

7.1 USES PERMITTED

No person shall within any A2 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the A2 *uses* presented in Table 7.1:

TABLE 7.1: USES PERMITTED
• an <i>animal kennel</i> ;
• a <i>communications structure</i> ;
• a <i>conservation project</i> ;
• a <i>converted dwelling</i> , in accordance with the provisions of Section 5.4;
• a <i>farm</i> ;
• a <i>garden suite</i> , in accordance with the provisions of Section 5.10;
• a <i>group home</i> , in accordance with the provisions of Section 5.13;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.14;
• a <i>regulated farm</i> ;
• an <i>on-farm dead stock composting facility</i> , as defined in this Zoning By-Law;
• an <i>on-farm diversified use</i> , in accordance with the provisions of Section 5.18;
• a public use, in accordance with Section 5.21;
• a seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the <i>farm</i> on which the outlet is located;
• a <i>single detached dwelling</i> if <i>accessory</i> to a <i>farm</i> or a <i>regulated farm</i> ;
• a <i>wayside sand or gravel pit</i> or <i>stone quarry</i> in accordance with the provisions of Section 5.32.

(Amended by By-Law 42-02)

(Amended by By-Law 85-07)

July 24/09

Township of Zorra Zoning By-Law Number 35-99

7.2 ZONE PROVISIONS

No person shall within any A2 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions presented in Table 7.2:

TABLE 7.2: ZONE PROVISIONS			
Zone Provision	Livestock Barns & Manure Storage Buildings & Structures	Sales Outlets for Farm Produce	All Other Buildings and Structures
Lot Area , Minimum	30 ha (74.1 ac)		
Lot Frontage , Minimum	100 m (328.1 ft)		
Front Yard , Minimum Depth Exterior Side Yard , Minimum Width	Greater of 30 m (98.4 ft) or such minimum distance from the front or <i>exterior side lot line</i> as determined through the application of the <i>Minimum Distance Separation Formula II (MDS II)</i> .	5 m (16.4 ft)	10 m (32.8 ft)
Rear Yard , Minimum Depth Interior Side Yard , Minimum Width	Greater of 10 m (32.8 ft) or such minimum distance separation from the rear or <i>interior side lot line</i> as determined through the application of the MDS II.	7.5 m (24.6 ft)	
Setback , Minimum Distance from the Centreline of a County Road	Greater of 45 m (148 ft) or the sum of 16 m (52.5 ft) plus the <i>front yard</i> or <i>exterior side yard setback</i> determined through the application of the MDS II.	21 m (68.9 ft)	26 m (85.3 ft)
Minimum Manure Storage Capacity	In accordance with minimum storage requirements for manure storage facilities set out in the Nutrient Management Act, 2002		
Height of Building , Maximum	15 m (49.2 ft) or in accordance with the provisions of Section 5.31 of this Zoning By-Law.		
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5 of this Zoning By-Law.		

(Amended by By-Law 46-07)

(Amended by By-Law 85-07)

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Township of Zorra Zoning By-Law Number 35-99

7.2.1 MINIMUM DISTANCE SEPARATION REQUIREMENTS FOR LIVESTOCK BARNs AND STRUCTURES

In addition to the minimum *yard* and *setback* requirements contained in Table 7.2 above, agricultural *buildings* and *structures* hereafter *erected, altered* and/or used for the housing of livestock shall meet the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula II (MDS II)* in accordance with Section 2.7 of this Zoning By-Law.

(Amended by By-Law 42-02)
(Amended by By-Law 85-07)

7.2.2 MINIMUM DISTANCE SEPARATION REQUIREMENTS FOR MANURE STORAGE STRUCTURES

In addition to the minimum *yard* and *setback* requirements contained in Table 7.2 above, manure storage structures *erected* or *altered* shall meet the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula II (MDS II)* in accordance with Section 2.7 of this Zoning By-Law.

(Amended by By-Law 42-02)
(Amended by By-Law 85-07)

7.2.3 SUPPLEMENTARY REQUIREMENT FOR REGULATED FARMS

For new or *existing regulated farms* or *farms* expanding to the size of a *regulated farm*, new *buildings* and/or *structures* and/or alterations to *existing buildings* and/or *structures*, used or *erected* for the purpose of housing livestock or for manure containment shall be permitted only when a nutrient management strategy and/or plan is prepared in accordance with the requirements set out in the Nutrient Management Act, 2002, as amended.

(Amended by By-Law 85-07)

7.2.4 NUMBER OF ACCESSORY DWELLINGS AND GARDEN SUITES PER LOT

Single detached dwelling, Maximum 1, except that up to a maximum of 3 *accessory single detached dwellings* may be located on a *farm* or a *regulated farm* subject to the approval of the Committee of Adjustment.

(Amended by By-Law 85-07)

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<i>Converted dwelling</i> , Maximum	1, with a maximum of 2 dwelling units, in accordance with the provisions of Section 5.4.
<i>Garden suites</i> , Maximum	1, in accordance with the provisions of Section 5.10.

7.2.5 MINIMUM GROSS FLOOR AREA FOR A SINGLE DETACHED DWELLING

Minimum	93 m² (1,001 ft ²)
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7.2.6 LOCATION OF NEW FARM RESIDENCES

New *farm* dwellings, including temporary dwellings, 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 of this Zoning By-Law or not further reduce an *existing* insufficient *setback*.

(Amended by By-Law 85-07)

(Amended by By-Law 31-09)

7.2.7 SPECIAL PROVISIONS FOR AN ON-FARM DEAD STOCK COMPOSTING FACILITY

7.2.7.1 The facility will require a concrete floor with runoff containment, solid walls not less than **1.5 m** (4.9 ft) in height consisting of a closed wooden, metal and/or concrete wall constructed of rot-proof materials and unpierced except for gates necessary for access, and a roof constructed with permanent all-weather materials; and

7.2.7.2 In addition to the minimum *yard* and *setback* requirements contained in this Zoning By-Law, *on-farm composting facilities erected* and *altered* shall meet the application of Minimum Distance Separation requirements determined through the application of the *Minimum Distance Separation Formula II (MDS II)* or shall not further reduce an *existing* insufficient *setback*. For the purposes of calculation, an *on-farm composting facility* based on the capacity of the *existing* livestock or poultry housing on the *farm*; and

7.2.7.3 The facility shall require engineered drawings submitted at the time of application for building permit; and

(Amended by By-Law 31-09)

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- 7.2.7.4 The sizing and design of the facility shall be in accordance with best management practices and standards for type of animal published from time to time by the Ontario Ministry of Agriculture, Food and Rural Affairs.

(Added by By-Law 42-02)

(Amended by By-Law 31-09)

7.3 **SPECIAL PROVISIONS FOR A CONVERTED DWELLING (A2-C)**

In accordance with the provisions of Section 5.4, all A2-C zoned *lots* shall contain a *converted dwelling* and may contain a *home occupation* or any non-residential *use* permitted in Section 7.1, in accordance with the provisions of Section 7.2.

7.4 **SPECIAL PROVISIONS**

7.4.1 **Location: Part Lot 24, Concession 8 (East Nissouri), A2-1**

- 7.4.1.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 to this by-law;

for the purpose of this subsection, a service shop as defined in Section 4.131 to this by-law shall include the repair of farm machinery and agriculturally-related welding.

- 7.4.1.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.1.2.1 SPECIAL PROVISIONS FOR RURAL HOME OCCUPATION

- 7.4.1.2.1.1 The rural *home occupation* use shall only be permitted within the machine shed *existing* at the time of passing of this by-law.

- 7.4.1.2.2 That all the other provisions of the A2 Zone in Section 7.2 and all other relevant provisions of this Zoning By-Law shall continue to apply *mutatis mutandis*.

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7.4.2 Location: Part Lot 25, Concession 1 (West Zorra), A2-2

7.4.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 to this Zoning By-Law;
and retail *uses accessory* to a nursery.

7.4.2.2 Notwithstanding any provisions of this Zoning By-Law Number to the contrary, no *person* shall within any A2-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.2.2.1 LOT AREA

Minimum **16.19 ha** (40 ac)

7.4.2.2.2 That all the provisions of the A2 Zone in Section 7.2 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*.

(Amended by By-Law 42-03)

7.4.3 Location: Part Lot 11, Concession 7 (West Zorra), A2-3

7.4.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 to this Zoning By-Law;
a meeting retreat;
a *bed and breakfast establishment* containing not more than 5 *guest rooms*.

7.4.3.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

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7.4.3.2.1 DEFINITION OF A MEETING RETREAT

An establishment used for business and private meetings where food and beverages may be served as an *accessory use* to the meeting. Meetings will be considered to be the assembly of people for entertainment or discussion purposes and will include anniversary and birthday parties or other similar *uses*.

7.4.3.2.2 DEFINITION OF BED AND BREAKFAST ESTABLISHMENT

A *single detached dwelling* in which guest rooms are made available for the temporary accommodation of the travelling or vacationing public. Such establishment may offer light meals to those *persons* temporarily residing at the establishment. A *bed and breakfast establishment* shall not include a *boarding or lodging house* or an *eating establishment*.

7.4.3.2.3 LOCATION OF MEETING RETREAT

The meeting retreat will be located within the main residential *dwelling* on the property which was *existing* at the time of passing of this by-law.

7.4.3.2.4 OPERATION OF MEETING RETREAT

The meeting retreat shall be operated by the owner who must reside in the main residential *dwelling*.

7.4.3.2.5 NUMBER OF GUESTS FOR MEETING RETREAT

Maximum	25
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7.4.3.2.6 That all the other provisions of the A2 Zone in Section 7.2 and all other relevant provisions of this Zoning By-Law shall continue to apply *mutatis mutandis*.7.4.4 Location: Part Lot 2, Concession 10 (East Nissouri), A2-47.4.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

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7.4.4.1.1 RESIDENTIAL USES

No residential *uses* permitted.

7.4.4.1.2 NON-RESIDENTIAL USES

a *farm*, but not including a *regulated farm* as defined herein;
a public *use* in accordance with the provisions of subsection 5.21 hereof;
a radio, television tower or telephone tower;
a seasonal fruit, vegetable, flower or farm produce sales outlet, provided such
produce is the product of the *farm* on which such *use* is located;
an oil or gas well.

(Amended by By-Law 85-07)

7.4.4.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.4.2.1 That all the other provisions of the A2 Zone in Section 7.2 and all other relevant provisions of this Zoning By-Law shall continue to apply mutatis mutandis.

7.4.5 Location: Part Lot 17, Concession 4 (West Zorra), A2-5

7.4.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 to this Zoning By-Law except a *regulated farm*.

(Amended by By-Law 85-07)

7.4.5.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.5.2.1 LOT AREA

Minimum **0.81 ha (2.0 ac)**

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7.4.5.2.2 NUMBER OF ANIMAL UNITS

Maximum 10

7.4.5.2.3 TYPE OF ANIMAL UNITS PERMITTED

Horses

7.4.5.2.4 NUMBER OF DOGS PERMITTED ON PROPERTY

The kennel shall be limited to 10 adult dogs and their associated offspring up to an age of 6 months.

7.4.5.2.5 That all the other provisions of the A2 Zone in Section 7.2 and all other relevant provisions of this Zoning By-Law shall continue to apply mutatis mutandis.

7.4.6 Location: Part Lot 30, Concession 4 (West Zorra), A2-6

7.4.6.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 to this Zoning By-Law; and an *on-farm diversified use* consisting of a shop for the assembly and finishing of furniture.

7.4.6.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.6.2.1 LOCATION

The location of the furniture assembly and finishing *use* shall be restricted to the *existing farm building*.

7.4.6.2.2 That all the other provisions of the A2 Zone in Section 7.2 and all other relevant provisions of this Zoning By-Law shall continue to apply mutatis mutandis.

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7.4.7 Location: Part Lot 27, Concession 10 (E. Nissouri), A2-7

7.4.7.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any A2-7 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

all *uses* permitted in Section 7.1 to this Zoning By-Law; and an *on-farm diversified use* consisting of a shop for the assembly of vegetable and fruit skids and/or pallets, provided that the *building* does not exceed **929 m²** (10,000 ft²) in area.

(Amended by By-Law 27-17)

7.4.7.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.7.2.1 That all the other provisions of the A2 Zone in Section 7.2 and all other relevant provisions of this Zoning By-Law shall continue to apply *mutatis mutandis*.

7.4.8 Location: Part Lot 15, Concession 11 (E. Nissouri), A2-8

7.4.8.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 to this Zoning By-Law; and
a sportsfield consisting of soccer fields only;
a seasonal *parking lot* if *accessory* to a sportsfield.

7.4.8.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.8.2.1 TIME PERIOD FOR THE SPORTSFIELD

Maximum: September 7, 1999 to
September 7, 2002

May/17

7.4.8.2.2 LOCATION OF BUILDING OR STRUCTURES

No *building* or *structures* shall be permitted except for soccer goal posts.

7.4.8.2.3 SEASONAL PARKING LOT

A seasonal *parking lot* shall be permitted *accessory* to the sportsfields. The seasonal *parking area* shall have a stable surface but shall not be paved.

7.4.8.2.4 That all the other provisions of the A2 Zone in Section 7.2 and all other relevant provisions of this Zoning By-Law shall continue to apply *mutatis mutandis*.

7.4.9 Location: Part Lot 7, Concession 10 (East Nissouri), A2-9

7.4.9.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of this Zoning By-Law.

(Added by By-Law 49-01)

7.4.9.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.9.2.1 LOT AREA

Minimum **19.5 ha** (48.2 ac)

7.4.9.2.2 That all the provisions of the A2 Zone in Section 7.2 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*.

(Added by By-Law 49-01)

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7.4.10 Location: Part Lot 20, Concession 4 (West Zorra), A2-10

7.4.10.1 Notwithstanding any provisions of By-Law Number 25-98 to the contrary, no *person* shall within any A2-10 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 to this Zoning By-Law;
an *on-farm diversified use*, in accordance with the provisions of Section 5.18, consisting of an operation for the repair and sales farm-related equipment.

7.4.10.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-10 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.10.2.1 That all the provisions of the A2 Zone in Section 7.2 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*.

(Added by By-Law 03-02)

7.4.11 Location: Part Lot 6, Concession 2 (West Zorra), A2-11

7.4.11.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-11 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

an *animal kennel*;
a *communications structure*;
a *conservation project*;
a *converted dwelling*, in accordance with the provisions of Section 5.4;
a *farm*, but does not include a *regulated farm* as defined in this Zoning By-Law;
a *garden suite*, in accordance with the provisions of Section 5.10;
a *home occupation*, in accordance with the provisions of Section 5.14;
an *on-farm diversified use*, in accordance with the provisions of Section 5.18;
a *public use*, accordance with the provisions of Section 5.21;

(Amended by By-Law 85-07)

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a seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the *farm* on which the outlet is located;
a *single detached dwelling* if *accessory* to a *farm*;
a *wayside sand or gravel pit* or *stone quarry* in accordance with the provisions of Section 5.32.

(Amended by By-Law 85-07)

7.4.11.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-11 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.11.2.1 That all the provisions of the A2-11 Zone in Section 7.2 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*.

(Added by By-Law Number 47-02)

7.4.12 Location: Part Lot 20, Concession 2 (West Zorra), A2-12

7.4.12.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-12 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of this Zoning By-Law.

7.4.12.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-12 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.12.2.1 LOT AREA

Minimum **19.2 ha** (47.4 ac)

(Added by By-Law 48-03)

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- 7.4.12.2.2 That all the provisions of the A2 Zone in Section 7.2 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*.

(Added by By-Law 48-03)

7.4.13 **Location: Part Lot 18, Concession 8 (West Zorra), A2-13**

- 7.4.13.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-13 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of this Zoning By-Law;
a *garden suite*.

- 7.4.13.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-13 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.13.2.1 TIME PERIOD FOR A GARDEN SUITE

Maximum April 20, 2004 to April 20, 2014

7.4.13.2.2 GROSS FLOOR AREA OF GARDEN SUITE

Maximum **97.55 m²** (1,050 ft²)

7.4.13.2.3 FRONT YARD SETBACK OF GARDEN SUITE

Minimum **60 m** (196.9 ft)

- 7.4.13.2.4 The *garden suite* shall be removed from the lands at the conclusion of the ten (10) year time period unless a request for a time extension is submitted to and approved by the *Council* pursuant to Section 39 of the Planning Act.

(Added by By-Law 16-04)

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7.4.13.2.5 That all the provisions of the A2 Zone in Section 7.2 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.

(Added by By-Law 16-04)

7.4.14 **Location: Part Lot 25, Concession 1 (North Oxford), A2-14**

7.4.14.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-14 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 to this Zoning By-Law;

7.4.14.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-14 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.14.2.1 LOT AREA

For the purpose of this Zoning By-Law, the *lot area* shall include the *lot area* of the lands zoned A2-4 Zone in this Zoning By-Law.

7.4.14.2.2 LOT FRONTAGE

Minimum **9 m (29.5 ft)**

7.4.14.2.3 That all the provisions of the A2 Zone in Section 7.2 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.

(Added by By-Law 44-05)

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7.4.15 Location: Part Lot 6, Concession 1 (North Oxford), A2-15

7.4.15.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-15 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 to this Zoning By-Law;
an *on-farm diversified use*, in accordance with the provisions of Section 5.18 consisting of a repair garage for farm equipment and farm vehicles.

(Amended by By-Law 86-07)

7.4.15.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-15 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.15.2.1 That all the provisions of the A2 Zone in Section 6.2 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*.

(Added by By-Law 26-06)

7.4.16 Location: Part Lot 15, Concession 5 (West Zorra), A2-16

7.4.16.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-16 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 to this Zoning By-Law;
an *on-farm diversified use*, in accordance with the provisions of Section 5.18 consisting of a welding repair and fabrication shop for farm equipment.

7.4.16.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-16 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

(Added by By-Law 40-06)

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7.4.16.2.1 That all the provisions of the A2 Zone in Section 6.2 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.

(Added by By-Law 40-06)

7.4.17 Location: Part Lot 2, Concession 14 (East Nissouri), A2-17

7.4.17.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-17 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 to this Zoning By-Law;
an *on-farm diversified use*, in accordance with the provisions of Section 5.18 consisting of a repair garage for farm equipment and farm vehicles.

7.4.17.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-17 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.17.2.1 GROSS FLOOR AREA OF ON-FARM DIVERSIFIED USE

Maximum **250.83 m² (2,700 ft²)**

7.4.17.2.2 That all the provisions of the A2 Zone in Section 6.2 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.

(Added by By-Law 30-07)

7.4.18 Location: Part Lot 36, Concession 1 (West Zorra), A2-18

7.4.18.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-18 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a single detached dwelling

all *uses* permitted in Section 7.1 to this Zoning By-Law, with the exception of a *regulated farm*.

7.4.18.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-18 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.18.2.1 LOT AREA

Minimum **6.8 ha** (16.8 ac)

7.4.18.2.2 LOT FRONTAGE

Minimum **180 m** (590.6 ft)

7.4.18.2.3 LOT DEPTH

Minimum **352 m** (1,154.9 ft)

7.4.18.2.4 That all the provisions of the A2 Zone in Section 7.2 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*.

(Added by By-Law 78-07)

July 24/09

7.4.19 Location: Part Lot 23, Concession 12 (East Nissouri), A2-19

7.4.19.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-19 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a conservation project;
a farm;
a single detached dwelling.

7.4.19.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-19 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.19.2.1 LOT AREA

Minimum **15.38 ha** (38 ac)

7.4.19.2.2 LOT FRONTAGE

Minimum **317 m** (1,040 ft)

7.4.19.2.3 That all the provisions of the A2 Zone in Section 7.2 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*.

(Added by By-Law 32-08)

7.4.20 Location: Part Lot 9, Concession 12 (East Nissouri), A2-20

7.4.20.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-20 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 7.1 of this Zoning By-Law;
a garden suite.

(Added by By-Law 52-08)

August/08

7.4.20.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-20 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.20.2.1 TIME PERIOD FOR A GARDEN SUITE

Maximum August 5, 2008 to August 5, 2018

7.4.20.2.2 GROSS FLOOR AREA FOR A GARDEN SUITE

Maximum **106.8 m²** (1,150 ft²)

7.4.20.2.3 The *garden suite* shall be removed from the lands at the conclusion of the ten (10) year period unless a request for a time extension is submitted to and approved by the *Council*, pursuant to Section 39 of the Planning Act, RSO 1990, as amended.

7.4.20.2.4 That all the provisions of the A2 Zone in Section 7.2 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*.

(Added by By-Law 52-08)

7.4.21 **Location: Part Lots 7 & 8, Concession 8 (East Nissouri), A2-C1**

7.4.21.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-C1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of this Zoning By-Law;
a *converted dwelling* containing 2 dwelling units.

7.4.21.2 That all the provisions of the A2 Zone in Section 7.2 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*.

(Added by By-Law 51-08)

August/08

7.4.22 Location: Part Lot 22, Concession 12 (East Nissouri), A2-22

7.4.22.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-22 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of this Zoning By-Law;
an *on-farm diversified use*, in accordance with the provisions of Section 5.18, consisting of a catering business.

7.4.22.2 Notwithstanding any provisions of By-law Number 35.99 to the contrary, no *person* shall within any A2-22 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance the following provisions:

7.4.22.2.1 That all the provisions of the A2 Zone in Section 7.2 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*.

(Added by By-Law 72-08)

7.4.23 Location: Part Lots 6 And 7, Concession 3 (West Zorra), A2-23

7.4.23.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-23 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of this Zoning By-Law;
a *garden suite*, in accordance with the provisions of Section 5.10

7.4.23.2 Notwithstanding the provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-23 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.23.2.1 SPECIAL PROVISIONS FOR A GARDEN SUITE

(Added by By-Law 58-09)

October/09

7.4.23.2.1.1 TIME PERIOD

Maximum

October 6, 2009 to October 6, 2019

7.4.23.2.1.2 GROSS FLOOR AREA FOR A GARDEN SUITE

Maximum

109.6.m² (1178 ft²).

7.4.23.2.1.3 REMOVAL

The *garden suite* shall be removed from the subject lands at the conclusion of the ten (10) year period, unless a request for time extension is submitted to and approved by the *Council* pursuant to Section 39 of the Planning Act, R.S.O. 1990, as amended.

7.4.23.2.1.4 That all the provisions of the A2 Zone in Section 7.2 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*.

(Added by By-Law 58-09)

7.4.24 **Location: Part Lot 22, Concession 6 (West Zorra), A2-24**

7.4.24.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-24 Zone use any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of this Zoning By-Law;
a *garden suite*, in accordance with the provisions of Section 5.10

7.4.24.2 Notwithstanding the provisions of this Zoning By-law to the contrary, no *person* shall within any A2-24 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.24.2.1 SPECIAL PROVISIONS FOR A GARDEN SUITE

(Added by By-Law 33-10)

May/10

7.4.24.2.1.1 TIME PERIOD

Maximum

May 19, 2010 to May 19, 2020

7.4.24.2.1.2 REMOVAL

The *garden suite* shall be removed from the subject lands at the conclusion of the ten (10) year period, unless a request for time extension is submitted to and approved by the *Council* pursuant to Section 39 of the Planning Act, R.S.O. 1990, as amended.

7.4.24.2.1.3 That all the provisions of the A2 Zone in Section 7.2 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*.

(Added by By-Law 33-10)

7.4.25 Location: Part Lot 29 & 30, Conc. 12 (East Nissouri), A2-25

7.4.25.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-25 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of this Zoning By-Law;
a retail sales outlet for agricultural supplies.

7.4.25.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-25 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance the following provisions:

7.4.25.2.1 GROSS FLOOR AREA FOR A RETAIL SALES OUTLET FOR AGRICULTURAL SUPPLIES

7.4.25.2.2 Maximum

214 m² (2304 ft²)

7.4.25.2.3 That all the provisions of the A2 Zone in Section 7.2 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*

November/10

(Added by By-Law 74-10)

7.4.26 Location: Lot 22, Concession 1 (West Zorra), A2-26 (Key Map 26)

7.4.26.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-26 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 7.1 to this By-law;
a publishing and communications business.

7.4.26.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-26 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.4.26.2.1 PROVISIONS FOR A PUBLISHING AND COMMUNICATIONS BUSINESS

7.4.26.2.1.1 A publishing and communications business shall be subject to the provisions of Section 5.18 – On-Farm Diversified Uses, as contained in this By-law.

7.4.26.2.1.2 Notwithstanding subsection 7.4.26.2.1.1, the following provisions shall apply to a publishing and communications business:

- i) *Gross Floor Area*
Maximum **246 m² (2,650 ft²)**
- ii) *Employees*
Maximum **12**

7.4.26.2.1.3 MINIMUM SEPARATION DISTANCE REQUIREMENTS FROM LIVESTOCK BARNs AND MANURE STORAGE SETBACK

Notwithstanding any other provision contained in this Zoning By-Law to the contrary, the Minimum Separation Distance between any *building or structure used* for the purpose of a publishing and communications business and any *building or structure used* for the housing of livestock or for manure storage shall be **135 m (443 ft)**.

7.4.26.2.1.4 That all the provisions of the A2 Zone in Section 7.2 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*.

September/11

(Added by By-Law 76-11)

7.4.26 Location: Part Lot 5, Concession 3 (West Zorra), A2-26 (Key Map 72)

7.4.26.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-26 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 7.1 of this Zoning By-Law;
the storage and stockpiling of aggregate material;

7.4.26.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-26 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.26.2.1 STORAGE AND STOCKPILING OF AGGREGATE MATERIAL

- i) all provisions of the MQ Zone in Section 21.2 of this Zoning By-Law shall apply.
- ii) notwithstanding subsection 21.2), the minimum *setback* between any area of storage or stockpiling and a *lot line* shall be **35 m** (115 ft).
- iii) notwithstanding subsection 21.2.1, a berm may be located within a *front* and/or *exterior side yard*.

7.4.26.2.2 All other provisions of the A2 Zone in Section 7.2 of 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*.

(Added by By-Law 43-12)

7.4.27 Location: Part Of Lot 21, Concession 13 (East Nissouri), A2-C2

7.4.27.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-C2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 7.1 of this Zoning By-Law; and
a *converted dwelling*;

June/12

(Added by By-Law 47-12)

7.4.27.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-C2 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provision:

7.4.27.2.1 FLOOR AREA LIMIT FOR A HOME OCCUPATION

Not more than the cumulative total of **82 m²** (890 ft²) of *gross floor area* of any residential *dwelling unit* and / or *accessory building* shall be used for the purpose of a *home occupation use*.

7.4.27.2.2 That all the provisions of the A2 Zone in Section 7.2 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*.

(Added by By-Law 47-12)

7.4.28 Location: Part Of Lot 28, Concession 4 (W. Zorra), A2-28 (Key Map 12)

7.4.28.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any A2-28 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.4.28.1.1 SPECIAL PROVISIONS FOR A GARDEN SUITE

7.4.28.1.1.1 GROSS FLOOR AREA FOR A GARDEN SUITE

Maximum **172 m²** (1848 ft²)

7.4.28.1.1.2 TIME PERIOD FOR A GARDEN SUITE

Maximum August 14, 2018 to August 14, 2021

7.4.28.1.1.3 REMOVAL

The garden suite shall be removed from the subject lands at the conclusion of the three (3) year period, unless a request for time extension is submitted to and approved by Council pursuant to Section 39 of the Planning Act, R.S.O. 1990, as amended.

August/18

7.4.28.2 That all the provisions of the A2 Zone in Section 7.2 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.

(Added by By-Law 33-13)

(Deleted and Replaced by By-Law 51-18)

7.4.28 Location: Lot 9, Concession 11 (East Nissouri), A2-28 (Key Map 58)

7.4.28.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-28 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.2 of this Zoning By- Law;
an insurance business.

7.4.28.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-28 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.28.2.1 PROVISIONS FOR AN INSURANCE OFFICE

7.4.28.2.1.1 GROSS FLOOR AREA

Maximum **200 m²** (2150 ft²)

7.4.28.3 That all the provisions of the A2 Zone in Section 7.2 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.

(Added by By-Law 50-13)

7.4.29 Location: Part Lot 17, Concession 9 (East Nissouri), A2-29 (Key Map 37)

7.4.29.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-29 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of this Zoning By-Law;
a *garden suite*.

7.4.29.2 Notwithstanding the provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-29 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.4.29.2.1 TIME PERIOD FOR A GARDEN SUITE

Maximum July 15, 2014 to July 15th, 2024

7.4.29.2.2 The *garden suite* shall be removed from the lands at the conclusion of the ten (10) year period unless a request for a time extension is submitted to and approved by the *Council*, pursuant to Section 39 of the Planning Act, RSO 1990, as amended.

7.4.29.2.3 That all the provisions of the A2 Zone in Section 7.2 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*.

(Added by By-Law 34-14)

7.4.30 Location: Part Lot 20, Concession 2 (West Oxford)

7.4.30.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-30 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of this Zoning By-Law;
a *garden suite*.

December/14

7.4.30.2 Notwithstanding the provisions of this Zoning By-Llaw to the contrary, no *person* shall within any A2-30 Zone use any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

7.4.30.2.1 TIME PERIOD FOR A GARDEN SUITE

Maximum December 2, 2014 to December 2, 2024

7.4.30.2.2 GROSS FLOOR AREA FOR A GARDEN SUITE

Maximum 140 m² (1506 ft²)

7.4.30.2.3 The *garden suite* shall be removed from the lands at the conclusion of the ten (10) year period unless a request for a time extension is submitted to and approved by the *Council*, pursuant to Section 39 of the Planning Act, RSO 1990, as amended.

7.4.30.2.4 That all the provisions of the A2 Zone in Section 7.2 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*.

(Added by By-Law 54-14)

7.4.31 Location: Part Lot 33, Concession 12 (East Nissouri) (A2-31) (Key Map 4)

7.4.31.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-31 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of this Zoning By-law;
a *mobile home* in accordance with Section 7.4.31.2.

7.4.31.2 Notwithstanding the provisions of this Zoning By-law to the contrary, no *person* shall within any A2-31 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

7.4.31.2.1 TIME PERIOD FOR A MOBILE HOME

Maximum September 4, 2018 to September 4, 2021
September/18

7.4.31.3 That all the provisions of the A2 Zone in Section 7.2 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.

(Added by By-Law 30-15)
(Deleted and Replaced by By-Law 53-18)

7.4.32 **Location: Part Lot 23, Concession 3 (North Dorchester), A2-32 (Key Map 82)**

7.4.32.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any A2-32 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

all uses permitted in Section 7.1 of this Zoning By-law

7.4.32.2 Notwithstanding the provisions of this Zoning By-law to the contrary, no person shall within any A2-32 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

7.4.32.2.1 SPECIAL PROVISIONS FOR AN ACCESSORY SINGLE-DETACHED DWELLING

7.4.32.2.1.1 Maximum Number of accessory single-detached dwellings permitted 2

7.4.32.2.1.2 Time Period

Notwithstanding any other provision of this By-law to the contrary, 2 accessory single-detached dwellings shall be permitted on those lands zoned A2-32 from October 16, 2018 to October 16, 2021, after which only 1 accessory single-detached dwelling shall be permitted.

7.4.32.2.1.3 That all the provisions of the A2 Zone in Section 7.2 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.

(Added by By-Law 39-15)
(Deleted and Replaced by By-Law 62-18)

October/18

7.4.33 Location: Part Lot 28, Concession 2 (West Zorra), A2-33 (Key Map 13)

7.4.33.1 Notwithstanding any provisions of By-Law Number 35-99 to the contrary, no *person* shall within any A2-33 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of this By-Law;

7.4.33.2 Notwithstanding the provisions of this Zoning By-law to the contrary, no *person* shall within any A2-33 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.33.2.1 LOT AREA

Minimum 22.7 ha (56.1 ac)

7.4.33.2.2 That all the provisions of the A2 Zone in Section 7.2 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*.

(Added by By-Law 58-18)

7.4.34 Location: Part Lot 34, Concession 6 (West Zorra), A2-34 (Key Map 7)

7.4.34.1 Notwithstanding any provisions of By-Law Number 35-99 to the contrary, no *person* shall within any A2-34 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

An indoor cannabis cultivation facility.

7.4.34.2 Notwithstanding the provisions of this Zoning By-law to the contrary, no *person* shall within any A2-34 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.34.2.1 LOT AREA

Minimum 0.26 ha (0.64 ac)

February/19

7.4.34.2.2 LOT FRONTAGE

Minimum 42.7 m (140 ft)

7.4.34.2.3 That all the provisions of the A2 Zone in Section 7.2 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.

(Added by By-Law 08-19)