

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 5.9 of this Zoning By-Law;
•	a <i>home occupation</i> , in accordance with the provisions of Section 5.13 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</i> 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 <i>boundary adjustment</i>
Lot Frontage, Minimum	Existing at the date of passing of this Zoning By-Law or created by a <i>boundary adjustment</i>
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 1.2 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>

TABLE 10.2: ZONE PROVISIONS	
Zone Provision	All Uses
Landscaped Open Space, Minimum	30% of the <i>lot area</i>
Gross Floor Area, Minimum	93 m ² (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.

10.3 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.

10.5 SPECIAL PROVISIONS

10.5.1 LOCATION: PART OF LOT 6, CONCESSION 14, (EAST ZORRA), RE-1 (KEY MAP 44)

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.
an *animal kennel*, exclusive of any outdoor runs.

10.5.1.2 Notwithstanding any provision 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:

(Amended by By-Law 2003-34)
(Deleted and Replaced by By-Law 2020-25)

August/20

10.5.1.2.1 SPECIAL PROVISIONS FOR AN ANIMAL KENNEL

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

10.5.1.2.1.2 NUMBER OF ANIMALS PERMITTED

A maximum of 10 adult animals shall be *permitted*.

10.5.1.2.2 SPECIAL PROVISIONS FOR AN ACCESSORY BUILDING

10.5.1.2.2.1 GROSS FLOOR AREA

Maximum **162 m²** (1,744 ft²)

10.5.1.2.2.2 ACCESSORY BUILDING HEIGHT

Maximum **6.7 m** (19.7 ft)

10.5.1.3 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*.

(Amended by By-Law 2003-34)

(Deleted and Replaced by By-Law 2020-25)

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:

10.5.2.2.1 BUILDINGS OR STRUCTURES ACCESSORY TO A RESIDENTIAL USE

(i) Maximum Floor Area **293 m²** (3,154 ft²)

(ii) Maximum Height **5.8 m** (19 ft)

(Added by By-Law 2012-33)

August/20

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)

Sept 30/20