

14.1 USES PERMITTED

No person shall within any V Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the V uses presented in Table 14.1:

TABLE 14.1: USES PERMITTED
• an <i>automobile service station</i> ;
• a <i>bakeshop</i> ;
• a <i>business or professional office</i> ;
• a <i>commercial school</i> ;
• a <i>converted dwelling</i> , in accordance with Section 5.4 of this Zoning By-Law;
• a <i>dwelling unit</i> in a portion of a non-residential <i>building</i> except that in the case of an <i>automobile service station</i> such dwelling shall not be permitted;
• an <i>eating establishment</i> ;
• a <i>financial institution</i> ;
• a <i>funeral home</i> ;
• a <i>home occupation</i> , in accordance with Section 5.14 of this Zoning By-Law;
• a <i>laundromat</i> ;
• a <i>medical centre</i> ;
• a <i>parking lot</i> ;
• a <i>personal service establishment</i> ;
• a <i>place of entertainment</i> ;
• a <i>public use</i> , in accordance with the provisions of Section 5.21 of this Zoning By-Law;
• a <i>retail store</i> ;
• a <i>retail outlet</i> , a <i>wholesale outlet</i> or a <i>business office accessory to a permitted use</i> ;
• a <i>service shop</i> ;
• a <i>single detached dwelling</i> ;
• a <i>studio</i> ;
• a <i>veterinary clinic</i> .

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14.2 ZONE PROVISIONS

No *person* shall within any V Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 14.2:

The *lot area* provision for residential *uses* are cumulative with the *lot area* provision for non-residential *uses* when such residential *use* is located on the same *lot* with a permitted non-residential *use*. No *person* shall use any *lot* or *erect, alter* or use any *building* or *structure* for the any of the *uses* in Table 14.1 unless the *lot* is served by partial services (sanitary sewers or a public water supply) or by private services (private well and septic system).

TABLE 14.2: ZONE PROVISIONS				
Zone Provision	Residential Uses		Non-Residential Uses	Automobile Service Station
	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building		
Lot Area, Minimum	2,800 m <sup>2</sup> (30,140 ft <sup>2</sup> )	300 m <sup>2</sup> (3,230 ft <sup>2</sup> )	3,700 m <sup>2</sup> (39,828 ft <sup>2</sup> )	.4 ha (1 ac)
Lot Frontage Minimum	35 m (114.8 ft)	No Provision	40 m (131.2 ft)	50 m (164 ft)
Lot Depth, Minimum	80 m (262.5 ft)	No Provision	92.5 m (303.5 ft)	80 m (262.5 ft)
Front Yard, Minimum Depth	10 m (32.8 ft)	10 m (32.8 ft)	10 m (32.8 ft)	15 m (49.2 ft)
Exterior Side Yard, Minimum Width				
Rear Yard, Minimum Depth	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	10 m (32.8 ft)

TABLE 14.2: ZONE PROVISIONS				
Zone Provision	Residential Uses		Non-Residential Uses	Automobile Service Station
	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building		
<b>Interior Side Yard, Minimum Width</b>	<b>3 m</b> (9.8 ft) on one side and <b>1.5 m</b> (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 <b>1.5 m</b> (4.9 ft)	<b>5 m</b> (16.4 ft) where the interior side <i>lot line</i> abuts a Residential zone	<b>5 m</b> (16.4 ft) where the interior side <i>lot line</i> abuts a Residential zone	<b>5 m</b> (16.4 ft) or <b>10 m</b> (32.8 ft) where the <i>interior side lot line</i> abuts a Residential zone
<b>Setback, Minimum Distance from the Centreline of a County Road</b>	<b>23 m</b> (75.5 ft)	<b>23 m</b> (75.5 ft)	<b>23 m</b> (75.5 ft)	<b>26 m</b> (85.3 ft)
<b>Lot Coverage, Maximum</b>	30%	No Provision	40%	20%
<b>Height of Building, Maximum</b>	<b>11 m</b> (36.1 ft)	No Provision	<b>11 m</b> (36.1 ft)	<b>11 m</b> (36.1 ft)
<b>Landscaped Open Space, Minimum</b>	No Provision	No Provision	10%	5%
<b>Gross Floor Area, Minimum</b>	<b>93 m<sup>2</sup></b> (1,001.1 ft <sup>2</sup> )	<b>70 m<sup>2</sup></b> (753.5 ft <sup>2</sup> )	No Provision	No Provision
<b>Number of Dwelling Units per Lot, Maximum</b>	1 dwelling	1 <i>dwelling unit</i>	No Provision	No Provision
<b>Parking and Accessory Buildings, Etc.</b>	In accordance with the provisions of Section 5 of this Zoning By-Law.			

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**14.2.1 SINGLE DETACHED DWELLING AND NON-RESIDENTIAL BUILDING ON THE SAME LOT**

When a permitted *single detached dwelling* is *erected, altered* or used on the same *lot* in a Village Zone as a permitted non-residential *building*, then a *yard* of **2 m** (6.6 ft) is required between such *buildings*.

**14.2.2 LOCATION OF NEW DWELLINGS OR STRUCTURES**

*Dwellings* or other *buildings* or *structures* hereafter *erected* within a Rural Cluster designation, as a Settlement listed in Section 2.7.2.1, 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* relative to the MDS I, whichever is the lesser.

(Amended by By-Law 85-07)

(Amended by By-Law 31-09)

**14.2.3 OPEN STORAGE REQUIREMENTS**

No storage of goods or materials is permitted outside any *building* except that the *open storage* of goods or materials may be permitted to the rear of the main *building* provided that:

- 14.2.3.1 such *open storage* is *accessory* to the *use* of the main non-residential *building* on the *lot*;
- 14.2.3.2 such *open storage* complies with the *yard* and *setback* requirements of this Section; and;
- 14.2.3.3 such *open storage* shall be enclosed within a closed wooden, rigid plastic and/or metal fence extending at least **1.5 m** (4.9 ft) in height from the ground, constructed of new materials;
- 14.2.3.4 Notwithstanding the *open storage yard, setback* and enclosure requirements, the *open storage* of finished goods or materials shall be permitted for the purposes of display or sale.

May/09

14.2.4 **REQUIREMENTS FOR PUMP ISLANDS**

Notwithstanding any other provisions of this Zoning By-Law to the contrary, a *pump island* may be located within any *front yard* or *exterior side yard* provided:

- 14.2.4.1 the minimum distance between any portion of the *pump island* and any *lot line* shall be **7.5 m** (24.6 ft); and
- 14.2.4.2 where the *lot* is a *corner lot*, no portion of any *pump island* shall be located closer than **3 m** (9.8 ft) to a straight line between a point in the *front lot line* and a point in the *exterior side lot line*, each such point being distant **15 m** (49.2 ft) from the intersection of such lines.

14.2.5 **REQUIREMENTS FOR DRIVEWAYS FOR USES WITH PUMP ISLANDS:**

Notwithstanding the provisions of Section 5.19 of this Zoning By-Law, the following provisions shall apply to *driveways*:

- 14.2.5.1 there shall be a minimum of two *driveways* per *lot*;
- 14.2.5.2 the minimum width of a *driveway*, measured along the sidewalk, where such exists, and along the *street line* shall be **5 m** (16.4 ft);
- 14.2.5.3 the minimum distance between *driveways* measured along the *street line* intersected by such *driveways* shall be **7.5 m** (24.6 ft);
- 14.2.5.4 the minimum distance between a *driveway* and an intersection of *street lines*, measured along the *street line* intersected by such *driveway*, shall be **15 m** (49.2 ft);
- 14.2.5.5 the minimum distance between an *interior side lot line* and any *driveway* shall be **3 m** (9.8 ft);

14.3 **SPECIAL PROVISIONS FOR A CONVERTED DWELLING (V-C)**

In accordance with the provisions of Section 5.5, all V-C zoned *lots* shall contain a *converted dwelling* and may contain a *home occupation* and any non-residential *use* permitted in Section 14.1, in accordance with the provisions of Section 14.2 of this Zoning By-Law.

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14.4 SPECIAL PROVISIONS14.4.1 Location: Lot 6. Plan 39 (Embro) V-1

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

a semi-detached building containing a maximum of four *semi detached dwellings* as defined in Section 4.35.8 provided both *semi-detached dwellings* are held in identical ownership; and  
all *uses* permitted in Section 14.1, except an *automobile service station*.

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

## 14.4.1.2.1 RESIDENTIAL USES

## 14.4.1.2.1.1 SEMI-DETACHED BUILDING

## 14.4.1.2.1.1.1 LOT FRONTAGE

Minimum	<b>20 m</b> (65.6 ft)
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## 14.4.1.2.1.1.2 LOT AREA

Minimum	<b>1,000 m<sup>2</sup></b> (10,764.2 ft <sup>2</sup> )
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## 14.4.1.2.1.1.3 LOT DEPTH

Minimum	<b>50 m</b> (164.0 ft)
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## 14.4.1.2.1.1.4 NUMBER OF SEMI-DETACHED DWELLINGS PER LOT

Maximum	4
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14.4.1.2.1.1.5 That all the other provisions of the R2 Zone in Section 12.2 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*.

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14.4.1.2.1.2 OTHER PERMITTED RESIDENTIAL USES

14.4.1.2.1.2.1 That all the other provisions of the V Zone in Section 14.2 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.

14.4.1.2.2 NON-RESIDENTIAL USES

14.4.1.2.2.1 That all the other provisions of the V Zone in Section 14.2 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.

**14.4.2 Location: Part Lot 1 (West Of Huron Street), Registered Plan No. 133,  
Part 1, Reference Plan 41R-6007, V-2**

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14.4.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any V-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 14.1 to this By-law;

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

14.4.2.2.1 LOADING SPACES REQUIRED

Minimum 0

14.4.2.2.2 OFF-STREET PARKING REQUIRED

Minimum 8 *parking spaces*

14.4.2.2.3 SETBACK OF PARKING IN ALL YARDS

Minimum nil

## 14.4.2.2.4 SIGHT TRIANGLE

Notwithstanding the provisions of Section 5.22 of this Zoning By-Law, a *building, structure*, planting or vehicle may be located within a sight triangle.

## 14.4.2.2.5 LOT FRONTAGE

Minimum **20 m** (65.6 ft)

## 14.4.2.2.6 LOT AREA

Minimum **554 m<sup>2</sup>** (5,963 ft<sup>2</sup>)

## 14.4.2.2.7 FRONT YARD

Minimum Depth nil

## 14.4.2.2.8 INTERIOR SIDE YARD

Minimum Width **0.15 m** (0.49 ft)

## 14.4.2.2.9 EXTERIOR SIDE YARD

Minimum Width **3.47 m** (11.38 ft)

## 14.4.2.2.10 SETBACK FROM THE CENTRELINE OF A COUNTY ROAD

Minimum Distance **11.82 m** (38.78 ft)

14.4.2.3 That all the provisions of the V Zone in Section 14.2 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 84-11)

November/11



14.4.3 Location: Lot 5 & Part of Lot 6, Registered Plan 134, (Embro), V-3

14.4.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any V-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 14.1 of this Zoning By-Law;

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

14.4.3.2.1 LOT FRONTAGE

Minimum **20 m** (65.6)

14.4.3.2.2 LOT AREA

Minimum **895 m<sup>2</sup>** (9,634 ft<sup>2</sup>)

14.4.3.2.3 LOT DEPTH

Minimum **40 m** (131 ft)

14.4.3.2.4 That all the provisions of the V Zone in Section 14.2 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 75-12)

November/12