

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 converted dwelling, in accordance with the provisions of Section 5.4 of this Zoning By-Law;         |
| •                          | a garden suite, in accordance with the provisions of Section 5.9 of this Zoning By-Law;               |
| •                          | a home occupation, in accordance with the provisions of Section 5.13 of this Zoning By-Law;           |
| •                          | a public use, in accordance with the provisions of Section 5.21 of this Zoning By-Law;                |
| •                          | a single detached dwelling;   |
| •                          | a wayside sand or gravel pit in accordance with the provisions of Section 5.31 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                                       | All Uses  |
| Number of Single Detached Dwellings Per Lot, Maximum | 1   |
| Lot Area, Minimum                                    | Existing at the date of passing of this Zoning By-Law or created by a boundary adjustment |
| Lot Frontage, Minimum                                | Existing at the date of passing of this Zoning By-Law or created by a boundary adjustment |
| Front Yard, Minimum Depth                            | 10 m (32.8 ft)  |
| Exterior Side Yard, Minimum Width                    |   |
| Rear Yard, Minimum Depth                             | 7.5 m (24.6 ft)   |

| TABLE 10.2: ZONE PROVISIONS                                    |  |
|--|--|
| Zone Provision   | All Uses   |
| Interior Side Yard, Minimum Width                              | 3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a garage or <i>carport</i> is attached to or is within the main <i>building</i> , or the lot is a <i>corner lot</i> , the minimum width shall be 1.2 m (3.9 ft). |
| 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 m <sup>2</sup> (1,001 ft <sup>2</sup> )   |
| 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.  |

### 10.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (RE-C)

In accordance with the provisions of Section 5.4, all RE-C zoned *lots* may contain a *converted dwelling*, or a *use* permitted in Section 10.1, in accordance with the provisions of Section 10.2 of this Zoning By-Law.

### 10.4 SPECIAL PROVISIONS FOR A GARDEN SUITE (RE-G)

In accordance with the provisions of Section 5.9, all RE-G zoned *lots* may contain a *garden suite* or any *use* permitted in Section 10.1, 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.

July 7/09

10.5 SPECIAL PROVISIONS10.5.1 Location: Part of Lot 6, Concession 14, (East Zorra), RE-1

10.5.1.1 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 10.2 of this Zoning By-Law.

10.5.1.2 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:

## 10.5.1.2.1 SPECIAL PROVISIONS FOR AN ANIMAL KENNEL

10.5.1.2.1.1 An *animal kennel* shall be permitted within an *existing accessory building*. No outside runs shall be permitted.

10.5.1.2.1.2 A maximum of 10 adult animals shall be permitted.

(Amended by By-Law 2003-34)

10.5.1.2.2 That all the other provisions of the RE Zone in Section 10.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

10.5.2 Location: Part Lot 36, Concession 14 (East Zorra), RE-2

10.5.2.1 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.

10.5.2.2 Notwithstanding any provision 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:

August/12

(Added by By-Law 2012-33)

## 10.5.2.2.1 BUILDINGS OR STRUCTURES ACCESSORY TO A RESIDENTIAL USE

- (i) Maximum Floor Area **293 m<sup>2</sup>** (3,154 ft<sup>2</sup>)
- (ii) Maximum Height **5.8 m** (19 ft)

10.5.2.2.2 That all 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.

(Added by By-Law 2012-33)

10.5.3 Location: Part of Lot 7, Concession 14 (East Zorra), RE-3(T), (Key Map 44)

10.5.3.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RE-3(T) 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 of this Zoning By-Law.

10.5.3.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RE-3(T) Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

## 10.5.3.2.1 SPECIAL PROVISIONS FOR A SINGLE DETACHED DWELLING

## 10.5.3.2.1.1 NUMBER OF SINGLE DETACHED DWELLINGS

Maximum **2**

## 10.5.3.2.1.2 TIME PERIOD

Notwithstanding any other provision of this Zoning By-law to the contrary, 2 single detached dwellings shall be permitted from August 2, 2017 to August 2, 2020, after which only 1 accessory single-detached dwelling shall be permitted.

(Added by By-Law 2017-29)

August/17