

RESTRICTED AREA

BY-LAW NUMBER 287-78-PL

OF THE CORPORATION OF

THE TOWNSHIP OF BROCK

This edition has been prepared for the purpose of convenience only. For accurate reference, recourse should be made to the original By-law and Amendments thereto as registered in the office of the Clerk of the Township of Brock.

As Amended July 26, 2022

HISTORY OF BY-LAW AMENDMENTS

BY-LAW NO.	DATE PASSED BY COUNCIL	DATE APPROVED BY THE ONTARIO MUNICIPAL BOARD OR CLERK'S CERTIFICATE
343-79-PL	September 10, 1979	June 16, 1980
391-80-PL	September 10, 1979	May 15, 1980
392-80-PL	May 5, 1980	May 15, 1980
394-80-PL	May 5, 1980	May 15, 1980
397-80-PL	May 12, 1980	June 30, 1980
401-80-PL	June 2, 1980	June 16, 1982
402-80-PL	June 2, 1980	June 16, 1982
403-80-PL	June 2, 1980	June 18, 1982
404-80-PL	June 2, 1980	June 21, 1982
405-80-PL	June 2, 1980	June 16, 1982
407-80-PL	June 2, 1980	September 27, 1982
408-80-PL	June 2, 1980	June 16, 1982
409-80-PL	June 2, 1980	June 16, 1982
412-80-PL	June 2, 1980	June 17, 1982
413-80-PL	June 2, 1980	June 16, 1982
415-80-PL	June 2, 1980	November 9, 1984
416-80-PL	June 2, 1980	January 4, 1983
417-80-PL	June 2, 1980	June 16, 1982
418-80-PL	June 2, 1980	September 27, 1982
419-80-PL	June 2, 1980	June 18, 1982
420-80-PL	June 2, 1980	June 17, 1982
421-80-PL	Repealed by By-law No. 612-82-PL	
422-80-PL	June 2, 1980	July 13, 1982
423-80-PL	Repealed by By-law No. 502-81-PL	
424-80-PL	June 2, 1980	June 16, 1982
425-80-PL	June 2, 1980	June 22, 1982
426-80-PL	June 2, 1980	June 16, 1982
427-80-PL	Repealed by By-law No. 590-82-PL	
428-80-PL	June 2, 1980	June 22, 1982
429-80-PL	Repealed by By-law No. 586-82-PL	
430-80-PL	June 2, 1980	July 7, 1982
431-80-PL	June 2, 1980	July 21, 1982
432-80-PL	June 2, 1980	June 17, 1982
433-80-PL	June 2, 1980	June 16, 1982
434-80-PL	June 2, 1980	June 22, 1982
435-80-PL	June 2, 1980	June 16, 1982

BY-LAW NO.	DATE PASSED BY COUNCIL	DATE APPROVED BY THE ONTARIO MUNICIPAL BOARD OR CLERK'S CERTIFICATE
438-80-PL	June 2, 1980	June 16, 1982
439-80-PL	June 2, 1980	June 16, 1982
451-80-PL	July 14, 1980	June 22, 1982
462-80-PL	October 6, 1980	June 18, 1982
479-80-PL	December 15, 1980	September 30, 1982
498-81-PL	March 2, 1981	June 18, 1982
499-81-PL	March 2, 1981	June 18, 1982
500-81-PL	June 29, 1981	June 18, 1982
502-81-PL	March 2, 1981	July 7, 1982
505-81-PL	March 21, 1981	July 21, 1982
506-81-PL	March 23, 1981	June 18, 1982
521-81-PL	September 14, 1981	November 16, 1982
537-81-PL	September 21, 1981	June 18, 1982
554-82-PL	January 4, 1982	June 18, 1982
555-82-PL	January 4, 1982	June 16, 1982
556-82-PL	January 4, 1982	August 24, 1982
576-82-PL	February 15, 1982	June 18, 1982
581-82-PL	April 5, 1982	June 18, 1982
582-82-PL	April 5, 1982	November 26, 1982
583-82-PL	April 5, 1982	June 21, 1982
586-82-PL	April 19, 1982	September 3, 1982
590-82-PL	June 7, 1982	September 1, 1982
600-82-PL	October 25, 1982	August 13, 1984
610-82-PL	November 22, 1982	January 4, 1983
612-82-PL	November 22, 1982	January 4, 1983
636-83-PL	February 7, 1983	August 23, 1983
647-83-PL	May 16, 1983	August 23, 1983
649-83-PL	June 6, 1983	August 23, 1983
651-83-PL	June 20, 1983	August 23, 1983
658-83-PL	July 25, 1983	October 11, 1983
659-83-PL	July 25, 1983	October 11, 1983
739-84-PL	October 22, 1984	February 4, 1985
740-84-PL	October 22, 1984	September 25, 1986
741-84-PL	October 22, 1984	February 4, 1985
750-84-PL	November 19, 1984	February 5, 1985
752-84-PL	December 3, 1984	March 26, 1985
772-85-PL	April 1, 1985	June 18, 1985
775-85-PL	June 3, 1985	August 12, 1985
776-85-PL	June 3, 1985	August 12, 1985
811-86-PL	January 20, 1986	April 1, 1986

BY-LAW NO.	DATE PASSED BY COUNCIL	DATE APPROVED BY THE ONTARIO MUNICIPAL BOARD OR CLERK'S CERTIFICATE
819-86-PL	March 10, 1986	May 14, 1986
820-86-PL	March 10, 1986	December 17, 1986
840-86-PL	Repealed by By-law 950-88-PL	
846-86-PL	July 28, 1986	March 13, 1987
848-86-PL	July 28, 1986	March 13, 1987
858-86-PL	November 3, 1986	January 19, 1987
862-86-PL	November 17, 1986	June 30, 1987
877-87-PL	February 2, 1987	April 3, 1987
881-87-PL	Repealed by By-law No. 985-89-PL	
889-87-PL	May 4, 1987	June 11, 1987
905-87-PL	July 27, 1987	September 2, 1987
913-87-PL	September 14, 1987	October 26, 1987
930-87-PL	December 14, 1987	January 21, 1988
931-87-PL	December 14, 1987	January 21, 1988
940-88-PL	February 15, 1988	March 23, 1988
950-88-PL	Repealed By-law No. 840-86-PL	January 24, 1989
951-88-PL	April 18, 1988	May 30, 1988
955-88-PL	May 2, 1988	June 10, 1988
956-88-PL	May 16, 1988	June 30, 1988
959-88-PL	June 6, 1988	July 25, 1988
961-88-PL	June 13, 1988	July 25, 1988
969-88-PL	August 29, 1988	October 25, 1988
977-88-PL	October 7, 1988	December 8, 1988
981-88-PL	November 7, 1988	January 3, 1989
985-89-PL	April 3, 1989	May 24, 1990
995-89-PL	January 16, 1989	February 22, 1989
1012-89-PL	April 3, 1989	May 10, 1989
1013-89-PL	April 17, 1989	May 26, 1989
1016-89-PL	May 1, 1989	June 7, 1989
1017-89-PL	May 1, 1989	June 7, 1989
1018-89-PL	June 5, 1989	October 24, 1989
1020-89-PL	May 15, 1989	June 21, 1989
1021-89-PL	May 15, 1989	June 21, 1989
1024-89-PL	June 19, 1989	July 31, 1989
1030-89-PL	July 31, 1989	September 15 1989
1044-89-PL	December 4, 1989	January 12, 1990
1047-89-PL	December 18, 1989	January 22, 1990
1065-90-PL	May 7, 1990	June 6, 1990
1072-90-PL	June 4, 1990	July 6, 1990

BY-LAW NO.	DATE PASSED BY COUNCIL	DATE APPROVED BY THE ONTARIO MUNICIPAL BOARD OR CLERK'S CERTIFICATE
1073-90-PL	June 4, 1990	July 6, 1990
1074-90-PL	July 4, 1990	July 6, 1990
1083-90-PL	July 23, 1990	September 4, 1990
1084-90-PL	August 9, 1990	September 18 1990
1109-91-PL	February 4, 1991	March 20, 1991
1111-91-PL	March 4, 1991 Repealed by By-law No. 1229-93-PL	
1138-91-PL	July 22, 1991	May 8, 1992
1139-91-PL	July 22, 1991	August 30, 1991
1167-92-PL	February 17, 1992	April 8, 1992
1184-92-PL	June 1, 1992	July 31, 1992
1189-92-PL	July 13, 1992	December 17, 1992
1198-92-PL	November 2, 1992	December 15, 1992
1199-92-PL	November 2, 1992	December 15, 1992
1203-92-PL	December 7, 1992	January 15, 1993
1212-93-PL	February 1, 1993	July 13, 1993
1214-93-PL	February 1, 1993	March 3, 1993
1215-93-PL	February 1, 1993	March 3, 1993
1216-93-PL	February 1, 1993	March 3, 1993
1223-93-PL	March 1, 1993	April 19, 1993
1229-93-PL	April 5, 1993 Repealed By-law No. 1111-91-PL	July 13, 1993
1230-93-PL	April 19, 1993	June 11, 1993
1235-93-PL	June 7, 1993	July 13, 1993
1236-93-PL	May 31, 1993	July 13, 1993
1238-93-PL	June 7, 1993	July 13, 1993
1245-93-PL	July 19, 1993	September 23, 1993
1247-93-PL	July 29, 1993	June 20, 1994
1269-94-PL	January 10, 1994	February 18, 1994
1279-94-PL	March 21, 1994	April 27, 1994
1280-94-PL	March 21, 1994	April 27, 1994
1294-94-PL	July 18, 1994	June 21, 1996
1307-94-PL	October 24, 1994	December 19, 1994
1339-95-PL	April 17, 1995	May 19, 1995
1342-95-PL	May 15, 1995	June 7, 1995
1345-95-PL	June 19, 1995	July 17, 1995
1353-95-PL	July 31, 1995	September 14, 1995
1347-95-PL	June 19, 1995	July 24, 1995
1357-95-PL	September 11, 1995	October 16, 1995
1358-95-PL	July 31, 1995	September 14, 1995
1359-95-PL	September 11, 1995	October 4, 1995

BY-LAW NO.	DATE PASSED BY COUNCIL	DATE APPROVED BY THE ONTARIO MUNICIPAL BOARD OR CLERK'S CERTIFICATE
1361-95-PL	September 25, 1995	August 1, 1996
CBM GRAVEL	O.M.B. APPROVED	October 5, 1995
1384-96-PL	February 5, 1996	March 12, 1996
1386-96-PL	February 5, 1996	March 5, 1996
1402-96-PL	May 13, 1996	July 24, 1996
1409-96-PL	July 8, 1996	August 28, 1996
1446-97-PL	February 3, 1997	February 26, 1997
1452-97-PL	March 10, 1997	April 14, 1997
1453-97-PL	March 17, 1997	April 16, 1997
1472-97-PL	May 26, 1997	June 27, 1997
1477-97-PL	June 23, 1997	July 17, 1997
1481-97-PL	July 21, 1997	August 26, 1997
1537-98-PL	June 22, 1998	August 18, 1998
1559-98-PL	October 26, 1998	November 30, 1998
1584-99-PL	April 26, 1999	June 8, 1999
1590-99-PL	June 14, 1999	August 16, 1999
1632-00-PL	April 24, 2000	June 6, 2000
1633-00-PL	April 24, 2000	June 6, 2000
1640-00-PL	June 26, 2000	July 28, 2000
1723-01-PL	October 15, 2001	November 13, 2001
1598-01-PL	October 29, 2001	December 4, 2001
1730-01-PL	November 26, 2001	January 2, 2002
1732-01-PL	November 12, 2001	December 14, 2001
1740-01-PL	December 17, 2001	January 23, 2002
1755-02-PL	April 8, 2002	May 7, 2002
1756-02-PL	April 22, 2002	May 22, 2002
1759-02-PL	May 13, 2002	June 12, 2002
1780-02-PL	August 12, 2002	September 6, 2002
1789-02-PL	September 30, 2002	October 29, 2002
1790-02-PL	September 30, 2002	June 26, 2003
1792-02-PL	September 30, 2002	October 29, 2002
1793-02-PL	October 21, 2002	November 15, 2002
1795-02-PL	November 11, 2002	December 10, 2002
1800-03-PL	February 10, 2003	June 4, 2004
1806-02-PL	December 23, 2002	July 16, 2003
1822-03-PL	June 9, 2003	July 11, 2003
1823-03-PL	June 9, 2003	July 11, 2003
1825-03-PL	June 9, 2003	July 3, 2003
1829-03-PL	June 23, 2003	July 23, 2003
1834-2003-PL	September 15, 2003	November 18, 2003

BY-LAW NO.	DATE PASSED BY COUNCIL	DATE APPROVED BY THE ONTARIO MUNICIPAL BOARD OR CLERK'S CERTIFICATE
1835-2003-PL	September 15, 2003	October 16, 2003
1843-2003-PL	September 29, 2003	October 30, 2003
1844-2003-PL	September 29, 2003	October 30, 2003
1861-2004-PL	February 9, 2004	March 15, 2004
1862-2004-PL	February 9, 2004	March 15, 2004
1879-2004-PL	June 28, 2004	July 28, 2004
1915-2004-PL	October 18, 2004	November 10, 2004
1929-2005-PL	January 17, 2005	February 15, 2005
1948-2005-PL	June 6, 2005	July 4, 2005
1950-2005-PL	June 27, 2005	December 15, 2005
2001-2006-PL	June 5, 2006	July 10, 2006
2004-2006-PL	June 26, 2006	July 31, 2006
2007-2006-PL	August 21, 2006	August 22, 2006
2008-2006-PL	October 16, 2006	November 10, 2006
2010-2006-PL	September 18, 2006	October 16, 2006
2070-2007-PL	May 7, 2007	June 4, 2007
2073-2007-PL	May 28, 2007	June 19, 2007
2085-2007-PL	June 18, 2007	July 13, 2007
2096-2007-PL	O.M.B. Approved	March 4, 2008
2102-2007-PL	October 1, 2007	October 26, 2007
2111-2007-PL	November 19, 2007	December 14, 2007
2129-2008-PL	February 11, 2008	March 10, 2008
2164-2008-PL	July 21, 2008	July 22, 2008
2165-2008-PL	September 15, 2008	October 10, 2008
2209-2009-PL	March 30, 2009	May 1, 2009
2257-2010-PL	January 18, 2010	February 16, 2010
2275-2010-PL	April 26, 2010	December 1, 2010
2292-2010-PL	July 26, 2010	December 1, 2010
2337-20101-PL	April 4, 2011	April 29, 2011
2350-2011-PL	June 27, 2011	September 6, 2011
2387-2011-PL	December 19, 2011	January 25, 2012
2399-2012-PI	February 6, 2012	March 2, 2012
2400-2012-PL	February 6, 2012	March 2, 2012
2401-2012-PL	March 5, 2012	March 30, 2012
2450-2012-PL	December 10, 2012	January 28, 2013
2478-2013-PL	May 27, 2013	June 21, 2013
2482-2013-PL	June 24, 2013	July 23, 2013
2502-2013-PL	December 2, 2013	January 13, 2014
2503-2013-PL	December 2, 2013	January 13, 2014
2518-2014-PL	March 3, 2014	April 4, 2014

BY-LAW NO.	DATE PASSED BY COUNCIL	DATE APPROVED BY THE ONTARIO MUNICIPAL BOARD OR CLERK'S CERTIFICATE
2519-2014-PL	March 3, 2014	April 4, 2014
2520-2014-PL	March 3, 2014	April 4, 2014
2521-2014-PL	March 3, 2014	April 4, 2014
2522-2014-PL	March 3, 2014	April 4, 2014
2531-2014-PL	April 7, 2014	May 9, 2014
2532-2014-PL	April 7, 2014	May 9, 2014
2543-2014-PL	May 5, 2014	June 4, 2014
2560-2014-PL	September 15, 2014	October 10, 2014
2572-2015-PL	January 19, 2015	March 10, 2015
2573-2015-PL	January 19, 2015	March 10, 2015
2574-2015-PL	January 19, 2015	March 10, 2015
2618-2015-PL	September 21, 2015	October 16, 2015
2619-2015-PL	September 21, 2015	October 16, 2015
2635-2016-PL	January 18, 2016	March 2, 2016
2637-2016-PL	January 18, 2016	March 2, 2016
2644-2016-PL	February 1, 2016	March 2, 2016
2655-2016-PL	April 18, 2016	May 20, 2016
2675-2016-PL	August 8, 2016	September 8, 2016
2692-2016-PL	November 7, 2016	December 9, 2016
2696-2016-PL	November 7, 2016	December 9, 2016
2716-2017-PL	February 6, 2017	Removal of Holding Provision
2724-2017-PL	March 6, 2017	March 31, 2017
2734-2017-PL	May 1, 2017	May 1, 2017
2742-2017-PL	July 31, 2017	August 25, 2017
2744-2017-PL	September 18, 2017	July 4, 2018
2750-2017-PL	July 31, 2017	August 4, 2017
2753-2017-PL	October 2, 2017	October 24, 2017
2757-2017-PL	October 2, 2017	October 2, 2017
2758-2017-PL	October 2, 2017	Removal of Holding Provision
2775-2018-PL	January 15, 2018	March 8, 2018
2776-2018-PL	January 15, 2018	March 8, 2018
2797-2018-PL	May 14, 2018	June 8, 2018
2780-2018-PL	August 13, 2018	Removal of Holding Provision
2807-2018-PL	August 13, 2018	Removal of Holding Provision
2842-2019-PL	February 4, 2019	March 8, 2019
2869-2019-PL	May 6, 2019	June 3, 2019
2877-2019-PL	June 3, 2019	July 9, 2019
2883-2019-PL	June 24, 2019	August 6, 2019
2885-2019	September 23, 2019	February 11, 2020
2907-2019	November 25, 2019	February 11, 2020

BY-LAW NO.	DATE PASSED BY COUNCIL	DATE APPROVED BY THE ONTARIO MUNICIPAL BOARD OR CLERK'S CERTIFICATE
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2908-2019	November 25, 2019	February 11, 2020
2910-2019	November 25, 2019	February 11, 2020
2909-2019	December 16, 2019	December 16, 2019
2911-2019	December 16, 2019	February 11, 2020
2973-2020	September 28, 2020	December 1, 2020
2985-2020	December 14, 2020	January 11, 2021
2962-2021	March 22, 2021	April 22, 2021
3014-2021	March 22, 2021	May 6, 2021
3019-2021	May 31, 2021	June 30, 2021
3034-2021	June 28, 2021	July 27, 2021
3038-2021	May 31, 2021	June 30, 2021
3078-2021	October 25, 2021	June 6, 2022
3082-2021	November 22, 2021	June 6, 2022

EXPLANATORY NOTE

PROCEDURE FOR DETERMINING THE PERMITTED USES, AND THE VARIOUS REGULATIONS IN A SPECIFIC LOCATION:

1. The By-law consists of a text divided into four parts and Plates "A1," "A2," "A3," "A4," "A5," "A6," "B," "C" and "D."
2. Determine the specific location of interest on the appropriate Plate, "Zone Map," and determine the Zone Symbol. These appear as capital letters with or without numbers.
3. Consult Plate "B," "Permitted Uses and Activities in Zones," and determine the specific type of use allowed in that particular Zone. Alternatively, locate the use of interest and determine the Zone(s) in which it is permitted.

Where lands are zoned within a Special Zone Classification as delineated on Plate "A1," for example (M1-1) then special provisions apply to the use of such lands in addition to the normal zone provisions. As may be noted on Plates "A1," "A2" or "A3," "A4," "A5" and "A6," the Zone Maps, reference should be made to Section 9, "Provisions For Special Zone Categories" so as to determine the specific type of use permitted or other special provisions affecting the use of land within such a zone classification.

4. If the particular type of land use or Zone is of a residential nature, consult Plate "C," "Provisions For Residential Uses," for specific regulations.
5. If the particular type of land use or Zone is something other than residential, consult Plate "D," "Provisions For Non-Residential Uses and Activities," for specific regulations.
6. In addition to land uses and regulations referred to above, certain general conditions and provisions apply to all lots, buildings and structures, and these, together with definitions, are found in Part III, General Provisions and Definitions.
7. For ease and convenience of the reader, the following are applicable conversion tables from the Metric to Imperial System. In no instance should the Imperial equivalent be used to determine any requirement of this By-law, rather, all measurements are to be in the Metric System and in accordance with the provisions of this By-law regulating the erection or use of any building, structure or activity in the respective zone.

RESTRICTED AREA**BY-LAW NUMBER 287-78-PL****OF THE CORPORATION OF****THE TOWNSHIP OF BROCK**

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EXPLANATORY NOTE - METRIC CONVERSION

The following is an index of the metric measurement appearing in this By-law and the approximate equivalent measure in the conventional British or Imperial system of measure. The explanatory note is for reference purposes only and to assist persons in the interpretation of the By-law. In no instance should the Imperial System equivalent be used to determine any requirement of this By-law, rather, all measurements are to be in the metric system and in accordance with the provisions of this By-law regulating the erection or use of any building, structure or activity in the respective zone.

All measurements are given in metres and square metres except where the symbol "ha" appears which denotes Hectares (1 hectare = 10,000 square metres).

AREA MEASUREMENTS

METRIC SYSTEM	APPROXIMATE EQUIVALENT IMPERIAL SYSTEM
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<u>SQUARE METRES</u>	<u>SQUARE FEET</u>
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9,300	100,107 (2.3 Acres)
7,430	79,978 (1.8 Acres)
5,640	60,710 (1.4 Acres)
4,046	43,552 (1 Acre)
3,716	40,000
2,787	30,000
2,320	24,973
1,858	20,000
1,394	15,005
1,115	12,002
929	10,000
892	9,602
858	9,235
743	7,998
697	7,503
557	5,996
390	4,198
372	4,004
325	3,498
280	3,014 (3,498.27)
186	2,002
150	1,614
140	1,506
112	1,206
100	1,076
90	969
84	904
65	699
56	603
43	462
36	388
32	344
28	301
23	248
9	97

<u>HECTARES</u>	<u>ACRES</u>
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40	98.8
4	9.9
1.2	3
0.4	0.98

1 hectare (ha) = 10,000 square metres

NOTE:

1 ft. = 0.3048 metres

or

1 m. = 3.2808 feet

LINEAR MEASUREMENTS

METRES	FEET
609	1,998
457	1,499
402	1,319
305	1,001
275	902
230	755
213	699
198	650
182	597
152	499
122	400
107	351
90	295
76	249
60	197
46	151
38	125
36	118
30	98
25.908	85
22.860	75
20.117	66
18.288	60
15.240	50
12	39.4
11	36.1
10	32.8
10.6	34.8
9	29.5
8	26.2
7.3	23.9
7	22.9
6.7	21.9
6	19.7
5.5	18
5	16.4
4.5	14.8
4	13.1
3.6	11.8
3	9.8
2.4	7.9
1.8	5.9
1.5	4.9
1.4	4.6
1.2	3.9
0.6	1.9

THE RESTRICTED AREA**BY-LAW NUMBER 287-78-PL****OF THE CORPORATION OF****THE TOWNSHIP OF BROCK**

A By-law under the provisions of the *Planning Act*, R.S.O. 1990, as amended, subject to the approval of the Ontario Municipal Board, to regulate the use of lands and the character, location and use of buildings and structures and to prohibit certain uses of land, the erection and use of certain buildings and structures and to prohibit or require and regulate the provision, maintenance and use of certain facilities and matters hereinafter set forth as a condition of development or redevelopment of lands or buildings in various areas of the Corporation of the Township of Brock;

WHEREAS the Municipal Council of the Corporation of the Township of Brock considers it advisable to restrict, prohibit and regulate the use of land situated within the defined areas, as hereinafter designated, for the purpose of implementation in accordance with the policies and designations contained within the Corporation's Official Plan to ensure proper and orderly development within the Corporation;

AND WHEREAS the said Council also considers it advisable to prohibit or require the provision, maintenance and use of certain facilities and matters hereinafter set forth as a condition of the development or redevelopment of lands or buildings within the Corporation of the Township of Brock;

NOW THEREFORE, the Council of the Corporation of the Township of Brock ENACTS as follows:

1.1 TITLE

By-law
No. 439-80-PL

This By-law may be cited as the "BROCK LAND USE BY-LAW."

1.2 DECLARATION

The Plates "A1," "A2," "A3," "A4," "A5," "A6," "B," "C" and "D," contained herein are declared to form part of this By-law.

1.3 APPLICATION

This By-law shall apply to and be enforceable with respect to the whole of the Corporation of the Township of Brock. For the purposes of this By-law, the definitions and interpretations given herein shall govern unless the context requires otherwise.

1.4 INTERPRETATION

For the purposes of this By-law, words used in the present tense include the future; words in singular number include the plural and words in the plural include the singular number; the word "shall" is mandatory; the words "used" and "occupied" shall include the words "arranged" and "designed to be used or occupied."

1.5 ZONE SYMBOLS

The Zone symbols may be used to refer to lots, buildings and structures and to the use of lots, buildings and structures permitted by this By-law in the Zones. Whenever in this By-law the word "Zone" is used, preceded by any of the symbols, such Zone shall mean any area within the Corporation within the scope of this By-law, delineated on Plates "A1," "A2," "A3," "A4," "A5" or "A6," and designated thereon by the symbol.

1.6 SPECIAL ZONE PROVISIONS

Where the Zone symbol designating certain lands, as shown on Plates "A1," "A2," "A3," "A4," "A5" or "A6," is followed by a dash and a number (for example, M1-1), then special provisions in addition to the normal Zone provisions apply to such lands. Such special provisions are found by reference to SECTION 9: PROVISIONS FOR SPECIAL ZONE CATEGORIES, of this By-law which deals with the particular Zone. Lands designated in this manner shall be subject to all the restrictions of the Zone, except as otherwise provided by the special provisions.

1.7 ZONE BOUNDARIES AND INTERPRETATION

Where possible, the extent and boundaries of all Zones, as shown on Plates "A1," "A2," "A3," "A4," "A5" or "A6," are construed to be lot lines, street lines, centrelines of streets, railway rights-of-ways or boundaries of registered plans. In the case where uncertainty exists as to the boundary of any Zone, then the location of such boundary shall be determined in accordance, with the scale of Plates "A1" or "A2" at the original size, in the scale of 1 millimetre to 15.8 metres (i.e., 1 inch to 1,320 feet) or in accordance with the scale of Plate "A3," in the scale of 1 millimetre to 4.5 metres (i.e., 1 inch to 400 feet), or in accordance with the scale of Plates "A4," "A5" and "A6," in the scale of 1 millimetre to 2.4 metres (i.e., 1 inch to 200 feet).

1.8**RESIDENTIAL AND NON-RESIDENTIAL USES AND ACTIVITIES**

For the purposes of reference, all buildings, structures and excavations, and all uses and activities of, or in relation to, buildings, structures, excavations and lots named as uses or activities permitted and classified under the headings of "Residential" and "Non-Residential" may be referred to as Residential and Non-Residential buildings, structures, excavations or uses and activities respectively.

1.9**LOCATION OF PROVISIONS**

All the Zone Provisions of this By-law which are applicable to a use or activity, building, structure or excavation shall be provided within the Zone in which such use or activity, building, structure or excavation is located, unless a specific provision of this By-law provides otherwise.

1.10**HEADINGS**

The captions appearing at the headings of the parts, sections and clauses of this By-law or on Plates "A1," "A2," "A3," "A4," "A5," "A6," "B," "C" and "D," of this By-law, together with the illustrations, examples and explanatory notes appearing at various places throughout this By-law, have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this By-law or any of its provisions.

2.1**APPLICATION OF BY-LAW**

No land, building, structure, excavation, lot or premises shall be used or occupied, and no building, structure or excavation shall be erected, altered or made, in whole or in part, for any purpose EXCEPT in conformity with the provisions of this By-law.

2.2**INTERPRETATION**

The provisions of this By-law shall be held to be the minimum requirements EXCEPT where the word maximum is used, in which case the maximum requirements shall apply.

2.3**CHANGE IN LOT SIZE**

No lot shall be changed in area, depth of width, either by the conveyance of land or otherwise, so that the lot coverage exceeds the maximum permitted by this By-law, or so that the existing or resulting lot area, lot width or yards will be less than the minimum permitted by the provisions of this By-law.

2.4**CHANGE IN USE**

A use or occupation of land, building, structure, excavation, lot or premises, or any activity in connection therewith which, under the provisions of this By-law is not permissible within the Zone in which such land, building, structure or excavation, lot or premises is located, shall not be changed except to a use or activity connected therewith which is permissible within such Zone.

2.5**PUBLIC ACQUISITION**

No person shall be deemed to have contravened any provision of this By-law by reason of the fact that any part or parts of any lot as or have been conveyed to or acquired by any Public Authority.

3.1**ADMINISTRATION AND ENFORCEMENT**

This By-law shall be administered and enforced by the By-law Enforcement Officer or such other person or persons as may be appointed for such purpose by the Council from time to time.

3.2**BUILDING AND OTHER PERMITS**

Notwithstanding the provisions of the Corporation's Building Code or any other By-law of the Corporation, no building permit or occupancy permit shall be issued where the proposed building, structure or excavation or where the proposed use or activity would be in violation of any of the provisions of this By-law.

3.3**CERTIFICATE OF OCCUPANCY**

By-law
No. 439-80-PL
1212-93-PL

No change may be made in the type of use or activity of lot affected by this By-law, or of any building, structure or excavation on any such lot or of any part of such lot, building, structure or excavation until a Certificate of Occupancy has been issued by the Chief Building Official to the effect that the proposed use or activity complies with this By-law.

3.4**OCCUPANCY OF UNCOMPLETED DWELLING HOUSE**

By-law
No. 1823-2003-PL

No dwelling house shall be used for human habitation until the Building Code of the Corporation has been complied with and in any event not before the main side walls and roof have been erected, and roofing have been completed and kitchen, heating and sanitary conveniences have been installed and rendered usable, safe and fit for human habitation.

3.5**BUILDINGS OR STRUCTURES TO BE MOVED**

By-law
No. 439-80-PL
1212-93-PL

In all zones, no building or structure, residential or otherwise, normally requiring a building permit for construction, shall be moved within the area affected by this By-law without a permit from the Chief Building Official.

3.6**APPLICATION FOR PERMITS**

In addition to all the requirements of the Corporation's Building Code or any other By-law of the Corporation, every application for a building permit shall be accompanied by a plan in duplicate (one copy of which shall be retained by the By-law Enforcement Officer), drawn to scale and showing the following:

- a. The true dimensions of the lot to be built upon, excavated or otherwise to be used or occupied.
- b. The proposed location, height, floor area and dimensions of any building, structure, excavation or use or activity proposed for such lot.
- c. Proposed locations and dimensions of any yards, set-back, landscaped open space, off-street parking space or off-street loading facilities required by this By-law.
- d. The location of all existing buildings, structures or excavations on the lot shown on the plan.
- e. A statement signed by the owner or his authorized agent, disclosing the exact use proposed for each aforesaid building, structure, or excavation or use or activity and giving all information necessary to determine if such proposed or existing building, structure or excavation or use or activity conform to the requirements of this By-law.

By-law
No. 1212-93-PL

By-law
No. 439-80-PL
1823-2003-PL

- f. Where applicable, an application for a building permit or permits shall include the submission of drawings and plans, and execution of agreements, as required by *Planning Act*, R.S.O. 1990, as amended.

By-law
No. 1823-2003-PL

- g. Within a Residential Zone category, the submission of a lot grading plan indicating the proposed final elevations.

3.7

INSPECTION

The By-law Enforcement Officer, or any Officer or employee of the Corporation acting under the direction of the Council, is hereby authorized to enter, at all reasonable hours, upon any property or premises for the purpose of carrying out his duties under this By-law.

3.8

VIOLATION AND PENALTIES

By-law
No. 1823-2003-PL

Every person who uses any lot, or erects or uses any building, structure or excavation or any part of any lot, building, structure or excavation in a manner contrary to any requirements of this By-law, or who causes or permits such use or activity or erection, or who violates any provision of this By-law, causes or permits a violation shall be guilty of an offence and upon conviction therefore shall forfeit and pay a penalty as follows:

- a) on a first conviction every person shall be liable to a fine of not more than \$25,000.00;
- b) on a subsequent conviction, every person shall be liable to a fine of not more than \$10,000.00 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted;
- c) on a first conviction, every corporation shall be liable to a fine of not more than \$50,000.00;
- d) on a subsequent conviction, every corporation shall be liable to a fine of not more than \$25,000.00 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted; and
- e) every such penalty shall be recoverable under the *Municipal Act*, S.O., 2001, as amended, and the *Provincial Offences Act*, R.S.O. 1990, as amended.

3.9

CONTRAVICTION - RESTRAINED BY ACTION

In case any building or structure is to be erected, altered, reconstructed, extended, or part thereof is to be used, or any lot is to be used, in contravention of any requirement of this By-law, such contravention may be restrained by action at the insistence of any ratepayer or of the Corporation, pursuant to the provisions of the *Municipal Act*, S.O., 2001, as amended, in that behalf.

3.10

VALIDITY

If any section, clause or provision of this By-law, including anything contained on Plates "A1," "A2," "A3," "A4," "A5," "A6," "B," "C" or "D," is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof, other than the section, clause or provision including anything contained on Plates "A1," "A2," "A3," "A4," "A5," "A6," "B," "C" or "D," so declared to be invalid. It is hereby declared to be the intention that all the remaining sections, clauses or provisions, including anything contained on Plates "A1," "A2," "A3," "A4," "A5," "A6," "B," "C" or "D" of this By-law, shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.

4.1**CLASSIFICATION**

The provisions of this By-law shall apply to all lands within the limits of the Corporation, which lands, for the purpose of this By-law are divided into various Zones as follows:

a. GENERAL ZONE CATEGORIES

SYMBOL	ZONE
EP	Environmental Protection
RE	Recreation
OS	Open Space
RU	Rural
RB	Rural Buffer
RR	Rural Residential
HR	Hamlet Residential
SR	Shoreline Residential
R1	Residential Type One
R2	Residential Type Two
R3	Residential Type Three
CF	Community Facility
D	Development
C1	General Commercial
C2	Local Commercial
C3	Special Purpose Commercial
C4	Highway Commercial
HC	Hamlet Commercial
RC	Resort Commercial
M1	Restricted Industrial
M2	General Industrial
M3	Rural Industrial
M4	Extractive Industrial
M5	Waste Disposal Industrial

b. SPECIAL ZONE CATEGORIES

(Note: Reference should be made to Section 9: Provisions for Special Zone Categories.)

SYMBOL	ZONE
EP-1	Environmental Protection Exception No. 1
EP-2	Environmental Protection Exception No. 2
EP-3	Environmental Protection Exception No. 3
EP-4	Environmental Protection Exception No. 4
EP-6	Environmental Protection Exception No. 6
EP-7	Environmental Protection Exception No. 7
(H)EP-8	Holding Environmental Protection Exception No. 8
EP-9	Environmental Protection Exception No. 9
OS-1	Open Space Exception No. 1
OS-2	Open Space Exception No. 2
(H)OS-3	Holding Open Space Exception No. 3
OS-4	Open Space Exception No. 4
OS-5	Open Space Exception No. 5

OS-6	Open Space Exception No. 6
OS-7	Open Space Exception No. 7
RE-1	Recreation Exception No. 1
RU-1	Rural Exception No. 1
RU-2	Rural Exception No. 2
RU-3	Rural Exception No. 3
RU-4	Rural Exception No. 4
RU-5	Rural Exception No. 5
RU-6	Rural Exception No. 6
RU-7	Rural Exception No. 7
RU-8	Rural Exception No. 8
RU-9	Rural Exception No. 9
RU-10	Rural Exception No. 10
RU-11	Rural Exception No. 11
RU-12	Rural Exception No. 12
RU-13	Rural Exception No. 13
RU-14	Rural Exception No. 14
RU-15	Rural Exception No. 15
RU-16	Rural Exception No. 16
RU-17	Rural Exception No. 17
RU-18	Rural Exception No. 18
RU-19	Rural Exception No. 19
RU-20	Rural Exception No. 20
RU-21	Rural Exception No. 21
RU-22	Rural Exception No. 22
RU-23	Rural Exception No. 23
RU-24	Rural Exception No. 24
RU-25	Rural Exception No. 25
RU-26	Rural Exception No. 26
RU-27	Rural Exception No. 27
RU-28	Rural Exception No. 28
RU-29	Rural Exception No. 29
RU-30	Rural Exception No. 30
RU-31	Rural Exception No. 31
RU-32	Rural Exception No. 32
RU-33	Rural Exception No. 33
RU-34	Rural Exception No. 34
RU-35	Rural Exception No. 35
RU-36	Rural Exception No. 36
RU-37	Rural Exception No. 37
RU-38	Rural Exception No. 38
RU-39	Rural Exception No. 39
RU-40	Rural Exception No. 40
RU-41	Rural Exception No. 41
RU-42	Rural Exception No. 42
RU-43	Rural Exception No. 43
RU-44	Rural Exception No. 44
RU-45	Rural Exception No. 45
RU-46	Rural Exception No. 46
RU-47	Rural Exception No. 47
RU-48	Rural Exception No. 48
RU-49	Rural Exception No. 49
RU-50	Rural Exception No. 50
RU-51	Rural Exception No. 51
RU-52	Rural Exception No. 52
RU-53	Rural Exception No. 53
RU-54	Rural Exception No. 54
RU-55	Rural Exception No. 55
RU-56	Rural Exception No. 56
RU-57	Rural Exception No. 57
RU-58	Rural Exception No. 58

RU-59	Rural Exception No. 59
RU-60	Rural Exception No. 60
RU-61	Rural Exception No. 61
RB-1	Rural Buffer Exception No. 1
RB-2	Rural Buffer Exception No. 2
RB-3	Rural Buffer Exception No. 3
RB-4	Rural Buffer Exception No. 4
RB-5	Rural Buffer Exception No. 5
RB-6	Rural Buffer Exception No. 6
RB-7	Rural Buffer Exception No. 7
RB-8	Rural Buffer Exception No. 8
RR-1	Rural Residential Exception No. 1
RR-2	Rural Residential Exception No. 2
RR-3	Rural Residential Exception No. 3
RR-4	Rural Residential Exception No. 4
RR-5	Rural Residential Exception No. 5
HR-1	Hamlet Residential Exception No. 1
HR-2	Hamlet Residential Exception No. 2
HR-3	Hamlet Residential Exception No. 3
HR-4	Hamlet Residential Exception No. 4
HR-5	Hamlet Residential Exception No. 5
SR-1	Shoreline Residential Exception No. 1
R1-2	Residential Type One Exception No. 2
R1-3	Residential Type One Exception No. 3
R1-6	Residential Type One Exception No. 6
R1-7	Residential Type One Exception No. 7
R1-8	Residential Type One Exception No. 8
R1-9	Residential Type One Exception No. 9
R1-10	Residential Type One Exception No. 10
R1-11	Residential Type One Exception No. 11
R1-12	Residential Type One Exception No. 12
R1-13	Residential Type One Exception No. 13
R1-14	Residential Type One Exception No. 14
(H)R1-15	Holding Residential Type One Exception No. 15
R1-16	Residential Type One Exception No. 16
R1-17	Residential Type One Exception No. 17
R1-18	Residential Type One Exception No. 18
R1-19	Residential Type One Exception No. 19
R1-20	Residential Type One Exception No. 20
R1-21	Residential Type One Exception No. 21
R1-22	Residential Type One Exception No. 22
(H)R1-23	Holding Residential Type One Exception No. 23
R1-24	Residential Type One Exception No. 24
R1-25	Residential type One Exception No. 25
R1-26	Residential Type One Exception No. 26
R1-27	Residential Type One Exception No. 27
R2-1	Residential Type Two Exception No. 1
R2-3	Residential Type Two Exception No. 3
R2-5	Residential Type Two Exception No. 5
R2-6	Residential Type Two Exception No. 6
(H)R2-7	Holding Residential Type Two Exception No. 7
R2-8	Residential Type Two Exception No. 8
R2-9	Residential Type Two Exception No. 9
R2-10	Residential Type Two Exception No. 10
(H) R2-11	Holding Residential Type Two Exception No. 11

R2-12	<i>Residential Type Two Exception No. 12</i>
R3-1	Residential Type Three Exception No. 1
R3-2	Residential Type Three Exception No. 2
R3-3	Residential Type Three Exception No. 3
R3-4	Residential Type Three Exception No. 4
R3-5	Residential Type Three Exception No. 5
R3-8	Residential Type Three Exception No. 8
R3-9	Residential Type Three Exception No. 9
R3-10	Residential Type Three Exception No. 10
R3-11	Residential Type Three Exception No. 11
R3-12	Residential Type Three Exception No. 12
(H) R3-13	Holding Residential Type Three Exception No. 13
R3-14	Residential Type Three Exception No. 14
CF-2	Community Facility Exception No. 2
CF-3	Community Facility Exception No. 3
CF-4	Community Facility Exception No. 4
CF-5	Community Facility Exception No. 5
CF-6	Community Facility Exception No. 6
CF-7	Community Facility Exception No. 7
CF-8	Community Facility Exception No. 8
CF-9	Community Facility Exception No. 9
CF-10	Community Facility Exception No. 10
D-1	Development Exception No. 1
D-2	Development Exception No. 2
D-3	Development Exception No. 3
C1-1	General Commercial Exception No. 1
C1-2	General Commercial Exception No. 2
C1-3	General Commercial Exception No. 3
C1-4	General Commercial Exception No. 4
C1-5	General Commercial Exception No. 5
C1-6	General Commercial Exception No. 6
C1-7	General Commercial Exception No. 7
C1-8	General Commercial Exception No. 8
C1-9	General Commercial Exception No. 9
C1-10	General Commercial Exception No. 10
C1-11	General Commercial Exception No. 11
C3-2	Special Purpose Commercial Exception No. 2
C3-3	Special Purpose Commercial Exception No. 3
C3-5	Special Purpose Commercial Exception No. 5
C3-6	Special Purpose Commercial Exception No. 6
C3-8	Special Purpose Commercial Exception No. 8
C4-1	Highway Commercial Exception No. 1
C4-2	Highway Commercial Exception No. 2
C4-3	Highway Commercial Exception No. 3
C4-4	Highway Commercial Exception No. 4
C4-5	Highway Commercial Exception No. 5
(H)C4-6	Holding Highway Commercial Exception No. 6
C4-7	Highway Commercial Exception No. 7
C4-8	Highway Commercial Exception No. 8
C4-9	Highway Commercial Exception No. 9
HC-1	Hamlet Commercial Exception No. 1
HC-2	Hamlet Commercial Exception No. 2
RC-1	Resort Commercial Exception No. 1
RC-2	Resort Commercial Exception No. 2

M1-1	Restricted Industrial Exception No. 1
M1-2	Restricted Industrial Exception No. 2
M1-3	Restricted Industrial Exception No. 3
M2-1	General Industrial Exception No. 1
M2-2	General Industrial Exception No. 2
M2-3	General Industrial Exception No. 3
M2-4	General Industrial Exception No. 4
M2-5	General Industrial Exception No. 5
M2-6	General Industrial Exception No. 6
M2-7	General Industrial Exception No. 7
M2-8	General Industrial Exception No. 8
M2-9	General Industrial Exception No. 9
M2-10	General Industrial Exception No. 10
M2-11	General Industrial Exception No. 11
M2-12	General Industrial Exception No. 12
M2-13	General Industrial Exception No. 13
M2-14	General Industrial Exception No. 14
M2-15	General Industrial Exception No. 15
M2-16	General Industrial Exception No. 16
M2-17	General Industrial Exception No. 17
M2-18	General Industrial Exception No. 18
M2-19	General Industrial Exception No. 19
M2-20	General Industrial Exception No. 20
M3-1	Rural Industrial Exception No. 1
M3-2	Rural Industrial Exception No. 2
M3-3	Rural Industrial Exception No. 3
M4-1	Extractive Industrial Exception No. 1
M4-2	Extractive Industrial Exception No. 2
M4-3	Extractive Industrial Exception No. 3
M4-4	Extractive Industrial Exception No. 4
M4-5	Extractive Industrial Exception No. 5
M4-6	Extractive Industrial Exception No. 6
M4-7	Extractive Industrial Exception No. 7
M4-8	Extractive Industrial Exception No. 8
M4-9	Extractive Industrial Exception No. 9
M4-10	Extractive Industrial Exception No. 10
M4-11	Extractive Industrial Exception No. 11
M4-12	Extractive Industrial Exception No. 12
M4-13	Extractive Industrial Exception No. 13
M4-14	Extractive Industrial Exception No. 14
M5-1	Waste Disposal Industrial Exception No. 1

4.2**ZONE PROVISIONS**

No Person shall within any of the Zones use any land or erect or use any building or structure, except in accordance with the uses permitted and the provisions of the By-law.

No. 1223-93-PL

- a. A single-family dwelling house shall be a permitted use in addition to the permitted non-residential uses. Notwithstanding the foregoing, in the case of a camping establishment, a private club, private park, and summer camp in the Open Space (OS) Zone, a cabin establishment, a camping establishment, a hotel, a motel, a private park, a resort establishment, and a summer camp in the Resort Commercial (RC) Zone the single-family dwelling house shall only be occupied by the owner, caretaker, watchman, or similar person and his family provided further that such person is employed full time on the lot which the single-family dwelling house is located.
- b. A seasonal single-family dwelling house, which existed at the date of passing of this By-law is a permitted use within the Shoreline Residential (SR) Zone.

However, an existing seasonal single-family dwelling house within the Shoreline Residential (SR) Zone may be converted to a permanent single-family dwelling house provided the lot fronts upon an improved public street and further that the dwelling house conforms to the standards applicable to a permanent single-family dwelling house within the Shoreline Residential (SR) Zone and the Standards of the Ontario Building Code.

By-law
No. 1223-93-PL

- c. One dwelling unit is permitted in a portion of a non-residential building, except in the case of a motor vehicle service station, motor vehicle sales and service, motor vehicle gas bar, and motor vehicle dealership where such dwelling unit shall not be permitted.

By-law
No. 1223-93-PL

In the case of a motel in the Special Purpose Commercial (C3) Zone, a motel in the Highway Commercial (C4) Zone, and a cabin establishment, camping establishment, hotel, motel, private park, resort establishment, and a summer camp, as herein defined, in the Resort Commercial (RC) Zone, the dwelling unit shall only be occupied by the owner, caretaker, watchman, or similar person and his family provided further that such person is employed full time on the lot which the dwelling unit is located.

By-law
No. 1212-93-PL
1823-2003-PL
2209-2009-PL

- d. In accordance with the provisions of Part III, Subsection 10.4 hereof, no permanent buildings or structures are permitted in the Environmental Protection (EP) Zone except for temporary shelters or flood control, works on other conservation or public projects.
- e. A farm produce retail outlet, as herein defined, shall be a permitted use in the Rural (RU) Zone and Rural Buffer (RB) Zone, provided that the majority of such produce offered or kept for sale is the produce of the farm on which such retail sales outlet is located. The size of any building or structure used for the sale of agricultural produce shall not exceed 150 square metres.
- f. A business and/or professional office or retail or wholesale commercial establishment shall be permitted provided such use is accessory to and incidental to the primary use permitted on the lot in the respective Zone.
- g. A Public Use shall be permitted in accordance with the provisions of Subsection 10.21 hereof.
- h. Open Storage of goods or materials shall be permitted if accessory to the principal or main use on the lot as may be permitted within the respective Zone.
- i. A permanent single-family dwelling house is a permitted use in the Rural (RU) Zone provided the lot upon which such dwelling house is to be erected fronts upon an improved public street maintained year round,

under the jurisdiction of the Corporation, Region or Province.

- j. A new permanent single-family dwelling house shall be permitted within the Rural Buffer (RB) Zone and the Development (D) Zone, provided the lot on which the new dwelling is to be erected was a legal lot of record created prior to the date of passing of this By-law, and fronts upon an improved public street maintained year round, under the jurisdiction of the Corporation, Region or Province.
- k. A home occupation is a permitted use provided such occupation complies with all the requirements of Subsection 10.11 of this By-law.
- l. A veterinary clinic is a permitted use within the General Commercial (C1) Zone, and the Hamlet Commercial (HC) Zone, provided there are no outside facilities for the keeping of animals.
- m. One or more dwelling units shall be permitted in a portion of a non-residential building, in either the General Commercial (C1) Zone, or the Hamlet Commercial (HC) Zone, provided such dwelling units are above the first floor and further are in accordance with Plate "C," Provisions for Residential Uses.

By-law
No. 1823-2003-PL
2209-2009-PL
2750-2017-PL

- n. Secondary Unit

A secondary unit shall be permitted in a permanent dwelling house, semi-detached dwelling house, row townhouse or an accessory building or structure provided the following requirements are complied with:

- i) the minimum dwelling unit area of the secondary unit shall be 32 square metres and the maximum total floor area of the secondary unit shall be no greater than 50% of the gross floor area of the permanent dwelling house, semi-detached dwelling house or row townhouse;
- ii) an entrance to each unit by means of an exterior door or common shared entrance, provided that there shall be only one entrance on the front façade;
- iii) a minimum of one (1) parking space for the secondary unit, inclusive of tandem parking, which is defined as a parking space that is accessed only by passing through another parking space from the street, lane or driveway;
- iv) the requirements of the Building and Fire Codes are met;
- v) The requirements of the Region of Durham Works or Health Department are met;
- vi) A balcony located above the first storey to facilitate an entrance to a secondary unit shall not be permitted unless such secondary unit is located within an accessory building or structure; and,
- vii) For the purposes of this section, calculations of gross floor area shall include the total floor area below finished grade,

For the purposes of this Section, a secondary unit shall mean:

- i) two residential units in a permanent dwelling house, semi-detached dwelling house or row townhouse if no building or structure accessory to the permanent dwelling house, semi-detached dwelling house or row townhouse contains a residential unit; or,
- ii) one residential unit within a permanent dwelling house, semi-detached dwelling house or row townhouse and one residential unit within a building or structure accessory to a permanent dwelling house, semi-detached dwelling house or row townhouse.

By-law
No. 555-82-PL

- o. A permanent single-family dwelling house and the buildings and structures associated with farming activities are permitted in the Environmental Protection (EP) Zone provided that such are constructed in accordance with Section 10.4 hereof.

By-law
No. 1223-93-PL
1823-2003-PL

- p. A boarding and lodging house may be permitted in a Residential Type No. 1 (R1), Residential Type No. 2 (R2) and Residential Type No. 3 (R3) Zones in accordance with the following:
- a) the physical potential of the existing/proposed building can accommodate a boarding and lodging house;
 - b) adequate municipal services are available to support a boarding and lodging house;
 - c) submission of a certificate from the Chief Building Official and Fire Chief confirming that the boarding and lodging house is in compliance with the relevant Building Code and Fire Code;
 - d) submission of a certificate from the Region of Durham Works Department and/or Region of Durham Health Unit, as the case may be, confirming an adequate source of potable water and adequate facilities for the disposal of domestic sewage;
 - e) exterior changes to the structure shall be minimal and the character of the surrounding area shall not be adversely affected;
 - f) the impact of traffic as a result of the boarding and lodging house shall not have a negative impact on exiting roads and surrounding land uses; and
 - g) all other requirements of Zoning By-law No. 287-78-PL are satisfied.

By-law
No. 1361-95-PL

- q. A sawmill, as herein defined, shall be permitted only on those lands used for the purpose of a farm, as herein defined, and subject to the provisions contained in Section 8 (y) hereof.

By-law
No. 1823-2003-PL

- r. A crisis care residence shall be permitted in a permanent single family dwelling house within the Residential Type No. 1 (R1), Residential Type No. 2 (R2) and Residential Type No. 3 (R3) Zones provided that it complies with the regulations of the Zone in which it is located and the following:
- i) the crisis care residence shall not be located within 250 m of any other crisis care residence, school, or daycare centre; and
 - ii) the crisis care residence shall comprise the sole use of the dwelling unit.

By-law
No. 1823-2003-PL

- s. A bed and breakfast establishment, as defined herein, shall be permitted within a permanent single family dwelling house located in all Residential, Rural, and Rural Buffer Zones provided that the following regulations are complied with:
- i) the parking requirements as detailed in Subsection 10.18 e;
 - ii) appropriate clearances have been received from the Region of Durham Health Unit;
 - iii) compliance with the Ontario Fire Code and Ontario Building Code; and
 - iv) a permit for the bed and breakfast establishment has been issued by the Corporation.

By-law
No. 2209-2009-PL

- t. A group home shall be permitted within a single detached dwelling house

within the Residential Type No. 1 (R1), Residential Type No. 2 (R2), and Residential Type No. 3 (R3) Zones provided there is no other group home or similar facility, in any Zone category, within 300 metres of the property.

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| By-law
No. 2209-2009-PL | u. A home industry is a permitted use provided such industry complies with all requirements of Subsection 10.33 of this By-law. |
| By-law
No. 3014-2021 | v. A <i>Cannabis Production and Processing Facility</i> is a permitted use provided such use complies with all requirements of Subsection 10.37 of this By-law |
| By-law
No. 3014-2021 | w. A <i>Medical cannabis Production Site</i> is a permitted use provided such use complies with all requirements of Subsection 10.37 of this By-law |