

10.1 USES PERMITTED

No person shall within any RE Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the RE *uses* presented in Table 10.1:

TABLE 10.1: USES PERMITTED	
•	a <i>converted dwelling</i> , in accordance with the provisions of Section 5.4 of this Zoning By-Law;
•	a <i>garden suite</i> , in accordance with the provisions of Section 5.10 of this Zoning By-Law;
•	a <i>home occupation</i> , in accordance with the provisions of Section 5.14 of this Zoning By-Law;
•	a <i>public use</i> , in accordance with the provisions of Section 5.21 of this Zoning By-Law;
•	a <i>single detached dwelling</i> ;
•	a <i>wayside sand or gravel pit or stone quarry</i> in accordance with the provisions of Section 5.32 of this Zoning By-Law.

10.2 ZONE PROVISIONS

No person shall within any RE Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 10.2:

TABLE 10.2: ZONE PROVISIONS	
Zone Provision	Uses
Number of Single Detached Dwellings Per Lot, Maximum	1
Lot Area, Minimum	2800 m ² (30,140 ft ²)
Lot Frontage, Minimum	35 m (114.8 ft)
Front Yard, Minimum Depth	10 m (32.8 ft)
Exterior Side Yard, Minimum Width	
Rear Yard, Minimum Depth	7.5 m (24.6 ft)
Interior Side Yard, Minimum Width	3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the main <i>building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.5 m (4.9 ft).

TABLE 10.2: ZONE PROVISIONS	
Zone Provision	Uses
Setback , Minimum Distance from the Centreline of a County Road	26 m (85.3 ft)
Lot Coverage , Maximum	30% of the <i>lot area</i>
Landscaped Open Space , Minimum	30% of the <i>lot area</i>
Gross Floor Area , Minimum	93 m² (1,001 ft ²)
Height of Building , Maximum	11 m (36.1 ft)
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5 of this Zoning By-Law.

10.2.1 LOCATION OF NEW DWELLINGS

Dwellings hereafter *erected* shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)* in accordance with Section 2.7.

Dwellings, buildings or structures hereafter *erected* within a Rural Cluster designation, listed in Section 2.7.2.1 shall be required to satisfy the MDS I or not further reduce an *existing* insufficient *setback* relative to the MDS I, whichever is the lesser.

Existing dwellings, buildings or structures located outside of a settlement, as listed in Section 2.7.2.1 which are hereafter enlarged, shall be required to satisfy MDS I, in accordance with Section 2.7 of this Zoning By-Law, or not further reduce an *existing* insufficient *setback* relative to MDS I, whichever is the lesser.

(Amended by By-Law 85-07)

10.3 ENLARGED DWELLINGS

Existing dwellings, buildings or structures located outside of a settlement, as listed in Section 2.7.2.1, which are hereafter enlarged, shall be required to satisfy MDS I, in accordance with Section 2.7 of this Zoning By-Law, or not further reduce an *existing* insufficient *setback* relative to MDS I, whichever is lesser.

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(Added by By-Law 31-09)

10.4 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (RE-C)

In accordance with the provisions of Section 5.5, all RE-C zoned *lots* shall contain a *converted dwelling* and may contain a *home occupation* or a *public use* in accordance with the provisions of Section 10.2 of this Zoning By-Law.

10.5 SPECIAL PROVISIONS FOR A GARDEN SUITE (RE-G)

In accordance with the provisions of Section 5.10, all RE-G zoned *lots* may contain a *garden suite*, together with any *use permitted* in Section 10.1, and shall be established in accordance with the provisions of Section 10.2. Upon expiry of the temporary *use* By-Law, the *garden suite* shall be removed unless an application is submitted for an extension of the *use* and approved by the *Corporation* pursuant to Section 39 of the Planning Act.

(Added by By-Law 31-09)

10.6 SPECIAL PROVISIONS10.6.1 Location: Part Lot 1, Concession 8 (West Zorra), RE-1

10.6.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RE-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 10.1 to this Zoning By-Law; and
a *kennel* and boarding facility for dogs and cats.

10.6.1.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RE-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

10.6.1.2.1 NUMBER OF DOGS AND CATS PERMITTED ON PROPERTY

The *kennel* shall be limited to 15 adult dogs and 8 adult cats and their associated offspring up to an age of 6 months.

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10.6.1.2.2 PRIVACY FENCE

A solid privacy fence shall be constructed around the *building* and outside runs used as the *kennel* and boarding facility.

10.6.1.2.3 That all the other provisions of the RE Zone in Section 10.2.1 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

10.6.2 Location: Part Lot 10, Concession 3 (North Oxford), RE-2

10.6.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RE-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 10.1 to this Zoning By-Law; and
a retail nursery;

10.6.2.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RE-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

10.6.2.2.1 RESIDENTIAL USES

10.6.2.2.1.1 That all the other provisions of the RE Zone in Section 10.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

10.6.2.2.2 NON-RESIDENTIAL USES

10.6.2.2.2.1 TIME PERIOD FOR RETAIL NURSERY

The operation of the *retail nursery* shall be limited to the time period from April 15th to June 30th each year. Notwithstanding the time period for the operation of the *retail nursery*, concrete footings for the *structures* associated with the *retail nursery* shall be permitted on the property year round.

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- 10.6.2.2.2.2 That all the other provisions of the AB Zone in Section 8.2.1 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

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