

**CORPORATION OF THE
TOWNSHIP OF ZORRA**



BY-LAW NO. 30-23

**A BY-LAW TO AMEND ZONING BY-LAW
NUMBER 35-99, AS AMENDED**

WHEREAS the Municipal Council of the Corporation of the Township of Zorra deems it advisable to amend By-law Number 35-99, as amended.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF ZORRA ENACTS AS FOLLOWS:

- That Section 4.0 to By-Law Number 35-99, as amended, is hereby further amended by adding the following at the beginning thereof:

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2. That Section 4.0 to By-law Number 35-99, as amended, is hereby further amended by deleting Sections 4.3, 4.14, 4.23, 4.26, 4.35, 4.48, 4.50, 4.51, 4.55, 4.61, 4.86, 4.105, 4.128, 4.130, 4.148, and 4.160.
3. That Section 4.0 to By-law Number 35-99, as amended, is hereby further amended by deleting all section numbers for definitions.
4. That Section 4.0 to By-Law Number 35-99, as amended, is hereby further amended by adding the following definitions in alphabetical order:

“ADDITIONAL RESIDENTIAL UNIT”, means a *dwelling unit* located within the *principal dwelling* on the *lot* or in a permanent detached *accessory building* on the *lot*, and which is secondary and subordinate to the *principal dwelling* on the *lot*. *Additional residential unit(s)* shall not include a *trailer*, a *mobile home*, a *motor home* or *recreational vehicle* as defined herein.

“BY-LAW ENFORCEMENT OFFICER”, means any *person* or *persons* appointed by the *Council* of the *Corporation*, who is charged with the duty of enforcing the provisions of the Township By-Laws.

“DWELLING”, means a *building* occupied or capable of being occupied as the home or residence of one or more *persons*, but shall not include a *trailer*, a *mobile home*, a *motor home* or *recreational vehicle* as defined herein. A *dwelling* may include a *mobile home* for the purposes of an *accessory dwelling* to a *farm* in the A1 or A2 Zones.

“APARTMENT DWELLING”, means a *dwelling* of two or more *storeys* containing three or more *dwelling units* sharing a common hall or halls and a common entrance at street level or above the first floor.

“BOARDING OR LODGING HOUSE”, means a *dwelling*, containing not more than four *guest rooms* used or maintained for accommodation of the public, in which the owner or head lessee supplies, for hire or gain, lodgings with or without meals for three or more *persons* but does not include any other establishment otherwise defined or classified herein.

“CONVERTED DWELLING”, means a *single detached dwelling* which has been altered or converted to contain no more than four *dwelling units*, unless otherwise specified in this By-law.

“DUPLEX DWELLING”, means the whole of a *dwelling* that is divided horizontally into two separate *dwelling units* each of which has an independent entrance either directly from the outside or through a common vestibule.

“MULTIPLE UNIT DWELLING”, means a *dwelling* consisting of three or more *dwelling units*, which are horizontally and/or vertically attached, which may be entered from an independent entrance directly from the outside or from an internal common space or an access balcony and in which 50% or more of *dwelling units* have direct access to grade or a roof terrace. A *multiple unit dwelling* includes a triplex, a fourplex, a sixplex and a townhouse, but shall not include an *additional residential unit*, a *converted dwelling*, a *street fronting townhouse* or an *apartment dwelling*.

“PRINCIPAL DWELLING”, means the *single detached dwelling*, *semi-detached dwelling*, or *street fronting townhouse dwelling* that has been altered to contain *additional residential unit(s)* and/or is located on the same *lot* as an *additional residential unit* in an *accessory building*.

“SEMI-DETACHED DWELLING”, means one of a pair of two attached *dwelling units*, divided in whole or in part by a common interior vertical wall with a minimum area above grade of 10 m² (107.6 ft²), each of which has an independent entrance either directly from the outside or through a common vestibule.

“SINGLE DETACHED DWELLING”, means a *building* that was designed and built to contain only one *dwelling unit*, but shall not include a mobile home.

“STREET FRONTING TOWNHOUSE DWELLING”, means a *dwelling* consisting of three or more *dwelling units* that are aligned horizontally and divided vertically in whole or in part by common walls, with a minimum area above grade of 10 m² (107.6 ft²), and each of which has an independent entrance directly from the outside and fronts onto a public *street*.

“DWELLING UNIT”, means a suite of two or more rooms, designed or intended to be used for human habitation and to accommodate a single household, in which sanitary conveniences and cooking facilities are provided and which has a private entrance either from the outside of the *building* or through a common hallway or vestibule.

“FINISHED GRADE”, means the average elevation of the finished surface at the ground at the base of a *structure* or of the main front wall of a *building* exclusive of any embankment in lieu of steps.

“INDIVIDUAL ON-SITE SEWAGE SYSTEM”, means sewage systems, as defined in O. Reg. 332/12 under the Building Code Act, 1992, that are owned, operated and managed by the owner of the *lot* upon which the system is located.

“INDIVIDUAL ON-SITE WATER SYSTEM”, means individual water supply systems that are owned, operated and managed by the owner of the *lot* upon which the system is located.

“MUNICIPAL SEWAGE SYSTEM”, means a sewage works with the meaning of Section 1 the Ontario Water Resources Act that is owned or operated by the *County*, including centralized and decentralized systems.

“MUNICIPAL WATER SYSTEM”, means a drinking-water system within the meaning of Section 2 of the Safe Drinking Water Act, 2002, that is owned or operated by the *County*, including centralized and decentralized systems.

“NATURAL HAZARDS”, means property or lands that could be unsafe for development due to naturally occurring processes and includes riverine flooding hazards, riverine erosion hazards, and wetlands regulated under the Conservation Authorities Act and associated regulations.

“PARKING AREA”, means an area provided for the parking of *motor vehicles* and may include *parking aisles*, *parking spaces* and ingress and egress lanes, but shall not include any part of a public *street*. *Parking area* may include a *private garage* except as otherwise indicated in this Zoning By-law.

“PARKING SPACE, TANDEM”, means two *parking spaces*, one behind the other, which are accessed by the same *parking aisle*.

“PRIVATE COMMUNAL SEWAGE SYSTEM”, means a sewage works within the meaning of section 1 of the Ontario Water Resources Act that serves six or more *lots* or private residences and is not owned by a municipality.

“PRIVATE COMMUNAL WATER SYSTEM”, means a non-municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002 that serves six or more *lots* or private residences.

5. That Section 5.0 to By-law Number 35-99, as amended, is hereby further amended by deleting Subsection 5.4 and replacing it with the following new subsection 5.4:

5.4 CONVERTED DWELLINGS AND ADDITIONAL RESIDENTIAL UNITS

5.4.1 CONVERTED DWELLINGS

5.4.1.1 WHERE PERMITTED

Where listed as a permitted use in the Zone, a *converted dwelling* containing up to four *dwelling units* is permitted subject to compliance with the provisions of this Section and all other provisions of the Zone in which the *lot* is located.

5.4.1.2 WHERE NOT PERMITTED

Converted dwellings shall not be permitted:

- i) on any *lot* containing an *additional residential unit* or a *garden suite*;
- ii) on any *lot* located in within a settlement defined in Section 2.7.2.1, unless adequate *municipal water system* and/or *municipal sewage system* capacity to service the *converted dwelling* has been determined and/or confirmed by the *County*; or,

- iii) on any *lot* containing *natural hazards*, unless clearance or approval from the Conservation Authority having jurisdiction has been obtained, or on any *lot* that does not meet Provincial access standards during a regulatory flood event.

5.4.1.3 ALTERATIONS TO DWELLING

Alterations to an *existing single detached dwelling* shall meet the following requirements:

- i) entrances on the front of the building shall be limited to one, which may be shared by *dwelling units* via an internal vestibule or corridor;
- ii) additional exterior entrance(s) shall only be located in the *rear yard* or *interior side yard*;
- iii) there shall be no exterior stairways or balconies except one open fire escape which shall be located only in the *rear yard* or *interior side yard*; and,
- iv) the lot has a minimum of **100 m²** (1076 ft²) of *landscaped open space* located in the *rear yard* that is accessible to all *dwelling units* and/or exclusive access is apportioned to each *dwelling unit*.

5.4.2 ADDITIONAL RESIDENTIAL UNITS

5.4.2.1 WHERE PERMITTED

Where listed as a permitted use in the Zone, *additional residential units* are permitted subject to the provisions of this Section and compliance with all other provisions of the Zone in which the *lot* is located.

Additional residential units located outside of a settlement defined 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 MDS I setback.

5.4.2.2 WHERE NOT PERMITTED

Additional residential units shall not be permitted:

- i) on any *lot* containing a *boarding or lodging house*, a *group home*, a *garden suite*, a *converted dwelling*, a *duplex dwelling*, a *mobile home*, or a *bed and breakfast establishment*;
- ii) on any *lot* located in within a settlement defined in Section 2.7.2.1, unless adequate *municipal water system* and/or *municipal sewage system* capacity to service the *additional residential unit(s)* has been confirmed by the *County*;
- iii) on any *lot* containing *natural hazards*, unless clearance or approval from the Conservation Authority having jurisdiction has been obtained, or on any *lot* that does not meet Provincial access standards during a regulatory flood event;
- v) on any *lot* serviced by a *private communal water system* and/or *private communal sewage system*; and,
- vi) notwithstanding the provisions of Section 5.7 and 5.17, on any *lot* serviced by an *individual on-site sewage system* where the *lot area* doesn't meet the minimum *lot area* provisions of this Section or the Zone in which the *lot* is located whichever is the greater.

5.4.2.3 PROVISIONS FOR ALL ADDITIONAL RESIDENTIAL UNITS

All *additional residential units* shall comply with the provisions of Table 5.4.2.3.

TABLE 5.4.2.3 – PROVISIONS FOR ALL ADDITIONAL RESIDENTIAL UNITS				
Provision	R1, R2, R3, CC and V Zones, where served by both <i>municipal water system</i> and <i>municipal sewage system</i>	R1, R2, R3 and V Zones, where not served by <i>municipal sewage system</i>	RE and RR Zones in a settlement	A1, A2, RR, and RE Zones outside of a settlement
Number of <i>Additional Residential Units</i> per <i>lot</i> , Maximum	2, in the Village of Thamesford 1, in the Village of Embro	1	1	2
<i>Cumulative Gross Floor Area</i> for all <i>Additional Residential Units</i> , Maximum	50% of the <i>gross floor area</i> of the <i>principal dwelling</i> , or 100 m ² (1076 ft ²) of <i>gross floor area</i> , whichever is the lesser		50% of the <i>gross floor area</i> of the <i>principal dwelling</i> , or 140 m ² (1507 ft ²) of <i>gross floor area</i> , whichever is the lesser	
<i>Gross Floor Area</i> for an <i>Additional Residential Unit</i> in a Basement or Cellar	Notwithstanding the maximum gross floor area provision, the entire <i>basement</i> or <i>cellar</i> of the <i>principal dwelling</i> may be used for the purposes of an <i>additional residential unit</i> , provided there are no other <i>additional residential units</i> or <i>garden suites</i> on the <i>lot</i>			
Location of Entrances	All <i>dwelling units</i> shall be accessed through a common entrance from an internal corridor or vestibule, except that separate entrance(s) may be located in the <i>rear yard</i> or <i>interior side yard</i> .			
Location of Exterior Stairways	There shall be no exterior stairways except a required emergency exit which shall be located only in the <i>rear yard</i> or <i>interior side yard</i> .			
Unobstructed Pathway to Entrance of Unit(s), Minimum	1.2 m (3.9 ft) wide unobstructed pathway from the <i>front lot line</i> to the entrance. Unobstructed means no obstruction or encroachments to a height of up to 2.3 m (7.5 ft).			
Parking Spaces, Minimum	1 space per <i>additional residential unit</i> is required. Such spaces may be <i>tandem parking spaces</i> , provided no tandem parking space for an <i>additional residential unit</i> is located within a <i>private garage</i> .			
<i>Landscaped Open Space</i> in Rear Yard, Minimum	75 m ² (807 ft ²) for 1 <i>additional residential unit</i> and 100 m ² (1076 ft ²) for 2 <i>additional residential units</i> and such <i>landscaped open space</i> shall be accessible to all <i>dwelling units</i> or exclusive access is apportioned to each <i>dwelling unit</i> .			

5.4.2.4 PROVISIONS FOR DETACHED ADDITIONAL RESIDENTIAL UNITS

An *additional residential unit* in a detached *accessory building* shall comply with the provisions of Table 5.4.2.3 and Table 5.4.2.4, where a conflict exists, the provisions of Table 5.4.2.4 will prevail.

TABLE 5.4.2.4 – PROVISIONS FOR DETACHED ADDITIONAL RESIDENTIAL UNITS					
Provision	R1, R2, R3, CC and V Zones, where served by both <i>municipal water system</i> and <i>municipal sewage system</i>	R1, R2, R3 and V Zones, where not served by <i>municipal sewage system</i>	RE and RR Zones, in a settlement	RR and RE Zones, outside of a settlement	A1 and A2 Zones
<i>Lot Area</i> , Minimum	600 m ² (6,458.5 ft ²)	0.6 ha (1.48 ac)	0.6 ha (1.48 ac)	0.6 ha (1.48 ac)	0.6 ha (1.48 ac)
Permitted	<i>Rear yard</i> or <i>interior side yard</i> of <i>principal dwelling</i>				Any yard,

Location					except a <i>required yard</i>
Required Yards and Setbacks and Lot Coverage	In accordance with Table 5.1.1.3 Regulations for Accessory Uses and Table 5.4.2.3 Provisions for All Additional Residential Units – Maximum Gross Floor Area for all <i>Additional Residential Units</i> , whichever is the lesser				In accordance with Zone Provisions for “All Other Buildings and Structures”
Building Height, Maximum	In accordance with Table 5.1.1.3 Regulations for Accessory Uses and shall not exceed the <i>height</i> of the <i>principal dwelling</i>				5.0 m (16.4 ft)
Distance from the Principal Dwelling, Minimum	In accordance with Table 5.1.1.3 Regulations for Accessory Uses				1.0 m (3.3 ft)
Distance from the Principal Dwelling, Maximum	No provision	No provision	No provision	No provision	30 m (98.4 ft)
Distance from Public Street, Maximum	40 m (147.6 ft)	40 m (147.6 ft)	40 m (147.6 ft)	No provision	No provision
Privacy Fence, Minimum	A solid privacy fence with a minimum height of 1.8 m around the perimeter of the <i>rear yard</i>	A solid privacy fence with a minimum height of 1.8 m along a <i>lot line</i> where the detached dwelling unit is located within 7.5 m (24.6 ft) of that <i>lot line</i>		No provision	No provision
Window Openings above Ground Floor	Not permitted in a wall facing an <i>interior side yard</i> or <i>rear yard</i>			No provision	No Provision
Decks, Balconies and Rooftop Patios	Not permitted			No provision	No Provision

6. That Section 5.0 to By-Law Number 35-99, as amended, is hereby further amended by deleting subsection 5.5 and replacing it with the following new subsection 5.5:

5.5 DWELLING UNITS BELOW GRADE

No *dwelling unit* shall be created in a *cellar* or *basement*, where the *building* or *structure* is located within a *natural hazard* or the *lot* does not meet Provincial access standards during a regulatory flood event.

7. That Section 5.0 to By-Law Number 35-99, as amended, is hereby further amended by deleting subsections 5.10.1 and 5.10.2 and replacing it with the following new subsections 5.10.1 and 5.10.2:

5.10.1 ZONING AMENDMENT REQUIRED

Prior to placing a *garden suite* on a *lot*, an amendment to this Zoning By-Law under Section 39 of the Planning Act, as amended, will be required. The by-law will prescribe the period of time, up to twenty years, authorizing the temporary *use* of the *garden suite*.

5.10.2 GARDEN SUITE OCCUPANCY

The *garden suite* shall be occupied by:

- the retired parents or grandparents of a *lot* owner or the *lot* owner's spouse, or
- the retiring *lot* owner provided that the main *dwelling* is occupied by the child or grandchild of the retiring *lot* owner.

8. That Section 5.0 to By-Law Number 35-99, as amended, is hereby further amended by deleting subsection 5.14.1 and replacing it with the following new subsection 5.14.1:

5.14.1 WHERE PERMITTED

A home occupation is permitted within a residential dwelling unit and/or an accessory building on the same lot, subject to compliance with the provisions of this Section and all other provisions of the Zone in which the lot is located. A home occupation is not permitted within an additional residential unit, converted dwelling, or garden suite.

9. That Section 5.0 to By-Law Number 35-99, as amended, is hereby further amended by deleting subsections 5.14.7, 5.14.8 and 5.14.9 and replacing them with the following new subsections 5.14.7 and 5.14.8:

5.14.7 BED AND BREAKFAST ESTABLISHMENT

A bed and breakfast establishment shall be considered a home occupation located in a single detached dwelling. Notwithstanding the gross floor area limit for a home occupation in subsection 5.14.2, a bed and breakfast establishment shall be limited to three guest rooms. In a settlement, a bed and breakfast establishment is not permitted on a lot containing additional residential unit(s), a converted dwelling, or a garden suite.

5.14.8 HOME DAYCARE

A home daycare, located in a single detached dwelling, a semi-detached dwelling, or a duplex dwelling with accommodation for up to and including 6 children, shall be considered a home occupation. The gross floor area limit for a home occupation in subsection 5.14.2, shall not apply to a home daycare. In a settlement, a home daycare is not permitted on a lot containing additional residential unit(s), a converted dwelling, or a garden suite.

10. That Section 5.0 to By-Law Number 35-99, as amended, is hereby further amended by deleting the existing Section 5.16 and replacing it with a new subsection as follows:

5.16 **MUNICIPAL SERVICES AND MUNICIPAL DRAINS**

5.16.1 MUNICIPAL SERVICES

No land shall be used or built upon and no *building or structure* shall be altered, erected, used or expanded for any purpose unless the land is serviced by municipal services, including, as applicable, *municipal water system, municipal sewage system, drainage systems and improved streets*, which meet all applicable *County and/or Township standards*. Adequacy of *municipal water system and municipal sewage system* capacity shall be confirmed by the *County* prior to issuance of a Building Permit.

5.16.2 MUNICIPAL DRAINS

No person shall erect, alter or use any building or structures within:

- i) 20 m (65.6 ft) from the top-of-bank of any open municipal drain; or
- ii) 5 m (16.4 ft) of an enclosed municipal drain within a designated settlement area; or
- iii) 15 m (49.2 ft) of an enclosed municipal drain outside of a designated settlement area.

11. That Section 5.0 to By-Law Number 35-99, as amended, is hereby further amended by deleting the provisions in Table 5.19.2.1 for "Residential Uses" and replacing them with the following new provisions for "Residential Uses":

TABLE 5.19.2.1 - PARKING STANDARDS		
Land Use Category	Use	Number of Vehicle Parking Spaces Required
Residential Uses	- single detached dwelling - duplex dwelling - semi-detached dwelling - mobile dwelling - street fronting townhouse dwelling	- 2 per dwelling unit
	- bed and breakfast - boarding or lodging house	- 1 per guest room
	- garden suite	- 1 per garden suite
	- additional residential unit	- 1 per additional residential unit
	- residential units in a portion of a non-residential building - multiple unit dwelling - apartment dwelling - converted dwelling	- 1.5 per dwelling unit
	- long term care facility	- 1 per 3 beds or fraction thereof

12. That Section 5.0 to By-Law Number 35-99, as amended, is hereby further amended by deleting Section 5.19.2.3 and replacing it with the following new Sections 5.19.2.3 5.19.2.4:

5.19.2.3 TANDEM PARKING SPACES

Where parking is provided at the *dwelling unit* in an individual *driveway*, the required parking for that *dwelling* may be provided by *tandem parking spaces*.

5.19.2.4 PARKING SPACES WITHIN A PRIVATE GARAGE

Where parking is provided at the *dwelling unit* in an individual *driveway*, *parking spaces* may be within a *private garage*, with the exception that *parking spaces* within a *private garage* shall not be used to satisfy parking requirements for *additional residential units*, *converted dwellings* and *garden suites*.

13. That Section 6.0 to By-law Number 35-99, as amended, is hereby further amended by deleting Section 6.1: Uses Permitted and replacing it with the following:

6.1 USES PERMITTED

No person shall within any A1 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the A1 *uses* in Table 6.1:

TABLE 6.1: USES PERMITTED
• an additional residential unit within the principal dwelling, in accordance with the provisions of Section 5.4 of this Zoning By-law;
• an animal kennel;
• a communications structure;
• a conservation project;
• an existing converted dwelling, containing up to two dwelling units;
• 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 group home, in accordance with the provisions of Section 5.13;
• a home occupation, in accordance with the provisions of Section 5.14 ;

TABLE 6.1: USES PERMITTED
• 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 the provisions of 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> ;
• a <i>wayside sand or gravel pit</i> or <i>stone quarry</i> in accordance with the provisions of Section 5.32.

14. That Section 6.0 to By-law Number 35-99, as amended, is hereby further amended by deleting subsections 6.2.3 and 6.2.4.
15. That Section 6.0 to By-law Number 35-99, as amended, is hereby further amended by deleting subsection 6.2.5 and replacing it with the following new subsection 6.2.5:

6.2.5 LOCATION OF NEW ACCESSORY DWELLINGS, ADDITIONAL RESIDENTIAL UNITS AND GARDEN SUITES

New *accessory dwellings*, *additional residential units*, *garden suites*, and *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 *MDS I setback*.

16. That Section 7.0 to By-law Number 35-99, as amended, is hereby further amended by deleting Section 7.1: Uses Permitted and replacing it with the following:

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* in Table 7.1:

TABLE 7.1: USES PERMITTED
• an <i>additional residential unit</i> within the <i>principal dwelling</i> , in accordance with the provisions of Section 5.4 of this Zoning By-law;
• an <i>animal kennel</i> ;
• a <i>communications structure</i> ;
• a <i>conservation project</i> ;
• an <i>existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
• 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 the provisions of 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;

TABLE 7.1: USES PERMITTED
<ul style="list-style-type: none"> • a <i>single detached dwelling</i> if accessory to a <i>farm</i> or <i>regulated farm</i>;
<ul style="list-style-type: none"> • a <i>wayside sand or gravel pit</i> or <i>stone quarry</i> in accordance with the provisions of Section 5.32.

17. That Section 7.0 to By-law Number 35-99, as amended, is hereby further amended by deleting subsections 7.2.4 and 7.2.5.

18. That Section 7.0 to By-law Number 35-99, as amended, is hereby further amended by deleting subsection 7.2.6 and replacing it with the following new subsection 7.2.6:

7.2.6 LOCATION OF NEW ACCESSORY DWELLINGS, ADDITIONAL RESIDENTIAL UNITS AND GARDEN SUITES

New accessory dwellings, additional residential units, garden suites, and 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 MDS I setback.

19. That Section 7.0 to By-law Number 35-99, as amended, is hereby further amended by deleting subsection 7.3.

20. That Section 8.0 to By-law Number 35-99, as amended, is hereby further amended by deleting “a converted dwelling in accordance with the provisions of Section 5.4” from Table 8.1.

21. That Section 8.0 to By-law Number 35-99, as amended, is hereby further amended by deleting the words “sanitary sewers and public water supply” in Table 8.2, under “Lot Area” and replacing it with “a municipal sewage system”.

22. That Section 8.0 to By-law Number 35-99, as amended, is hereby further amended by deleting subsection 8.3.

23. That Section 9.0 to By-law Number 35-99, as amended, is hereby further amended by deleting Section 9.1: Uses Permitted and replacing it with the following:

9.1 **USES PERMITTED**

No person shall within any RR Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the RR *uses* in Table 9.1:

TABLE 9.1: USES PERMITTED
<ul style="list-style-type: none"> • an <i>additional residential unit</i>, in accordance with the provisions of Section 5.4 of this Zoning By-law;
<ul style="list-style-type: none"> • an <i>existing converted dwelling</i>, containing up to two <i>dwelling units</i>;
<ul style="list-style-type: none"> • a <i>garden suite</i>, in accordance with the provisions of Section 5.10;
<ul style="list-style-type: none"> • a <i>home occupation</i>, in accordance with the provisions of Section 5.14 ;
<ul style="list-style-type: none"> • a public use, in accordance with the provisions of Section 5.21;
<ul style="list-style-type: none"> • a <i>single detached dwelling</i>;
<ul style="list-style-type: none"> • a <i>wayside sand or gravel pit</i> or <i>stone quarry</i> in accordance with the provisions of Section 5.32.

24. That Section 9.0 to By-law Number 35-99, as amended, is hereby further amended by deleting subsection 9.3.

25. That Section 10.0 to By-law Number 35-99, as amended, is hereby further amended by deleting Section 10.1: Uses Permitted and replacing it with the following:

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 in Table 10.1:

TABLE 10.1: USES PERMITTED
• an additional residential unit in accordance with the provisions of Section 5.4 of this Zoning By-law;
• a garden suite, in accordance with the provisions of Section 5.10;
• a home occupation, in accordance with the provisions of Section 5.14 ;
• a public use, in accordance with the provisions of Section 5.21;
• a single detached dwelling;
• a wayside sand or gravel pit or stone quarry in accordance with the provisions of Section 5.32.

26. That Section 10.0 to By-law Number 35-99, as amended, is hereby further amended by deleting subsections 10.4 and 10.5.
27. That Section 11.0 to By-law Number 35-99, as amended, is hereby further amended by deleting Section 11.1: Uses Permitted and replacing it with the following:

11.1 **USES PERMITTED**

No person shall within any R1 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the R1 uses in Table 11.1:

TABLE 11.1: USES PERMITTED
• an additional residential unit in accordance with the provisions of Section 5.4 of this Zoning By-law;
• an existing converted dwelling, containing up to two dwelling units;
• a garden suite, in accordance with the provisions of Section 5.10;
• a group home, in accordance with the provisions of Section 5.13;
• a home occupation, in accordance with the provisions of Section 5.14 ;
• a public use, in accordance with the provisions of Section 5.21;
• a single detached dwelling.

28. That Section 11.0 to By-law Number 35-99, as amended, is hereby further amended by deleting all instances of the words “sanitary sewers are” in Table 11.2 and replacing them with “a municipal sewage system is” and deleting all instances of the words “sanitary sewers and public water supply” in Table 11.2 and replacing them with “a municipal sewage system and municipal water system”.
29. That Section 11.0 to By-law Number 35-99, as amended, is hereby further amended by deleting the preamble to subsection 11.3 Special Provisions for a Converted Dwelling (R1-C) and replacing it with the following:

11.3 **SPECIAL PROVISIONS FOR A CONVERTED DWELLING (R1-C)**

An existing converted dwelling containing up to two dwelling units is permitted within a single detached dwelling on R1-C zoned lots.

30. That Section 12.0 to By-law Number 35-99, as amended, is hereby further amended by deleting Section 12.1: Uses Permitted and replacing it with the following:

12.1 **USES PERMITTED**

No person shall within any R2 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the R2 uses in Table 12.1:

TABLE 12.1: USES PERMITTED
• an additional residential unit in accordance with the provisions of Section 5.4 of this Zoning By-law;
• an existing converted dwelling, containing up to two dwelling units;
• a duplex dwelling;
• a home occupation, in accordance with the provisions of Section 5.14 ;
• a public use, in accordance with the provisions of Section 5.21;
• a semi detached dwelling.

31. That Section 12.0 to By-law Number 35-99, as amended, is hereby further amended by deleting the preamble to Section 12.2 and replacing it with the following:

12.2 **ZONE PROVISIONS**

No person shall within any R2 Zone use any lot or erect, alter or use any building or structure unless the lot is served by both a municipal sewage system and municipal water system and is in accordance with the provisions in Table 12.2:

32. That Section 12.0 to By-law Number 35-99, as amended, is hereby further amended by deleting the term “converted dwelling” from the heading of the 3rd column of Table 12.2.

33. That Section 13.0 to By-law Number 35-99, as amended, is hereby further amended by deleting Section 13.1: Uses Permitted and replacing it with the following:

13.1 **USES PERMITTED**

No person shall within any R3 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the R3 uses in Table 13.1:

TABLE 13.1: USES PERMITTED
• an additional residential unit, in accordance with the provisions of Section 5.4 of this Zoning By-law;
• an apartment dwelling;
• a boarding or lodging house;
• a converted dwelling, containing up to four dwelling units, in accordance with the provisions of Section 5.4 of this Zoning By-law;
• a home occupation, in accordance with the provisions of Section 5.14;
• a multiple unit dwelling;
• a public use, in accordance with the provisions of Section 5.21;
• a street fronting townhouse.

34. That Section 13.0 to By-law Number 35-99, as amended, is hereby further amended by deleting the preamble to Section 13.2 and replacing it with the following:

13.2 **ZONE PROVISIONS**

No *person* shall within any R3 Zone use any *lot* or *erect, alter* or use any *building* or *structure* unless the *lot* is served by both a *municipal sewage system* and a *municipal water system* and is in accordance with the provisions in Table 13.2:

35. That Section 14.0 to By-law Number 35-99, as amended, is hereby further amended by deleting Section 14.1: Uses Permitted and replacing it with the following:

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* in Table 14.1:

TABLE 14.1: USES PERMITTED
• an <i>additional residential unit</i> , in accordance with Section 5.4 of this Zoning By-law;
• an <i>automobile service station</i> ;
• a <i>bakeshop</i> ;
• a <i>business or professional office</i> ;
• a <i>commercial school</i> ;
• an <i>existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
• 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> .

36. That Section 14.0 to By-law Number 35-99, as amended, is hereby further amended by deleting the preamble to Section 14.2 and replacing it with the following:

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 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 (a *municipal sewage system* or a *municipal water system*) or by private services (*individual on-site sewage system* and *individual on-site water system*).

37. That Section 14.0 to By-law Number 35-99, as amended, is hereby further amended by deleting subsection 14.3.
38. That Section 15.0 to By-law Number 35-99, as amended, is hereby further amended by deleting Section 15.1: Uses Permitted and replacing it with the following:

15.1 **USES PERMITTED**

No *person* shall within any CC Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the CC uses in Table 15.1:

TABLE 15.1: USES PERMITTED
• an <i>additional residential unit</i> , within an <i>existing single detached dwelling</i> and/or in a <i>building accessory</i> to an <i>existing single detached dwelling</i> , and in accordance with Section 5.4 of this Zoning By-law;
• an <i>automobile service station</i> ;
• a <i>bakeshop</i> ;
• a <i>business or professional office</i> ;
• a <i>commercial school</i> ;
• an <i>existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
• a <i>daycare centre</i> ;
• 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>fraternal lodge or institutional hall</i> ;
• a <i>funeral home</i> ;
• a <i>group home</i> , in accordance with Section 5.13 of this Zoning By-Law;
• a <i>home occupation</i> ; in accordance with the provisions of Sec. 5.14;
• 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 library</i> ;
• a <i>public use</i> , in accordance with the provisions of Section 5.21 of this Zoning By-
• a <i>retail store</i> ;
• a <i>retail outlet</i> , a <i>wholesale outlet</i> or a <i>business office accessory</i> to a permitted use;
• a <i>service shop</i> ;
• a <i>single detached dwelling</i> ;
• a <i>studio</i> ;
• a <i>veterinary clinic</i> .

39. That Section 15.0 to By-law Number 35-99, as amended, is hereby further amended by deleting Section 15.2 and replacing it with the following:

15.2 **ZONE PROVISIONS**

No person shall within any CC Zone use any lot or erect, alter or use any building or structure except in accordance with the provisions in Table 15.2:

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 15.1 unless the lot is served by a municipal sewage system and municipal water system.

TABLE 15.2: 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	450 m ² (4,844 ft ²) or 600 m ² (6,458.6 ft ²) in the case of a corner lot	No Provision	450 m ² (4,844 ft ²)	2,025 m ² (21,797.6 ft ²)
Lot Frontage, Minimum	15 m (49.2 ft) or 20 m (65.6 ft) in the case of a corner lot	No Provision	18 m (59.1 ft)	45 m (147.6 ft)
Lot Depth, Minimum	30 m (98.4 ft)	No Provision	30 m (98.4 ft)	45 m (147.6 ft)
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	10 m (32.8 ft)	No Provision	No Provision	15 m (49.2 ft)
Rear Yard, Minimum Depth	7.5 m (24.6 ft)	5 m (16.4 ft)	5 m (16.4 ft)	10 m (32.8 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	No provision, or 5 m (16.4 ft) where the interior side lot line abuts a Residential zone	No provision, or 5 m (16.4 ft) where the interior side lot line abuts a Residential zone	5 m (16.4 ft) or 10 m (32.8 ft) where the interior side lot line abuts a Residential zone
Setback, Minimum Distance from the Centreline of a County Road	23 m (75.5 ft)	23 m (75.5 ft)	23 m (75.5 ft)	26 m (85.3 ft)
Lot Coverage, Maximum	40%	No Provision	60%	20%
Height of Building, Maximum	11 m (36.1 ft)	No Provision	11 m (36.1 ft)	11 m (36.1 ft)
Landscaped Open Space, Minimum	No Provision	No Provision	10%	5%

TABLE 15.2: ZONE PROVISIONS				
Zone Provision	Residential Uses		Non-Residential Uses	Automobile Service Station
	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building		
Gross Floor Area, Minimum	93 m ² (1,001 ft ²)	70 m ² (753.5 ft ²)	No Provision	No Provision
Number of Dwelling Units per Lot, Maximum	1 dwelling	The <i>gross floor area</i> of the residential dwellings shall not exceed the <i>gross floor area</i> of the commercial uses in the building.	No Provision	No Provision
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5 of this Zoning By-Law.			

40. That Section 15.0 to By-law Number 35-99, as amended, is hereby further amended by deleting subsection 15.3.
41. That Sections 16.0, 17.0, 18.0, 19.0, 24.0 and 25.0 to By-law Number 35-99, as amended, are hereby further amended by deleting all instances of the words “sanitary sewers are” and replacing them with “a *municipal sewage system* is” and deleting all instances of the words “sanitary sewers and public water supply” and replacing them with “a *municipal sewage system* and *municipal water system*” throughout Tables 16.2, 17.2, 18.2, 19.2, 24.2 and 25.2.
42. That Section 24.0 to By-law Number 35-99, as amended, is hereby further amended by deleting Section 24.1: Uses Permitted and replacing it with the following:

14.1 **USES PERMITTED**

No person shall within any I Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the I uses in Table 24.1:

TABLE 24.1: USES PERMITTED
• an administrative office of the Corporation, the County, the Government of Ontario or the Government of Canada;
• a cemetery;
• a community centre;
• a daycare centre;
• a dwelling unit in a portion of a non-residential building, if accessory to a permitted use on the lot, and if occupied by the owner or an employee of the institutional use on the lot;
• a fraternal lodge or institutional hall;
• a funeral home;
• a group home, in accordance with the provisions of Section 5.13 of this Zoning By-Law;
• a home occupation in accordance with the provisions in Section 5.14 of this Zoning By-Law;

TABLE 24.1: USES PERMITTED
• a long term care facility;
• a medical centre;
• a municipal yard;
• a museum;
• a place of worship;
• a public or private school;
• a public use in accordance with the provisions of Section 5.21 of this Zoning By-Law;
• a public or private hospital;
• a public library;
• a single detached dwelling if accessory to a permitted use on the lot.

43. That Section 24.0 to By-law Number 35-99, as amended, is hereby further amended by deleting subsection 24.3.

44. That Section 25.0 to By-law Number 35-99, as amended, is hereby further amended by deleting Section 25.1: Uses Permitted and replacing it with the following:

25.1 **USES PERMITTED**

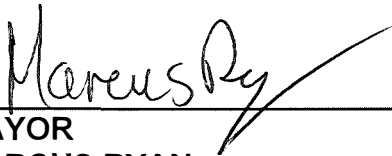
No person shall within any REC Zone use any lot or *erect, alter* or use any *building or structure* for any purpose except one or more of the REC uses in Table 25.1:

TABLE 25.1: USES PERMITTED
• an arena;
• a community centre;
• a conservation project;
• a flood control structure;
• a golf course;
• a home occupation, in accordance with Section 5.14 of this Zoning By-Law;
• a museum;
• an outdoor commercial recreation facility;
• a park;
• a picnic area;
• a playground;
• a public use, in accordance with the provisions of Section 5.21 of this Zoning By-Law;
• a recreation or athletic facility or club;
• a single detached dwelling if occupied by the owner or an employee of the recreational use on the lot;
• a sportsfield;
• a trailer camp, existing on the date of passing of this Zoning By-Law;
• a wayside sand or gravel pit or stone quarry, outside of a designated settlement, in accordance with the provisions of Section 5.32 of this Zoning By-Law.

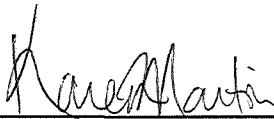
45. That Section 25.0 to By-law Number 35-99, as amended, is hereby further amended by deleting subsection 25.3.
46. This By-law comes into force in accordance with Sections 34(12) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST AND SECOND TIME THIS 17th DAY OF MAY, 2023.

READ A THIRD TIME AND FINALLY PASSED THIS 17th DAY OF MAY, 2023.



MAYOR
MARCUS RYAN



CLERK
KAREN MARTIN