.2.1, sight triangle, site specific standards and special provisions, and applicable general provisions of the Zoning By-law.
- b) Notwithstanding any other provision of this by-law, there shall be no parking permitted on any private street.
- c) Minimum exterior side yard for any lot where the exterior side lot line abuts a public street – 5.0 m
- d) Detached accessory buildings and structures shall not be located between a main building and any private or public street.
- e) The following specific Zone Standards apply to any "Dwelling, Semi-Detached":
 - i) Minimum Lot Frontage – 7.5m/unit
 - ii) Maximum lot coverage for main buildings – 40%
 - iii) Maximum lot coverage for accessory buildings and structures subject to Section 4.1.1.5 of this bylaw.
 - iv) Unless specifically modified/amended above, the provisions of Table 6.2 Zone Standards which would normally apply to that specific use in the Residential Four (R4) Zone shall apply.

9.302.3 Removal of Holding Symbol

In accordance with the provisions of Section 36 of the Planning Act R.S.O 1990, Chapter P.13, as amended, and in addition to the requirements of Section 2.6.2.5, the Holding “H5” Symbol shall not be removed from the whole or part of the lands until such time as the following has been completed:

- 1) A Subdivision/Development Agreement, or other applicable agreement to the satisfaction of the Municipality, has been executed to address:
 - a) That it shall be demonstrated to the satisfaction of the Municipality that a minimum of 75 dwelling units is planned for the whole of the lands subject to Exception 302;
 - b) Servicing decommission, installation, design, capacity, and allocation details are confirmed to the satisfaction of the Municipality through the appropriate agreement(s);
 - c) Satisfaction of the Environmental Protection Act regarding change of use which may include a Record of Site Condition;
- 2) For Lands Subject to Exception 302, Suffix A
 - a) In addition to the matters applicable to the whole of the lands subject to exception 302, for those lands subject to Suffix A the following additional matters shall be addressed:
 - i) That municipal water and sanitary services with sufficient capacity for the intended use of the lands are installed and available across the entire frontage of the lands subject to Suffix A to the satisfaction of the municipality;
- 3) For Lands Subject to Exception 302, Suffix B
 - a) In addition to the matters applicable to the whole of the lands subject to exception 302, for those lands subject to Suffix B the following additional matters shall be addressed:
 - i) That the lands subject to exception 302, Suffix B have been merged together or a portion of them has been merged with another parcel of land having frontage on a public or private street either in accordance with Section 4.8 or 4.9 of the Zoning By-law and that lot frontage for all parcels is of sufficient width to satisfy the zoning by-law requirements for the proposed use of the lands;

9.303 By-law 2023-61 (To be corrected)

9.304 By-law 2023-61 (To be corrected)

9.305 (a) PT Lt 2, Con 7 South, 157080 7th Line (St. Vincent)
(By-law 2023-80; Map A-86)

Notwithstanding any other provision of this by-law to the contrary, the following special provisions apply to these lands denoted by symbol *305. All other provisions of this by-law still apply.

9.305.1 Special Provisions for a Home Industry:

- a) Home Industry Use – maximum land area 7650 square metres
- b) Workshop – maximum area of buildings 750 square metres
- c) Outdoor storage – permitted in the front yard

PART 10.0 TEMPORARY USES

The following provisions apply to lands *Zoned* with a temporary *use* (T-) provision.

10.1 SITE-SPECIFIC PERMISSIONS

Where on Schedules to this By-law, a *zone* symbol is preceded by the letter “T”, a number and a dash, one or more additional but temporary *uses* are permitted on the lands noted until the permission granted by the site specific Temporary *Use* By-law expires in accordance with the policies of the Official Plan and Section 39 of the Planning Act, R.S.O. 1990, c.P.13, as amended. Table 10.1, below, identifies the Temporary *Use Zones* within the *Municipality*.

In Table 10.1:

- 10.2.1 Column 1 sets out the temporary *use* symbol of each temporary *use* permission which corresponds to an area of the *Municipality* identified on the Zoning Schedules by the same symbol, preceding a dash and a *Zone* symbol, denoting a temporary *use* permission;
- 10.2.2 Column 2 identifies the *Zone* subject to the Temporary *Use* By-law;
- 10.2.3 Column 3 identifies the property subject to the Temporary *Use* By-law;
- 10.2.4 Column 4 sets out the temporary *uses* permitted;
- 10.2.5 Column 5 sets out any *zone* standards applicable to the temporary *uses*;
- 10.2.6 Column 6 identifies the date of enactment of the Temporary *Use* By-law;
- 10.2.7 Column 7 identifies the date of expiry of the Temporary *Use* By-law;
- 10.2.8 All other provisions of this By-law continue to apply to the lands subject to this Section.

10.1 – List of Temporary *Use Zones*

Zone	Property/ Legal Description	Temporary Uses	Zone Standards	Date Enacted	Date Expires
T1-A (By-law 9-2008)	West Part Lot 30, Concession 3 (Sydenham)	a) Meteorological tower	a) Maximum height for a meteorological tower – Not applicable	Jan.21, 2008	Jan.21, 2011
T2 Rural	Concession 1, East Part of Lot 7 (St. Vincent)	a) One additional dwelling for seasonal farm help & personal recreational accommodation	n/a	August 9, 2012	August 9, 2015

T3	245690 22 Sideroad East Part of Lot 21, Concession 8 (St. Vincent) (By-law 2023-70; A- 39)	a) Motor Vehicle Repair Garage b) Outdoor Storage, accessory	a) Maximum number of garage bays: 2 b) Total Area permitted for Temporary Use: 4200 sq m c) Maximum number of vehicles to be on site to be serviced at one time: 10 d) Maximum number of parking spaces (customers and employees): 15	November 13, 2023	November 13, 2026
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PART 11.0 ENACTMENT

11.1 FORCE AND EFFECT

This By-law shall come into effect in accordance with the Planning Act, R.S.O. 1990, c.P.13, as amended.

11.2 READINGS BY COUNCIL

BY-LAW READ A FIRST AND SECOND TIME THIS 21st DAY OF SEPTEMBER, 2009.

BY-LAW READ A THIRD AND FINAL TIME AND FINALLY PASSED THIS _____ DAY OF _____, 2009.

MAYOR: _____
Francis Richardson
(Municipal Seal)

CLERK: _____
Peggy Rouse

11.3 CERTIFICATION

I hereby certify that the foregoing is a true copy of Zoning By-law 60-2009 as enacted by the Council of the Corporation of the *Municipality* of Meaford on the ____ day of _____, 2009.

CLERK: _____ .
Peggy Rouse

LIST OF AMENDMENTS (MAY 2019 – APRIL 2024 CONSOLIDATION)

This list of amendments is provided for convenience only

By-law No.	Description of Lands	Modification Summary	Internal use only File No. (OLT file number if applicable)
2019-57	083365 Sideroad 6 (Con 10 Pt Lt 10, 16R-6535 Pt 1)	Remove H4	H4-1-19
2019-62	18 Boucher St W (Plan 309, Pt Lt 1261, 16R-547 Pt 1)	(C1) to (C1-263)	Z01-18 (PL180795)
2019-74	323 Miller Street, (Plan 309, Pt Lts 458 & 459, 16R-5141 Pts 1 & 2)	(D) to (D-270)	Z05-19
2019-86	173 Fraser Street (Plan 457 Lt 8)	Remove H1	H1-2-19
2020-04	78 Victoria Street (Plan 309 Pt Lts 1343, 1346 and 1349, Reference Plan 16R-11288, Pts 8 and 12)	Modifying (R3-258)	Z06-19
2020-06	023547 Holland-Sydenham Townline (Con 9, E Pt Lt 1)	(RU) to (RU-271)	Z02-19
2020-12	69 Denmark Street (Plan 309 Lt 1179)	(R3-134) to (RM-134)	Z08-19
2020-40	29 Lakeside Avenue (Plan 309, West Pt Lt 329)	(R1) to (R1-278)	Z03-20
2020-47	Geographic Township of St. Vincent (Con 8 west Pt of Lt 12)	(A) to (A-280; A-257)	Z04-19
2020-52	145166 16 Sideroad (Con 11, North Pt Lt 15 former St. Vincent)	(RU) to (RU-272) [see also 2021-62]	Z07-19 (PL200344)
2020-54	423020 Harbour Drive (Con Broken Front, Pt Lt 5 and Lt 6 former Sydenham)	(RU) to (RU-279)	Z04-20

By-law No.	Description of Lands	Modification Summary	Internal use only File No. (OLT file number if applicable)
2020-55	52 Blake Street	(D) to (R1-281-A; R1-281-b) and (D-281-H5)	Z06-20Z
2020-56	171 Fraser	Remove H1	H1-1-20
2020-67	189 Cook Street	(UI) to (UI-284 (H5)) and (D-284 (H5))	Z02-20
2020-69	131 Fraser	Remove H1	H1-2-20
2020-70	235 Cedar	Remove H1	H1-3-20
2020-71	112 Georgian Beach Road S	Remove H1	H1-4-20
2020-74	158458 7th line	(RU) (EP) (SA) (RR) to (RU-282); (SA-282) and (EP)	Z05-20
2020-75	161 Fraser	Remove H1	H1-5-20
2020-87	69 Denmark Street	Modifying (RM-134)	Z11-20
2021-05	167 Kiowana Beach Rd	Remove H1	H1-6-20
2021-06	408 Ridge Road	(MR-262-F) to (R1 (H5); R1 (H5)(H6)) and (R1-283-A (H5); R1-283-A (H5)(H6); R1-283-B (H5)(H6); R1-283-C (H5)(H6); R1-283-D (H5); R1-283-E (H5)) Zones	Z07-20
2021-12	186 Cook	Remove H5	H5 PeopleCare
2021-14	137 Kiowana Beach Road	Remove H1	H1-1-21
2021-15	143 Kiowana Beach	Remove H1	H1-2-21
2021-16	167 Kiowana Beach Road	Remove H1	H1-6-20
2021-21	291, 297, 307 and 309 Cook Street	Remove H5	H5 Cook St Townhomes
2021-28	Pt of Lts 4 & 14, Judge's Plan 541	(C2) and (D) to (R4-285-A (H5)); (D) to (R4-285-B (H5)); (D) to (R1-286-A (H5)); (D) to (R1-286-B(H5)); (D) and (C2) to (OS); (D) to (EP); (C2) to (EP(H5))	Z08-20 Loon Call
2021-29	Plan 405 Lt 7	(EP) to (R1)	Z12-20
2021-35	Georgian Beach Rd S (Lts 61 & 62, Plan 284)	Remove H1	H1-3-21

By-law No.	Description of Lands	Modification Summary	Internal use only File No. (OLT file number if applicable)
2021-36	124 Paradise Bay	Remove H1	H1-4-21
2021-41	Foster Street (Lt 1, Plan 1080)	Revised D-2 building envelope	Z01-21
2021-42	Eagle Ridge Drive (Lt 5, Plan 16M1)	Revised 9.255 and Schedule D-3	Z02-21
2021-44	33 Berry Street	(C1) to (RM-287) and (C10 to (RM-287(H5)))	Z03-21
2021-52	170 Cedar Ave	Remove H1	H1-5-21
2021-62	145166 16 Sideroad	(RU) (EP) TO (RU-272) (EP) Repeals By-law 2020-52	Z07-19 (PL200344)
2021-64	303007 and 303011 Grey Side 15	(R5) to (R5-288)	Z05-21
2021-65	153 Kiowana Beach Rd	Remove H1	H1-6-21
2021-68	Plan 309, Pt Lts 1654-1659 & 1695, 16R-1810 Pt Pt Lt 1, and 16R-3593 Pt 1	Remove H5	H5 Phase 2 Golf Course
2021-71	1 Legion Road	Replace 9.190	Z09-20
2021-73	396 Nelson St	(D) to (D-290)	Z10-21
2021-78	357306 The Blue Mountains-Meaford Townline	(RU-247(H)) to (RU)	Z09-21
2021-79	151 Kiowana Beach Road	Remove H1	H1-7-21
2021-88	245350 22 Sideroad	(RU) and (EP) to (RU-291) and (EP)	Z12-21
2022-02	439001 Sydenham-Lakeshore Drive	(C5) to (R5-289)	Z08-21
2022-17	157 Kiowana Beach Road	Remove H1	H1-1-22
2022-30	194 Lakeshore Road	Remove H1	H1-2-22
2022-57	29 Sykes Street North	(C1) to (C1-293-H5)	Z01-22
2022-58	12-34 Collingwood Street East	(C1) to (C1-294-H5)	Z06-22
2022-65	204 Union Street	(D-172) to (R2) and (R2-172)	Z05-2022

By-law No.	Description of Lands	Modification Summary	Internal use only File No. (OLT file number if applicable)
2022-71	123 Fraser Street	Remove H1	H1-3-22
2022-77	206080 Highway 26	(C2-239-H5) to (RM-H5) and (OS-200) to (RM-H5)	Z02-22
2022-84	(Lts 353-354, 382-385, Pt of Lt 386, Lts 387-392, Lt 1707, Pt of Bridge St, Pt of Huron St, Plan 309)	(D-2) to (RM-292-A(H5)) (D-2) to (RM-292-B(H5)) (D-2) to (EP) Road Allowance to (RM-292-B(H5))	Z04-21 (OLT-22-004254)
2023-03	165 Fraser Street	Remove H1	H1-5-22
2023-08	065199 4 Sideroad	(RU-78) and (EP) to (RU-296-H) and (EP-296-H)	Z09-22
2023-15	143610 Sideroad 15	(RR) to (RR-295)	Z07-22
2023-16	123321 Story Brook Park Road	(RU) to (RU-297-H) and (EP) to (EP-297-H)	Z11-22
2023-39	Con 2, Pt Lt 10, Pts 19-20 of Plan 16RD-36, St. Vincent	(EP) to (CR-H1)	Z01-23
2023-40	Union and Centre Streets (Pt of Lts 421, 422, 423, 424, 425, Plan 309)	(D) to (R4-302-A-H5) (D) to (R4-302-B-H5) (D) to (R4-302-C-H5) (D) to (EP)	Z07-21
2023-42	112 Roxborough	Remove H1	H1-01-23
2023-46	083341 Sideroad 6	Remove H4	H4-01-23
2023-48	557552 Con 4 S (Con 5, Pt Lt 9, Reference Plan 16R-4929, Pt 3)	Remove H4	H4-02-23
2023-49	203 Cedar Avenue	Remove H1	H1-03-23
2023-50	195 Fraser Street	Remove H1	H1-02-23
2023-54	430254 Sydenham-Lakeshore Drive	(RU) to (RU-301)	Z02-23
2023-56	197621 Grey Road 7	(OS-7), (CR-6(H5)), (EP) to (RU) and (EP)	Z04-23
2023-60	Plan 16M-89, Lts 15 to 36, Lts 43 to 48, Lts 51 to 55, Lts 71 to 88	Remove H5	H5-01-23

By-law No.	Description of Lands	Modification Summary	Internal use only File No. (OLT file number if applicable)
2023-61	123222 Story Book Park Road	(RU) to (RU-303), (A) to (A-303), (RU) to (RU-304)	Z03-2023
2023-62	106 Georgian Beach Road South	Remove H1	H1-05-23
2023-64	397531 10th Concession	Replace (248) Replace Schedule D-6	Z10-2022 APPEALLED OLT
2023-70	245690 22nd Sideroad	Table 10.1 Temporary Use (T3)	Z07-2023
2023-72	206080 Highway 26	(EP) to (OS-200) and (RM-H5)	Z10-2023
2023-80	157080 7th Line	(A) To (A-305)	Z09-2023
2023-82 (OLT)	23 & 27 Trowbridge Street East and 12 Bayfield Street	(C1) and (EP) to (C1-302-H5), (EP-302-H5)	Z06-2021
2024-04	Lots 1659-1660 Plan 309	(D-290) to (RM-290)	Z05-2023
2024-16	165 Kiowana Beach Rd.	Remove H1	H1-02-2024
2024-24	Municipal-wide	ARU updates	Z08-2024