

TOWNSHIP OF ADJALA-TOSORONTIO

ZONING BY-LAW NO. 03-57

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**Township of Adjala-Tosorontio
COMPREHENSIVE ZONING BY-LAW NO. 03-57**

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THE CORPORATION OF
THE TOWNSHIP OF ADJALA-TOSORONTIO
BY-LAW NO. 03-57

Being a General Zoning By-law for
the Township of Adjala-Tosorontio

WHEREAS the Official Plan of the Township of Adjala-Tosorontio was approved by the County of Simcoe on October 28, 1999;

AND WHEREAS the Council of the Township of Adjala-Tosorontio deems it appropriate to implement the new Official Plan with a new General Zoning By-law;

AND WHEREAS authority is granted pursuant to Section 34 of the Planning Act, RSO 1990 c.P.13, as amended;

NOW THEREFORE be it enacted as a By-law of the Corporation of the Township of Adjala-Tosorontio the following:

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SECTION 1 – TITLE, INTERPRETATION AND ADMINISTRATION

1.1 Title

This By-law shall be cited as “The Zoning By-law of the Township of Adjala-Tosorontio”.

1.2 Scope

No building, structure or land shall be used, and no building or structure shall be hereafter erected or altered within the portions of the Township of Adjala-Tosorontio to which this By-law applies, except in conformity with the provisions of this By-law. There shall also be compliance with the laws, by-laws and regulations of all other agencies having jurisdiction including the County of Simcoe and all ministries and agencies of the government of the Province of Ontario.

1.3 Administration

The administration of this By-law shall be the responsibility of the Zoning Administrator or such other person as Council shall designate. Furthermore no permit for the use of land or for the erection of any building or structure or approval of any municipal license shall be issued where a proposed use, building or structure would be in violation of any provisions of this By-law.

1.4 Enforcement

The enforcement of this By-law shall be the responsibility of the Municipal Law Enforcement Officer, or such other person as Council shall designate, and whose duties are, but are not limited to, dealing with the enforcement of the provisions and regulations of this By-law.

1.5 Inspection

The Municipal Law Enforcement Officer, or any officer designated by Council to enforce the provisions of the Zoning By-law shall have all of the powers authorized by Section 49 of the Planning Act RSO 1990, c.P.13, as amended.

1.6 Violation and Penalties

The conviction of an offender upon the breach of any of the provisions of this By-law shall not operate as a bar to a prosecution against the same offender upon any continued or subsequent breach of any such provision and any court of competent jurisdiction may convict any offender repeatedly for repeated breaches of the By-law.

Any person who contravenes any provision of the By-law, is guilty of an offence and is subject to a penalty pursuant to Section 67 of the Planning Act, RSO 1990, c.P.13, as amended.

1.7 Restraint

In case any building or structure is or is proposed to be erected, altered, reconstructed, extended or enlarged, or any building or structure or part thereof is or is proposed to be used, or any land is or is proposed to be used, in contravention of any requirements of this By-law, such contravention may be restrained by action at the insistence of any ratepayer, or of the Corporation of the Township of Adjala-Tosorontio, pursuant to the provisions of the Municipal Act, 2001, as amended, in that behalf.

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1.8 Validity

Should any section, paragraph, clause or provision of this By-law be held by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the remainder of the By-law.

1.9 Statute References

Whenever any reference is made in this By-law to a statute of the Legislature of the Province of Ontario, such reference shall be deemed to include all subsequent amendments to such statute and all successor legislation to such statute.

1.10 Fees

Fees, as may be established by Council, may be charged to any person to offset the costs associated with the administration and enforcement of this By-law.

1.11 Obligation

Nothing in this By-law shall relieve any person from the obligation to comply with the requirements of the Ontario Building Code Act or regulations thereunder as amended, or any other provincial or federal statutes or regulations, any By-laws of the Township or the County of Simcoe, or any regulation of any Conservation Authority where the obligation to obtain any permit, license, authority or approval is otherwise lawfully required.

1.12 Application and Plans

Every application for a building permit shall be accompanied by a plan in duplicate, one copy of which shall be retained by the Chief Building Official. A plan prepared by an Ontario Land Surveyor must be submitted when the proposed building is within 10 percent of any minimum yard or setback requirement or any maximum lot coverage requirement of this By-law. Every plan shall show the following:

- a) The true dimensions of the lot to be built upon or otherwise used;
- b) The proposed location, height, gross floor area and dimensions of any building, structure or use proposed for such lot;
- b) Proposed locations and dimensions of any yards, setbacks, landscaping, landscaped buffers, off street-parking, off street loading facilities, or driveway entrances, required by this By-law;
- c) The location of all existing or proposed buildings, structures, including, wells, septic beds, stormwater management facilities, signs, and water courses on the lot;
- d) The location of all municipal services; and
- e) A statement signed by the owner or agent, disclosing the exact use proposed for each aforesaid building, structure and use and giving all information necessary to determine if such proposed or existing buildings, structures or use conforms to the requirements of this By-law.

Notwithstanding the provisions of this section, a plan is not required for accessory buildings having a gross floor area of less than 10 square metres (107.6 sq ft.).

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1.13 **Measurements**

The measurements contained within this By-law are in the metric system. Imperial measurements contained within brackets and which follow the metric measurement are provided for information purposes only and do not form part of this By-law.

SECTION 2 – DEFINITIONS

In this By-law:

- 2.1 **ACCESSORY BUILDING or STRUCTURE**: means a building that is secondary or incidental to and is exclusively devoted to the Principal Building, and/or structure and/or use and is located on the same lot therewith.
- 2.2 **ACCESSORY USE**: means a use of lands or buildings which is incidental or subordinate to the principal use of lands, buildings or structures located on the same lot.
- 2.3 **ADULT ENTERTAINMENT**: means the use of land or buildings, or part thereof, for the purpose of a business, trade or service that is provided to appeal to erotic or sexual appetites or inclinations.
- 2.4 **AGRICULTURAL USE**: shall mean the use of land, buildings, or structures for the purpose of beekeeping, fallow, field crops, forestry, fruit farming, horticulture, market gardening, pasturage, raising of livestock, or any other farming use. An agricultural use may include a farm dwelling and other buildings or structures, such as a barn or silo, which are necessary to the operation of the agricultural use.
- 2.5 **ALTER**: when used in reference to a building or structure means any change in a bearing wall or partition column, beam, girder or other supporting member of a building or structure or any increase in the area or volume of a building or structure.
- 2.6 **APARTMENT BUILDING**: means a separate building containing 4 or more dwelling units, and which units have a common entrance from the street level and common corridors, stairs or elevators, but does not include a boarding or rooming house.
- 2.7 **ASSEMBLY HALL**: means a building or part of a building in which facilities are provided for such purposes as meetings for civic, educational, political, religious, or social purposes and shall include a banquet hall, private club or community centre.
- 2.8 **AUTOMOBILE SERVICE STATION**: means a building or place where:
- a) petroleum and/or hydrogen products are kept for retail sale and sold for retail;
 - b) only minor or emergency automotive repairs and services are performed as incidental to (a); and
 - c) automobile accessories or parts may be sold as incidental to the above operations.
- 2.9 **BASEMENT**: means that portion of a building located below grade where 50% of the floor to ceiling height is above established grade. (Diagram – See Appendix 1)
- 2.10 **BED AND BREAKFAST**: shall mean a dwelling or part thereof in which a maximum of four bedrooms are used or maintained for accommodation of travelling and vacationing public in which the owner supplies lodging with or without meals for the person(s) so accommodated and where meals are served only to overnight guests.

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- 2.11 BOARDING OR ROOMING HOUSE:** means a dwelling in which lodging of more than three habitable rooms are used as guest rooms for the accommodation of the public, in which the owner supplies for gain, lodgings with or without meals, but shall not include a motel, hotel, hospital, children's home, nursing home, home for the aged or other similar establishments.
- 2.12 BUILDING LINE:** means a line drawn in the interior of a lot, parallel to a lot line, for the purpose of establishing the minimum distance that must exist between a building or structure erected upon the land and lot line.
- 2.13 BUILDING, PRINCIPAL:** means a building which the main use on the lot is conducted. In the case of an agricultural use, the residence is included as a principal building.
- 2.14 CAMP, SPORTS OR RECREATIONAL:** means the use of lands, buildings and structures for sport and recreational training and educational purposes and may include accommodation and food service facilities for camp staff and patrons.
- 2.15 CARPORT:** means a covered structure used for the storage of vehicles. The roof of the said structure shall be supported by piers or columns so that not more than 50% of the structure is enclosed by walls.
- 2.16 CELLAR:** means that portion of a building located below grade where less than 50% of the floor to ceiling height is above established grade. (Diagram – See Appendix 1)
- 2.17 CEMETERY:** means land that is set apart or used as a place for the interment of the deceased or in which human bodies have been buried and may include a crematorium, mausoleum and a columbarium.
- 2.18 CHURCH:** means a building, including synagogues, mosques and rectories, used by a religion permanently established both as to the continuity of its existence and as to its religious beliefs and practices and dedicated exclusively to public worship as well as related religious, social and charitable activities, with or without a church hall, church auditorium, office of a clergyman, cemetery, church school but not a school as defined in subsection 2.88, parish hall, day care or a parsonage as uses accessory thereto.
- 2.19 CLINIC:** means a public or private building used for the medical, dental, surgical, physiotherapeutic, chiropractic or other human health treatment of persons by one or more practitioners provided no part of any such building is used for residential use.
- 2.20 CLUB:** means an association of bondable persons, whether incorporated or not, united by some common interest, meeting periodically for cooperation or conviviality. Club shall also mean, where the context requires, premises owned or occupied by members of such association within which the activities of the club are conducted.
- 2.21 COMMERCIAL USE:** means the use of land, buildings or structures for the purpose of buying and selling commodities, and supplying of services, as distinguished from such uses as manufacturing or assembling of goods, warehousing, transport terminals, construction, and other similar uses.
- 2.22 COMMERCIAL VEHICLE:** means a motor vehicle used for commercial purposes with or without an attached or permanently attached delivery body and includes vehicles such as catering or canteen trucks, buses, cube vans, tow trucks, tilt and load dump trucks, tractor trailers, semi-trailers and any vehicle which has an exterior fixture or fixtures for the purposes of carrying equipment, materials, or supplies for commercial purposes.

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- 2.23** **COMMUNITY CENTRE:** means any tract of land and the buildings thereon used for recreational or institutional community activities and not used for commercial purposes, and the control of which is vested in the municipality, a non-profit organization, a local board or agent thereof.
- 2.24** **COUNCIL:** shall mean the Municipal Council of the Corporation of the Township of Adjala-Tosorontio.
- 2.25** **COUNTY:** shall mean the Municipal Corporation of the County of Simcoe
- 2.26** **DAY CARE CENTRE:** means a premises that receives more than 5 children who are not of common parentage for temporary care or guidance for a continuous period not exceeding 24 hours and as may be further defined by The Day Nurseries Act as amended.
- 2.27** **DECK:** means a structure attached to or located abutting a permitted use and which is unenclosed and uncovered and may have access stairs to grade.
- 2.28** **DEVELOPMENT:** means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a commercial or accessory parking lot.
- 2.29** **DOMESTIC ANIMAL:** means a dog, cat or similar pet which is generally understood to be domesticated and is typically kept indoors at a residence.
- 2.30** **DRIVEWAY:** means vehicle access provided between a street and a parking space, parking area or loading area, or between two parking areas.
- 2.31** **DWELLING, DUPLEX:** means a building that is divided horizontally into two separate dwelling units each of which has separate entrances at street level. (Diagram – See Appendix 1)
- 2.32** **DWELLING, SEMI-DETACHED:** means a building that contains two dwelling units separated by a vertical common wall, and with separate entrances. (Diagram – See Appendix 1)
- 2.33** **DWELLING, SINGLE DETACHED:** means a separate residential building containing only one dwelling unit. (Diagram – See Appendix 1)
- 2.34** **DWELLING, UNIT:** means one or more habitable rooms occupied as a single and independent residence in which sanitary facilities and a kitchen are provided with a private entrance from outside the building or from a common hallway or stairway inside the building, but does not include a trailer or mobile home.
- 2.35** **ERECT:** includes built, construct or reconstruct, alter, enlarge, and relocate and without limiting the generality of the foregoing, shall be taken to include any associated physical operation such as excavating, grading, berming, piling, cribbing, filling, or draining, and structurally altering any existing building or structure by an addition, demolition, enlargement or extension.
- 2.36** **EXISTING:** means in existence as of the final passing of this By-law.
- 2.37** **FARM HELP ACCOMODATION:** means a separate building or trailer used or intended to be used by workers employed by the owner or operator of a farm provided such employees perform their duties on such farm, and in which lodging with or without meals is supplied, or intended to be supplied, to such employees.

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- 2.38 FLOOR AREA, GROSS:** means the total gross floor area of all storeys, or half storeys contained within the exterior faces of the exterior walls of a building, but excluding parts of the dwelling that are not habitable in all seasons.
- 2.39 FORESTRY USE:** shall mean the environmentally responsible management and use of trees, forests, and their associated resources for products such as fuel wood, pulp wood, lumber and Christmas trees, and for conservation and habitat protection measures.
- 2.40 GARAGE, PRIVATE:** means a detached accessory building or a portion of a main building designed or used for parking or storage of the motor vehicles of the occupants of the dwelling or principal building and in which there are no facilities for repairing or servicing such vehicles for gain or profit.
- 2.41 GARAGE, PUBLIC:** means a building or place which is used for the care, repair or equipping of motor vehicles, or where such vehicles are parked or stored for remuneration, hire or sale, but does not include an automatic car washing establishment, a motor vehicle sales lot, or an automobile service station.
- 2.42 GARDEN SUITE:** means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.
- 2.43 GOLF COURSE:** means a public or private area designed, landscaped and operated for the purpose of playing golf and includes a driving range, but does not include a miniature course or similar uses operated for commercial purposes.
- 2.44 GRADE ESTABLISHED:** shall mean the average elevation of the finished surface of the ground abutting the external walls of the building or structure and, when used with reference to a street or road, means the elevation of the street, as established by the Municipality or other designated authority.
- 2.45 GROUND GROSS FLOOR AREA:** means the gross floor area of the lowest storey of a building or structure measured to the outside walls at, or first above established grade, excluding any cellar, unfinished basement, enclosed parking areas or any parts of the building which are not habitable in all seasons.
- 2.46 HEIGHT:** means when used with reference to a building, the vertical distance measured from the established grade level at the front elevation of such building to:
- a) a flat roof - the highest point of the roof surface, or the parapet, whichever is the greater;
 - b) a mansard roof - the roof deck line; and
 - c) a gable, hip or gambrel roof - the mean height between the eaves and ridge.

In calculating the height of a building, any construction used as ornament or for the mechanical operation of the building such as a mechanical penthouse, or a chimney, tower, cupola or steeple is not to be included. (Diagram – See Appendix 1)

- 2.47 HIGH WATER MARK:** means the mark made by the action of water under natural conditions on the shore or bank of a body of water, which has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark.

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- 2.48** **HOME OCUPATION**: means a business conducted entirely within a dwelling, which is secondary to the use of the dwelling as a private residence, and the nature of which is compatible with the residential nature of the building.
- 2.49** **HOME INDUSTRY**: means a business conducted in a detached accessory building to a dwelling, including a dwelling forming part of an agricultural use, with said business being secondary to, and compatible with the principal use of the lot.
- 2.50** **HOTEL**: means an establishment with or without a licence under the Liquor Licence Act, used mainly for the purposes of catering to the needs of the travelling public by supplying food and drink and furnishing sleeping accommodation accessed by an interior corridor. The said building may include meeting rooms and banquet halls, but shall not include motels, boarding/rooming houses and apartment houses.
- 2.51** **INTENSIVE ANIMAL OPERATIONS**: means land uses involving livestock which operate within the land's capacity to accommodate such livestock.
- 2.52** **KENNEL**: means any lot, building or structure, on or within which four or more domesticated dogs are housed, bred, boarded, trained or sold and which does not include a veterinary clinic.
- 2.53** **LANDSCAPED BUFFER**: means an area separating and screening incompatible uses and zones, particularly residential zones from institutional, commercial or industrial zones that is to be used solely for plants and trees and lawn. (Diagram – See Appendix 1)
- 2.54** **LANE**: shall mean a public thoroughfare which affords only a secondary means of vehicular access to abutting lots, and which is not intended for general traffic circulation.
- 2.55** **LIVESTOCK**: means chickens, turkeys, cattle, hogs, horses, mink, rabbits, sheep, goats, fur bearing animals, ratites or any other domestic or game animal raised for the purpose of human consumption for food, fur and/or leather.
- 2.56** **LIVESTOCK HOUSING CAPACITY**: means the total maximum number of livestock that can be accommodated.
- 2.57** **LIVESTOCK FACILITIES**: means barns, buildings or structures where animals are housed and shall also include beef feedlots and the associated manure storage facilities but shall not include walk-in livestock shelters.
- 2.58** **LIVESTOCK UNIT**: means the equivalent values for various types of animals and poultry based on manure production and production cycles as outlined in Appendix 2 Minimum Distance Separation.
- 2.59** **LOT**: shall mean a parcel of land that can be legally conveyed and which fronts on a street, but for the purpose of this paragraph no parcel or tract of land ceases to be a lot by reason only of the fact that a part or parts of it has or have been conveyed to or acquired by any public agency.
- 2.60** **LOT AREA**: means the total horizontal area within the lot lines of a lot
- 2.61** **LOT, CORNER**: means a lot situated at the intersection of, and abutting on two or more streets. (Diagram – See Appendix 1)
- 2.62** **LOT COVERAGE**: means that percentage of the lot area covered by all buildings.

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- 2.63** **LOT FRONTAGE**: means the horizontal distance between the side lot lines measured at the depth of the minimum front yard requirement back from and parallel to the front lot line. (Diagram – See Appendix 1)
- 2.64** **LOT LINE**: means a boundary of a lot and the vertical projection thereof. (Diagram – See Appendix 1)
- 2.65** **LOT LINE, FRONT**: means in the case of an interior lot, the lot line dividing the lot from the street. In the case of a corner lot, the shorter lot line abutting a street shall be deemed the front lot line and the longer lot line abutting a street shall be deemed an exterior side lot line. In the case of a corner lot abutting a 300 mm (1 foot) reserve or an un-assumed R.O.W. or road allowance, the lot line abutting the reserve shall be deemed an exterior side lot line and the other line abutting the street shall be deemed the front lot line. In the case of a through lot, the lot line where the principal access to the lot is provided shall be deemed to be the front lot line. (Diagram – See Appendix 1)
- 2.66** **LOT LINE, REAR**: means in the case of a lot having four or more lot lines, the lot line furthest from and opposite to the front lot line or, in the case of a triangular lot, shall be that point formed by the intersection of the side lot lines. (Diagram – See Appendix 1)
- 2.67** **LOT LINE, SIDE**: means any lot line other than the front lot line and the rear lot line. (Diagram – See Appendix 1)
- 2.68** **LOT, THROUGH**: means a lot bounded on two opposite sides by streets. (Diagram – See Appendix 1)
- 2.69** **MICROBREWERY**: means a brewery that produces less than 17,600 hectolitres (15,000 barrels) of beer per year. Microbreweries sell to the public by one or more of the following methods: the traditional three-tier system (brewer to wholesaler to retailer to consumer); the two-tier system (brewer acting as wholesaler to retailer to consumer); and directly to the consumer through carryouts and/or on-site tap-room or restaurant sales.
- 2.70** **MINIMUM DISTANCE SEPARATION (MDS)**: means formulae developed by the Ontario Ministry of Agriculture and Food (OMAF) in conjunction with the Ministry of the Environment (MOE) which are used to calculate the minimum distance between livestock facilities and another land use(s) required to limit land use conflicts and minimize complaints of nuisance effects.
- 2.71** **MOBILE HOME**: shall mean any dwelling that is designed to be made mobile and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a recreational trailer or trailer otherwise designed.
- 2.72** **MOTEL**: means a commercial establishment consisting of a number of individual rental units that are accessed from a separate entrance at street level, or an exterior corridor, catering primarily to the travelling public and supplying overnight sleeping accommodation with or without meals.
- 2.73** **MUNICIPAL WATER SUPPLY**: means a distribution system of underground piping and related storage, including pumping and purification appurtenances owned and operated by the Municipality or other public authority.
- 2.74** **MUNICIPALITY**: shall mean the Corporation of the Township of Adjala-Tosorontio.

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- 2.75 **NON-COMPLYING**: means a legally existing building, structure or lot which does not comply with a provision of this By-law for the zones in which such building, structure or lot is located.
- 2.76 **NON-CONFORMING**: means a legally existing use which is not permitted in the zone in which such use is located, as of the date of the passing of this By-law.
- 2.77 **NURSERY**: shall mean the use of land, buildings or structures, or part thereof, where trees, shrubs, or plants are grown or stored for the purpose of transplanting, for use as stocks, for building or grafting, or for the purpose of retail or wholesale off site.
- 2.78 **NURSING HOME**: means a building in which the proprietor supplies for hire or gain, lodging, meals, nursing, medical or similar care and treatment, as defined under the Nursing Homes Act RSO 1990, as amended, and includes a rest home or convalescent home.
- 2.79 **PARK**: means an area, consisting largely of open space, which may include a recreational area, playground, playfield, or similar use, but shall not include a mobile home park, a seasonal recreational trailer campground or an industrial park.
- 2.80 **PARKING AREA**: means an area which is provided for the parking of permitted licensed, motor vehicles and may include driveways, manoeuvring areas, aisles, parking spaces and related ingress and egress lanes or a private garage, but shall not include any part of the public street.
- 2.81 **PATIO**: means an area located at the established grade of the lot and is an accessory to a permitted use which is constructed of wood, stone, brick, concrete or pavement and which is not part of any driveway or parking space.
- 2.82 **PERSON**: means an individual, association, firm, partnership, corporation, trust, organization, trustee or agent, and the heirs, executors or legal representatives of the person to whom the context can apply according to law.
- 2.83 **PERSONAL SERVICE SHOP**: means a building or part of a building whether used in conjunction with a retail store or not, for the performance of personal services such as a barber shop, beauty parlour or shoe repair shop.
- 2.84 **PUBLIC USE**: means a building, structure or lot used for public services by a public authority, any natural gas, hydrogen, hydro, electric transmission or distribution company, telecommunication company, or any railway company authorized under the Railway Act, as amended.
- 2.85 **PUBLIC AUTHORITY**: means The Township of Adjala-Tosorontio, the County of Simcoe, any local board, any Crown Corporation and any agency, ministry or department of the Governments of Ontario or Canada.
- 2.86 **RECREATIONAL ESTABLISHMENT**: means a gathering place for recreational purposes and may include uses such as a health club, athletic club, bowling establishment or billiard parlour but shall not include a rod and gun club and any form of shooting range
- 2.87 **SCHOOL**: means a school under the jurisdiction of a Board of Education or Separate School Board, a college or university or any other school established and maintained either wholly or partially at public expense and meets applicable Provincial standards, whether or not the same is also a boarding school, and includes any dormitory building accessory to such school and without limiting the generality of the foregoing, does not include a private school or commercial school.

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- 2.88** **SEASONAL ACCOMMODATION**: means any temporary and easily transportable shelter used by travellers and vacationers including tents, trailers and truck caps.
- 2.89** **SEASONAL**: means when used in conjunction with recreation uses or properties, the use of a lot, or portion thereof, occupied by the user(s) on an intermittent non permanent basis as a resort for recreation, rest or relaxation but not occupied continuously or as a sole principal residence.
- 2.90** **SERVICE REPAIR SHOP**: means for the servicing or repairing of articles, goods or materials, and in which no product is manufactured, not including an automobile service station.
- 2.91** **SETBACK**: means the shortest horizontal distance between a point, line or structure specified by a provision of this By-law and the nearest part or any specified part of any building, structure, excavation or open storage on a lot.
- 2.92** **SIGHT TRIANGLE**: shall mean an area free of buildings or structures and which area is to be determined by measuring, from the point of intersection of street lines on a corner lot, the distance required by this By-law along each such street line and joining such points with a straight line. The triangular-shaped land between the intersecting street lines and the straight line joining the points the required distance along the street lines is the "Sight Triangle." (Diagram – See Appendix 1)
- 2.93** **STORE, RETAIL**: means a building or part of a building where goods, wares, merchandise, substances, and articles are offered or kept for retail sale.
- 2.94** **STOREY**: means the portion of the building which is situated between the top of any floor and the top of the next floor above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it other than the basement or attic.
- 2.95** **STOREY, ONE HALF**: means the portion of a building situated wholly or in part within the roof and in which there is sufficient space to provide a height between finished floor and finished ceiling of at least 2.28 metres (7.5 feet) over a gross floor area equal to at least 50 percent of the area of the floor next below.
- 2.96** **STREET**: means a publicly owned and/or a publicly maintained highway or road under the jurisdiction of a Public Authority, which affords the principal means of access to abutting lots and does not include a lane or private right-of-way, unopened road allowance or a private road on an unopened road allowance
- 2.97** **STRUCTURE**: means anything constructed or erected, the use of which requires location on the ground, or attached to something having location on the ground, but not including a fence, septic system, or wells.
- 2.98** **TEMPORARY USE**: means a use that is authorized under the provisions of section 38 of the Planning Act, R.S.O. 1990, c. P.1.
- 2.99** **TILLABLE LAND BASE**: means farmland dedicated to the production of cereals, oilseeds, fruits, vegetables or forage.
- 2.100** **TRAILER PARK**: means areas intended to house the travelling public in trailers on a seasonal basis for commercial gain.

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- 2.101 TRAILER:** means any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, and capable of being used for the temporary living, sleeping or eating accommodation of persons, notwithstanding that such vehicle is jacked-up or that its running gear is removed.
- 2.102 USE:** shall mean the purpose for which any land, building, or structure is arranged, designed, or intended to be used, occupied, or maintained.
- 2.103 WATERCOURSE :** means the natural channel for a stream of water.
- 2.104 WETLAND:** means land such as a swamp, marsh, bog or fen, not including land that is being used for agricultural purposes and no longer exhibits wetland characteristics, that,
- a) Is seasonally or permanently covered by shallow water or has the water table close to or at the surface,
 - b) Has hydric soils and vegetation dominated by hydrophytic or water-tolerant plants, and
 - c) Has been further identified, by the Ministry of Natural Resources or by any suitable qualified professional, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time.
- 2.105 YARD:** means an open, uncovered and unoccupied space adjacent to a building or structure. (Diagram – See Appendix 1)
- 2.106 YARD, FRONT:** means a yard extending across the full width of the lot between the front lot line of the lot and the nearest part of any building or structure on the lot, or the nearest open storage use on the lot. “Minimum Front Yard” means the shortest horizontal dimension between the front lot line of the lot and the nearest part of any building or structure on the lot. (Diagram – See Appendix 1)
- 2.107 YARD, REAR:** means a yard extending across the full width of the lot between the rear lot line of the lot and the nearest part of any building or structure on the lot, or the nearest open storage use on the lot. “Minimum Rear Yard” means the shortest horizontal dimension between the rear lot line of the lot and the nearest part of any building or structure on the lot. (Diagram – See Appendix 1)
- 2.108 YARD, SIDE:** means a yard extending from the front yard to the rear yard and from the side lot line of the lot to the nearest part of any building or structure on the lot, or the nearest open storage use on the lot.
- a) “Minimum Side Yard” means the shortest horizontal dimension between the side lot line on the lot and the nearest part of any building or structure on the lot.
 - b) “Minimum Exterior Side Yard” means the shortest horizontal dimension between a side lot line of the lot which is a public road line or adjoining a 300 mm (1 foot) reserve or adjoining un-assumed road allowance, and the nearest part of any building or structure on the lot.
 - c) “Minimum Interior Side Yard” means the shortest horizontal dimensions between a side lot line of the lot which is not a public road line or adjoining a 300 mm (1 foot) reserve, or adjoining un-assumed road allowance, and the nearest part of any building or structure on the lot. (Diagram – See Appendix 1)
- 2.109 ZONE:** shall mean a designated area of land use shown on a Schedule or Schedules of this By-law.

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SECTION 3 - GENERAL PROVISIONS

3.1 Application of the By-law

No person shall erect or use any building or structure or use any land, or cause or permit any building or structure to be erected or used in any zone within the Township of Adjala-Tosorontio for lands affected by this By-law except in conformity with the regulations specified by Section 3 General Provisions as set out in this By-law.

3.2 Zones

For the purpose of this By-law, the following zones are established and are shown on the various schedules to this By-law. The following letter symbols are used to identify the type of land use that shall apply to each zone shown on Schedules 1 through 14 inclusive, which are attached hereto and form part of this By-law.

Zone	Zone Symbol
Agricultural (A) Zone	A
Rural (R) Zone	R
General Commercial (C1) Zone	C1
Highway/Service Commercial (C2) Zone	C2
Trailer Park (C3) Zone	C3
Institutional (I) Zone	I
General Industrial (M1) Zone	M1
Extractive Industrial (M2) Zone	M2
Protected Aggregate Resources (M3) Zone	M3
Disposal Industrial (M4) Zone	M4
Open Space Recreation (OSR) Zone	OSR
Open Space Conservation (OSC) Zone	OSC
Rural Residential (RR) Zone	RR
Estate Residential (ER) Zone	ER
Hamlet Residential (HR1) Zone	HR1
Hamlet Residential (HR2) Zone	HR2

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3.3 Accessory Single Detached Dwelling or Dwelling Unit

Where in this By-law an accessory single detached dwelling or dwelling unit is a permitted use, such accessory dwelling or dwelling unit shall comply with the following regulations:

Accessory Dwelling Unit in a Non-Residential Zone

- a) The approval of the appropriate agency for water supply and sewage disposal must be obtained.
- b) The dwelling unit shall have a minimum gross floor area of 60 square metres (646 square feet) but shall not exceed a maximum of 50 percent of the non-residential gross floor area.
- c) The dwelling unit shall have separate sanitary, kitchen, and living facilities from those of the non-residential use.
- d) The dwelling unit shall have a separate entrance from the outside of the building or from a common hallway or stairway inside the building to that provided for the non-residential use.
- e) The dwelling unit shall be provided with parking spaces in accordance with the requirements of this By-law.
- f) No dwelling unit shall be located in a non-residential building that is used for an Automobile Service Station or a Public Garage.

Accessory Single Detached Dwelling in a Non-residential Zone

- a) The approval of the appropriate agency for water supply and sewage disposal must be obtained.
- b) The single detached dwelling shall have a minimum gross floor area of 80 square metres (861 square feet).
- c) The single detached dwelling shall have separate sanitary, kitchen, and living facilities from those of the non-residential use.
- d) The single detached dwelling shall be provided with parking spaces in accordance with the requirements of this By-law.
- e) The single detached dwelling shall be located in the side yard or rear yard and shall conform to the setback requirements of Schedule B - Zone Requirements Table.

Accessory Dwelling Unit in a Residential Zone

- a) The accessory dwelling unit shall contain separate sanitary, kitchen and living facilities from those of the main residential use.
- b) The accessory dwelling unit shall have a separate entrance from the outside of the building or from a common hallway or stairway inside the building to that provided for the main residential use.

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- c) The accessory dwelling unit shall have a minimum gross floor area of 60 square metres (646 square feet).
- d) The accessory dwelling unit shall be provided with parking spaces in addition to the parking requirements for the main residential dwelling in accordance with the requirements of this By-law.

3.4 **Accessory Uses**

a) **General**

Where this By-law permits a lot to be used, or a building or structure to be erected or used for a purpose, that purpose shall include any building, structure, or use accessory thereto. No accessory building, structure or use shall be used for human habitation, except where a dwelling unit or a single detached dwelling is permitted as an accessory use.

b) **Commencement**

Notwithstanding any other provisions of this By-law to the contrary, use of an accessory non-residential building or structure having a maximum floor area of 100 square metres for purposes other than storage of materials relating to the construction of the principal building or structure is prohibited until the building or structure intended for the principal use is suitable for occupancy.

c) **Building Permit**

Under the applicable legislation, there may be a requirement for a building permit for various types and sizes of accessory buildings or structures. All Accessory buildings and structures shall comply with the provisions of this by-law, whether a building permit is required or not.

d) **Height**

Within non-residential zones, the maximum height of any accessory building or structure is 11 metres (36.3 feet). This height restriction shall not prevent the erection of a roof top air conditioner duct or other necessary mechanical structures, a farm building or structure, a belfry, a chimney, a church spire, a clock, a flagpole, a grain elevator, communication tower(s), a silo, solar collectors, a tower, a water tank, or windmill.

Within residential zones, the height of an accessory building shall not exceed the height of the principal building.

e) **Location**

- i) In any Residential Zone, in the case of a residential use, an accessory building or structure which is not part of a principal building shall be erected in the rear yard or side yard.
- ii) In all other zones no accessory building or structure shall be permitted within the front yard or exterior side yard.

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f) Separation From Principal Building

Unless otherwise required, in any Residential Zone no detached accessory building shall be located within 1.5 metres (4.9 ft.) of the principal building. In all other zones no detached accessory building shall be located within 3.0 metres (9.8 ft.) of the principal building.

g) Minimum Setbacks in the Agricultural, Rural and Residential Zones

Unless otherwise required, in the Agricultural (A), Rural (R) and the Rural Residential (RR) Zones accessory buildings shall comply with the minimum yard requirements for the principal building as provided in Schedule "B" – Zone Requirements Table. In all other residential zones, unless otherwise required, no accessory building shall be located within 1 metre (3.3 feet) of a rear or interior side lot line or within the minimum exterior side yard for the principal building as specified in Schedule "B".

Notwithstanding the above, in the Agricultural (A) and Rural (R) Zones walk-in livestock shelters shall be set back a minimum of 1 metre (3.3 feet) from any lot line but shall be subject to the provisions of section 3.29, Sight Triangles.

h) Minimum Setbacks in the Non Residential Zones

Unless otherwise required, in any Non Residential Zone no accessory building shall be located within 1.5 metres (4.9 ft) of an interior side or rear lot line or within 3 metres (9.8 ft) of the boundary of any Residential Zone or residential use.

i) Maximum Gross floor area

- i) In any Residential Zone except the Rural Residential (RR) Zone, no building or structure which is accessory to a dwelling shall exceed the gross floor area of 58 square metres (624 square feet).
- ii) In the Rural Residential (RR) Zone no building or structure which is accessory to the principal use shall exceed a gross floor area of 75 square metres (807.3 square feet).
- iii) In all other zones the gross floor area shall not exceed 100 square metres (1076.4 square feet).

j) Automobile Service Station or Public Garage

Notwithstanding the provisions of this By-law, a pump island may be located within any front yard or exterior sideyard of an automobile service station or public garage, provided that:

- i) the minimum distance between any portion of the pump island and any lot line or existing or planned width of road allowance shall be 5.0 metres (16.4 feet); and
- ii) where the lot is a corner lot, no portion of any pump island shall be located closer than 5.0 metres (16.4 feet) to a straight line between a point in the front lot line and a point on the exterior side lot line, each being 15 metres (49.2 feet) distant from the projected intersection of such lines.

3.5 Bed and Breakfast

No person shall engage in a permitted bed and breakfast except in accordance with the following provisions:

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- a) The bed and breakfast shall be permitted only in the zones indicated in this By-law and shall be clearly accessory to the main residential use and shall not change the residential character of the lot and dwelling.
- b) No person other than a person residing in the dwelling containing the bed and breakfast shall be employed except as is necessary for housekeeping purposes.
- c) The bed and breakfast shall not have more than four (4) rooms for overnight guest purposes.
- d) The guest rooms shall not contain kitchen facilities.
- e) Only one plate or sign, attached to the dwelling or located in the front yard shall be permitted and no flashing or illuminated sign shall be used.
- f) Section 3.12 and 3.23 of this By-law regarding parking requirements shall apply to the bed and breakfast.

3.6 Building in Accordance With An Established Building Line

Notwithstanding anything in this By-law to the contrary, where a single detached dwelling or accessory use thereto is to be erected in a built-up area where there is an established building line, such dwelling or accessory use may be erected closer to the street line than required by this By-law provided it is no closer than the established building line on the date of passing of this By-law.

For the purposes of the above paragraph "the established building line" means the average setback of the existing buildings. A building line is considered to be established when:

- a) at least 3 buildings have been erected on any one side of a continuous 300 metres (984.3 feet) of land with street frontage; or
- b) in a Hamlet Residential or Estate Residential Zone where more than one half of the frontage on any side of any block has been developed.

3.7 Distance to Watercourses, Steep Slopes and Wetlands

- a) No site alteration, buildings or structures, save and except buildings or structures used for the control of erosion or flooding, shall be permitted within 30 metres (98.4 feet) of the high water mark of a watercourse without the written permission of the Conservation Authority having jurisdiction.
- b) No building or structure shall be permitted within a flood plain unless such permission has been granted by the Conservation Authority having jurisdiction or the appropriate agency.
- c) No building or structure, save and except for structures used for the control of erosion, shall be permitted on or within 15 metres (49.2 ft.) of the top or toe of a slope of 33 percent or greater without the written permission of the Conservation Authority having jurisdiction.
- d) No building or structure shall be permitted within 30 metres (98.4 feet) of a wetland without the written approval of the Conservation Authority having jurisdiction.

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3.8 Dwellings Per Lot

Not more than one (1) dwelling shall be permitted on any lot in any zone unless otherwise specifically permitted.

3.9 Fill Areas

- a) Within the areas identified as Fill Areas on the map schedules to this By-law, a lot may be used for any use permitted in the underlying zones provided there is compliance with the following provisions in addition to all other applicable provisions of this By-law:
- b) Within the area of the former Township of Adjala, a Fill Permit shall be obtained from the Conservation Authority having jurisdiction.
- c) Within the area of the former Townships of Tosorontio and Sunnidale, written approval shall be obtained from the Nottawasaga Valley Conservation Authority.
- d) Due to the configuration of watercourses, slopes or wetlands on a lot, in some instances it may not be possible to obtain the required permit or approval from the Conservation Authority having jurisdiction in the applicable Fill Area.
- e) The provisions of this section apply notwithstanding any change in the terminology used by the Conservation Authority having jurisdiction to reference the lines defining the areas herein referenced as Fill Areas.

3.10 Frontage on a Street

No person shall erect any building or structure in any zone unless the lot upon which such building or structure is to be erected fronts upon, and has direct access to a street.

3.11 Garden Suites

A garden suite may be permitted by way of a Temporary Use By-law and furthermore shall be subject to an agreement with the municipality.

3.12 General Parking and Loading Provisions

- (a) All off-street parking shall be located on the same lot as the use it is intended to serve.
- (b) Off street parking areas in all Residential Zones in this By-law shall be used for no other purpose than the parking of operative private passenger vehicles and commercial vehicles owned and operated by a resident of the dwelling on the lot, and as permitted by the provisions of this By-law concerning home occupations or home industries, where applicable. The provisions of subsection 3.26 shall apply with regard to the parking of large commercial and large recreational vehicles in the Hamlet Residential Zones. All vehicles shall bear valid licence plates.
- (c) No person in a Residential Zone shall use off-street parking areas to park more than one (1) commercial vehicle per lot. No washing or repairing of commercial vehicles is permitted in a Residential Zone.

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- (d) Except in the case of single detached or semi-detached dwellings, each parking space shall be readily accessible at all times and arranged in such a manner to provide access and manoeuvring space for the parking and removal of a motor vehicle without the necessity of moving any other motor vehicle.
- (e) Ingress and egress to and from the required parking spaces and areas for any land use shall be provided by means of an unobstructed driveway.
- (f) The width of any access driveway, measured along the street line, shall be governed by the Township Engineering Standards, the Entrance Permit By-law, or through County or Provincial regulations as may be applicable.
- (g) The light(s) used for illumination of a parking area as required, shall be so arranged as to divert the light away from adjacent lots.
- (h) Where the calculation of the required number of parking spaces results in a fraction, one (1) full parking space shall be provided to represent the fraction.
- (i) The surface of all off-street parking areas shall provide for drainage facilities and be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles.
- (j) When a building, structure or lot accommodates more than one type of use, the parking space requirement for the whole building or lot shall be the sum of the requirements for the separate parts of the building or lot occupied by the separate types of use(s).
- (k) When a lot is legally non-complying in terms of the provision of parking and/or loading spaces on the date of the passing of the By-law to comply with the requirements herein, this By-law shall not be construed to require that the deficiency be made up prior to the construction of any addition. No addition may be built and no change of use may occur, however, the effect of which would be to cause an increase in that deficiency.
- (l) In a Commercial, Industrial or Institutional zone the owner of any lot, building or structure used for any purpose involving the receiving, shipping, loading or unloading of persons, animals, goods, wares, merchandise and raw materials, shall provide loading spaces with access by means of a driveway contained within the lot on which the loading spaces are located and leading to a street or lane.
- (m) All Commercial, Industrial, and Institutional uses shall provide handicap parking spaces in accordance with the requirements of the applicable legislation.

3.13 Home Industry

Where in this By-law a home industry is a permitted use, such use shall comply with the following provisions:

- a) Outside storage and display of goods and materials is permitted subject to the following:
 - i) Outside storage shall be located to the rear of the dwelling and shall comply with the setback provisions for accessory buildings, uses and structures. No outside storage use shall be permitted within 15 metres (49.2 feet) of an abutting residential, open space or industrial zone or adjacent residential use.

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- ii) Outside storage shall not be more than 50 percent of the gross floor area above grade of the home industry accessory building used in connection with the home industry and such storage of goods or material shall not exceed 1.5 metres (4.9 feet) in height above grade and shall be screened from view by either a landscape buffer having a minimum width of 2.0 metres (6.6 feet) or a 2.0 metre (6.6 feet) high tight board fence.
- b) The Home Industry shall be secondary to the principal use. It shall not change the residential character of the dwelling nor interfere with television or radio reception or create noise, dust, vibration or fumes which are apparent or audible from adjacent properties.
- c) The maximum gross floor area of the Home Industry shall be 50 percent of the gross floor area of the accessory structure.

Notwithstanding section 2.49, in the case of an agricultural use a home industry is permitted in a principal building other than the dwelling. In such circumstances, the provisions of part (c) above shall apply with regard to the building in which the home industry is located whether it is an accessory or a principal building.

- d) Not more than two (2) persons excluding the owner and members of the family residing in the dwelling shall be employed in the Home Industry.
- e) There shall be no external display or advertising other than a sign in accordance with the By-laws of the Municipality regulating signage, except in the Agricultural (A) and Rural (R) Zone.
- f) One (1) off-street parking space shall be provided for each 30 square metre (322.9 square feet) of gross floor area devoted to the home industry in addition to that required for the dwelling.

3.14 Home Occupation

Where in this By-law a home occupation is a permitted use, such use shall comply with the following provisions:

- (a) There shall be no external display or advertising other than a sign in accordance with the By-laws of the Municipality regulating signage.
- (b) The home occupation shall be conducted entirely within the dwelling and shall not occupy greater than 25 percent of the gross floor area of the dwelling.
- (c) In all residential zones, the sale and exchange of retail merchandise is permitted only as an accessory use to the principal home occupation use.
- (d) No more than one (1) person other than the owner of the dwelling shall work in the home occupation.
- (e) One (1) off-street parking space shall be provided for each 30 square metre (322.9 square feet) of gross floor area devoted to the home occupation in addition to that required for the dwelling or principal use.
- (f) There shall be no outside storage or display of materials, containers, finished products or mechanical equipment used in conjunction with the home occupation, except in the Agricultural (A) and Rural (R) Zone.

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- (g) The home occupation shall be clearly secondary to the main residential use and shall not change the residential character of the dwelling including landscaping.
- (h) The home occupation shall not interfere with radio or television reception or create noise, dust, vibration or fumes which are apparent or audible from adjacent properties.
- (i) In the residential zones, no machinery or mechanical equipment is permitted to be used other than normal household, hobby or office equipment.

3.15 Illumination

All lighting fixtures designed for exterior illumination shall be so arranged that no part of any fixture shall be more than 9.0 metres (29.5 feet) above the adjacent established grade of the building or structure and shall be designed and installed so that the light is directed downward and deflected away from adjacent *lots* and roads.

3.16 Lands Near Waste Management Sites

Any development application in the areas identified on Schedules "A" and "B" as being within 500 metres (1650 feet) of a waste management site requires the submission of a study to the satisfaction of the County of Simcoe. This study shall examine the impact of the site on the proposed development. The study shall be completed in accordance with the Ministry of the Environment's Guideline D4, as amended.

3.17 Landscaping and Landscaped Buffer

- a) Any part of a lot which is not occupied by buildings, structures, parking area, loading spaces, driveways, excavations, agricultural uses or permitted outdoor storage shall be maintained as landscaped space.
- b) Plant materials used in landscaping shall be non-invasive species. Landscaping may consist of grass, trees and/or shrubs, berming or landforms, decorative paving (sidewalks, patios), features planting, fencing and other similar materials
- c) All commercial, institutional, and industrial land uses shall provide visual screening from adjacent and/or abutting residential or other uses as per the requirements of that zone, or these general provision.
- d) Where in this by-law a landscaped buffer is required, such a buffer shall include plant materials of a type that provides an effective screen having a minimum height of 1.8 metres (6 feet).

3.18 Legal Non-Complying Buildings and Structures

- a) All buildings or structures erected in any zone prior to the date of passing of this By-law shall be deemed to comply with the provisions of the applicable zone provided that said building or structure was constructed legally in accordance with the applicable requirements in force and effect at the time of construction.
- b) Nothing in this By-law shall prevent an extension or an addition to a non-complying building or structure provided that such extension or addition does not contravene any provision of this By-law or further increase the non-compliance.

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3.19 Legal Non-Conforming Uses

- a) The provisions of this By-law shall not apply to prevent the use of any lot, building or structure for any purpose prohibited by this By-law if such lot, building or structure was lawfully used for such purpose on the date of passing of this By-law, so long as it continues to be used for that purpose.
- b) Nothing in this By-law shall prevent the repair or restoration of any existing legally used, non-conforming building or structure, or part thereof, to a safe condition provided that such repair or restoration does not increase the legal non-conforming footprint of the building or structure and that the building or structure continues to be used for the same purpose and in the same manner as it was used on the date of passing of this By-law.
- c) The provisions of this By-law shall not apply to prevent the erection or use of a building or structure for a purpose prohibited by this By-law for which a building permit has been issued prior to the date of the passage of this By-law so long as such building or structure, when erected, is used for the purpose for which it was erected, and provided that the erection of such building or structure is commenced within the time requirements as set out in the Building Permit or Building Code Act and such building or structure is completed within a reasonable time after the erection thereof is commenced.

3.20 Lots With Less Area and/or Frontage Than Required

Where a conveyable lot existing on the date of passing of this By-law had less than the minimum lot area and/or lot frontage required by this By-law, or where a lot was or is created as a result of an expropriation, highway widening or other land acquisition by an entity with expropriating authority, provided that the use, building or structure is permitted in the zone and all other requirements of this By-law are met, such lot shall be deemed to conform with this By-law.

3.21 Lots With More Than One Zone

Where a lot is included within two (2) or more zones, each portion of the lot shall be used in accordance with the provisions of the applicable zone.

3.22 Minimum Distance Separation

Notwithstanding any other yard or setback provisions of this By-law to the contrary, all farm and non-farm development will comply with the Minimum Distance Separation formulae established by the Province in order to minimize odour conflicts between livestock facilities and development, as outlined within Appendix 2 of this By-law.

3.23 Minimum Lot Area

The minimum lot area shall be as contained in the appropriate section of this By-law for the zone in which the lot is located. However, larger area(s) may be required by the appropriate authority pursuant to the provisions of the Ontario Building Code, the Environmental Protection Act or similar legislation having jurisdiction.

3.24 Off-Street Parking and Loading Space Requirements

For every building or structure to be erected or enlarged in any zone, off-street parking and loading spaces shall be provided and maintained in accordance with the following requirements:

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**OFF STREET PARKING REQUIREMENTS
(all requirements are minimum standards unless otherwise noted in this By-Law)**

Parking Space Size	3.0 metres (9.8 feet) by 6.0 metres (19.7 feet) minimum
Parking Area Aisle Width	7.0 metres (22.9 feet) minimum width 9.0 metres (29.5 feet) maximum width
Distance Between Driveway and Lot Line	Minimum 1.5 metres (4.9 feet) from side lot line
MINIMUM NUMBER OF REQUIRED PARKING SPACES	
Single Detached Dwelling, Semi Detached Dwelling, Duplex Dwelling, Townhouse, Apartment Building	2 spaces per dwelling unit
Accessory Dwelling Unit	1space
Boarding or Rooming Houses	1 space per lodging room or suite in addition to the 2 spaces required for the dwelling unit
Bed and Breakfast	1 space per each designated guest room in addition to the required parking for the residential use.
Medical or Dental Office/Clinic	5 spaces per practitioner
Church, Funeral Home, Theatre, Auditorium	1 space per 10 square metres (107.6 square feet) of <i>gross floor area</i> devoted to public use for a funeral home. 1 space per 3 persons for design capacity for the principal seating area for a church, theatre or auditorium
Restaurants, Halls, Arenas, Taverns, Recreational Establishments Private Clubs, Assembly Halls	1 space per 4 persons accommodated according to maximum permitted capacity
Golf Course	6 spaces per hole of golf.
Hospitals and Institutions	1 space per 40 square metres (430.6 square feet) of gross floor area PLUS 1 space per employee working on-site at peak periods
Hotel and Motel	1 space per suite and 1 space per 10 square metres (107.6 square feet) of <i>gross floor area</i> devoted to public use.
Office (including home occupation and home industry)	1 per 30 square metres (269 square feet) of <i>gross floor area</i> .
Retail including convenience and grocery stores	1 space per 30 square metres (322.9 square feet) of gross floor area with a minimum of 2 spaces
Schools - Elementary	1 space per 4.6 square metres (50 square feet) gymnasium floor area
Schools - Secondary and Colleges	1 space per 4.6 square metres (50 square feet) of gymnasium floor area
Kennels	1 space per 20 square metres (215 square feet) of gross floor area.
Libraries and Museums	1 space per 40 square metres (430.6 square feet) of <i>gross floor area</i>
Light Industrial Uses including manufacturing	1 space per 100 square metres (1076.4 square feet) up to 2000 square metres (21528.5 square feet) of gross floor area
Other Commercial, Industrial or Institutional Uses, Unless Specified	1 space per 35 square metres (377 square feet) of total gross floor area with a minimum of 2 spaces.

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LOADING SPACE REQUIREMENTS	
Loading Space Size	3.5 metres (11.5 feet) by 12.0 metres (39.4 feet) minimum with a vertical clearance of at least 4.5 metres (14.8 feet)
Loading access/egress	Minimum 6.0 metres (19.7 feet) width of which no part is to be used for temporary parking or storage of any kind.
Number of spaces Required	1 space per 1000 square metres (10764.3 square feet), with space for queuing.
Surface of Loading Space and Access Driveway	Maintained in a stable surface to prevent the raising of dust or loose particles with provisions for adequate drainage.
Location of Loading Spaces	Rear or side yards only and screened from view by 2.0 metre (6.6 feet) high board fencing or a landscaped buffer.

3.25 Open Storage

In addition to complying with the applicable zone provisions, open storage shall only occur in accordance with the following general provisions:

- a) No open storage shall be permitted in any front yard or exterior side yard except as otherwise specifically permitted in this By-law;
- b) Except for an open storage area in conjunction with a permitted agricultural use, all open storage shall be screened from view from any street or residential zone or residential use with landscaping or 2 metre (6.6 feet) high board fencing or wall, or combination thereof;
- c) No parking spaces or loading spaces, as required by this By-law, shall be used for purposes of open storage and/or refuse containers.
- d) Where permitted, open storage may be subject to site plan control under The Planning Act, as amended, and without limiting the generality of the foregoing, may include requirements in regard to the buffering and screening of the use from adjacent uses.
- e) Open storage shall not exceed a height of 4.5 metres (14.8 feet) above adjacent established grade.

3.26 Parking of Large Commercial or Recreational Vehicles in Hamlet Residential Zones

The following provisions shall apply with regard to the parking of large commercial vehicles or large recreational vehicles in the Hamlet Residential Zones.

- a) No more than one large commercial vehicle or large recreational vehicle shall be parked on any lot.
- b) For the purposes of this By-law, a large commercial vehicle or large recreational vehicle shall be defined as one having a gross vehicle weight in excess of 4500 kilograms.
- c) Any such commercial vehicle or recreational vehicle shall be owned or operated by a resident of the dwelling on the lot.

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- d) Only the tractor portion of a tractor trailer truck shall be permitted to be parked on any lot.
- e) A parking space for a large commercial vehicle or recreational vehicle shall be located behind the front or exterior side lot line. If a commercial or recreational vehicle parking space is located within 5 metres (16.4 feet) of the lot line of an abutting residential lot, either a 2 metre (6.6 feet) wide landscaped buffer or a 2 metre (6.6 feet) high tight board fence shall be provided solely on the subject property to screen the vehicle from the abutting lot. Such fence or landscaped buffer shall extend the length of the vehicle's parking space plus 2 metres (6.6 feet) beyond such length at each end of the parking space.
- f) In a front or exterior side yard, a parking space for a large commercial or recreational vehicle shall comply with all the applicable provisions of this By-law for front or exterior side yard driveways and parking areas. Notwithstanding the provisions of the Township's Fence By-law, By-law No. 99-23, the fence and landscaping provisions of part (e) above shall apply in the case of any front or exterior side yard large commercial or recreational vehicle parking space.
- g) No maintenance or repairing of a commercial vehicle is permitted.

3.27 Prohibited Uses

Except as otherwise specifically permitted in this By-law, the following uses are prohibited in any zone:

- Obnoxious uses under applicable legislation
- Automotive wrecking or salvage yard
- Pulp and paper mill
- Manufacturing gas except for personal utilization involving a permitted agricultural use
- Tannery
- Any use involving the organized discharge of firearms such as a rod and gun club but said prohibition shall not apply to occasional special events such as "turkey shoots"
- Tourist/trailer camp
- Glue Manufacturing
- Bulk storage of industrial chemicals or waste
- Manufacturing and/or storage of fertilizers from dead animals or animal waste
- Adult entertainment
- A track or area for the racing of motor vehicles, snowmobiles, go carts, or motorcycles
- The establishment of a pit or quarry
- The dumping or disposing of garbage, refuse or domestic waste
- The storing or processing of any motor vehicle which is inoperative.

3.28 Public Uses

Nothing in this By-law shall prevent the use of any land as a public street or public park or the use of any land, building or structure for the purpose of a public use, provided that:

- a) No goods, material or equipment shall be stored in the open, except as permitted in this By-law;
- b) The lot coverage and yard requirement provisions of this By-law shall be complied with;
- c) Any parking and loading regulations prescribed for these uses are complied with;

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3.29 Setbacks from Roads and Highways

Development on lots abutting County Roads or Provincial Highways shall comply with all applicable setback requirements of the County of Simcoe or the Province of Ontario.

3.30 Sight Triangles

- a) Except as otherwise specified in this By-law, in the case of any residential use except for an apartment building, on a corner lot within the triangular space formed by the street lines for a distance of 7.5 metres (24.6 feet) from their point of intersection, no building or structure including a hedge, shrub, tree, fence, sign or other such structures shall be planted, maintained or erected which would obstruct the vision of vehicular traffic.
- b) Except as otherwise specified in this By-law, in the case of an apartment building and all non-residential uses, on a corner lot within the triangular space formed by the street lines for a distance of 15.0 metres (49.2 feet) from their point of intersection, no building or structure including a hedge, shrub, tree, fence, sign or other such structures shall be planted, maintained or erected which would obstruct the vision of vehicular traffic

Notwithstanding the requirements of this By-law, the sight triangle provisions of the Province of Ontario and County of Simcoe shall apply to all roads within their jurisdiction.

3.31 Signs

Signs shall be permitted in all zones and shall comply with By-laws of the Municipality regulating signage and the by-laws and requirements of all other agencies having jurisdiction, including the County of Simcoe and the Province of Ontario.

3.32 Swimming Pools

A swimming pool is permitted as an accessory use to a residential or agricultural use and shall be permitted in the rear or interior side yard. See the Swimming Pool Fencing By-law.

A swimming pool and any building or structure required for changing clothing or for pumping or filtering facilities, or other similar accessory uses, shall comply with the requirements of the specific zone and the general provisions regarding accessory uses.

3.33 Temporary Construction Uses

The following temporary construction structures shall be permitted in all zones; construction trailers or other such temporary work camp, tool sheds, scaffolds or other temporary structures incidental to and necessary for ongoing construction work, for only as long as such structures are necessary, and such construction work has not been finished nor abandoned. No construction use, however, shall be located within the sight triangle of any lot.

“Abandoned” in this Section shall mean the failure to proceed expeditiously with the construction of a work, specifically abeyance of construction for six (6) months or the expiration or revocation of the building permit for the work, whichever is lesser.

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3.34 Use of Trailers

No trailer shall be used, and no owner or lessee of any trailer shall permit the use of any trailer, for the temporary living, sleeping or eating accommodation of persons within the Municipality unless:

- a) The owner or lessee of such trailer has received and is holding an unexpired building permit issued by the Municipality for the construction of a dwelling on the lot where the trailer is located. Such trailer must be removed at the time of occupancy of the dwelling.
- b) The trailer is being used as a temporary residence by a person whose principal occupation is that of an agricultural labourer and the trailer is situated on a farm owned by that person's employer.
- c) The trailer is sited within a trailer park located within the Trailer Park (C3) Zone.

3.35 Yard Encroachments

a) Ornamental Structures and Minor Accessory Structures and Buildings

Sills, bay windows, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters, children's play structures, other ornamental structures or an accessory structure which does not require a building permit may project into any required yard a maximum distance of 1 metre (3.3 feet).

b) Unenclosed Porch, Balcony, Patio, Deck or Steps

An unenclosed porch, balcony, patio, deck or steps may project into any required yard a maximum distance of 1.5 metres (4.9 feet) provided that in the case of a porch or steps such uses are not more than 1.8 metres (5.9 feet) above grade.

c) Fire Escape

A fire escape and the structural members necessary to its support, and exterior staircases may project into any required yard or setback a maximum distance of 1.5 metres (4.9 feet).

d) Gate House

In an Industrial Zone, a gate (guard) house no larger than 10 square metres (107.6 square feet) shall be permitted in a front or side yard with a minimum setback of 1 metre (3.3 feet) from the nearest lot line.

e) Bus Shelters, and Entrance Features

Bus shelters no larger than 2 square metres (21.5 square feet), shall be permitted in a front or side yard.

3.36 Zone Boundaries

Where the boundary of a zone does not coincide with a street or railway right-of-way, lot line, or boundaries of registered plans, the location of the boundary line shall be scaled from the map schedules attached hereto and forming part of this By-law.

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SECTION 4 - AGRICULTURAL (A) ZONE

4.1 Uses Permitted

Within the Agricultural (A) Zone no *person* shall, use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- an agricultural use;
- forestry including reforestation plots and sustainable forest management;
- a single detached dwelling;
- a farm product storage facility;
- a livestock facility;
- a large animal veterinary clinic;
- a kennel
- a home occupation;
- a home industry;
- a wayside pit or quarry;
- a portable asphalt plant

4.1.1 Accessory Uses to an Agricultural Use

- a farm produce sales outlet, provided such produce is the product of the agricultural use on which the outlet is located;
- agricultural repair facilities
- a boarding or rooming house
- walk-in livestock shelters
- open storage for farm vehicles and equipment
- riding arenas
- the sale of non-powered agricultural equipment
- a bed and breakfast
- one temporary dwelling or trailer for farm help accommodation in accordance with the provisions of section 3.3 and any other applicable provisions of this By-law

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4.2 Zone Requirements

Within the Agricultural (A) Zone no person shall use any lot, or erect, alter or use any building or structure except in accordance with Schedule 'B' - Zone Requirements Table as applicable to this Agricultural (A) Zone and in accordance with the provisions of any applicable section of this By-law.

4.3 Minimum Distance Separation Formulae

All farm and non-farm development shall comply with the Minimum Distance Separation formula as outlined in Section 3.22 of this By-law.

4.4 Zone Exceptions

4.4.1 A-1 Zone

Schedule A-3, North Part Lot 17, Concession 5 (Adjala By-law 01-12), PIF: 2-082-01

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to the lands zoned A-1 to recognize existing and proposed structures and their uses:

The size of the proposed building shall be a maximum of 210 square metres and shall not be used to house livestock.

The sideyard setback for the existing shed be reduced from 7.62 metres to 3.76 metres and that the building not be used to house livestock.

The total number of livestock units permitted on the subject lands shall be five (5).

All other provisions of the Agricultural (A) Zone shall apply.

4.4.2 A-2 Zone

Schedule A-3, Part Lot 17, Concession 8, Part 1 on RP 51R-4498 (Adjala By-law 02-35)
PIF: 2-216-01

Notwithstanding the provisions of section 4 of this By-law, the following provisions shall apply to the lands zoned A-2:

The construction of a garden suite is permitted for the purpose of housing a parent of the owner.

The minimum building area for the ground floor area shall be reduced from 111.48 square metres to 65 square metres for a 1 storey dwelling unit.

The garden suite shall be permitted to be located in the front yard and have a side yard setback on the north side of 1 metre. All other zone provisions shall apply.

The Temporary Use shall be permitted for a term of ten (10) years from the date of the passing of the By-law with the provision that Council may grant further periods of not more than three (3) years each during which the temporary use is authorized.

All other provisions of the Agricultural (A) Zone shall apply.

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4.4.3 A-3 Zone

Schedule A-3, East Part Lot 22, Concession 4 (Adjala By-law 99-27), PIF: 3-002 and 3-002-10

Notwithstanding the provisions of section 4 of this By-law, the following provisions shall apply to the lands zoned A-3 to recognize existing structures:

The minimum interior side yard setback for an agricultural building existing on May 3rd, 1999, shall be 8.0 m.

The minimum lot area for the north lot shall be 15.0 ha.

The minimum lot frontage for the north lot shall be 220.0 m.

The minimum side yard setback for a dwelling on the north lot existing on May 3rd, 1999, shall be 6.0 m.

The minimum distance from an agricultural building on the south lot to a residential unit on an adjacent property existing on May 3rd, 1999, shall be 60 m.

The storage, handling and disposal of animal waste and dead animals shall be carried out at all times in accordance with current best management practices as prescribed by the Ontario Ministry of Agriculture, Food and Rural Affairs.

All other provisions of the Agricultural (A) Zone shall apply.

4.4.4 A-4 Zone

Schedule A-4, East Part Lot 28, Concession 2 being all of Part 1 and part of Part 2 on RP51R-1845 (Adjala By-law 01-29), PIF: 6-056-00 and 6-056-01

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to the lands zoned A-4:

The area of the new lot created by the granting of a boundary line adjustment under Submission B29/00 which is to be added to Part 1 on Reference Plan 51R-1845 shall be no smaller than 19 hectares;

The frontage of the new lot created by the boundary line adjustment shall be no smaller than 237 metres;

The distance to an adjacent dwelling from an agricultural building shall be reduced from 152.4 metres to 122 metres.

The total number of livestock units permitted on the subject lands be no greater than the maximum number that would generate a required setback of 122 metres from a residential use to the barn under the MDS requirements.

All other provisions of the Agricultural (A) Zone shall apply.

4.4.5 A-5 Zone

Schedule A-4, West Part Lot 29, Concession 2 (Adjala By-law 00-23), PIF: 6-057

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to the lands zoned A-5:

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The number of livestock units on the property shall be restricted to a maximum of seven (7).

The property shall be adequately fenced to ensure the livestock kept thereon are properly restrained.

The manure from the livestock is to be removed from the property a minimum of two (2) times per year in the spring and fall.

All other provisions of the Agricultural (A) Zone shall apply.

4.4.6 A-6 Zone

Schedule A-4, East Part Lot 30, Concession 3 (Adjala By-law 99-38), PIF: 6-131

Notwithstanding the provisions of section 4 of this By-law, the following provisions shall apply to the lands zoned A-6:

In addition to the uses of section 4.1, the following uses shall be permitted for the subject property including the processing, storage and distribution of agricultural commodities and agricultural related goods.

The minimum lot area shall be 2.7 hectares.
The minimum lot frontage shall be 137.2 metre.

The minimum setback requirements for the agricultural buildings shall be:

- Side Yard Setback 15 metres
- Rear Yard Setback 15 metres
- Front Yard Setback 70 metres

All other provisions of the Agricultural (A) Zone shall apply.

4.4.7 A-7 Zone

Schedule A-4, West Half Lot 26, Concession 7 (Adjala By-law 98-49), PIF: 3(A)-102-06

Notwithstanding the provisions of section 4 of this By-law, the following provisions shall apply to the lands zoned A-7 to allow for the construction of an ancillary structure:

The Maximum Gross Floor Area shall be 269 square metres.

All other provisions of the Agricultural (A) Zone shall apply.

4.4.8 A-8 Zone

Schedule A-5, West Half of Lot 2, Concession 2, Reference Plan 51R-9326, 4989 Concession Road 2, (Tosorontio By-law 98-63)

Notwithstanding the provisions of section 4 of this By-law, the following provisions shall apply to lands zoned A-8:

- The minimum Lot Frontage shall be 60.96 metres
- The minimum Lot Depth shall be 60.96 metres
- The minimum Lot Area shall be 0.36 hectares
- The minimum Front Yard Setback shall be 22.70 metres

All other requirements of the Agricultural (A) Zone shall apply.

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4.4.9 A-9 Zone

Schedule A-5, Part of the South Half of Lot 4, Concession 2, Part 1 on RP 51R-17804, (Tosorontio By-law 25-1988), PIF: 1-054-00

Notwithstanding anything to the contrary found in this By-law, the lands zoned A-9 shall continue as land in a farming operation and no dwelling unit will be built on this said parcel.

All other provisions of the Agricultural (A) Zone shall apply.

4.4.10 A-10 Zone

Schedule A-5, East half of the South half of Lot 3, Concession 3, 5166 Concession Road 4, (Tosorontio By-law 01-30), PIF:1-077-00

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to lands zoned A-10:

The construction of a garden suite is permitted for the purpose of housing a parent of the owner.

The minimum building area for the ground floor area shall be reduced from 93.0 square metres to 58 square metres for a 1 storey dwelling unit.

That the Temporary Use shall be permitted for a term of ten (10) years from the date of the passing of the By-law with the provision that Council may grant further periods of not more than three (3) years each during which the temporary use is authorized.

All other requirements of the Agricultural (A) Zone shall apply.

4.4.11 A-11 Zone

Schedule A-5, Part of the West Half of Lot 3, Concession 7, (Tosorontio By-law 92-4), PIF: 2-095-00

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to lands zoned A-11:

- Minimum Lot Frontage shall be 45 metres.
- Minimum Lot Area shall be 2250 square metres.
- Minimum Lot Depth shall be 50 metres.

All other provisions of the Agricultural (A) Zone shall apply.

4.4.12 A-12 Zone

Schedule A-5, Parts of Lot 6 and 7, Concession 6, Being Part 1 on RP 51R-12833, Part 1 and 4 on RP 51R-6437, Part 1 and 2 on RP 51R-10853, (Tosorontio By-law 27-1984), PIF: 2-048-00.

Notwithstanding anything to the contrary found in this By-law, the lands zoned A-12 shall continue as land in a farming operation and no dwelling unit will be built on this said parcel.

All other provisions of the Agricultural (A) Zone shall apply.

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4.4.13 A-13 Zone

Schedule A-5, Part of Lot 8, Concession 2, Part 1 on Plan 51R-9418 Part 1, (Tosorontio By-law 13-1980), PIF: 1-065-02.

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to lands zoned A-13:

- Minimum Frontage shall be 60.96 metres
- Minimum Lot Depth shall be 137.2 metres
- Minimum Lot Area shall be 1.196 hectares

All other provisions of the Agricultural (A) Zone shall apply.

4.4.14 A-14 Zone

Schedule A-5, West Half Lot 9, Concession 4, (Tosorontio By-law 12-1985), PIF: 001-11600

Notwithstanding anything to the contrary found in this By-law, the lands zoned A-14 shall be governed by the following provisions:

- a) An area of approximately 10 hectares located in the northeast portion of the lot being 330 metres by 330 metres in size and located 30 metres from the northerly and easterly boundaries of the property boundary shall be used for a mink farm.

The minimum setback for buildings within this 10 hectare area are to be 30 metres from the northerly, easterly and westerly boundaries of the area. The southerly minimum setback shall be 100 metres from the most southerly boundary of the 10 hectare area.

- b) The areas immediately surrounding area a) above shall be approximately 18 hectares in size and will be used for agricultural uses.
- c) The existing residential lot located in the north westerly corner of the property, fronting the Fourth Line, is approximately 0.4 hectares (1 acre) in size and is considered to be a legal non-conforming use.

All other provisions of the Agricultural (A) Zone shall apply.

4.4.15 A-15 Zone

Schedule A-5, East Half of West Half Lot 9, and the East Half of Lot 9, Concession 5, except Part 1 on Plan 51R-9657, (Tosorontio By-law 27-1980), PIF: 2(T)-026-01

Notwithstanding anything to the contrary found in this By-law, the lands zoned A-15 shall continue as land in a farming operation and no dwelling unit will be built on this said parcel.

All other provisions of the Agricultural (A) Zone shall apply.

4.4.16 A-16 Zone

Schedule B-5, Cumac Subdivsion Phase 2, Everett, 43T-99010, Part of the East Half Lot 11, Concession 5, 6126 Concession Road 6, (Tosorontio By-law 00-27), PIF:3-106-00

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Notwithstanding anything to the contrary found in this By-law the following provisions shall apply to lands zoned A-16.

The lands shall be maintained solely as a nitrate attenuation area, until such time as some other method of servicing is provided which negates the need for groundwater protection. All other forms of development of the lands will be subject to a zoning amendment under Section 34 of the Planning Act.

All other requirements of the Agricultural (A) Zone shall apply.

4.4.17 A-17 Zone

Schedule A-6, Part of the East Half Lot 12, Concession 6, (Tosorontio By-law 90-21), PIF: 3-165-00 and 02

Notwithstanding anything to the contrary in this By-law the lands zoned A-17 shall be subject to the following lot frontage provisions:

- The most southerly portion of the site shall have a minimum lot frontage of 61.0 metres.
- The northerly portion of the site shall have a minimum lot frontage of 181.0 metres.

All other provisions of the Agricultural (A) Zone shall apply.

4.4.18 A-18 Zone

Schedule A-6, Part Lot 14, Concession 7, Part 1 on Reference Plan 51R-15782, (Tosorontio By-law 48-1987.

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to lands zoned A-18:

- Minimum frontage shall be 102.83 metres
- Minimum depth shall be 67.07 metres

All other provisions of the Agricultural (A) Zone shall apply

4.4.19 A-19 Zone

Schedule A-6, Part Lot 14, Concession 7, Part 2 on Plan 51R- 13472, (Tosorontio By-law 20-1985), PIF: 3-186-01.

Notwithstanding anything to the contrary found in this By-law, the lands zoned A-19 shall continue as land in a farming operation and no dwelling unit will be built on this said parcel.

All other provisions of the Agricultural (A) Zone shall apply

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4.4.20 A-20 Zone

Schedule A-6, Part Lot 15, Concession 6, (Tosorontio By-law 35-1989), PIF: 3-090-01

Notwithstanding anything to the contrary found in this By-law, the lands zoned A-20 may be used as a specialized use farm with a minimum front yard setback of 200 metres for any part of the specialized use farm operation.

All other provisions of the Agricultural (A) Zone shall apply.

4.4.21 A-21 Zone

Schedule A-6, Part Lot 15, Concession 7, Part 1 on Plan 51R-9367, (Tosorontio By-law 11-1980), PIF: 3-188-00.

Notwithstanding anything to the contrary found in this By-law, the lands zoned A-21 shall continue as land in a farming operation and no dwelling unit will be built on this said parcel.

All other provisions of the Agricultural (A) Zone shall apply.

4.4.22 A-22 Zone

Schedule A-7, Part Lot 27, Concession I, Part 2 on RP 51R-18434, (Tosorontio By-law 93-32) PIF: 4-027-00

Notwithstanding anything to the contrary found in this By-law, a second residence may be built as a granny flat for the parents of Mr. Grant on lands zoned A-22.

The construction of a garden suite is permitted for the purpose of housing a parent or parents of the owner for a term of ten (10) years from the date of the passing of the By-law with the provision that Council may grant further periods of not more than three (3) years each during which the temporary use is authorized. The By-law came into force on the 5th day of July, 1993.

All other provisions of the Agricultural (A) Zone shall apply.

4.4.23 A-23 Zone

Schedule A-7, Part of Lot 29, Concession 1, (Tosorontio By-law 93-24), PIF: 5-005-00

Notwithstanding anything to the contrary found in this By-law, a dwelling is prohibited on lands zoned A-23.

All other provisions of the Agricultural (A) Zone shall apply.

4.4.24 A-24 Zone

Schedule A-7, East Half of Lot 28, Concession 2, Part 1 on Plan 51R-16781, (Tosorontio By-law 6-1988), PIF: 5-046-01.

Notwithstanding anything to the contrary found in this By-law, the lands zoned A-24 shall continue as land in a farming operation and no dwelling unit will be built on this said parcel.

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All other provisions of the Agricultural (A) Zone shall apply

4.4.25 A-25 Zone

Schedule B-5, Part of Lot 12, Concession 5, Parts 1 and 2 on Plan 51R-9510, (Tosorontio By-law 17-1980), PIF: 3-130 and 3-131.

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to lands zoned A-25 except on Part 2 where the garage that is encroaching on the road allowance cannot be rebuilt unless provided with the same front yard set back as the house being 10.60 metres:

	Part 1:	Part 2:
Minimum Frontage:	20.42 metres	25.55 metres
Minimum Lot Depth:	65.51 metres	176.02 metres
Minimum Lot Area:	0.139 hectares	0.665 hectares

All other provisions of the Agricultural (A) Zone shall apply.

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SECTION 5 - RURAL(R) ZONE

5.1 Uses Permitted

Within the Rural (R) Zone no *person* shall, use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- an agricultural use;
- forestry including reforestation plots and sustainable forest management;
- a single detached dwelling;
- a farm product storage facility
- a livestock facility
- a large animal veterinary clinic
- a kennel
- a home occupation
- a home industry
- a bed and breakfast
- a boarding or rooming house
- a wayside pit or quarry
- a portable asphalt plant

5.1.1 Rural Commercial Uses

- agricultural repair facilities
- a machinery and equipment sales and service establishment
- a large animal veterinary clinic
- a golf driving range
- a feed mill

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5.1.2 Accessory Uses to an Agricultural Use

- a farm produce sales outlet, provided such produce is the product of the agricultural use on which the outlet is located
- agricultural repair facilities
- a boarding or rooming house
- one temporary dwelling or trailer for farm help accommodation in accordance with the provisions of section 3.3 and any other applicable provisions of this By-law
- walk-in livestock shelters
- open storage for farm vehicles and equipment
- riding arenas
- the sale of non-powered agricultural equipment
- a bed and breakfast

5.2 Zone Requirements

Within the Rural (R) Zone no person shall use any lot, or erect, alter or use any building or structure except in accordance with Schedule 'B' - Zone Requirements Table as applicable to this Rural (R) Zone and in accordance with the provisions of any applicable section of this By-law.

5.3 Minimum Distance Separation Formulae

All farm and non-farm development shall comply with the Minimum Distance Separation Formula as outlined within Section 3.22 of this By-law.

5.4 Zone Exceptions

5.4.1 R-1 Zone

Schedule A-2, East Part Lot 13, Concession 2 (Adjala By-law 02-24) PIF: 5-120-00

Notwithstanding the provisions of section 4 of this By-law, the following provisions shall apply to the lands zoned R-1:

The uses permitted in the Open Space Conservation Zone shall be limited as follows:

- No buildings or structures shall be erected;
- Vegetation in the Open Space Conservation Zone shall be maintained in a natural state.

All other provisions of the Rural (R) and Open Space Conservation (OSC) Zones shall apply.

5.4.2 R-2 Zone

Schedule A-3, South Part Lot 21, Concession 2 (Adjala By-law 01-43A and 01-43)
PIF: 5-167-02

Notwithstanding the provisions of section 4 of this By-law, the following provisions shall apply to the lands zoned R-2:

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The gross floor area of the ancillary structure shall be limited to no greater than 136 square metres and a second storey shall be permitted for the ancillary structure. All other zone provisions shall apply.

The construction of a garden suite is permitted for the purpose of housing a parent or parents of the owner for a term of ten (10) years from the date of the passing of the By-law with the provision that Council may grant further periods of not more than three (3) years each during which the temporary use is authorized. The By-law came into force on the 4th day of September, 2001.

All other provisions of the Rural (R) Zone shall apply.

5.4.3 R-3 Zone

Schedule A-3, Part of the East Half Lot 23, Concession 1 (50 acres) (Adjala By-law 00-24),
PIF: 6-002-00

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to the lands zoned R-3 being the severed portion of the subject property:

- The minimum interior side yard setback shall be 50 metres
- The minimum rear yard setback shall be 50 metres
- The minimum frontage shall be 45 metres.

The severed lot is permitted by consent without having frontage onto an open improved road subject to the extension of the Township road.

All other provisions of the Rural (R) Zone shall apply.

5.4.4 R-4 Zone

Schedule A-3, Part Lot 19, Concession 7 (Adjala By-law 97-6) PIF: 2(A)-170-10

Notwithstanding the provisions of section 4 of this By-law, the following provisions shall apply to the lands zoned R-4:

- Minimum Lot Frontage shall be 60 metres
- Minimum Lot Area shall be 0.4 hectares
- Minimum Opening Elevation:

All habitable structures shall be dry floodproofed to a minimum opening elevation (windows/doors) of 0.15 metres above the center line of the concession road to the west.

All other provisions of the Rural (R) Zone shall apply.

5.4.5 R-5 Zone

Schedule A-3, Part of the North Half of Lot 21, Concession 7 (Adjala By-law 97-34) PIF: 2(A)-176

Notwithstanding the provisions of section 4 of this By-law, the following provisions shall apply to the lands zoned R-5:

- Minimum Lot Frontage shall be 60 metres
- Minimum Lot Area shall be 0.8 hectares.

All other provisions of the Rural (R) Zone shall apply.

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5.4.6 R-6 Zone

Schedule A-3, East Part Lot 21, Concession 5 (Adjala By-law 00-1), PIF: 2-089-00

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to the lands zoned R-6:

The building envelope of the proposed agricultural building shall be restricted to the building envelope as per Schedule 'B' to By-law 00-1.

The number of livestock units on the property shall be limited to a maximum of 5.

The type of livestock permitted on the property shall be restricted to horses.

The property is to be adequately fenced to ensure the livestock kept thereon are properly restrained.

The manure from the livestock shall be removed from the property a minimum of two times per year in the spring and fall.

All other provisions of the Rural (R) Zone shall apply.

5.4.7 R-7 Zone

Schedule A-5, Part of Lot 5, Concession 5, (Tosorontio By-law 98-45)

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to the lands zoned R-7:

The Minimum Lot Area (above the established top of bank) shall be 3,300 square metres.

All new development shall be setback a minimum of 15 metres from the established top of bank.

All new development, including the sewage disposal system will be located above an elevation of 225 metres G.S.C.D.

All other lot and yard requirements, including lot coverage, as identified on Schedule B Zone Requirements Table of this By-law shall be measured from the applicable lot lines.

All other provisions of the Rural (R) Zone shall apply.

5.4.8 R-8 Zone

Schedule A-5, West Part of Lot 6, Concession 4, 5545 Concession Road 4, (Tosorontio By-law 01-57), PIF:I-I 11-00

Notwithstanding anything to the contrary found in this By-law the following provisions shall apply to lands zoned R-8:

No development or site alteration is permitted within the areas zoned Open Space Conservation (OSC) and all structures constructed within the areas zoned R-8 shall be located within the building envelope identified.

There shall be a 10 metre development setback from the top-of-bank of the pond and the established building envelope.

All other requirements of the Rural (R) Zone shall apply.

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5.4.9 R-9 Zone

Schedule A-5, Part of the West Half of Lot 7, Concession 4, 5601 Concession Road 4, (Tosorontio By-law 00-40), PIF:1-113-00

Notwithstanding anything to the contrary found in this By-law, a residential development in the form of a single detached dwelling house shall be permitted on the lands zoned R-9 subject to the following provisions:

No development or site alteration is permitted within the areas zoned Open Space Conservation (OSC).

No buildings or structures are permitted beyond the building envelope as identified

5.4.10 R-10 Zone

Schedule A-6, East Half of Lot 12, Concession 1, (Tosorontio By-laws 13-1980 and 3-1994), PIF: 3-008-00

Notwithstanding anything to the contrary found in this By-law, the lands zoned R-10 may be used for the accommodation and/or education of not more than a total of 20 children, plus supervisory staff, in the two existing separate residential buildings, one existing frame building and one existing frame barn, provided that:

- a) The premises constitute a children's mental health centre, currently licensed by the Director of the Children's Mental Health Services Branch of the Ministry of Community and Social Services as provided by The Children's Mental Health Centres Act, R.S.O. 1970, C.68 or any legislation repealing, replacing or amending the Act.
- b) The education Facilities provided by the centre, whether located in the existing separate buildings on the same site, have been approved in writing by the Simcoe County Board of Education.
- c) No new buildings or additions to existing buildings will be permitted on the subject property. Notwithstanding the foregoing, nothing in this by-law shall prevent the repair or reconstruction of any existing building which has been damaged or destroyed.
- d) All other provisions of this By-law including the General Provisions and those pertaining to the Rural (R) Zone and the Open Space Conservation (OSC) Zone remain in full force and effect for the subject property.

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5.4.11 R-11 Zone

Schedule A-6, Part Lot 13, Concession 1, Described as Part 1 and Part 2 on RP 51R-16872 (Tosorontio By-law 8-1988), PIF: 3-011-00 and 3-011-02

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to lands zoned R-11:

- Minimum frontage shall be 99 metres for Part 1 on RP 51R-16872.
- Minimum frontage shall be 60.69 metres for Part 2 on RP 51R-1672 which also includes the right away on Part 2, RP51R-10278.

All other provisions of the Rural (R) Zone shall apply

5.4.12 R-12 Zone

Schedule A-6, Part of the East Half of Lot 13, Concession 1, 6384 Concession Road 2, (Tosorontio By-law 01-9), PIF: 3-013-00

Notwithstanding anything to the contrary found in this By-law, the entire front portion of the property (measuring 35 metres from the front lot line) shall be zoned R-12 to permit expansions to the existing structures and the balance of the subject lands shall be zoned Open Space Conservation -5 (OSC-5) with the following provisions:

The portion of the subject lands that are zoned Open Space Conservation -5 (OSC-5) shall be maintained in its natural state, and earthworks (grading) shall not be permitted.

The front yard setback shall be reduced to 10 metres for all structures.

The side yards on the subject property shall be reduced to 2.5 metres for an existing structure (sheds) located on the survey prepared in 1990 by John Bradbury O.L.S.

The side yard for all future structures and buildings constructed after February 1, 2001 shall be 6 metres.

The structures and building in the rear yard shall not be constructed greater than 35 metres from the front lot line.

The front lot line shall be the lot line fronting onto the Right of Way and the property shall be exempted from the requirement to front onto an open public road.

The owner of the said property shall require a permit from the Nottawasaga Valley Conservation Authority prior to obtaining a building permit for the construction of any structure or building.

All other provisions of the Rural Zone shall apply.

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5.4.13 R-13 Zone

Schedule A-6, Part Lot 12, Concession 4, (Tosorontio By-law 17-1986), PIF: 3-079-00.

Notwithstanding anything to the contrary found in this By-law, the lands zoned R-13 shall permit the old bunk house to be repaired for a second Residence for Mrs. Jean Bailey, Daniel H. Bailey's mother, to live in.

The construction of a garden suite is permitted for the purpose of housing a parent or parents of the owner for a term of ten (10) years from the date of the passing of the By-law with the provision that Council may grant further periods of not more than three (3) years each during which the temporary use is authorized. The By-law came into force on the 8th day of May, 1989.

All other provisions of the Rural (R) Zone shall apply.

5.4.14 R-14 Zone

Schedule A-6, Part of Lot 16, Concession 3, (Tosorontio By-law 93-51), PIF: 3-059-00

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to lands zoned R-14:

- Minimum Lot Frontage shall be 55 metres
- Minimum Lot Area shall be 1.0 hectare

The minimum setback from the centreline of the permanent stream shall be 30 metres.

The minimum setback from the centreline of the intermittent streams shall be 20 metres.

All other provisions of the Rural (R) Zones shall apply

5.4.15 R-15 Zone

Schedule A-6, Part Lot 16, concession 5, Part 1 on RP 51R-9509, (Tosorontio By-law 23-1980), PIF: 3-155-03.

Notwithstanding anything to the contrary found in this By-law, the lands zoned R-15 shall continue as land in a farming operation and no dwelling unit will be built on this said parcel.

All other provisions of the Rural (R) Zone shall apply

5.4.16 R-16 Zone

Schedule A-6, Part of the West Half of Lot 15, Concession 7, (Tosorontio By-law 92-14), (Girl Guides of Canada), PIF: 3-190-00

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to lands zoned R-16:

Permitted Uses:

In addition to the uses identified in section 4.1 a children's camp is permitted.

For the purposes of this section, a children's camp shall mean a camp which is operated by a non-profit or charitable organization, including facilities operated by the Girl Guides of Canada, and which includes one or more of the following facilities or activities:

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- facilities for overnight accommodation of guests or members
- areas for walking, riding and cross-country skiing but does not include the racing of animals, motor vehicles, motorcycles, snowmobiles or other motorized vehicles
- facilities for classes, seminars or conferences
- accessory recreational or playground areas such as picnic areas and similar uses;

Yard Requirements:

- The minimum front and exterior side yard applicable to any new building or other structure shall be 23 metres.

All other provisions of the Rural (R) Zone shall apply.

5.4.17 R-17 Zone

Schedule A-6, Part of Lots 17 and 18, Concession 3, (Tosorontio By-law 98-55)

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to the lands zoned R-17:

All habitable structures on the lands shall be flood proofed to a minimum opening elevation (windows/doors) of 0.30 metres above the center line of the Side Road to the south.

A minimum setback of ten metres from the edge of the creek shall be maintained for all new buildings or structures.

All other provisions of the Rural Zone shall apply.

5.4.18 R-18 Zone

Schedule A-6, Part of Lot 19, Concession 3, described as Part 1 on Reference Plan 51R-22146, (Tosorontio By-law 96-48)

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to the lands zoned R-18:

Yard Requirements:

Minimum Lot Area:	1,750 square metres
Minimum Lot Frontage:	34 metres
Minimum Lot Depth:	50 metres

All other requirements of the Rural Zone shall apply.

5.4.19 R-19 Zone

Schedule A-6, Part of Lot 19, Concession 3, RF51R-22146 (Tosorontio By-law 96-48), PIF: 004-065-10 and 004-065-00

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to lands zoned R-19:

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Lot and Yard Requirements:

- Minimum Lot Area 1,750 square metres
- Minimum Lot Frontage 34 metres
- Minimum Lot Depth 50 metres

All other requirements of the Rural (R) zone shall apply.

5.4.20 R-20 Zone

Schedule A-6, Part Lot 19, Concession 3, (Tosorontio By-law 91-15), PIF: 4-067-00

Notwithstanding anything to the contrary found in this By-law, the lands zoned R-20 shall be deemed to conform to the lot frontage, area and depth requirements of this By-law and shall have a minimum rear yard setback of 7.5 metres.

All other provisions of the Rural (R) Zone shall apply.

5.4.21 R-21 Zone

Schedule A-7, Part Lot 26, Concession 3, Part 2 on Plan 51R-8824, (Tosorontio By-law 18-1979) PIF: 4-163-03

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to lands zoned R-21:

- Minimum Frontage shall be 100.09 metres
- Minimum Lot Depth shall be 208.97 metres
- Minimum Lot Area shall be 2.67 hectares

All other provisions of the Rural (R) Zone shall apply.

5.4.22 R-22 Zone

Schedule A-7, Part of the East Half of Lot 27, Concession 3, (Tosorontio By-law 95-83), PIF: 4-20720 and 4-20710

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to lands zoned R-22:

All structures constructed on the lands shall be flood proofed to a minimum opening elevation (windows/doors) of 0.15 metres above the centre-line of the Concession Road to the east.

All other provisions of the Rural (R) Zone shall apply.

5.4.23 R-23 Zone

Schedule A-7, Part of Lot 28, Concession 3, (Tosorontio By-law 98-7)

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to the lands zoned R-23:

All habitable structures on the lands shall be flood proofed to a minimum opening elevation (windows/doors) of 0.15 metres above the center line of the Concession Road to the east.

All other provisions of the Rural Zone shall apply.

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5.4.24 R-24 Zone

Schedule A-7, Part of Lot 33, Concession 1, 9074 32nd Sideroad, (Tosorontio By-law 02-34), PIF: 5-020-00

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to lands zoned R-24:

That a permitted use shall be one (1) accessory dwelling unit within the single detached dwelling. The accessory dwelling unit shall not exceed a gross floor area of 130.06 metres square (1400 feet square).

All other requirements of the Rural Zone shall apply.

5.4.25 R-25 Zone

Schedule A-6, Part of Lot 17, Concession 3, (Tosorontio By-law 97-28) PIF: 3(T)-066

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to the lands zoned R-25:

Lot Requirements:

Minimum Lot Frontage:	40 metres
Minimum Lot Area:	0.4 hectares
Minimum Lot Depth:	60 metres

Yard Requirements:

Minimum Front Yard:	20 metres
Minimum Exterior Side Yard:	15 metres
Minimum Interior Side Yard:	7.5 metres
Minimum Rear Yard:	30 metres

All other requirements of the Rural Zone shall apply.

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SECTION 6 - GENERAL COMMERCIAL (C1)

6.1 Permitted Uses

Within the General Commercial (C1) Zone no person shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- a retail store
- a personal service shop
- a banquet or community hall
- a recreational establishment
- a restaurant
- a building supply outlet
- a business or professional office
- a bank or other financial services facility
- a Canadian Legion Hall
- a bed and breakfast
- a clinic
- a dry cleaning establishment
- a hotel or motel
- a boarding or rooming house
- a motor vehicle sales and service establishment
- a parking lot or structure
- a motor vehicle service station
- a service shop
- a car wash
- a tavern
- a microbrewery
- a garden centre
- an undertaking establishment
- an animal hospital
- a veterinary clinic
- an agricultural supply outlet
- an auction facility
- a commercial self storage facility
- a machinery and equipment sales and service establishment

6.1.1 Residential Uses

An accessory dwelling unit in accordance with the provisions of section 3.3 and any other applicable provisions of this by-law.

6.2 Zone Requirements

Within the General Commercial (C1) Zone no person shall use any lot, or erect, alter or use any building or structure except in accordance with Schedule 'B' - Zone Requirements Table as applicable to this General Commercial (C1) Zone and in accordance with the provisions of any applicable section of this By-law.

Landscape Buffer or Privacy Fencing

Where the General Commercial (C1) Zone abuts a residential zone or residential use, either a continuous landscape buffer having a minimum width of 2.0 metres (6.6 feet) shall be provided abutting all common lot lines or a continuous 2.0 metre (6.6 feet) high tight board fence shall be provided along said lot lines.

Use of Front Yard

No more than 80 percent of the front yard shall be used for parking or display purposes and the remainder of the yard shall be landscaped.

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6.3 Zone Exceptions

6.3.1 C1-1 Zone

Schedule B-8, Part of West Part of Lot 32, Concession 7, Highway 89, (Adjala), PIF:003-123-00

Notwithstanding anything to the contrary found in this By-law, the lands zoned C1-1 shall be used for an Ambulance Service and accessory uses in addition to the permitted uses in the General Commercial (C1) Zone.

All other requirements of the General Commercial (C1) Zone shall apply.

6.3.2 C1-2 Zone

Schedule B-5, Part of Lot 10, Concession 5, known as 31 Main Street East, Everett (Tosorontio By-law 96-18). PIF: 006-025-00

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to the lands zoned C1-2:

Lot and Yard Requirements:

- Minimum Lot Area: 2,500 square metres
- Minimum Lot Frontage: 30 metres
- Minimum Front Yard Setback: 14 metres

Parking shall be provided on the basis of one (1) parking space for every 23.0 square metres of building floor area.

A landscaping strip a minimum of 1 metre wide shall be required along the side and front lot lines (except for required driveways at the front lot line).

All other requirements of the General Commercial (C1) Zone shall apply.

6.3.3 C1-3 Zone

Schedule A-4, Part of Lot 32, Concession 4 (Adjala) PIF: 003-023-00

Notwithstanding anything to the contrary found in this By-law, including the permitted uses listed in section 6.1, the lands zoned C1-3 may be used only for a water bottling operation and accessory uses.

6.3.4 C1-4 Zone

Schedule B-8, Part of West Part of Lot 32, Concession 7, Highway 89, (Adjala), PIF: 003-119-01

Notwithstanding anything to the contrary found in this By-law, the lands zoned C1-4 may be used for a garden centre with accessory uses in addition to the permitted uses in the General Commercial (C1) Zone.

All other provisions of the General Commercial (C1) Zone apply.

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6.3.5 C1-5 Zone

Schedule B-5, Part of the East Half of Lot 11, Concession 4, Lot 96 on Plan 1382, Everett, (Tosorontio By-law 36-1987), PIF: 006-130-00

Notwithstanding anything to the contrary found in this By-law, the lands zoned C1-5 are permitted to have three apartments currently existing.

All other provisions of the General Commercial (C1) Zone apply.

6.3.6 C1-6 Zone

Schedule B-5, Lot 27, Plan 1382, Everett, (Tosorontio By-law 90-19), PIF: 6-083-00

Notwithstanding anything to the contrary found in this By-law, in addition to the permitted uses in the C1 Zone, a maximum of four dwelling units may be permitted in the existing building on the property zoned C1-6:

All other provisions of the General Commercial (C1) Zone apply.

6.3.7 C1-7 Zone

Schedule B-8, Part of Lot 1, Concession 6, (Tosorontio By-law 91-32), PIF: 2-030-00

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to lands zoned C1-7:

The permitted uses shall be limited to the following:

- a bank
- a banquet hall
- a building supply outlet
- a business or professional office
- a Canadian Legion Hall
- a clinic
- an eating establishment
- an egg grading station
- a farm implement outlet
- a farm product storage facility
- a hotel, motel or boarding house
- a motor vehicle sales and service establishment
- a parking garage, structure or lot
- a service or repair shop
- a service station
- a telephone exchange
- an undertaking establishment
- a dwelling unit permitted under the provisions of section 3.3 of this By-law

The permitted uses listed above shall be limited to those of a non- effluent producing nature which shall be defined as a use that:

- i) does not include or require the direct consumption of water, except by auxiliary facilities such as washrooms and lunchrooms or as an accessory use related to the washing and servicing of vehicles; and

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- ii) does not discharge any waste water, except for auxiliary facilities such as washrooms and lunchrooms. The indirect cooling of and/ or the pressure testing of equipment with water is permitted so long as the water is recirculated and little or no waste water is discharged.

All other provisions of the General Commercial (C1) Zone apply.

6.3.8 C1-8 Zone

Schedule B-5, Part of Lot 11, Concession 4, Everett, (Tosorontio By-law 91-44), PIF: 6-142-00

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to lands zoned C1-8:

The minimum Lot Frontage shall be 35 metres;

The minimum Lot area shall be 3500 square metres

The minimum Front yard shall be 5 metres

All other provisions of the General Commercial (C1) Zone apply.

6.3.9 C1-9 Zone

Schedule B-1, Part of Lot 10, Concession 8, being Part 1 and 2 with right of way over Part 3, Colgan, (Adjala), PIF: 002-185-00

Notwithstanding anything to the contrary found in this By-law, the lands zoned C1-9 may be used only for the business office of the Adjala Credit Union and will be subject to the following provisions:

- The minimum lot area shall be 609 square metres in size
- The minimum lot frontage shall be 31.37 metres
- The minimum sideyard shall be 9.29 metres
- The minimum rearyard shall be 6.46 metres

This building shall be permitted without road frontage and access will be through a deeded right of way.

All other provisions of the General Commercial (C1) Zone shall apply.

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SECTION 7 - HIGHWAY/SERVICE COMMERCIAL (C2) ZONE

7.1 Uses Permitted

Within the Highway/Service Commercial (C2) Zone no person shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- a motor vehicle service station
- a motel or hotel
- a public garage
- a restaurant

7.1.1 Residential Uses

An accessory dwelling unit in accordance with the provisions of section 3.3 and any other applicable provisions of this By-law.

7.2 Zone Requirements

Within the Highway/Service Commercial (C2) Zone no person shall use any lot, or erect, alter or use any building or structure except in accordance with Schedule 'B' - Zone Requirements Table as applicable to this Highway/Service Commercial (C2) Zone and in accordance with the provisions of any applicable section of this By-law.

Landscape Buffer or Privacy Fencing

Where the Highway/Service Commercial (C2) Zone abuts a residential zone or residential use, either a continuous landscape buffer having a minimum width of 2.0 metres (6.6 feet) shall be provided abutting all common lot lines or a continuous 2.0 metre (6.6 feet) high tight board fence shall be provided along said lot lines.

Use of Front Yard

No more than 80 percent of the front yard shall be used for parking or display purposes and the remainder of the yard shall be landscaped.

7.3 Zone Exceptions

7.3.1 C2-1 Zone

Schedule A-4, Part of the North Half Lot 32, Concession 5 being Parts 2 and 3 of RP 51R-19638 (Adjala By-law 98-2), PIF: 3(A)-058

Notwithstanding the provisions of section 6 of this By-law, the following provisions and additional permitted uses shall apply to the lands zoned C2-1:

Permitted Uses:

In addition to the permitted uses, a maximum of five dwelling units may be permitted on the second storey of the most southerly existing commercial building.

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Permitted commercial uses may be located in the basement of the most southerly existing commercial building, provided such uses have direct access to the exterior of the building.

Signs:

A maximum of three pylon signs may be permitted on the property, provided

- i) that any such signs satisfy the requirements of the applicable approval agency, whether the Ministry of Transportation or the County of Simcoe;
- ii) no individual sign shall exceed an area of 15 square metres; and
- iii) the minimum distance of the sign from the street line shall be 3 metres By-law.

All other provisions of the Highway/Service Commercial (C2) Zone shall apply.

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SECTION 8 - TRAILER PARK (C3) ZONE

8.1 Permitted Uses

Within the Trailer Park (C3) Zone no person shall alter or use any buildings or structures or land for any purpose except one or more of the following uses:

8.1.1 Recreational and Accessory Uses

- an existing trailer park;
- accessory passive and active outdoor recreation facilities;
- accessory seasonally operated food and beverage concessions catering to the residents of the trailer park only; and
- accessory fuel storage and sales for use and sale within the park only.

8.1.2 Residential Uses

an accessory dwelling unit or single detached dwelling for the operator of an existing trailer park, in accordance with the provisions of section 3.3 and any other applicable provisions of this By-law.

8.2 Zone Requirements

Within the Trailer Park (C3) Zone no person shall use any lot, or erect, alter or use any building or structure except in accordance with Schedule 'B' - Zone Requirements as applicable to this Trailer Park (C3) Zone or in accordance with the provisions of any applicable section of this By-law.

An existing trailer park shall provide seasonal accommodation only during the period between April 1 to November 1 in any year. Daily trailer rentals shall not be provided.

For the purpose of this By-law, a trailer shall be deemed to be in use for living, sleeping and eating accommodation of persons within the Municipality on every day it is located within the Municipality unless the trailer is located within the Municipality solely for the purpose of sale or storage of the trailer.

No existing trailer park shall exceed the number of permitted trailers as outlined in the following table.

Location of the Trailer Park	# of Trailers Permitted
Part Lot 26, Concession VI, former Adjala	170
East ½ Lot 23, Concession IV, former Adjala	350
Part Lot 4, Concession V, former Tosorontio	40

The minimum width of an access roadway within a trailer park shall be 6 metres (19.6 ft.).

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8.3 Zone Exceptions

8.3.1 C3-1 Zone

Schedule A-5, East Part of Lot 4, Concession 5, being Part 1, 2 and 3 on Plan 51R-9739 (Tosorontio By-law 15-1982), PIF: 2-011-00

Notwithstanding anything to the contrary found in this By-law, the lands zoned C3-1 may be used as a seasonal travel trailer park with accommodation for a maximum of forty (40) travel trailers plus existing retail store, provided that no enlargement is permitted to the number of serviced trailer sites or the rental store.

All other provisions of the Trailer Park (C3) Zone apply.

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SECTION 9 - INSTITUTIONAL (I) ZONE

9.1 Uses Permitted

Within the Institutional (I) Zone no person shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

9.1.1 Institutional Uses

- an auditorium or a banquet or community hall;
- a community centre;
- a convalescent or *nursing home*;
- a private club;
- a day care centre
- a library;
- a school
- a place of worship;
- a cemetery; and
- a public use

9.1.2 Residential Uses

- an accessory dwelling unit in accordance with the provisions of section 3.3 and any other applicable provisions of this By-law.

9.1.3 Commercial Uses

- an *accessory* eating establishment.

9.2 Zone Requirements

Within the Institutional (I) Zone no person shall use any *lot*, or *erect*, *alter* or use any building or *structure* except in accordance with Schedule 'B' - Zone Requirements Table as applicable to this Institutional (I) Zone and in accordance with the provisions of any applicable section of this By-law.

9.3 Landscape Buffer or Privacy Fencing

Where the Institutional (I) Zone abuts a residential zone or residential use, either a continuous landscape buffer having a minimum width of 2.0 metres (6.6 feet) shall be provided abutting all common lot lines or a continuous 2.0 metre (6.6 feet) high tight board fence shall be provided along said lot lines.

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SECTION 10 - GENERAL INDUSTRIAL (M1)

10.1 Permitted Uses

Within the General Industrial (M1) Zone no person shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

10.1.1 Industrial Uses

- a fabricating, processing or manufacturing establishment;
- an assembly plant;
- a contractor or trades shop;
- a farm produce storage facility;
- a feed mill;
- a fertilizer mixing plant;
- a machine or welding shop;
- a saw mill;
- a seed cleaning plant;
- a slaughter house;
- open storage of goods and materials;
- machinery and equipment sales, service and rental establishment;
- commercial self storage facility;
- a catering business;
- a service shop;
- a public garage;
- a bus or trucking operation;
- a wholesale establishment;
- a warehouse
- an agricultural supply outlet

10.1.2 Residential Uses

- an accessory dwelling unit for the owner or caretaker of the principal use, in accordance with the provisions of section 3.3 and any other applicable provisions of this By-law.

10.1.3 Commercial Uses

- a retail outlet or wholesale outlet accessory to an industrial use and selling products from the principal use.

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10.2 Zone Requirements

Within the General Industrial (M1) Zone no person shall use any lot, or erect, alter or use any building or structure except in accordance with Schedule 'B' - Zone Requirements Table as applicable to this General Industrial (M1) Zone and in accordance with the provisions of any applicable section of this By-law.

10.3 Outside Storage Requirements

An outside storage use or area shall comply with the provisions of section 3.24 and any other applicable provisions of this By-law.

10.4 Landscaped Buffer or Privacy Fencing

Where the General Industrial (M1) Zone abuts a zone other than another industrial zone or a commercial zone, either a continuous landscape buffer having a minimum width of 2.0 metres (6.6 feet) shall be provided abutting all common lot lines or a continuous 2.0 metre (6.6 feet) high tight board fence shall be provided along said lot lines.

On any lot in an General Industrial (M1) Zone a landscaped buffer shall be established and maintained abutting any street line. Vehicular and pedestrian accesses are permitted across such a landscaped buffer. Within a *sight triangle*, no landscaping features, fence or other structure shall exceed a height of 1 metre (3.3 feet).

10.5 Dry Industrial Uses

Where full municipal services are not available, the permitted Industrial uses shall be limited to those uses which do not require the use of water or other liquids in the industrial operation, with water use being limited to that required for employees such as in association with lunchrooms or washrooms.

10.6 Zone Exceptions

10.6.1 M1-1 Zone

Schedule A-4, Part of the West Part Lot 32, Concession 6 (Former Township of Adjala)
PIF: 010-003-086-00

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to the lands zoned M1-1:

A ready mix concrete batching plant and portable asphalt plant shall be permitted uses on this site along with the necessary ancillary uses such as truck storage and outdoor storage of aggregate materials.

All other provisions of the General Industrial (M1) Zone shall apply.

10.6.2 M1-2 Zone

Schedule A-4, West Part Lot 29, Concession 6 (90.06 acres) (Adjala By-law 00-25) PIF: 3-079

Notwithstanding the provisions of section 9 of this By-law, the following provisions and additional permitted uses shall apply to the lands zoned M1-2:

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The following uses shall be permitted on the subject property: an auction centre primarily for farm related items; the storage, temporary display, repair and restoration of farm related items to be auctioned: the agricultural and auction related trucking operation of the owner; one accessory apartment and accessory parking lots.

Retail uses are prohibited.

The temporary display of items intended for auction is permitted in all yards. The outdoor storage of items for auction is permitted in the rear yard only. Temporary display (two weeks prior to an advertised auction event) of auction goods in the front yard is permitted.

The transportation, handling, storage, sale or disposal of hazardous materials and substances is prohibited.

All other provisions of the General Industrial (M1) Zone shall apply.

10.6.3 M1-3 Zone

Schedule A-3, North Half of Lot 22, Concession 8 being Parts 1 and 2 on RP 51R-17324 (Adjala By-law 00-10), PIF: 3-154

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to the lands zoned M1-3:

The subject site shall be used only as a furniture, cabinet making and woodworking shop with associated retail and office uses and/or a metal works/tool and die shop.

All other provisions of the General Industrial (M1) Zone shall apply.

10.6.4 M1-4 Zone

Schedule B-8, Part of the East Half of Lot 1, Concession 6 being Block 16 on Plan 51M-502, 4936 Dean Drive, (Tosorontio By-law 00-5), PIF:2-030-16

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to lands zoned M1-4:

The minimum distance between a light industrial use and any residential use shall be 30 metres.

All other requirements of the General Industrial (M1) Zone shall apply.

10.6.5 M1-5 Zone

Schedule A-4, Part of the West Half Lot 26, Concession 6 described as Parts 1 and 2 RP 51R-14267 (Adjala By-law 98-48), PIF: 3(A)-073-01

Notwithstanding the provisions of section 9 of this By-law, the following provisions and permitted uses shall apply to the lands zoned M1-5:

Permitted Uses:

The uses permitted on the property shall be limited to the following uses in the following locations:

- i) along the frontage of the property to a maximum of 91.44 metres and to a depth of 91.44 metres, being 0.8 hectares in area:

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- automotive repair and body shop
- automotive sales establishment, with a sales display area to accommodate a maximum of 15 vehicles
- garden centre or farm produce sales establishment
- one ancillary dwelling unit

Lot and Yard Requirements:

The property shall be deemed to meet the minimum lot frontage and area requirements applicable to the General Industrial (M1) Zone.

Any expansion or enlargement of buildings or structures shall be required to meet the minimum standards of the General Industrial (M1) Zone in addition to the requirements of the NVCA regarding appropriate floodproofing and flood storage on the site.

The minimum landscaping requirement shall be 3 metres along the front and side lot lines, and along the boundary between the General Industrial (M1) Zone and the Open Space Conservation (OSC) Zone. A fence may be erected along the boundary between the Zones in lieu of the landscape buffer.

Signs

Signs shall be limited to a single freestanding sign with a maximum area of 9 square metres, and fascia signs to a maximum cumulative area of 9 square metres.

- i) The lands beyond 91.44 metres in depth to the rear property boundary shall be zoned Open Space Conservation (OSC) Zone and shall be subject to the following permitted uses:

The uses shall be limited to conservation uses, and a game preserve provided that no buildings or structures shall be permitted in the area of the Open Space Conservation OSC zone.

All other provisions of the General Industrial (M1) Zone shall apply.

10.6.6 M1-6 Zone

Schedule A-3, West Half of Lot 16, Concession 3, (Adjala By-law 77-22) PIF: 005-199-01

Notwithstanding the provisions of section 9 of this By-law, the following provisions and permitted uses shall apply to the lands zoned M1-6:

The sole permitted use for the M1-6 zone shall be for the operation of a tool and dye factory and uses ancillary thereto (including stamping) contained in one structure.

The following provisions shall apply:

Minimum area of lot	1.0 hectares (2.5 acres)
Minimum lot frontage	91.5 metres (300 feet)
Minimum depth of lot	91.5 metres (300 feet)
Minimum front yard depth	30.5 metres (100 feet)
Minimum side yard depth	22.9 metres (75 feet)
Minimum rear yard depth	22.9 metres (75 feet)
Minimum gross floor area	186 square metres (2,000 sq. ft.)
Maximum height of buildings	10.7 metres (35 feet)

Loading space a minimum of 1 permanent loading space of a minimum width of 3.1 metres (10 feet) and a minimum length of 12.2 metres (40 feet) minimum vertical clearance of 4.3 metres (14 feet) shall be provided in the rear yard of the lot and maintained with a hard dust-free surface.

All other provisions of the General Industrial (M1) Zone shall apply.

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10.6.7 M1-7 Zone

Schedule A-4, West Half of Lot 31, Concession 1, (Adjala By-law 87-33) PIF: 006-023-01

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to the lands zoned M1-7:

- i) The front lot line shall be deemed to be the lot line fronting onto the Town Line for the lands zoned M1-7.
- ii) Fencing and open storage areas shall be screened by trees which shall be planted in such a way to screen the open storage area from adjoining properties on those lands zoned M1-7.

All other provisions of the General Industrial (M1) Zone shall apply.

10.6.8 M1-8 Zone

Schedule A-3, Part of the West half of Lot 16, Concession 3, (Adjala By-law 87-31) PIF: 005-199-02

Notwithstanding the provisions of section 9 of this By-law, the lands zoned M1-8 shall be used only for a machine shop including tool and die making.

All other provisions of the General Industrial (M1) Zone shall apply.

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SECTION 11 - EXTRACTIVE INDUSTRIAL (M2) ZONE

11.1. Uses Permitted

Within the Extractive Industrial (M2) Zone no person shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

11.1.1 Industrial Uses

- Quarrying and extraction of gravel, sand and other aggregate material;
- processing of aggregate material by crushing, screening and washing, as an accessory use to a quarry or extraction operation;
- storage of processed aggregate material;

11.1.2 Rural Uses

- agriculture;
- forestry; and
- conservation.

11.1.3 Residential Uses

Prohibited.

11.2 Zone Requirements

Within the Extractive Industrial (M2) Zone no person shall use any *lot*, or *erect*, *alter* or use any building or *structure* except in accordance with Schedule 'B' - Zone Requirements Table as applicable to this Extractive Industrial (M2) Zone and in accordance with the provisions of any applicable section of this By-law.

11.3 Landscape Buffer

A landscaped buffer having a minimum width of 15 metres (49.5 feet) shall be established and maintained abutting all lot and street lines. Vehicular and pedestrian accesses are permitted across such a landscaped buffer. Within a sight triangle no landscaping features, fence or other structure shall exceed a height of 1 metre (3.3 feet). Where the requirements under the Aggregate Resources Act exceed this requirement, then the provisions of said Act shall prevail.

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SECTION 12 - PROTECTED AGGREGATE RESOURCES (M3)

12.1 Uses Permitted

Within the Protected Aggregate Resources (M3) Zone no person shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

12.1.1 Rural Uses

- an agricultural use
- conservation; and
- forestry.

12.1.2 Residential Uses Prohibited

- All new residential uses are prohibited, including those normally associated with any permitted use in 12.1.1 above.

12.2 Zone Requirements

Within the Protected Aggregate Resources (M3) Zone no person shall use any lot, or erect, alter or use any building or structure except in accordance with Schedule 'B' - Zone Requirements Table as applicable to this Protected Aggregate Resources (M3) Zone and in accordance with the provisions of any applicable section of this By-law.

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SECTION 13 - DISPOSAL INDUSTRIAL (M4) ZONE

13.1 Uses Permitted

Within the Disposal Industrial (M4) Zone no person shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses operating in accordance with a certificate of approval:

13.1.1 Industrial Uses

- a waste management site;
- a recycling facility; and
- a resource recovery facility.

13.1.2 Zone Requirements

Within the Disposal Industrial (M4) Zone no person shall use any lot, or erect, alter or use any building or structure except in accordance with Schedule 'B' - Zone Requirements Table as applicable to this Disposal Industrial (M4) Zone and in accordance with the provisions of any applicable section of this By-law.

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SECTION 14 - OPEN SPACE RECREATION (OSR)

14.1 Uses Permitted

Within the Open Space Recreation (OSR) Zone no person shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

14.11 Open Space Uses

- Public parks;
- Private parks, including picnic areas, campgrounds, sports or recreational camps, swimming areas, pavilions, eating establishments and other service buildings associated with the park use;
- Private clubs including those for golf, skiing, fishing and snowmobiling;
- Hiking trails or wilderness areas;
- Conservation uses; and
- Forest management uses.

14.1.2 Rural Uses

- Tree or sod farms;
- Nurseries; and
- Forestry operations.

14.1.3 Residential Use

- an accessory dwelling unit or single detached dwelling in accordance with the provisions of section 3.3 and any other applicable provision of this By-law.

14.2 Zone Requirements

Within the Open Space Recreation (OSR) Zone no person shall use any lot, or erect, alter or use any building or structure except in accordance with Schedule 'B' - Zone Requirements Table as applicable to this Open Space Recreation (OSR) Zone and in accordance with the provisions of any applicable section of this By-law.

14.3 Zone Exceptions

14.3.1 OSR-1 Zone

Schedule A-3, East Half of Lot 20, Concession 2, (Adjala) PIF: 005-166-00

Notwithstanding the Open Space uses permitted in section 13.1(a), on the lands zoned OSR-1 on Schedule A-3 the only permitted Open Space use is a ski club and accessory buildings, structures and facilities including a shop for the sale of ski equipment.

All other provisions of the Open Space Recreation (OSR) Zone shall apply.

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14.3.2 OSR-2 Zone

Schedule A-6, Silverbrooke Developments, Part of Lots 17,18,19 and 20, Concession 3, 7000, 7135 and 7191 Concession Road 3, (Tosorontio By-law 01-16), PIF:4-054-00, 4-060-00 and 4-068-00

Notwithstanding the provisions of section 13 of this By-law, the following provisions shall apply to the lands zoned OSR-2:

The permitted uses of lands zoned OSR-2 shall be limited to one or more of the following:

- a golf course
- a public or private park
- a stormwater management facility
- conservation uses
- accessory buildings and uses

The layout and development of the above permitted uses shall be determined by a Site Plan and Site Plan Agreement approved by Council. Tree removals and site alteration shall not be permitted within 30 metres of the existing watercourses on the subject property, except as provided for in the Site Plan. Crossings of the watercourses for access throughout the OSR-2 Zone shall be restricted to the areas depicted on the Site Plan.

All other requirements of the Open Space Recreation (OSR) Zone shall apply.

SECTION 15 - OPEN SPACE CONSERVATION (OSC)

15.1 Uses Permitted

Within the Open Space Conservation (OSC) Zone no person shall erect, alter or use any building or structure for any purpose. Within the Open Space Conservation (OSC) Zone no person shall use any lot for any purpose except one or more of the following uses:

- conservation;
- sustainable forest management
- an existing agricultural use;
- wildlife management

15.1.2 Prohibited Uses

- new buildings or structures or additions to existing buildings or structures.

15.2 Zone Requirements

Within the Open Space Conservation (OSC) Zone no person shall use any *lot*, or except in accordance with Schedule 'B' - Zone Requirements Table as applicable to this Open Space Conservation (OSC) Zone and in accordance with the provisions of any applicable section of this By-law

15.3 Zone Exceptions

15.3.1 OSC-1 Zone

Schedule A-3, Part of the North Half of Lot 21, Concession 7 (Adjala By-law 97-34) PIF: 2(A)-176

Notwithstanding the provisions of By-law, the lands zoned OSC-1 shall be limited to the following permitted uses:

- a conservation use; and
- a game preserve.

All other provisions of the Open Space Conservation (OSC) Zone shall apply.

15.3.2 OSC-2 Zone

Schedule A-5, West Part and Part of the East Part of Lot 5, Concession 4, (Tosorontio By-law 02-5), PIF:I-106-00

Notwithstanding the provisions of section 14 of this By-law, the following provisions shall apply to the lands zoned OSC-2:

No development or site alteration is permitted within the areas zoned OSC-2.

There is to be a 10 metre development setback from the top-of-bank of the pond.

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All other requirements of the Open Space Conservation (OSC) Zone shall apply.

15.3.3 OSC-3 Zone

Schedule A-5, West Part of Lot 6, Concession 4, 5545 Concession Road 4, (Tosorontio By-law 01-57), PIF: 1-111-00

Notwithstanding the provisions of section 15 of this By-law, the following provisions shall apply to the lands zoned OSC-3:

No development or site alteration is permitted within the areas zoned OSC-3 and all structures constructed within the areas zoned Rural are to be located within the established building envelope.

There is to be a 10 metre development setback from the top-of-bank of the pond from the established building envelope.

All other requirements of the Open Space Conservation (OSC) Zone shall apply.

15.3.4 OSC-4 Zone

Schedule B-5, New Horizon Subdivision, Everett, Part of the West Half of Lot 10, Concession 5, (Tosorontio By-law 01-20)

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to lands zoned OSC-4:

The area zoned OSC-4, shall be maintained in its natural state. A Storm Water Management Facility shall be permitted in addition to the uses permitted in section 15 of the By-law. No development or site alteration in the area zoned OSC-4 is permitted without an amendment to this By-law.

All other requirements of the Open Space Conservation (OSC) Zone shall apply.

15.3.5 OSC-5 Zone

Schedule A-6, Part of the East Half of Lot 13, Concession 1, 6384 Concession Road 2, (Tosorontio By-law 01-9), PIF: 3-013-00

Notwithstanding anything to the contrary found in this By-law, the lands zoned OSC-5 shall be subject to the following requirements:

That the lands shall be maintained in its natural state, and that earthworks (grading) shall not be permitted on the subject lands.

All other requirements of the Open Space Conservation (OSC) Zone shall apply.

15.3.6 OSC-6 Zone

Schedule A-6, Part of Lot 15, Concession 6, (Tosorontio By-law 93-39), PIF: 003-174-01

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to lands zoned OSC-6:

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In addition to the uses identified in section 15.1, a single detached dwelling is permitted;

Lot and Yard Requirements:

- Minimum Lot Frontage shall be 200 metres
- Minimum Lot Area shall be 2.0 hectares
- Minimum Lot Depth shall be 100 metres
- Minimum Front Yard shall be 23 metres
- Minimum Interior Side Yard shall be 6 metres
- Minimum Rear Yard shall be 7.5 metres

The minimum opening elevation for the dwelling shall be 233.15 metres GSCD.

For the purposes of this section, all lot and yard requirements shall be measured from the lot boundaries.

All other provisions of the Open Space Conservation (OSC) Zone apply.

15.3.7 OSC-7 Zone

Schedule A-6, Part of the East Half of Lot 13, Concession 1, (Tosorontio By-law 95-85), PIF: 003-012-00

Notwithstanding anything to the contrary found in this By-law, the lands zoned OSC-7 shall be subject to the following:

In addition to the uses permitted in an Open Space Conservation (OSC) Zone, an existing seasonal dwelling shall be permitted. No addition to the existing seasonal dwelling is permitted.

Notwithstanding any By-law or provision thereof, in the event the dwelling is destroyed by fire or vandalism the residence may be reconstructed on the site of the existing foundation.

All other provisions of the Open Space Conservation (OSC) Zone apply.

15.3.8 OSC-8 Zone

Schedule A-6, Part Lot 15, concession 4, Draft Plan 43T-98011, (Tosorontio By-law 99-1)

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to lands zoned OSC-8:

The permitted uses shall be limited to passive recreation and no construction or site alteration shall be permitted, including tree cutting and removal.

All other requirements of the Open Space Conservation (OSC) Zone shall apply.

15.3.9 OSC-9 Zone

Schedule B-6, Part of Lot 25, Concession 4, (Tosorontio By-law 98-51) PIF: 004-185-00

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to lands zoned OSC-9:

No buildings or structures shall be erected in the OSC-9 zone. No site alterations are permitted to the creek, its banks or its floodplain without the approval of the Nottawasaga Valley Conservation Authority.

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Vegetation shall be maintained in a natural state. Mowing and landscape maintenance activities shall be confined to the Hamlet Residential One - 7 (HRI-7) Zone.

All areas within the OSC-9 Zone shall be permitted to renaturalize without human intervention. All other requirements of the Open Space Conservation (OSC) Zone shall apply.

15.3.10 OSC-10 Zone

Schedule A-6, Part Lot 19, Concession 2, Part 1 on RP 51R-12163, (Tosorontio By-law 15-1984), PIF: 4-033-01

Notwithstanding anything to the contrary found in this By-law, the erection of a building necessary for a Fish Hatchery is permitted on lands zoned OSC-10. No residential buildings are permitted on the site.

All other provisions of the Open Space Conservation (OSC) Zone apply.

15.3.11 OSC-11 Zone

Schedule A-7, Part of Lot 27, Concession 3, (Tosorontio By-law 90-52), PIF: 4-210-10.

Notwithstanding anything to the contrary found in this By-law, a single detached dwelling is permitted on a lot created by consent on lands zoned OSC-11 subject to the following provisions:

Lot and Yard requirements:

- Minimum Lot Frontage shall be 60 metres
- Minimum Lot Area shall be 7000 square metres
- Minimum Lot Depth shall be 120 metres
- Minimum Front Yard Setback shall be 23 metres
- Minimum Interior Side Yard setback shall be 6.0 metres
- Minimum Exterior Side Yard setback shall be 23.0 metres
- Minimum Rear Yard setback shall be 7.5 metres
- The minimum setback from the centre line of the watercourse for any building or structure shall be 15 metres.

All other provisions of the Open Space Conservation (OSC) Zone apply.

15.3.12 OSC-12 Zone

Schedule A-7, Part of Lot 33, Concession 1, (Tosorontio By-law 92-10), PIF: 5-021-00

Notwithstanding anything to the contrary found in this By-law, a single detached dwelling is permitted on lands zoned OSC-12 subject to the following provisions:

Lot and Yard Requirements:

- Minimum Lot Frontage shall be 120 metres
- Minimum Lot Area shall be 8 metres
- Minimum Lot Depth shall be 106 metres
- Minimum Front Yard shall be 30 metres
- Minimum Interior Side Yard shall be 6 metres
- Minimum Exterior Side Yard shall be 30 metres

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- Minimum Rear Yard shall be 7.5 metres

The minimum setback from the top of bank for any building or structure shall be 15 metres.

For the purposes of this section, all lot and yard requirements shall be measured from the zone boundaries.

All other provisions of the Open Space Conservation (OSC) Zone apply.

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SECTION 16 - RURAL RESIDENTIAL (RR) ZONE

16.1 Uses Permitted

Within the Rural Residential (RR) Zone no person shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- a single detached dwelling
- an accessory dwelling unit
- a bed and breakfast
- a home occupation
- an agricultural use
- home industry; and
- an accessory walk-in animal shelter.

16.2 Zone Requirements

Within the Rural Residential (RR) Zone no person shall use any lot, or erect, alter or use any building or structure for any purpose except in accordance with Schedule 'B' - Zone Requirements Table as applicable to this Rural Residential (RR) Zone and in accordance with the provisions of any applicable section of this By-law.

16.3 Accessory Dwelling Unit

An accessory dwelling unit within the principal dwelling is permitted in accordance with the provisions of section 3.3 and any other applicable provisions of this By-law.

16.4 Agricultural Uses

Agricultural uses shall comply with the required Minimum Distance Separation for the type and number of livestock units proposed to be housed, in accordance with the requirements of Appendix 2 to this By-law.

16.5 Zone Exceptions

16.5.1 RR-1 Zone

Schedule A-5, Part Lot 7, Concession 1, being Plan BA-941, consisting of 20 lots, (Tosorontio By-law 24-1983, PIF: Plan BA-941

Notwithstanding anything to the contrary found in this By-law, lands in the RR-1 Zone shall be limited to Single Family Residences only.

All other provisions of the Rural Residential (RR) Zone shall apply.

16.5.2 RR-2 Zone

Schedule A-6, Part of Lot 14, Concession 4, (Tosorontio By-law 90-37), PIF: 3-083-00

Notwithstanding anything to the contrary found in this By-law, the lands zoned RR-2 shall have a lot

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area not less than 26 hectares +/-.

All other provisions of the Rural Residential (RR) Zone shall apply.

16.5.3 RR-3 Zone

Schedule A-6, Part of Lot 17, Concession 4, Part 2 on RP 51R-15215, (Tosorontio By-law 93- 23), PIF: 3-090-02

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to lands zoned RR-3:

A detached private garage may be permitted in the required front yard, provided the minimum distance from the garage to the street line is 14.5 metres.

All other provisions of the Rural Residential (RR) Zone shall apply.

16.5.4 RR-4 Zone

Schedule A-6, Part of Lot 17, Concession 4, (Tosorontio By-law 41-1989), PIF: 003-090-01 and 003-090-05

Notwithstanding anything to the contrary found in this By-law, the lands zoned RR-4 shall have a frontage requirement of 140 metres.

All other provisions of the Rural Residential (RR) Zone shall apply.

16.5.5 RR-5 Zone

Schedule A-6, Part of Lot 17, Concession 4, Parts 1 to 5, RP 51R-24492 (Tosorontio By-law 94-92), PIF: 003-095-00 to 3-095-14

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to lands zoned RR-5:

Lot and Yard Requirements

- Minimum Lot Frontage shall be 60 metres
- Minimum Lot Area shall be 1 hectare
- The Minimum Lot Depth shall be deemed to be met.

Notwithstanding the minimum front, side or rear yard requirements of the Rural Residential (RR) Zone, no building or structure shall be permitted except within the building envelopes as identified for Parts 1 to 5 on Reference Plan 51R-24492.

All other provisions of the Rural Residential (RR) Zone shall apply

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16.5.6 RR-6 Zone

Schedule A-6, Lot 18, Concession 4, (Tosorontio), PIF: 4(T)-058-01

Notwithstanding anything to the contrary found in this By-law, the lands zoned RR-6 may be used as a specialized use farm with the following provisions:

Minimum frontyard, sideyard and rearyard setbacks shall be 30 metres (100 feet)

All other requirements of the Rural Residential (RR) zone shall apply.

16.5.7 RR-7 Zone

Schedule A-6, Part of Lot 17, Concession 4, (Tosorontio), PIF: 003-095-00

Notwithstanding any requirements to the contrary of By-law 03-57, the lands described as Part of Lot 17, Concession 4, Part 7 on Reference Plan 51R-24492 in the former Township of Tosorontio be zoned Rural Residential – Exception (RR-7) as shown on Schedule B to this by-law shall be subject to the following provisions:

That the rear yard setback be reduced to 7.5 metres.

That the approved building envelope (dwelling, accessory structures, parking lot and septic field) shall represent no more than 10% of the lot area;

That the dwelling be situated within the building envelope and occupy no more than 278 square metres (2992 square feet) or approximately 2% of the lot area which ever is less;

That the driveway will occupy no more than 3% of the lot area and shall not exceed a maximum width of 4.5 metres (15 feet) except for the area of the culvert which is required to be a minimum width of 7 metres (22.9 feet).

All other requirements of the Rural Residential (RR) zone shall apply.

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SECTION 17 – ESTATE RESIDENTIAL (ER) ZONE

17.1 Uses Permitted

Within the Estate Residential (ER) Zone no person shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- a single detached dwelling;
- an accessory dwelling unit;
- a bed and breakfast; and
- a home occupation.

17.2 Zone Requirements

Within the Estate Residential (ER) Zone no person shall use any lot, or erect, alter or use any building or structure for any purpose except in accordance with Schedule 'B' - Zone Requirements Table as applicable to this Estate Residential (ER) Zone and in accordance with the provisions of any applicable section of this By-law.

17.3 Accessory Dwelling Unit

An accessory dwelling unit within the principal dwelling is permitted in accordance with the provisions of section 3.3 and any other applicable provisions of this By-law.

17.4 Zone Exceptions

17.4.1 ER-1 Zone

Schedule A-6, Silverbrooke Developments, Part of Lots 17,18,19 and 20, Concession 3, 7000, 7135 and 7191 Concession Road 3, (Tosorontio By-law 01-16), PIF:4-054-00, 4-060-00 and 4-068-00

Notwithstanding the provisions of section 17 of this By-law, the following provisions shall apply to the lands zoned ER-1:

Minimum Frontage:	45.7 metres
Minimum Area:	0.43 hectares
Minimum Depth:	50 metres
Minimum Front Yard:	15 metres
Minimum Rear Yard:	15 metres
Exterior Side Yard:	7.5 metres

All other requirements of the Estate Residential (ER) Zone shall apply.

17.4.2 ER-2 Zone

Schedule A-5, Apple Valley Estate Inc., Part of the West Half Lot 1, Concession 2, 4925 Concession Road 2, (Tosorontio By-law 00-45), PIF:1-047-00

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Notwithstanding the provisions of section 16 of this By-law, the following provisions shall apply to the lands zoned ER-2:

Lots 1 -10, shall have a minimum setback of 7.62 metres from the surveyed top-of-bank for all buildings, structures, lawn garden sheds, septic tile beds and any vegetation and grade disturbance except those required for flood or erosion control purposes.

The minimum front yard depth requirements for setback for all lots shall be reduced from 30.5 metres to 23 metres.

All other requirements of the Estate Residential (ER) Zone shall apply.

17.4.3 ER-3 Zone

Schedule A-6, Part Lot 15, Concession 4, Draft Plan 43T-98011, (Tosorontio By-law 99-1)

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to lands zoned ER-3:

Back lot fencing and chain link fencing on the side yards is not permitted on Lots 6, 7 and 8.

No construction or site alteration shall be permitted, including tree cutting and removal at the rear of Lot 9.

All other requirements of the Estate Residential (ER) Zone shall apply.

17.4.4 ER-4 Zone

Schedule A-6, Part of Lot 14 & 15, Concession 4, Tosorontio Developments Inc., (Tosorontio By-law 96-79) PIF: 003-083-72

Notwithstanding the provisions of section 17 of this By-law, the following provisions shall apply to the lands zoned ER-4:

The Minimum Lot Frontage shall be 29.8 metres.

All other requirements of the Estate Residential (ER) Zone shall apply.

17.4.5 ER-5 Zone

Schedule A-7, Part Lot 21, Concession 3, (Tosorontio By-law 94-77), PIF: 004-081 to 004-81-10

Notwithstanding anything to the contrary found in this By-law the following provisions shall apply to the lands zoned ER-5 Zone:

Lot and Yard Requirements

- Minimum Lot Frontage shall be 56 metres
- Minimum Lot Area shall be 1.0 Hectare
- Minimum Front Yard Setback shall be 60 metres

All other provisions of the Estate Residential (ER) Zone shall apply.

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17.4.6 ER-6 Zone

Schedule A-5, East Half of Lot 4, Concession 5, being Parts 1, 2 and 3 on RP 51R-9739, (Tosorontio By-law 15-1982), PIF: 2-015-00, 2-014-00, 2-012-00, 2-011-01, 2-013-00.

Notwithstanding anything to the contrary in this By-law, the lands zoned ER-6 shall be used to accommodate the six (6) existing residential dwellings only. No other uses shall be permitted on these lands.

All other provisions of the Estate Residential (ER) Zone shall apply.

17.4.7 ER-7 Zone

Schedule A-6, Part Lots 15 and 16, Concession 5, Plan M-485, (Tosorontio By-law 10-1989), PIF: Plan M-485.

Notwithstanding anything to the contrary in this By-law, the lands zoned ER-7 shall be subject to the following provisions:

Lots 5 and 6 on Part 1 of Stage 3: The minimum rear yard requirements shall be 7.5 meters.

Lot 15 on Part 1 of Stage 3: The minimum front yard requirements shall be 23 meters.

Lot 1 on Part 2 of Stage 3: The minimum exterior side yard requirements shall be 7.5 meters.

Lot 2 on Part 2 of Stage 3: The minimum rear yard requirements shall be 23 meters.

No building shall be erected any closer to the top of the bank than 7.5 metres for all lots.

All other provisions of the Estate Residential (ER) Zone shall apply.

17.4.8 ER-8 Zone

Schedule A-7, Part of the East Half of Lot 21, Concession 3, being RP 51R-16929, (Tosorontio By-law 11-1990), PIF: 5-063-03

Notwithstanding anything to the contrary in this By-law the lands zoned ER-8 shall be subject to the following provisions:

- The Minimum Lot Area shall be 6000 square metres

All other requirements of the Estate Residential (ER) zone shall apply.

17.4.9 ER-9 Zone

Schedule A-6, Part East Half Lot 16, Concession 4, (Tosorontio By-law 96-77) PIF: 003-088-01

Notwithstanding the provisions of section 17 of this By-law, the following provisions shall apply to the lands zoned ER-9:

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Lot Requirements:

Minimum Lot Area: 1.0 hectare

Minimum Lot Frontage: 60 metres

Minimum Lot Depth: 60 metres

All other requirements of the Estate Residential (ER) Zone shall apply.

17.4.10 ER-10 Zone

Schedule A-5, Part of the West Half of Lot 8, Concession 5, (Tosorontio By-law 91-51), PIF: 002-021-05 to 002-021-25

Notwithstanding anything to the contrary in this By-law the lands zoned ER-10 shall be subject to the following provisions:

- The minimum Lot Area shall be 6000 square metres;
- The minimum Lot Frontage shall be 50 metres;
- The minimum Lot Depth shall be 70 metres;

All other requirements of the Estate Residential (ER) zone shall apply.

17.4.11 ER-11 Zone

Schedule A-5, Part of the East Half of Lot 6, Concession 6, (Tosorontio By-law 93-38), PIF: 2-048-00

Notwithstanding anything to the contrary in this By-law the lands zoned ER-11 shall be subject to the following provisions:

- The minimum Lot Area shall be 6000 square metres.

All other requirements of the Estate Residential (ER) zone shall apply.

17.4.12 ER-12 Zone

Schedule A-5, Part of Lot 5, Concession 7, being Lots 1, 2, 3, 4, 5, 6, 7, and 8 on Plan M-129, (Tosorontio By-law 22-1983), PIF: Plan M-129

Notwithstanding anything to the contrary in this By-law the lands zoned ER-12 shall be subject to the following provisions:

- The minimum Front Yard shall be 22.5 metres.

All other requirements of the Estate Residential (ER) zone shall apply.

17.4.13 ER-13 Zone

Schedule A-5, Part of Lot 1, Concession 2, (Tosorontio By-law 95-84),

Notwithstanding anything to the contrary in this By-law the lands zoned ER-13 shall be subject to the following provisions:

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- The minimum Lot Frontage shall be 61 metres
- The minimum Lot Area shall be 1.0 hectare.

All other requirements of the Estate Residential (ER) zone shall apply.

17.4.14 ER-14 Zone

Schedule A-6, Part of Lot 20, Concession 3, RP M-186, (Tosorontio By-law 23-1983), PIF: Lots 4, 5 and 6 on RP M-186

Notwithstanding anything to the contrary in this By-law the lands zoned ER-14 shall be subject to the following provisions:

- The minimum Lot Frontage shall be 22.5 metres

All other requirements of the Estate Residential (ER) zone shall apply.

17.4.15 ER-15 Zone

Schedule A-6, Part of Lot 14, Concession 3, (Tosorontio By-law 93-52), PIF: 3-052-00

Notwithstanding anything to the contrary in this By-law the lands zoned ER-15 shall be subject to the following provisions:

- The minimum Lot Frontage shall be 60 metres
- The minimum Lot Area shall be 1.0 hectare.

All other requirements of the Estate Residential (ER) zone shall apply.

17.4.16 ER-16 Zone

Schedule A-7, Part of the West half of Lot 33, Concession 4, (Tosorontio), PIF: 05-098-04, 05-098-08, 05-098-00, 05-098-06, 05-098-03, 05-098-01, 05-098-02.

Notwithstanding anything to the contrary in this By-law, the lands zoned ER-16 may be used for seven (7) single family dwellings subject to the following provisions:

- The minimum Lot Area shall be 1394 square metres;
- The minimum Lot Frontage shall be 30.5 metres;
- The minimum Lot Depth shall be 45.5 metres;

All other requirements of the Estate Residential (ER) zone shall apply.

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17.4.17 ER-17 Zone

Schedule A-7, Part of Lot 33, Concession 4, (Tosorontio By-law 92-28), PIF: 5-098-07, 5-098-10

Notwithstanding anything to the contrary in this By-law the lands zoned ER-17 shall be subject to the following provisions:

- The minimum Lot Frontage shall be 12 metres
- The minimum Lot Depth shall be 50 metres.

All other requirements of the Estate Residential (ER) zone shall apply.

17.4.18 ER-18 Zone

Schedule A-2, Plan 80 Part Lot 18, Part Lot 19, Part Lot 46, Part Lot 47, Part Robert St., Part 16 on RP 51R-622 (Adjala By-law 02-27), PIF: 2-142-16

Notwithstanding the provisions of section 16 of this By-law, the following provisions shall apply to the lands zoned ER-18:

- front yard setback of 11.27 metres
- rear yard setback of 7.62 metres
- side yard setback of 2.5 metres
- frontage of 24.38 metres
- area of 1500.91 square metres

All other provisions of the Estate Residential (ER) Zone shall apply.

17.4.19 ER-19 Zone

Schedule A-2, Part of the West Half of Lot 13, Concession 7, being Registered Plan 80 Lots 1 to 27, (Adjala), PIF: Plan RD-622

Notwithstanding the provisions of section 17 of this By-law, the following provisions shall apply to the lands zoned ER-19:

Lots 1 to 14, and Lots 16 to 26:

- Minimum frontage of 24.4 metres
- Minimum lot depth of 60.4 metres

Lot 15:

- Minimum frontage of 24.4 metres
- Minimum lot depth of 48.8 metres

Lot 27:

- Minimum frontage of 30.5 metres
- Minimum lot depth of 54.9 metres

All other provisions of the Estate Residential (ER) Zone shall apply

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17.4.20 ER-20 Zone

Schedule B-3, East Half of Lot 16, Concession 5, Loretto, (Adjala), PIF: 2-078-01, 2-079-01, 2-079-00

Notwithstanding anything to the contrary in this By-law the lands zoned ER-20 shall be subject to the following provisions for the lots as noted:

Lot PIF	Area	Frontage	Front Yard	Side Yard	Rear Yard
2-078-01	0.26 ha	57.04 m	23.49 m	9.15 m	12.2 m
2-079-01	.026 ha	57.04 m	15.0 m	7.5 m	15.0 m
2-079-00	0.23 ha	50.33 m	18.59 m	3.65 m	14.5 m

All other requirements of the Estate Residential (ER) zone shall apply.

17.4.21 ER-21 Zone

Schedule A-4, Part Lot 26, Concession 3 being Block B on Plan 1459 (Adjala By-law 00-3), PIF: 6-122-02

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to the lands zoned ER-21 to create a building envelope for a dwelling unit.

The building envelope shall be:

- 16 metres from the westerly boundary of the property
- 57 metres from the easterly boundary of the property
- 40 metres from the front along the road allowance.

The front yard setback within the established building envelope shall be 15 metres.

All other provisions of the Estate Residential (ER) Zone shall apply.

17.4.22 ER-22 Zone

Schedule A-2, Part West Half of Lot 13, Concession 7, being Plan 80, Lots 15, 16 and the southerly 10.55 metres of Lot 13 together with the north half of Albert Street between Curran Street and Main Street and Lots 17 and 18, together with the south half of Albert Street between Curran Street and Main Street, (Adjala By-law 89-7).

Notwithstanding anything to the contrary found in this By-law for the lands zoned AR-17 the following provisions shall apply:

- Minimum frontage shall be 5 metres.
- Minimum lot area shall be 1,393.5 square metres.

All other provisions of the Estate Residential (ER) Zone shall apply.

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SECTION 18 - HAMLET RESIDENTIAL (HR1) ZONE

18.1 Uses Permitted

Within the Hamlet Residential (HR1) Zone no person shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- a single detached dwelling;
- a bed and breakfast;
- a public park; and
- a home occupation

18.2 Zone Requirements

Within the Hamlet Residential (HR1) Zone no person shall use any *lot*, or *erect*, *alter* or use any building or structure for any purpose except in accordance with Schedule 'B' - Zone Requirements Table as applicable to this (HR1) Zone and in accordance with the provisions of any applicable section of this By-law.

18.3 Zone Exceptions

18.3.1 HR1-1 Zone

Schedule B-5, Part Lot 11, Concession 4, being Lot 103 on Plan 1382, Everett, (Tosorontio By-law 36-1987), PIF: 006-135-00

Notwithstanding anything to the contrary in this By-law, the lands zoned HR1-1 shall be permitted to have two apartments in the house on Lot 103, Plan 1382, subject to the fire wall between the two apartments meeting the Ontario Building Code and being approved by the Building Inspector.

All other provisions of the Hamlet Residential (HR1) Zone shall apply.

18.3.2 HR1-2 Zone

Schedule B-3, Part of the West Half Lot 15, Concession 6 (5 acres) (Adjala By-law 00-26)
PIF: 2-106-02

Notwithstanding the provisions of section 18 of this By-law, the following provisions shall apply to the lands zoned HR1-2:

To permit the subject lands to be developed by consent under Section 53 of The Planning Act, R.S.O. 1996, as amended, without having frontage onto an open improved road.

All other provisions of the Hamlet Residential (1) Zone shall apply

18.3.3 HR1-3 Zone

Schedule A-2, Part of the West Half of Lot 13, Concession 1, Lots 1 to 14 on Plan A-7604-D-1, (Adjala By-law 76-7 and 79-24)

Notwithstanding the provisions of section 18 of this By-law, the following provisions shall apply to the lands zoned HR1-3:

The lands zoned HR1-3 for shall be used for residential purposes for a single-family dwelling only. Accessory buildings may include a private garage.

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The occupant of a single-family dwelling may carry on any domestic or household art not affecting the amenity of the neighbourhood, and may occupy 25% of the floor area, providing there is no display of goods or advertising other than a plate not larger one square foot. No person shall carry on the business of operating a rooming house or boarding house, where "operating a rooming house or boarding house" shall be construed to mean providing either sleeping accommodation or meals, or both, for monetary consideration to more than three persons.

All other provisions of the Hamlet Residential (HR1) Zone shall apply.

18.3.4 HR1-4 Zone

Schedule B-3, Part of the West Half of Lot 15, Concession 6, (Adjala By-law 78-25) PIF: 002-072-35

Notwithstanding the provisions of section 18 of this By-law, the following provisions shall apply to the lands zoned HR1-4:

The minimum rear yard depth shall be 18.3 m (60 feet).

All other provisions of the Hamlet Residential (HR1) Zone shall apply.

18.3.5 HR1-5 Zone

Schedule A-6, Part of the West Part of Lot 12, Concession 5, (Tosorontio By-law 02-6), PIF: 3-128-01.

Notwithstanding the provisions of section 18 of this By-law, the following provisions shall apply to the lands zoned HR1-5:

The minimum frontage shall be 20 metres

The minimum depth shall be 40 metres

The minimum lot area shall be 800 square metres.

All other requirements of the Hamlet Residential (HR1) Zone shall apply.

18.3.6 HR1-6 Zone

Schedule B-5, New Horizon Subdivision, Everett, Part of the West Half of Lot 10, Concession 5, (Tosorontio By-law 01-20)

Notwithstanding the provisions of section 18 of this By-law, the following provisions shall apply to the lands zoned HR1-6:

The minimum lot frontage shall be 21 metres.

The lots immediately abutting the existing wetland along the westerly boundary of the property, shall be permitted to have a minimum lot area of 955 square metres.

All other requirements of the Hamlet Residential (HR1) Zone shall apply.

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18.3.7 HR1-7 Zone

Schedule B-6, Part of Lot 25, Concession 4, (Tosorontio By-law 98-51)

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to lands zoned HR1-7:

Access to the portion of the property zoned HR1-7 shall be permitted only along the frontage zoned HR1-7.

All other requirements of the Hamlet Residential (HR1) Zone shall apply.

18.3.8 HR1-8 Zone

Schedule B-5, Part Lot 12, Concession 5, RP 51M-573, Everett Glen Subdivision, (Tosorontio By-law 98-5)

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to lands zoned HR1-8:

The minimum lot depth requirement for Hamlet Residential (HR1) Zone of this By-law does not apply to lands in Registered Plan 51M-573 zoned HR1-8.

All other requirements of the Hamlet Residential (HR1) Zone shall apply.

18.3.9 HR1-9 Zone

Schedule B-5, Part of Lots 17 & 18, east side of Victoria Street, Part of Lots 1,2,3,4 & 5, north side of Woodbine Street and Part of Grieve Street and Lane, Plan 271, Glencaim, (Tosorontio By-law 97-35)

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to lands zoned HR1-9:

The Minimum Lot Frontage shall be 20 metres.

All other requirements of the Hamlet Residential (HR1) Zone shall apply.

18.3.10 HR1-10 Zone

Schedule B-8, Part Lot 1, Concession 7, (Tosorontio), PIF:

Notwithstanding anything to the contrary in this By-law, the lands zoned HR1-10 shall be used for single family residences only.

All other provisions of the Hamlet Residential (HR1) Zone shall apply.

18.3.11 HR1-11 Zone

Schedule B-8, Part Lot 1, Concession 7 (Tosorontio By-law 23-1986), PIF: 2-059-00

Notwithstanding anything to the contrary in this By-law, the lands zoned HR1-11 shall be used for a Veterinary Clinic only, and if the use as a Veterinary Clinic should cease the use shall revert to residential.

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All other provisions of the Hamlet Residential (HR1) Zone shall apply.

18.3.12 HR1-12 Zone

Schedule B-5, Part Lot 11, Concession 5, being Parts 3 and 4 on RP 51R-3294, Everett, (Tosorontio By-law 21-1979), PIF: 3-115-00

Notwithstanding anything to the contrary in this By-law, the lands zoned HR1-12 shall have a sideyard setback of nil on the side only of Parts 3 and 4 that are adjacent to each other.

All other provisions of the Hamlet Residential (HR1) Zone shall apply.

18.3.13 HR1-13 Zone

Schedule B-8, Part Lot 1, Concession 7, (Tosorontio By-law 49-91), PIF: 2-073-00

Notwithstanding anything to the contrary in this By-law the lands zoned HR1-13 shall be subject to the following provisions:

- The minimum Lot Frontage shall be 20 metres
- The minimum Lot Area shall be 800 square metres
- The minimum Lot Depth shall be 39 metres
- The buildings existing on the property on the date of passage of this By-law shall be deemed to comply with the interior side yard and rear setback requirements of the Hamlet Residential (HR1) Zone.

All other provisions of the Hamlet Residential (HR1) Zone shall apply.

18.3.14 HR1-14 Zone

Schedule B-5, Part of the West Half of Lot 10, Concession 5, being Part 3 on RP 51R-22251 and Part of Block 'N' Registered Plan 1382, (Tosorontio By-law 92-25), PIF: 6-026-00

Notwithstanding the permitted uses in section 18.1 of this By-law, town house dwellings are permitted provided the total number of dwelling units does not exceed four on the lands zoned HR1-14.

The minimum front and interior side yards shall be as they exist on the date of passage of this By-law.

All other provisions of the Hamlet Residential (HR1) Zone shall apply.

18.3.15 HR1-15 Zone

Schedule B-6, Part Lot 25, Concession 3, (Tosorontio By-law 93-50), PIF: 4-098-00

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Notwithstanding anything to the contrary in this By-law, the lands zoned HR1-15 shall have a minimum lot frontage of 19 metres.

All other provisions of the Hamlet Residential (HR1) Zone shall apply.

18.3.16 HR1-16 Zone

Schedule B-5, Part Lots 11 and 12, Concession 5, on Plan M-216, Everett (Tosorontio By-law 26-1983), PIF: Plan M-216

Notwithstanding anything to the contrary in this By-law, the lands zoned HR1-16 shall have no buildings or structures other than those required for flood or erosion control placed within 9 metres of the rear of Lot 6 and Lots 8 to 14 inclusive.

All other provisions of the Hamlet Residential (HR1) Zone shall apply.

18.3.17 HR1-17 Zone

Schedule B-5, Part Lot 11, Concession 5, being Parts 1 and 2 on RP 51R-3294, Everett, (Tosorontio By-law 33-1984), PIF: 3-120-03, 3-121-00

Notwithstanding anything to the contrary in this By-law, the lands zoned HR1-17 shall have a sideyard setback of nil on the side only of Parts 1 and 2 that are adjacent to each other.

All other provisions of the Hamlet Residential (HR1) Zone shall apply.

18.3.18 HR1-18 Zone

Schedule B-5, Part Lot 11, Concession 4, being Part 2 on RP 51R-12802, Everett, (Tosorontio By-law 23-1985), PIF: 6-134-02

Notwithstanding anything to the contrary in this By-law, the lands zoned HR1-18 shall have a rear yard setback of 4.23 metres.

All other provisions of the Hamlet Residential (HR1) Zone shall apply.

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SECTION 19 - HAMLET RESIDENTIAL (HR2)

19.1 Uses Permitted

Within the Hamlet Residential (HR2) Zone no person shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- a walk-up apartment building;
- a townhouse;
- a semi-detached dwelling;
- a duplex dwelling; and,
- a public park.

19.2 Zone Requirements

Within the Hamlet Residential (HR2) Zone no person shall use any lot, or erect, alter or use any building or structure for any purpose except in accordance with Schedule 'B' - Zone Requirements Table as applicable to this Hamlet Residential (HR2) Zone and in accordance with the provisions of any applicable section of this By-law.

19.3 Zone Exceptions

19.3.1 HR2-1 Zone

Schedule B-5, Part Lot 11, Concession 5, Block F on Plan 1382, Everett, (Tosorontio 12-1986), PIF: 6-111-00

Notwithstanding anything to the contrary in this By-law, residential apartments shall be permitted on the lands zoned HR2-1 subject to the following provisions:

That ten (10) of the apartments shall be 2 bedroom apartments containing a minimum of 74.4 square metres (800 square feet) per apartment.

That two (2) of the apartments shall be single bedroom apartments containing a minimum of 53.5 square metres (575 square feet) per apartment.

All other provisions of the Hamlet Residential (HR2) Zone shall apply.

**Township of Adjala-Tosorontio
COMPREHENSIVE ZONING BY-LAW NO. 03-57**

SECTION 20 - EXISTING BY-LAWS AND ENACTMENT

- 20.1** By-law No. 3-1973, as amended, of the former Township of Tosorontio is hereby repealed.
- 20.2** By-law No. 76.4, as amended, of the former Township of Adjala is hereby repealed as it relates to those lands included in zones on the map schedules to this By-law.
- 20.3** This By-law shall come into effect pursuant to the provisions of, and regulations made under the Planning Act, RSO 1990, c.P.13.

By-law read a first, second and third time and finally passed this 20th day of October, 2003.

MAYOR

CLERK

Township of Adjala-Tosorontio
COMPREHENSIVE ZONING BY-LAW NO. 03-57

SCHEDULE B - Zone Requirements Table									
All standards are metric and the minimum requirement unless stated otherwise									
ZONE		USE	LOT STANDARDS			YARD STANDARDS (metres)			
By-law Section	Symbol	Type of Use	Frontage (metres)	Area (ha.)	Maximum Coverage	Front	Int. Side	Ext. Side	Rear
4.1	A	Agricultural	150.0	36.0	5%	100.0	30.0	30.0	30.0
						or MDS Requirement whichever is greater			
		Residential, including boarding or rooming house	60.0	Shall have a min. of 0.4 ha. max. of 1 ha.	10%	20.0	3.0	5.0	7.5
						or MDS Requirement whichever is greater			
		Veterinary Clinic, Animal Hospital	60.0	1.0	15%	20.0	7.5	9.0	7.5
		Kennel	60.0	12.0	15%	81.38	60.96	81.38	60.96
						or 100 metres from the nearest off-site dwelling, whichever is greater			
Other Permitted Uses	60.0	1.0	10%	20.0	10.0	10.0	10.0		
5.1	R	Agricultural	150.0	36.0	5%	100.0	30.0	30.0	30.0
						or MDS Requirement whichever is greater			
		Residential, including boarding or rooming house	60.0	Shall have a min. of 0.4 ha. Max. of 1 ha.	10 %	20.0	3.0	5.0	7.5
						or MDS Requirement whichever is greater			
		Veterinary Clinic, Animal Hospital	60.0	1.0	15 %	20.0	7.5	9.0	7.5
		Kennel	60.0	12.0	15 %	81.38	60.96	81.38	60.96
						And 152.4 metres from the nearest off-site dwelling			
Other Permitted Uses except Rural Commercial uses in Section 5.1.1	60.0	1.0	10 %	20.0	10.0	10.0	10.0		
5.1.1	R	Rural Commercial Uses	60.0	0.8	30 %.	15.0	5.0	15.0	5.0
						And 76.2 metres from the nearest off-site dwelling			

Township of Adjala-Tosorontio
COMPREHENSIVE ZONING BY-LAW NO. 03-57

ZONE		USE	LOT STANDARDS			YARD STANDARDS (metres)			
By-law Section	Symbol	Type of Use	Frontage (metres)	Area (ha.)	Maximum Coverage	Front	Int. Side	Ext. Side	Rear
6.1	C1	General Commercial on private services	30.0	0.4	50%	5.0	3.0	5.0	5.0
6.1	C1	General Commercial on municipal services	20.0	0.15	75%	5.0	3.0	5.0	5.0
7.1	C2	Highway/Service Commercial on private services	60.0	0.8	30%	15.0	5.0	15.0	5.0
7.1	C2	Highway/Service Commercial on municipal services	30.0	0.2	50%	15.0	5.0	15.0	5.0
8.1	C3	Trailer Park	60.0	10.0	10%	23.0	6.0	23.0	12.0
9.1	I	Institutional on private services	30.0	0.4	30%	7.5	3.0	7.5	5.0
9.1	I	Institutional on municipal services	30.0	0.20	50%	7.5	3.0	7.5	5.0
10.1	M1	General Industrial on private services	60.0	0.8	25%	15.0	6.0	15.0	7.5
10.1	M1	General Industrial on municipal services	30.0	0.4	50%	10.0	5.0	10.0	7.5
11.1	M2	Extractive Industrial	60.0	4.0	5%	30.0	15.0	15.0	15.0
			Or in accordance with The Aggregate Resources Act whichever is greater						
12.1	M3	Protected Aggregate Resources	150.0	36.0	5%	100.0	30.0	30.0	30.0
13.1	M4	Disposal Industrial	In accordance with certificate of approval						
14.1	OSR	All permitted uses except private parks & private clubs	N/A	N/A	N/A	15.0	10.0	10.0	10.0
		Private Parks & Private Clubs	60.0	2.0	5%	15.0	10.0	10.0	10.0
15.1	OSC	Open Space Conservation	NO DEVELOPMENT PERMITTED						
16.1	RR	Rural Residential	100.0	2.0	5%	30.0	10.0	30.0	20.0
17.1	ER	Estate Residential	30.0	0.8	10%	15.0	7.5	15.0	15.0

Township of Adjala-Tosorontio
COMPREHENSIVE ZONING BY-LAW NO. 03-57

ZONE		USE	LOT STANDARDS			YARD STANDARDS (metres)			
By-law Section	Symbol	Type of Use	Frontage (metres)	Area (ha.)	Maximum Coverage	Front	Int. Side	Ext. Side	Rear
18.1	HR1	Hamlet Residential on private services	30.5	0.2	25%	7.5	3.0	7.5	7.5
		Hamlet Residential on municipal services	18.3	0.1	25%	7.5	1.5	7.5	7.5
19.1	HR2	Apartment Building on municipal services	40.0	0.8	30%	10.0	7.5	7.5	10.0
		Townhouse on municipal services	10.0	250 m2	50%	7.5	0 m common side 1.5 m other side	7.5	7.5
		Semi-detached dwellings on municipal services	10.0	0.1	25%	7.5	0 m common side 1.5 m other side	3.0	7.5
		Duplex dwellings on municipal services	18.3	0.1	25%	7.5	1.5	7.5	7.5

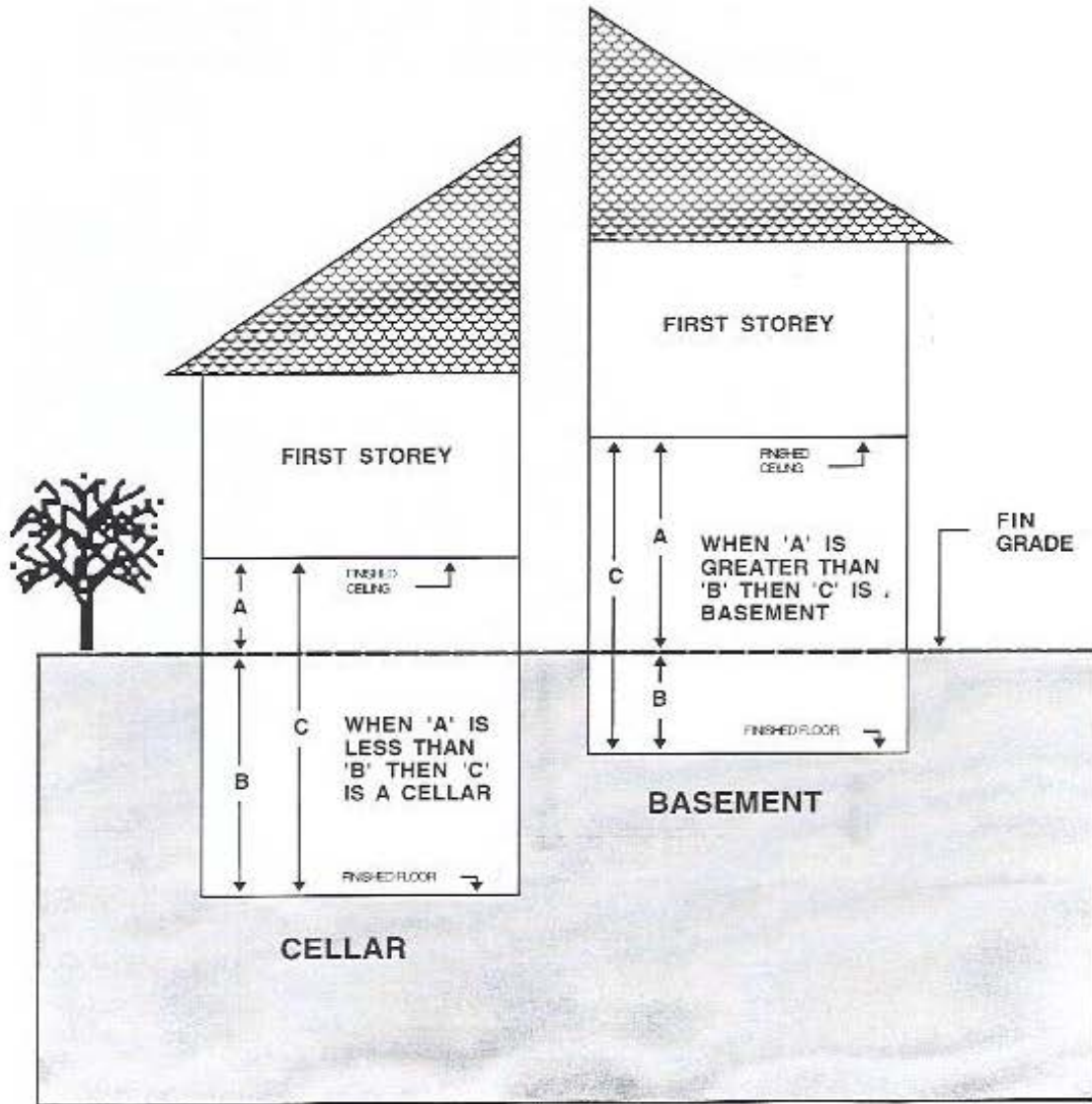
NOTES:

1. Maximum building height is 11.0 metres (36.3 feet) for all zones except there is no maximum building height requirement in the Agricultural Zone, the Rural Zone and the Industrial Zone and the maximum building height in the Institutional Zone is 14 metres (45.9 feet).
2. The minimum gross floor area for a single detached dwelling is 93 square metres (1001 square feet) except for the Rural Residential and Estate Residential Zones where the minimum is 125 square metres (1345.5 square feet).
3. The minimum gross floor area for a townhouse or a unit in a semi-detached or duplex dwelling is 75 square metres (807.3 square feet).
4. The minimum gross floor area for a unit in an apartment building is 55 square metres (592 square feet).
5. Provisions for accessory buildings are found in Section 3.3 of this By-law.
6. A minimum lot area of 1 hectare is required for the keeping of livestock on a property.

APPENDIX 1

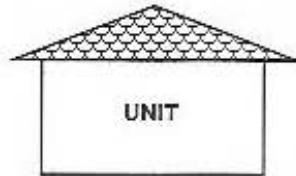
DIAGRAMS

BASEMENT AND CELLAR DEFINITIONS

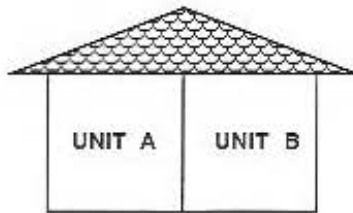


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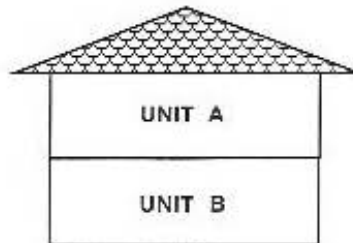
ILLUSTRATIONS OF DWELLING TYPES



DETACHED UNIT

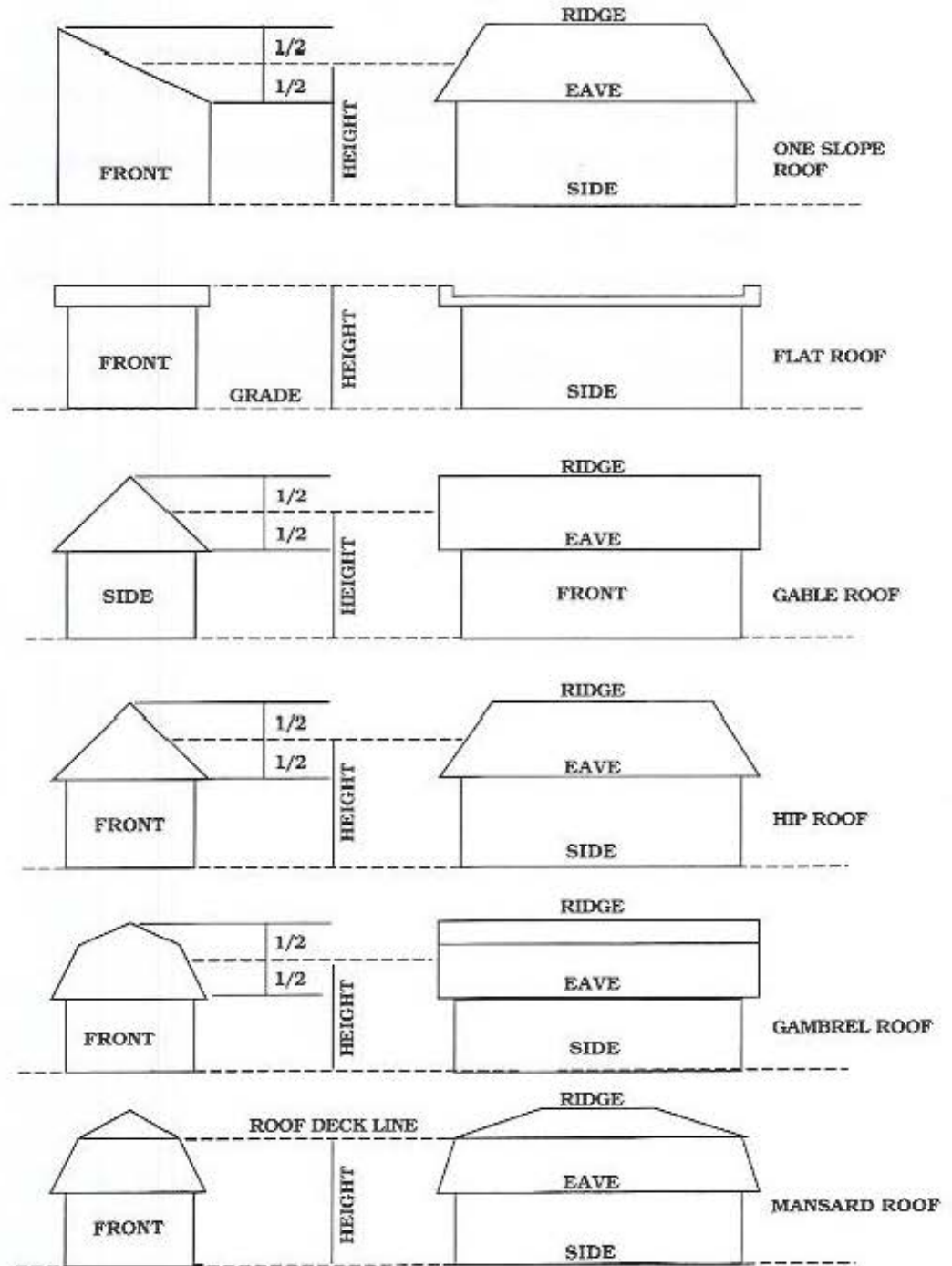


SEMI-DETACHED

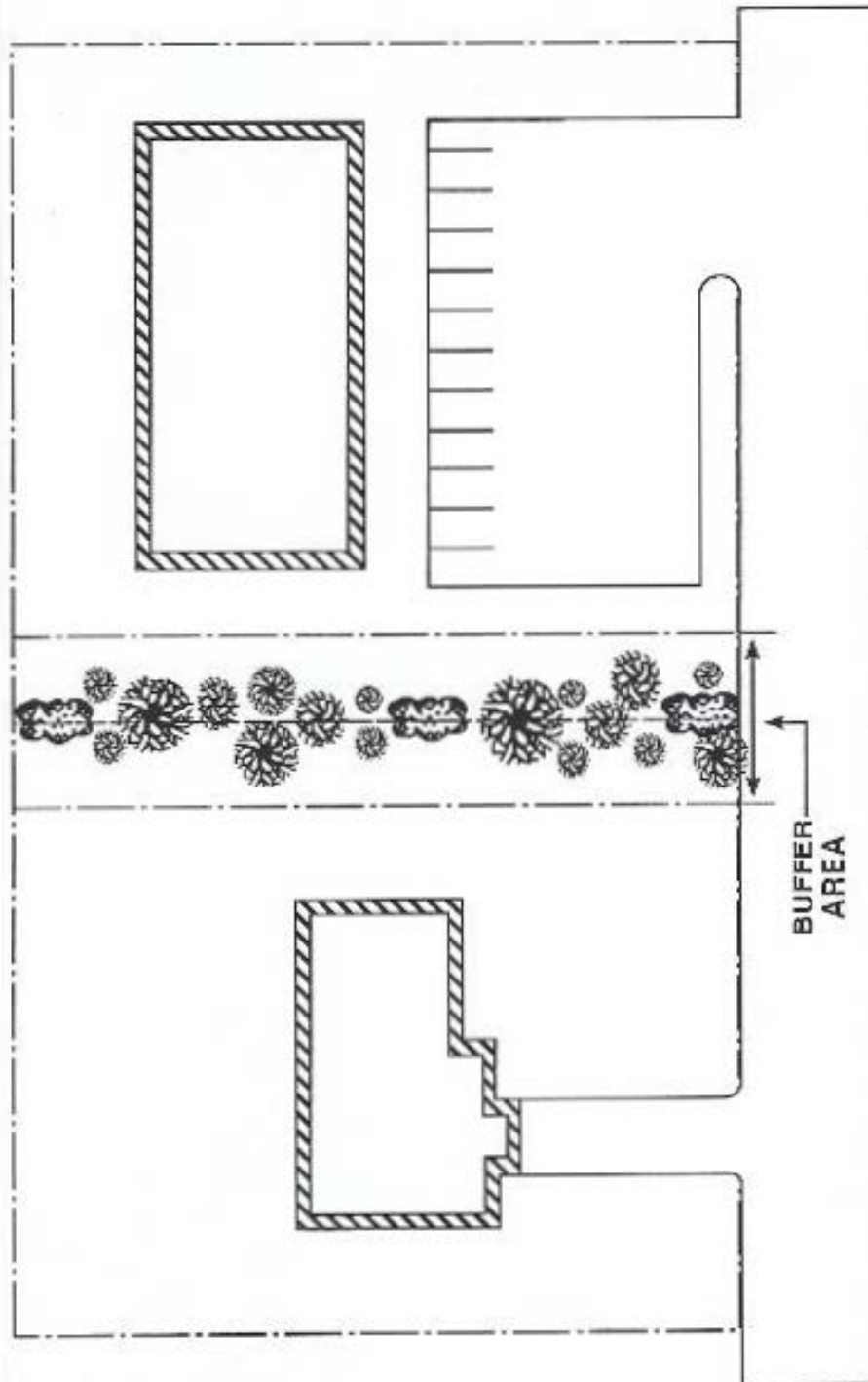


DUPLEX

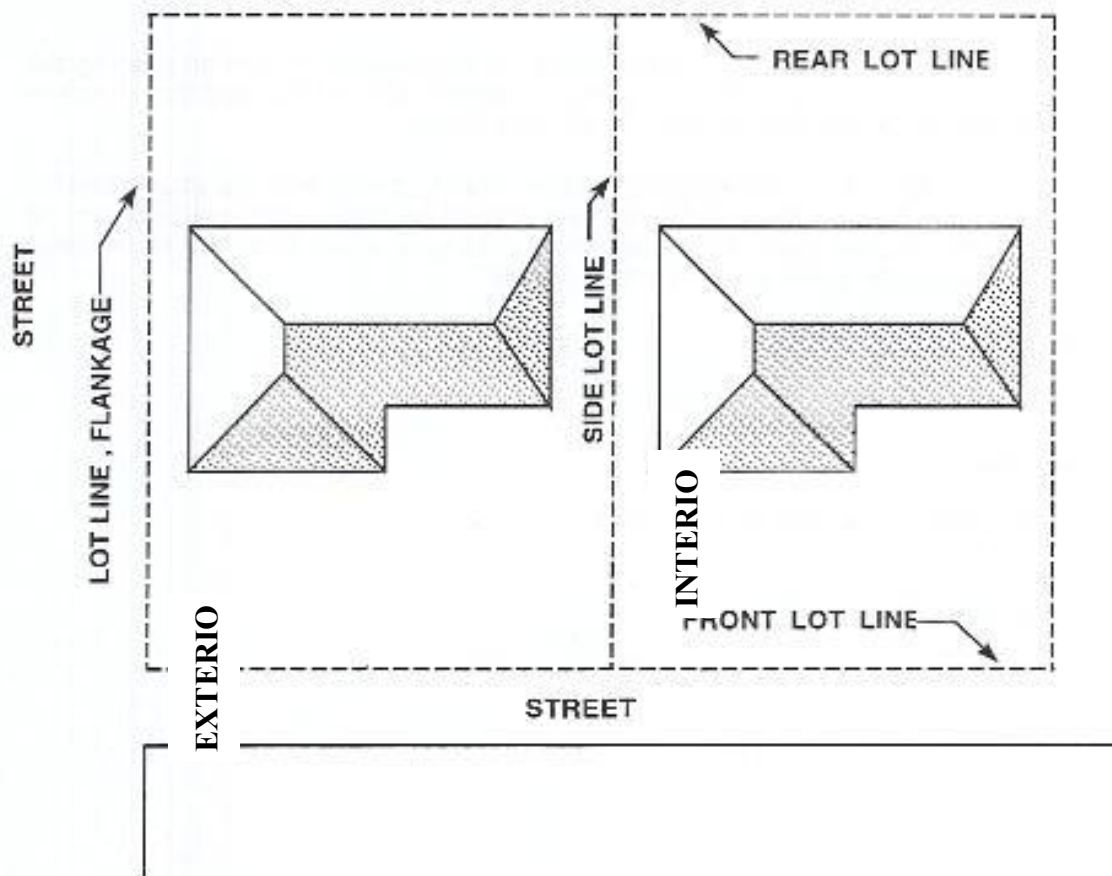
GUIDE TO HEIGHT DEFINITIONS



LANDSCAPED BUFFER



LOT LINE DESCRIPTIONS



DEFINITION OF TYPES OF LOTS

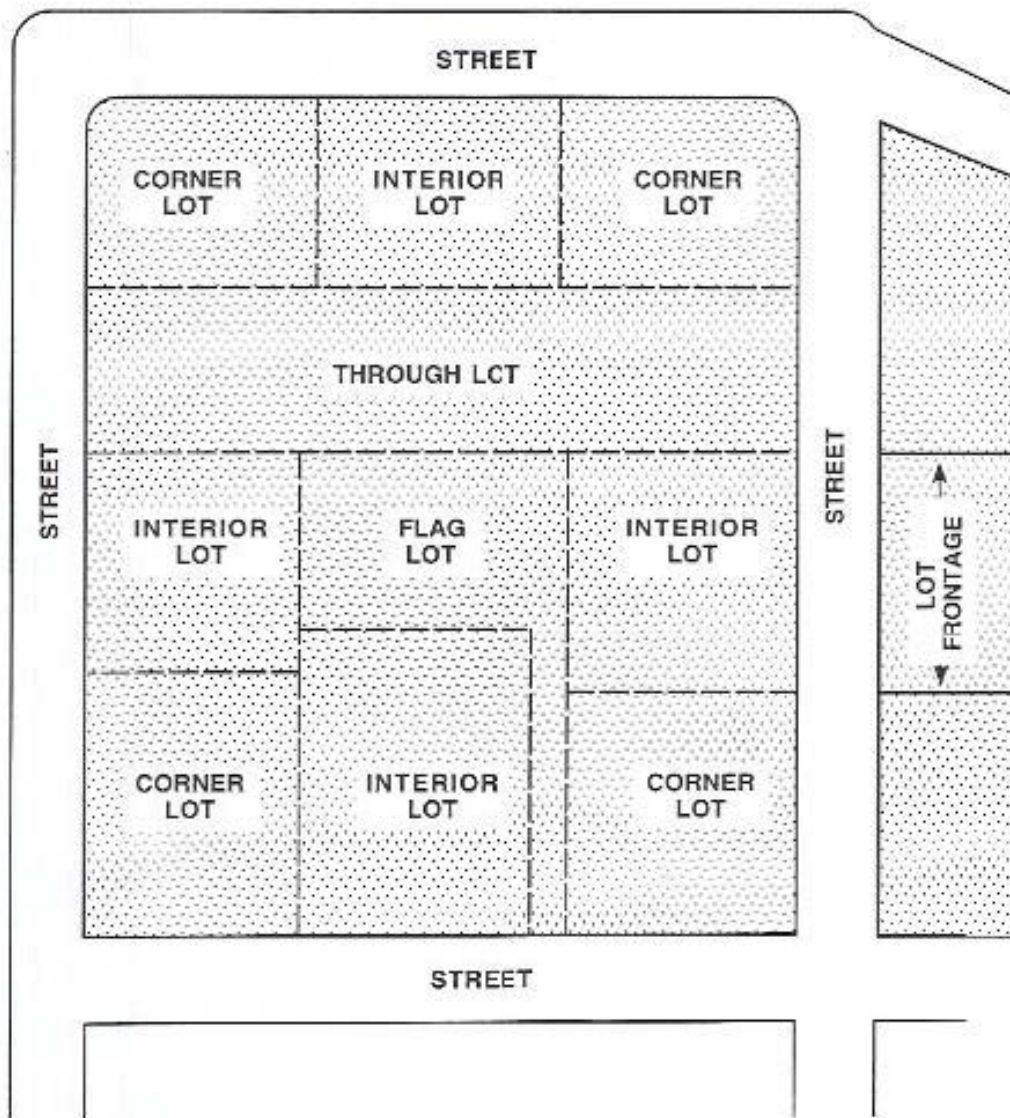
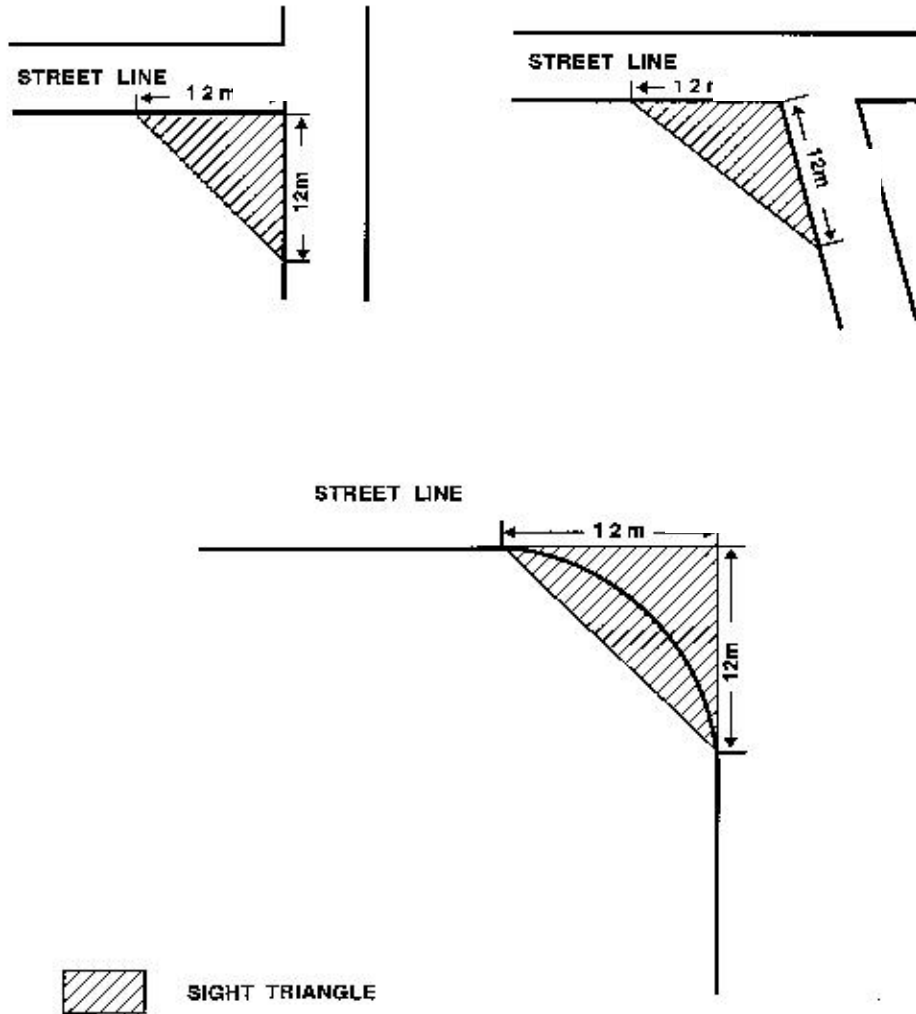
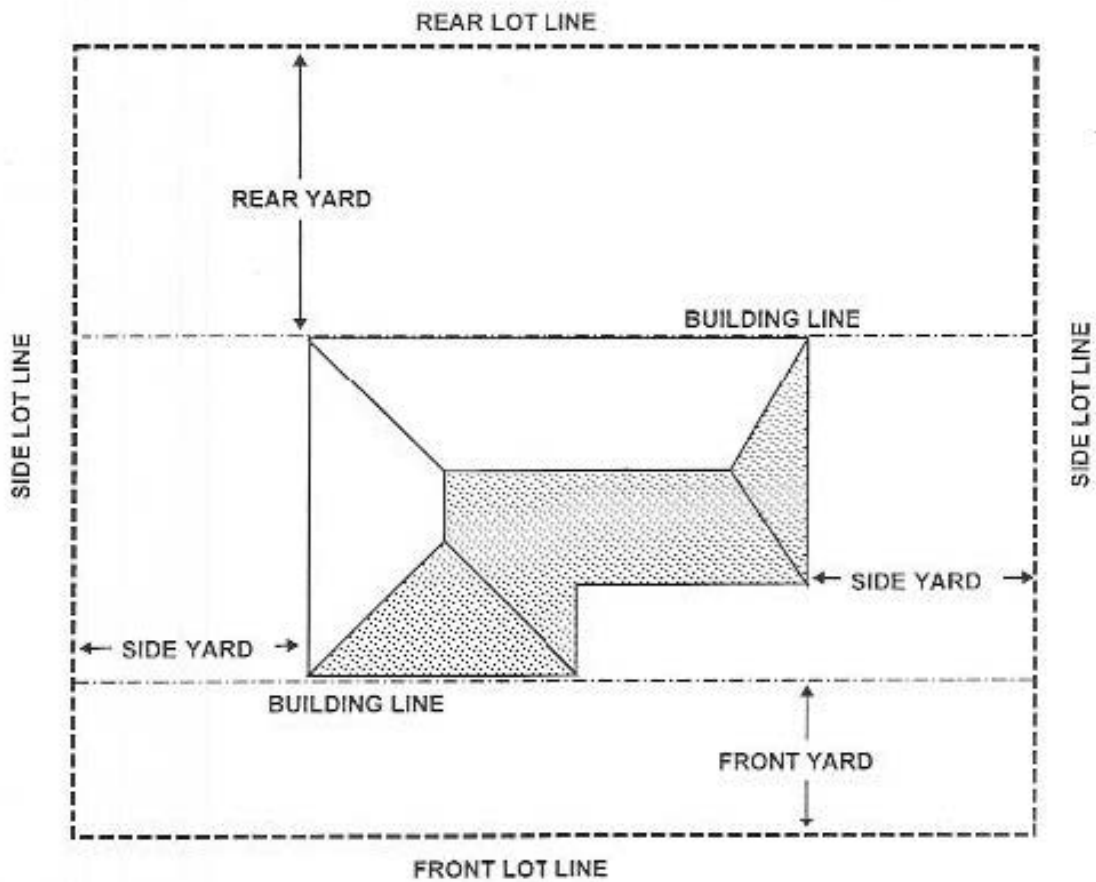


ILLUSTRATION OF SIGHT TRIANGLES



DEFINITION OF YARD



Appendix 2

Minimum Distance Separation

Township of Adjala-Tosorontio
COMPREHENSIVE ZONING BY-LAW NO. 03-57

1.0 Minimum Distance Separation

- 1.1 Notwithstanding any other yard or setback provisions of this By-law to the contrary, new development will comply with the Minimum Distance Separation (MDS I) Calculation using subsection 1.3 below.
- 1.2 Notwithstanding any other yard or setback provisions of this By-law to the contrary, no livestock facility shall be erected or expanded unless it complies with the Minimum Distance Separation (MDS II) Calculation using subsection 1.16below.
- 1.3 Minimum Distance Separation I (MDS I)
- 1.4 Notwithstanding any other provisions of this By-law to the contrary, lands to be rezoned from an Agricultural Zone or a Rural Zone to any Residential, Institutional, Commercial, Industrial or Open Space Recreation Zone, will comply with the MDS I, calculated using this appendix.
- 1.5 Notwithstanding any other provisions of this By-law to the contrary, a residential use to be located upon an existing lot of record greater than 1.0 hectares in size and permitted by an Agricultural Zone or a Rural Zone, will comply with the MDS I, calculated using this appendix.
- 1.6 Notwithstanding any other provisions of this By-law to the contrary, a residential use to be located upon an existing lot of record 1.0 hectares or less in size and permitted by a Rural Residential Zone, will not be required to comply with the MDS I, calculated using this appendix.
- 1.7 The following is to be used to determine the required Minimum Distance Separation (MDS I) for a non-agricultural use establishing or expanding in proximity to livestock facilities.
- 1.8 Assessment of the Livestock Facility

To calculate Livestock Units, complete 1.9 based on information in 1.7below.

1.9 Total Livestock Units

Column 1 TYPE OF LIVESTOCK	Column 2 HOUSING CAPACITY	Column 3 NUMBER OF ANIMALS PER LIVESTOCK UNIT (1.7)	Column 4 NUMBER OF LIVESTOCK UNITS (Col. 2/Col. 3)
(A) Total Livestock Units (sum of Column 4)			(A)

If there are more than 300 livestock units, reference must be made to a full set of tables available from the Ontario Ministry of Agriculture and Food.

**Township of Adjala-Tosorontio
COMPREHENSIVE ZONING BY-LAW NO. 03-57**

1.10 Animal Groups

ANIMAL GROUP 1	ANIMAL GROUP 2	ANIMAL GROUP 3	ANIMAL GROUP 4	ANIMAL GROUP 5
1 Livestock Unit equals	1 Livestock Unit equals	1 Livestock Unit equals	1 Livestock Unit equals	1 Livestock Unit equals
200 Chicken Broilers 1 Horse ³	4 Adult Sheep ³ 1 Beef Cow ^{1Confinement} 10 Feeder Lambs 100 Ducks 5 Emu 4 Adult Goats ³ 10 Feeder Goats 3 Ostrich 500 Pullets 50 Turkeys (>10kg) 75 Turkeys (5-10kg) 100 Turkeys (<5kg)	1 Beef Cow ¹ Yard/Barn 2 Beef Feeder Yard/Barn 1 Dairy Cow ^{1,2} 2 Dairy Heifer Yard/Barn 40 Adult Rabbits ⁴ 3 Red Veal <300kg 125 Chicken Breeder Layers 75 Turkey Breeder Layers	80 Adult Mink ⁴ 40 Adult Fox ⁴ 125 Caged Layers	4 Feeder Hogs 5 Sow/Boars 20 Weaners 4-30kg 6 White Veal

¹ Includes calf to 150 kg, ² Multiply the number of milking cows by 1.5 to account for dry cows, heifers and calves on the same farm, ³Includes offspring until weaned, ⁴Includes offspring to market size.

Select Animal Group **1 2 3 4 or 5**, depending on type of animals on farm. If there are animals from different groups, select the highest group number. The group number is used when referring to 1.10.

1.11 Land Base Assessment (B)

Number of tillable hectares* on site _____ x 5 = _____ (B) Potential Livestock Units

* Maximum (B) is 150 Livestock Units.

1.12 Enter the GREATER OF (A) Total Livestock Units OR (B) Potential Livestock Units _____

Use this figure to enter Column 1 of 1.13.

1.13 Minimum Distance Separation from Livestock Facility

Read across appropriate line from Column 1 to respective Animal Group and Land Use Type. This number is the Minimum Distance Separation requirement in metres from a livestock facility.

Township of Adjala-Tosorontio
COMPREHENSIVE ZONING BY-LAW NO. 03-57

Column 1	TYPE "A" LAND USE					TYPE "B" LAND USE				
	To permit:					To permit:				
	- Up to 3 rural residential lots, either by consent or by plan of subdivision					- residential subdivision				
	- the severance of an existing dwelling					- active recreational				
	- passive recreational					- institutional				
	- agriculturally related commercial					- commercial				
	- industrial					- urban expansion				
						- multiple residential				
						- or result in a Rural Residential Cluster				
Greater of Livestock Units (A) or Potential Livestock Units (B)	Animal Group					Animal Group				
	(1)	(2)	(3)	(4)	(5)	(1)	(2)	(3)	(4)	(5)
1-5	39	42	48	60	85	73	78	90	112	160
10	55	60	68	85	98	104	112	128	160	183
15	65	70	80	100	115	122	132	151	188	215
20	72	78	89	111	127	135	146	167	208	238
25	78	84	95	119	136	146	157	179	224	256
30	82	88	101	126	144	154	166	189	237	271
35	86	92	106	132	151	161	173	198	247	283
40	89	96	110	137	157	167	180	206	257	294
45	92	99	113	142	162	173	186	213	266	304
50	95	102	117	146	167	178	192	219	274	313
55	98	105	120	150	172	183	197	225	282	322
60	100	108	123	154	176	188	202	231	289	330
65	102	110	126	158	180	192	207	236	295	338
70	105	113	129	161	184	196	211	241	302	345
75	107	115	131	164	188	200	215	246	308	352
80	109	117	134	167	191	204	219	251	313	358
85	111	119	136	170	194	207	223	255	319	364
90	112	121	138	173	198	211	227	259	324	370
95	114	123	140	176	201	214	230	263	329	376
100	116	125	143	178	204	217	234	267	334	382
110	119	128	146	183	209	223	240	275	343	392
120	122	131	150	188	214	229	246	281	352	402
130	125	134	154	192	219	234	252	288	360	411
140	127	137	157	196	224	239	257	294	368	420
150	130	140	160	200	228	244	262	300	375	428
160	133	143	164	205	234	250	269	307	384	439
170	136	147	168	210	240	256	275	314	393	449
180	139	150	172	214	245	262	282	322	402	460
190	143	154	175	219	251	268	288	329	411	470
200	146	157	179	224	256	273	294	336	420	480
210	149	160	183	229	262	279	301	344	429	491
220	152	164	187	234	267	285	307	351	439	501
230	155	167	194	239	273	291	313	358	448	512
240	158	171	195	244	278	297	320	365	457	522
250	162	174	199	248	284	303	326	373	466	532
260	165	177	203	253	290	309	332	380	475	543
270	168	181	207	258	295	315	339	387	484	553
280	171	184	210	263	301	321	345	395	493	564
290	174	188	214	268	306	327	352	402	502	574
300	177	191	218	273	312	333	358	409	511	584

Continue to 1.11 (next page)

1.14 Minimum Distance Separation from Manure Storage

The following table, 1.15, is used to calculate MDS requirements in metres from manure storages associated with livestock facilities.

Township of Adjala-Tosorontio
COMPREHENSIVE ZONING BY-LAW NO. 03-57

Using the resulting MDS distance from 1.13 read across the appropriate line to Column 1, 2, 3 or 4. Select the distance under the appropriate Land Use Type.

This is the MINIMUM DISTANCE SEPARATION REQUIREMENT from the manure storage of a livestock facility for the establishment of a non-farm use.

- Column 1: Roofed or any covered storages for manure, runoff, and milkhouse washwater. Includes any covered or roofed concrete, steel or earthen storages, in-barn solid manure packs, and storages under fully slatted floors.
- Column 2: Open solid manure pile on concrete slab. Includes the runoff storages (concrete or earthen) used for capturing seepage liquids from solid manure storage or runoff liquids from yards. If yards are scraped into runoff storage, use column 3 when runoff storage is a concrete or steel tank and column 4 when runoff storage is earthen. Milkhouse washwater may be added to runoff storage.
- Column 3: Open concrete or steel tanks used for storing liquid manure, milkhouse washwater, or yard runoff where yard is scraped into storage.
- Column 4: Open earth-sided or earth-sided storage with concrete floor to be used for storing manure or yard runoff when yard is scraped into storage or milkhouse washwater.

Township of Adjala-Tosorontio
COMPREHENSIVE ZONING BY-LAW NO. 03-57

1.15 Manure Storage Distance

Manure Storage Distance								
Distance for Livestock Facility from 3.45.3.7 (m)	Column 1		Column 2		Column 3		Column 4	
	Covered Storage Systems (m)		Open Solid and Runoff Storage Systems (m)		Open Liquid Tank and Runoff Storage Systems (m)		Earthen Liquid and Runoff Storage Systems (m)	
	Type "A" Land Use	Type "B" Land Use	Type "A" Land Use	Type "B" Land Use	Type "A" Land Use	Type "B" Land Use	Type "A" Land Use	Type "B" Land Use
40	40	-	55	-	119	-	324	-
45	45	-	60	-	123	-	326	-
50	50	-	65	-	127	-	328	-
55	55	-	70	-	132	-	331	-
60	60	-	74	-	136	-	333	-
65	65	-	79	-	140	-	335	-
70	70	70	84	103	144	241	337	686
75	75	75	89	107	149	246	339	689
80	80	80	94	112	153	250	342	691
85	85	85	99	117	157	254	344	693
90	90	90	103	122	161	258	346	695
95	95	95	108	127	165	263	348	698
100	100	100	113	132	170	267	351	700
110	110	110	123	141	178	275	355	704
120	120	120	133	151	187	284	359	709
130	130	130	142	161	195	292	364	713
140	140	140	152	171	203	301	368	717
150	150	150	162	180	212	309	373	722
160	160	160	172	190	220	318	377	726
170	170	170	181	200	229	326	382	731
180	180	180	191	209	237	335	386	735
190	190	190	201	219	246	343	390	740
200	200	200	210	229	254	351	395	744
210	210	210	220	239	263	360	399	749
220	220	220	230	248	271	368	404	753
230	230	230	239	258	280	377	408	757
240	240	240	249	268	288	385	413	762
260	260	260	268	287	305	402	421	771
280	280	280	288	307	322	419	430	780
300	300	300	307	326	339	436	439	788
320	320	320	327	346	356	453	448	797
340	340	340	346	365	372	470	457	806
360	360	360	366	385	389	487	466	815
380	380	380	385	404	406	504	475	825
400	400	400	404	423	423	521	483	833
450	450	450	453	472	465	563	506	855
500	500	500	501	520	508	605	528	877
550	550	550	550	569	550	648	550	899

Township of Adjala-Tosorontio
COMPREHENSIVE ZONING BY-LAW NO. 03-57

1.16 Minimum Distance Separation II (MDS II)

The following is to be used to determine the minimum distance separation (MDS II) for livestock and poultry facilities within agricultural areas.

Notwithstanding any other provisions of this By-law to the contrary, a new or expanding livestock facility permitted by an Agricultural or Rural Zone, will comply with the MDS II calculated using this appendix.

Notwithstanding any other provisions of this By-law to the contrary, the MDS II calculated separation distances will be measured from the nearest point of an existing vacant lot of record (1.0 hectares) in size or less, to the nearest point of the proposed livestock facility. Residential use of the existing lot of record is permitted by an Agricultural, Rural and Rural Residential Zone and the proposed livestock facility is permitted by an Agricultural or Rural Zone.

1.17 Total Livestock Units

Type of Livestock/Poultry	Existing Barn Capacity	Livestock Units	Additional Barn Capacity	Livestock Units	Total Barn Capacity	Livestock Units
Total 1			Total 2			Total 3

Calculation of Percentage Increase: $100 = \left[\frac{\text{Total 2} \rightarrow [\quad]}{\text{Total 1} \rightarrow [\quad]} \right] \times$

Factor A: Livestock/poultry to be added, Section 1.20 Factor A:

Factor B: Total number of livestock units, Section 1.21 Factor B:

Factor C: Percentage increase, Section 1.22 Factor C:

Factor D: Type of manure system (Solid=0.7, Liquid=0.8) Factor D:

Building Base distance (A x B x C x D) Base Distance 'F':

Township of Adjala-Tosorontio
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Manure Storage Base Distance, Section 1.23

Base Distance 'S':
 []

1.18 Minimum Distance Separation Summary

Column 1	Col. 2	BUILDING Base Distance Col. 3	'F' [] Metres Col. 4	MANURE STORAGE Base Distance Col. 5	'S' [] Metres Col. 6
Neighbouring land use or boundary	Factor	Distance "F" x Col. 2 (m)	Actual Distance (m)	Distance "S" x Col. 2 (m)	Actual Distance (m)
Nearest Neighbour's Dwelling	1.0				
Areas zoned or designated Agriculturally Related Commercial Use Passive Recreational or Industrial	1.0				
Areas zoned or designated *Residential, Institutional, Open Space or Commercial	2.0				
Nearest Side or Rear Lot Line	0.2				
Nearest Road Allowance (Side or Front Lot Line)	0.25				

* Rural Residential zoned lots are to be treated the same as a nearest neighbour's dwelling.
 Factor 1.0 is to be utilized.

Township of Adjala-Tosorontio
COMPREHENSIVE ZONING BY-LAW NO. 03-57

1.19 Factor "A" (Barn Odour Potential) and Animals per Livestock Unit (based on housing capacity)

Animals per Livestock Unit				Factor A:
BEEF	1	Beef Cow ¹	(barn confinement)	0.7
	1	" "	(barn with yard)	0.8
	2	Beef Feeders	(barn confinement)	0.7
	2	" "	(barn with yard)	0.8
CHICKEN	125	Caged Layers	(manure stored in barn)	1.0
	125	Caged Layers	(daily manure removal)	0.8
	125	Chicken Breeder Layers		0.8
	200	Chicken Broilers/Roasters		0.65
	500	Pullets (replacement layers)		0.7
DAIRY	1	Milking Cow ¹	(tie-stall)	0.65
	1	" "	(free-stall)	0.7
	2	Dairy Heifers	(barn confinement)	0.7
	2	" "	(barn with yard)	0.8
DUCK	100	Ducks		0.7
EMU	5	Emu		0.7
FOX	40	Adult Fox ⁴		1.1
GOAT	4	Adult Goats ³		0.7
	10	Feeder Goats (>20 kg)		0.7
HORSE	1	Horse ³		0.65
MINK	80	Adult Mink ⁴		1.1
OSTRICH	3	Ostrich		0.7
RABBIT	40	Adult Rabbits ⁴		0.8
SHEEP	4	Adult Sheep ³		0.7
	10	Feeder Lambs (>20 kg)		0.7
SWINE	5	Sows/Boars		1.0
	20	Weaners (4-30 kg) ⁵		1.0
	4	Feeder Hogs (30-120 kg)		1.0
TURKEY	50	Meat Turkeys (>10kg)		0.7
	75	Meat Turkeys (5-10 kg)		0.7
	75	Turkey Breeder Layers		0.8
	100	Meat Turkeys (<5 kg)		0.7
	500	Pullets (replacement breeders)		0.7
VEAL	6	White Veal		1.0
	3	Red Veal (<300 kg)		0.8

Notes: For all other animals/poultry use 1 livestock unit per 450 kg housed at one time (A=0.8)

¹Includes calf to 150 kg.

²A dairy farm usually has milking cows, dry cows, heifers and calves. Multiply the number of milking cows by 1.5 to account for the followers when they are all kept on the same farm.

³Includes offspring until weaned.

⁴Includes offspring to market size.

⁵Multiply number of sows by 2.4 to determine the number weaners.

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1.20 Factor “B” (Final Livestock Units)

Livestock Units		Factor B	Livestock Units		Factor B	Livestock Units		Factor B	Livestock Units		Factor B
5	-	107	95	-	313	500	-	578	1600	-	821
6	-	119	100	-	318	520	-	585	1650	-	829
7	-	129	110	-	327	540	-	592	1700	-	836
8	-	138	120	-	335	560	-	598	1750	-	844
9	-	145	130	-	343	580	-	605	1800	-	851
10	-	152	140	-	350	600	-	611	1850	-	858
12	-	164	150	-	357	620	-	617	1900	-	865
14	-	175	160	-	366	640	-	623	1950	-	872
16	-	183	170	-	374	660	-	629	2000	-	879
18	-	191	180	-	383	680	-	635	2100	-	892
20	-	198	190	-	392	700	-	640	2200	-	905
22	-	205	200	-	400	720	-	646	2300	-	917
24	-	210	210	-	409	740	-	651	2400	-	929
26	-	216	220	-	418	760	-	656	2500	-	941
28	-	221	230	-	426	780	-	661	2600	-	952
30	-	225	240	-	435	800	-	666	2700	-	963
32	-	230	250	-	444	850	-	679	2800	-	974
34	-	234	260	-	452	900	-	690	2900	-	985
38	-	241	280	-	470	1000	-	713	3200	-	1015
40	-	245	290	-	478	1050	-	723	3400	-	1034
45	-	253	300	-	487	1100	-	733	3600	-	1053
50	-	261	320	-	501	1150	-	743	3800	-	1071
60	-	275	360	-	522	1250	-	762	4200	-	1105
65	-	281	380	-	531	1300	-	771	4400	-	1121
70	-	287	400	-	540	1350	-	780	4600	-	1136
75	-	293	420	-	548	1400	-	789	4800	-	1152
80	-	298	440	-	556	1450	-	797	5000	-	1166
85	-	304	460	-	564	1500	-	805	7500	-	1326
90	-	309	480	-	571	1550	-	813	10000	-	1455

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1.21 Factor C (Percentage Increase)

Livestock Units		Factor C	Livestock Units		Factor C	Livestock Units		Factor C
0-50	-	0.70	120	-	0.86	280	-	1.03
55	-	0.72	130	-	0.88	300	-	1.04
60	-	0.73	140	-	0.90	325	-	1.05
65	-	0.75	150	-	0.91	350	-	1.06
70	-	0.76	160	-	0.92	375	-	1.07
75	-	0.77	170	-	0.94	400	-	1.08
80	-	0.78	180	-	0.95	425	-	1.09
85	-	0.79	190	-	0.96	450	-	1.10
90	-	0.81	200	-	0.97	500	-	1.11
95	-	0.82	220	-	0.99	550	-	1.12
100	-	0.83	240	-	1.00	650	-	1.13
110	-	0.85	260	-	1.02	700	-	1.14

Note: For new Livestock farms or if the % increase is greater than 700 percent, use Factor C = 1.14

1.22 Siting Distances for Manure Storages (metres)

- Column 1: Roofed or covered storages for manure, runoff, and milkhouse washwater. Includes any covered or roofed concrete, steel or earthen storages, in-barn solid manure packs, and storages under fully slatted floors.
- Column 2: Open solid manure pile on concrete slab. Includes the runoff storages (concrete or earthen) used for capturing seepage liquids from solid manure storage or runoff liquids from yards. If yards are scraped into runoff storage, use column 3 when runoff storage is a concrete or steel tank and column 4 when runoff storage is earthen. Milkhouse washwater may be added to runoff storage.
- Column 3: Open concrete or steel tanks used for storing liquid manure, milkhouse washwater, or yard runoff where yard is scraped into storage.
- Column 4: Open earth-side or earth-sided storage with concrete floor to be used for storing liquid manure or yard runoff when yard is scraped into storage or milkhouse washwater.

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Manure Storage Basic Distance 'S'				
Minimum Base Distance 'F' for the Building (m)	Column 1	Column 2	Column 3	Column 4
	Covered Storage Systems (m)	Open Solid and Runoff Storage Systems (m)	Open Liquid Tank and Runoff Storage Systems (m)	Earthen Liquid and Runoff Storage Systems (m)
40	40	55	119	324
45	45	60	123	326
50	50	65	128	328
55	55	70	132	331
60	60	74	136	333
65	65	79	140	335
70	70	84	144	337
75	75	89	149	340
80	80	94	153	342
85	85	99	157	344
90	90	104	161	346
95	95	108	166	348
100	100	113	170	351
105	105	118	174	353
110	110	123	178	355
115	115	128	182	357
120	120	133	187	360
125	125	138	191	362
130	130	142	195	364
135	135	147	199	366
140	140	152	204	368
145	145	157	208	371
150	150	162	212	373
160	160	172	220	377
170	170	181	229	382
180	180	191	237	386
190	190	201	246	391
200	200	210	254	395
210	210	220	263	399
220	220	230	271	404
230	230	239	280	408
240	240	249	288	413
260	260	269	305	422
280	280	288	322	430
300	300	307	339	439
320	320	327	356	448
360	360	366	389	466
380	380	385	406	475
400	400	404	423	484
420	420	424	440	492
440	440	443	457	501
480	480	482	491	519
500	500	502	508	528
550	550	550	550	550