



ZONING BY-LAW No.2011-29 THE TOWNSHIP OF ARMSTRONG

Originally Adopted by Council on July 13,
2011

**TOWNSHIP OF ARMSTRONG 35 – 10TH
STREET, EARLTON, ONTARIO P0J 1E0**

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PLACE OTTAWA, ONTARIO K1Z 5M2JLR
24354-42**

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1 SECTION 1

AUTHORIZATION AND ADMINISTRATION

1.1 Title

This By-law shall be known as the "Township of Armstrong Zoning By-law".

1.2 Defined Area

The provisions of this By-law shall apply to all lands within the boundaries of the Township of Armstrong.

1.3 Scope

No land shall be used and no buildings or structures shall be erected, altered, enlarged, or used within the Township of Armstrong except in full conformity with all of the provisions of this By-law. This By-law shall not reduce or mitigate any restrictions lawfully imposed by an authority having jurisdiction to make such restrictions. No person shall change the purpose for which any land, building or structure is used, or erect any new building or structure or addition to any existing building or structure or sever any lands from an existing parcel if the effect of such action is to cause the original, adjoining or remaining lands, buildings or structures to be in contravention of this By-law.

1.4 Violations and Penalties

Any person convicted of a breach of any of the provisions of this By-law shall be liable to a fine in accordance with the provisions of the Planning Act and every penalty shall be recoverable under the Provincial Offences Act.

Where a conviction is entered under this Subsection, in addition to any other remedy or any penalty provided by this By-law, the applicable court may make an order prohibiting the continuation or repetition of the offence by the person convicted.

1.5 Remedies

Where any building, structure or use is in contravention of any provisions of this By-law, such contravention may be restrained by action at the instance of any ratepayer or by the Corporation.

1.6 Effective Date

This By-law shall come into full force and effect as of the date of passing by Council, subject to the provisions of the Planning Act.

1.7 Validity

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

1.8 Administrator

This By-law shall be administered by the Zoning Administrator or such other person or persons as may be appointed by Council.

1.9 Inspection of Premises

The Zoning Administration or any employee of the Corporation acting under their direction, may, at any reasonable hour, request entry to inspect a property or premises for the purpose of carrying out their duties under this By-law.

Notwithstanding the foregoing, the Zoning Administrator, By-law Enforcement Officer or other employee shall not enter into a dwelling unit without the consent of the occupant except under the authority of a search warrant.

1.10 Licences and Permits

No municipal permit, certificate, or licence shall be issued for a proposed use of land or a proposed erection, alteration, enlargement or use of any building or structure that is in contravention of any provision of this By-law. In addition, where the approval of another agency or authority is required, such approval shall be obtained and submitted to the Zoning Administrator prior to the issuance of a building permit.

Notwithstanding the above, receipt of such approval shall not be deemed to establish conformity with the provisions of this By-law.

1.11 Certificate of Occupancy

No change of use shall occur except in compliance with this By-law and, where required, the Building Code Act.

1.12 Applications and Plans

In addition to the requirements of any Building By-law, every application for a building permit shall be accompanied by a plan drawn to scale and showing the following:

- (a) the true dimensions of the lot to be built upon or otherwise used;
- (b) the proposed location, height and dimensions of any building, structure or use proposed for such lot, including any water supply and sewage disposal facilities;
- (c) the proposed locations and dimensions of yards, landscaped open spaces, parking areas and loading spaces required by this By-law;
- (d) the location of all existing buildings or structures on the lot; and
- (e) a statement signed by the owner, disclosing the exact use proposed for each building, structure or use and giving all information necessary to determine if such proposed or existing building, structure or use conforms to the requirements of this By-law.

1.13 Interpretation

(1) Definitions

In this By-law, unless the context requires otherwise, the definitions set out in SECTION 2 DEFINITIONS hereof shall apply. Words not defined shall have the customary meaning or as defined in a standard dictionary.

(2) Singular and Plural Words and Genders

In this By-law, unless the context requires otherwise:

- (a) words used in the singular include the plural;
- (b) words used in the plural include the singular; and
- (c) words used in the masculine gender include the feminine and neuter.

(3) “Shall” is Mandatory

In this By-law, the word “shall” is mandatory.

(4) “Use” and “Occupy”

In this By-law, unless the context requires otherwise:

- (a) the verb “use” shall include “design to be used”, “arrange to be used”, “intend to be used”, and “permit to be used”; and
 - (b) the verb “occupy” shall include “design to be occupied”, “arrange to be occupied”, “intend to be occupied”, and “permit to be occupied”.
- (5) Schedules to By-law which are attached hereto and described in this Section are hereby made a part of this By-law as fully and to all intents and purposes as though recited in full herein. Schedules may be referred to as the Zoning Maps:

Schedule A – Village of Earleton
Schedule B – Rural Area

(6) Interpretation of Zoning Boundaries

- (a) Boundaries of zones shall be construed wherever possible, to be concurrent with lot lines of a registered plan, property boundaries, centre lines of streets, street allowances, closed street allowances, rights-of-way for railways, hydro-electric transmission corridors or pipelines, lot or concession boundaries, or high water marks, water courses, regulatory floodlines or other conservation authority regulation lines or boundaries of registered plans. In the event that a street, lane, right-of-way or any portion thereof is closed and where such street or right-of-way was a zone boundary, the new zone boundary shall be the former centre line of the closed street, lane, or right-of-way.
- (b) Where the boundary of a zone appears to be parallel to a lot line, property boundary, a street, highway, lane or a street allowance, a closed street allowance or the right-of-way of a railway, hydro-electric transmission corridor or pipeline, such boundary shall be construed as being parallel to such feature at the distance determined by the scale of the applicable Schedule.

- (c) Where a zone boundary is indicated as approximately following a natural feature such as a height of land, ridge or contour line, the boundary shall be the natural feature. Where a zone boundary is shown to follow a shoreline, the high water mark and any changes thereto shall be taken to be the boundary. Where the boundary of an environmental protection zone, hazard zone or wetland zone, watercourse, top of bank, high water mark or similar environmental feature as interpreted in the field to the satisfaction of the conservation authority or the Ministry of Natural Resources varies from the limit shown on Schedule "A" to this By-law, the refined limit as interpreted in the field, shall be deemed to be the zone boundary, without the requirement for an amendment to the By-law.
- (d) Where a zone boundary is indicated as passing through undeveloped land, the said boundary shall be scaled from the applicable Schedules.
- (e) Where a zone boundary is indicated as approximately following Township or Settlement Area limits, the limits shall be the same as the noted limit.
- (f) Where none of the foregoing provisions apply and where appropriate, the boundaries shall be scaled from the applicable Schedules.
- (g) Where the boundary of a zone is represented on Schedules showing varied levels of detail, and such boundary is contested due to conflict, the boundary shall be deemed to be that as shown on the more detailed or smaller scale schedule.

(7) Multiple Uses

Unless otherwise prohibited by this By-law and provided all the applicable requirements of this By-law are satisfied, a lot, structure or building may contain more than one use permitted in the designated zone. Where any land or building is used for more than one purpose, use or zone, all provisions of this By-law relating to each use shall be complied with except as otherwise provided for in this By-law. Where there is conflict between the requirements of such uses (e.g. lot size, lot frontage or yards), the more restrictive requirements shall prevail.

(8) Lot Coverage Requirements

Unless otherwise provided, the maximum lot coverage requirements of any individual zone shall include the total area of a lot that can be covered by both main buildings and accessory buildings contained on the lot.

(9) Typographical Corrections

No amendment to this By-law shall be required in order for the Corporation to make typographical changes where, in the opinion of the Corporation, such corrections do not affect the intent of the By-law.

(10) References to Other Legislation and Agencies

Where this By-law makes reference to legislation of the Government of Ontario or the Government of Canada, such reference shall be deemed to include any and all amendments or successors or changes in the titles, numbering, or regulations therewith. Where this By-law makes reference to the jurisdiction of a public agency and where the name or responsibilities of said public agency are changed, the said reference shall be deemed to include any and all successors to such public agency or legislation. Reference to MDS I or MDS II formulae shall be deemed to include the most current standards.

(11) Compliance with Zoning Requirements

The extent and boundaries of all zones are shown on the Schedules attached hereto. For all such zones, both the general provisions and specific zone provisions shall be met. The provisions of this By-law shall be held to be the minimum (or maximum, where applicable) requirements adopted for the promotion of the public health, safety, convenience and general welfare of the public. Nothing shall prevent any person from erecting a building or structure or from undertaking any development which exceeds the minimum requirements of this By-law.

(12) Zone Symbols

The short form symbols used on the Schedules attached hereto refer to individual zones used in the By-law and may be used when describing or making reference to any zone herein.

(13) Lots Split By More Than One Zone

Where a lot has more than one zone applying to it, each such portion of the lot shall be used in accordance with the provisions of this By-law for the applicable zones. Where the use or uses of a lot divided into two or more zones are permitted in all such zones, the location of the structure will apply.

(14) Calculation of Numerical Requirements

Where the application of this By-law results in a fraction, the more restrictive requirement shall apply such that the number is rounded up for minimum requirements, and rounded down for maximum requirements.

(15) Lots Affected By Government Action

Where a lot is reduced by a Government action such as road widening, property acquisition or expropriation and the resulting lot is below the minimum lot frontage or area for the zone, or a setback is no longer in conformity, or if any other provision of the By-law is no longer in conformity as a result of such action, the lot shall be deemed to be in conformity with the requirements provided all other applicable requirements of the zone and this By-law are satisfied.

(16) Prohibited Uses

With respect to any lands to which this By-law applies, all uses are prohibited unless specifically permitted in this By-law.

1.14 Repeal of Existing By-laws

The following Zoning By-laws and all amendments thereto of the Township of Armstrong (2006-30) enacted pursuant to Section 34 of the *Planning Act*, as they may affect the lands which are governed by this By-law, are hereby repealed and such repeal shall come into effect upon the date that this By-law comes into force.

1.15 Requests for Amendment

Every request for an amendment to this Zoning By-law shall be accompanied by the required number of copies of the Corporation's "Application for Amendment to Zoning By-law" and all required information.

1.16 Notes

Where "notes" are included in this By-law, they are provided for explanation purposes and do not form a part of this By-law.

2 SECTION 2 DEFINITIONS

Item	Definition
Abattoir	shall mean a building or structure specifically designed to accommodate the penning and slaughtering of live animals and the preliminary processing of animal carcasses and may include the packing, treating, storing and sale of the product on the premises.
Accessory	shall mean a use, building or structure customarily incidental and subordinate to the principal use and located on the same lot with such main use.
Accessory Building	means a building that is accessory, incidental, and subordinate to the principal use or building on the same lot.
Adult Entertainment Parlour	shall mean a place in which is provided pursuance of a trade, calling, business or occupation, live entertainment or services appealing to or designed to appeal to erotic or sexual appetites or inclinations and may include a restaurant as an accessory use.
Adverse Effects	shall mean one or more of the following: • impairment of the quality of the natural environment for any use that can be made of it, • injury or damage to property or plant or animal life, • harm or material discomfort to a person, • an adverse effect on the health of any person, • impairment of the safety of any person, • rendering any property or plant or animal life unfit for human use, • loss of enjoyment of normal use of property and • interference with normal conduct of business.

Agricultural Use	shall mean the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, accommodation for full-time farm labour when the size and nature of the operation requires additional employment, but not including the spreading, storage, or hauling to a property of human waste.
Agriculture-related uses	shall mean farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.
Agri-food Processing	shall mean an establishment engaged in the processing of farm produce, including row crops, grains, vegetables, fruits, and maple syrup and may include honey, milk, and eggs, but no other animal products or any other use defined herein.
Agri-tourism Use	shall mean tourism uses that promote the enjoyment, education, or activities related to farm operations.
Alter	shall mean with reference to a building or part thereof, to change any one or more of the external dimensions of the building or to change the type of construction of the exterior walls or roof; with reference to a lot, to change the area, frontage or depth thereof; to change the width, depth or area of any required yard, landscaped open space or parking area; or to change the location of any boundary of such lot with respect to a street or lane, whether such alteration is made by conveyance or alienation of any portion of such lot or otherwise. Altered and alteration shall have corresponding meanings.
Apiary	shall mean a lot, building or structure used for the purpose of keeping bees and beehives.

Aquaculture Use	shall mean a lot, building or structure used for the purpose of hatching, raising and breeding of fish or other aquatic plants or animals.
Asphalt Plant	shall mean an industrial facility used for the production of asphalt for immediate use in the paving of roads and driveways and the damp-proofing of buildings or structures.
Assembly Hall	shall mean a Building or Structure or part of thereof where facilities are provided for athletic, civic, educational, political or social events, trade shows, conferences, fashion shows and may include an arena, auditorium, community centre, gymnasium, stadium, theatre, banquet hall, auction hall or similar use and are operated for gain or profit.
Attached	shall mean a building or structure otherwise complete in itself, which depends for structural support, or complete enclosure, upon a division wall or walls shared in common with adjacent buildings or structures.
Attic	shall mean that portion of a building immediately below the roof and wholly or partly within the roof framing.
Auction Establishment	shall mean the offering for sale of new and used goods by means of request or invitation for bids, includes a livestock auction sales barn and vehicle or liquidation auction.
Auditorium	shall mean a building, structure or part thereof where facilities are provided for athletic, civic, educational, political, religious or social events. This definition may include an arena, assembly hall, community centre, gymnasium, stadium, theatre or similar use.
Automobile Body Shop	shall mean an establishment where motor vehicle bodies, exteriors or undercarriages are painted or repaired. Accessory uses may include a towing service and the rental of motor vehicles to customers whose motor vehicles are being repaired. This definition shall not include a salvage yard as defined herein.

Automobile Service Station	shall mean a building where gasoline, propane, diesel fuel or oil is kept for sale including alternative sources of fuel, where only minor or emergency repairs essential to the actual operation of motor vehicles may also be performed, where grease, anti-freeze, tires, spark plugs and other automobile accessories may be sold incidentally, and where motor vehicles may also be oiled, greased, or washed, but where no other activities of a commercial garage are carried on.
Bakery	shall mean a building or portion of a building wherein baked foods are produced and processed for packaging, distribution and sale on or off the premises.
Basement	shall mean that portion of a building between two floor levels which is partly underground but which has at least one-half of its height from finished floor to finished ceiling above the average level of ground adjacent to the exterior walls of the building.
Bed and Breakfast	Shall mean a dwelling, or part of a dwelling, in which not more than four (4) bedrooms are used for the temporary accommodation of the travelling public, where the proprietor resides in the dwelling and provides lodging, with or without meals, to the persons so accommodated, but does not include a boarding house, group home, or tourist establishment.
Beverage Room	shall mean a retail business where beverages are provided for on-site consumption.
Biomass Energy System	shall mean a renewable electrical generation facility using renewable biomass resources and/or waste products that produces electrical power for needs of a user or to feed into the transmission or local distribution grid. "Biomass" means any plant derived organic matter available on a renewable basis. A biomass energy system includes all components, supporting infrastructure, and outbuildings.

Boarding House	shall mean a building or portion thereof in which lodging is provided for compensation, with or without meals, and in which the lodging rooms do not contain both bathroom and kitchen facilities for the exclusive use of individual occupants. A Boarding House includes a lodging house or rooming house, but does not include a hotel, motel, hospital, long-term care home, retirement home, or any other use separately defined by this By-law.
Building	shall mean a structure having a roof supported by columns or walls or directly on the foundation and used for the shelter and accommodation of persons, animals or goods: a) Accessory Building shall mean a building customarily incidental and subordinate to the main use or building and located on the same lot with such main use or building. b) Main Building shall mean the building serving the principal or primary uses for which the lot was purchased, leased or rented. c) Temporary Building shall mean a building or structure intended for removal or demolition within a prescribed time, not exceeding two years, as set out in a building permit. A swimming pool shall be considered as part of the building envelope.
Building By-law	shall mean any By-law of the Corporation passed pursuant to the Building Code Act.
Building Envelope	shall mean the total horizontal area of a building calculated by perpendicular projection onto a horizontal plane, including any deck, porch, balcony or landing that provides direct access to or from an exterior doorway of the building.
Building Line	shall mean a line within a lot drawn parallel to a lot line establishing the minimum distance between that lot line and any portion of a building or structure which may be erected.
Building Separation	shall mean the least horizontal distance permitted between the nearest portions of any building envelopes on a lot.

Building Supply Outlet	shall mean a building or part of a building or a place where building supplies such as lumber, millwork, siding, roofing, plumbing, electrical, heating, air conditioning, home improvement and similar goods are stored, displayed or kept for sale at retail or wholesale.
Bulk Storage Tank	shall mean a tank for the bulk storage of petroleum, petroleum products, chemicals, gases, flammable liquid or fluid, or similar substances. This definition shall not include a fuel storage tank which is accessory to another use on the lot where such tank is located (see Fuel Storage Tank).
Bunkhouse	Means a building used for the seasonal accommodation of agricultural workers in connection with an active farm operation and providing shared living, sleeping and sanitary facilities, but not containing separate dwelling units.
Bus Depot	shall mean a building or premises where commercial motor vehicles pick up and discharge fare-paying intercity passengers. Accessory uses may include ticket offices, luggage checking facilities and similar uses.
Business Office	shall mean a building or part of a building in which business, professional, administrative, or clerical services are conducted, and may include limited client or customer visits by appointment.
Butcher Shop	shall mean an establishment in which animal meats can be cut, sectioned and prepared for wholesale or retail purposes, and shall include on-site retail sales. The slaughtering and killing of animals on the premises is strictly prohibited. A butcher shop shall not include any other use defined herein
Campground	shall mean an open area provided for the use of outdoor camping in tents or similar facilities. This definition shall not include a tourist lodging establishment or mobile home park.
Campsite	shall mean a parcel of land within a campground occupied by a tent or recreational vehicle.
Canteen	shall mean a snack bar or small cafeteria providing food and drink and could also include the sale of personal supplies.
Carport	shall mean a covered parking area which is attached to a structure and open on at least two sides.

Catering Establishment	shall mean a building or part of a building where food is cooked or otherwise prepared for delivery to a location other than the zoned premises. Storage of supplies, equipment and parking of delivery vehicles shall be permitted as accessory uses. This definition shall not include a restaurant.
Cedar Oil Production/Extraction	shall mean a premises engaged in the extraction of cedar oil from raw materials and the processing of the oil for wholesale or retail sale. This use shall not include the storage/landfilling of any waste materials as a result of the extraction process.
Cemetery	shall mean a property used for interring dead persons or in which human bodies have been buried and as regulated by the Cemeteries Act, R.S.O. 1990, c.C.4. A cemetery may include facilities for storing ashes of human remains that have been cremated or the interment of the dead in sealed crypts or compartments, but shall not include crematoriums or pet cemeteries.
Chief Building Official	shall mean the officer or employee of the Corporation charged with the duty of enforcing the provisions of the Building Code Act, together with any regulations made thereunder, and the provisions of the Building By-law.
Child Care Centre	shall mean a premises operated by a person licensed under the Child Care and Early Years Act to provide temporary care for or supervision of children.
Clinic	shall mean a building or part of a building wherein health services are provided to the public in the form of a medical, paramedical, dental, surgical, physiotherapeutic, or other human health services including associated technical and laboratory facilities, and may also include a pharmaceutical outlet for the sale of prescription and therapeutic drugs, medication, optical equipment and similar drug store products.
Club	shall mean a building or premises used as an athletic, recreational, service or social club. This definition may include the premises of a fraternal organization.
Commercial Garage	shall mean a building or premises where vehicles owned by the general public are repaired or maintained.

Commercial Greenhouse	shall mean a building used for the growing of flowers, vegetables, shrubs, trees and similar vegetation for wholesale or retail sale. This definition shall not include any premises used for growing of mushrooms.
Commercial Patio	shall mean an outdoor area in association with a restaurant where food, beverages, wine, spirits or any combination of these are served to the public or to members of a private club or other similar organization.
Communication Equipment Sales and Service	shall mean an establishment engaged in the sale, service, or repair of communication equipment, including telephones, cellular phones, fax machines and pagers.
Communications Facility	shall mean an installation which transmits, receives, and/or relays communications such as microwave relay tower, cellular telephone tower, radio, or television broadcast tower or similar facility.
Community Centre	shall mean a building, structure or premises where facilities are provided for athletic, civic, educational, political, recreational, religious, social events, trade shows, conferences or fashion shows, and is operated by a Public Authority. This definition may include an arena, assembly hall, auditorium, canteen, gymnasium, hall, stadium, theatre, the sale of recreational/sporting equipment, or similar use.
Concrete Batching and Mixing Plant	shall mean a facility used to manufacture concrete by mixing aggregate with cement.
Concrete Plant	shall mean an industrial facility used for the production of concrete and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises, and the storage and maintenance of required equipment.
Conservation Use	shall mean a use related to the preservation of natural resources or the natural environment.

Conservation Use (excluding buildings)	Shall mean the use of land for the preservation, protection, restoration or enhancement of natural resources or the natural environment, including the conservation of wetlands, woodlands, wildlife habitat, watercourses, shorelines or other environmentally sensitive features. For greater certainty, this definition does not include the use, construction or placement of buildings or structures.
Contractor's Shop or Yard	shall mean a place of business for persons employed in building trades such as painting, plumbing, electrical work, masonry, metal working and carpentry, or truck, bulldozer, loader and backhoe operating and such place of business may be used for the storage of equipment, materials and vehicles which are used on construction sites and may include such related uses as office space, or maintenance facilities, and may also include a retail business, sales counter or a wholesale business as an accessory use.
Convenience Store	shall mean an establishment where food, tobacco, drugs, periodicals or similar items of household necessity are kept for retail sale to residents of the immediate neighbourhood or area.
Corner Lot	shall mean a lot situated at the intersection of two streets having an angle of intersection of not more than 135 degrees.
Corporation	shall mean the Corporation of the Township of Armstrong.
Council	shall mean the Council of the Corporation of the Township of Armstrong.
Craft Shop	shall mean an establishment in which a handicraft is produced for gain or profit and may include sales of such handicraft.
Cultural Heritage Resource Site	shall mean a site or location of a traditional societal practice that is of historical, cultural, or archaeological significance to the Province, a community, or Indigenous peoples.

Custom Workshop	shall mean land and/or a building or part of a building used by a contractor, builder or tradesman to perform manufacturing, repair or assembly work or for the storage of equipment and materials used for off-site work and includes those operated by a carpenter, well driller, tile drainage installer, a locksmith, blacksmith, tinsmith, gunsmith, welder or persons involved in similar occupations.
Driveway	shall mean an unobstructed passageway used to provide vehicular access to a lot from a street or lane.
Dry Cleaning or Laundry Outlet	shall mean a building or part of a building used for the receiving and distribution of articles to be dry cleaned, laundered, or pressed, where the cleaning or processing of such articles is not conducted on the premises, or is incidental and limited in scale.
Dry Cleaning or Laundry Plant	shall mean a building or part of a building where dry cleaning, dry dyeing, laundering, cleaning, or pressing of fabrics or textile goods is carried out primarily for commercial or wholesale purposes, and may include accessory receiving and distribution functions.
Dwelling	shall mean a building or part of a building used or intended to be used for human habitation and in which normal domestic functions may be carried out, but does not include a mobile home as defined in this By-law.
Dwelling Unit	shall mean one or more rooms designed as a self-contained housekeeping unit, used or intended to be used as a domicile by one or more persons, and containing separate cooking, eating, living, sleeping, and sanitary facilities for the exclusive use of the occupants, with a private entrance from outside the building or from a common interior hallway or stairway. A dwelling unit shall contain no more than one kitchen.
Dwelling Unit, Accessory	shall mean a dwelling unit that is accessory to and located within or attached to a permitted non-residential building on the same lot as the principal non-residential use.

Dwelling Unit, Additional	shall mean a self-contained dwelling unit located within a single detached dwelling, semi-detached dwelling, or townhouse dwelling, or within a detached accessory building on the same lot as the principal dwelling, in accordance with this By-law.
Dwelling, Accessory	shall mean a single detached dwelling that is accessory to and located on the same lot as a permitted non-residential use, and is subordinate to the principal non-residential use of the lot.
Dwelling, Apartment Building	shall mean a residential building containing five (5) or more dwelling units, but does not include a townhouse dwelling, a converted dwelling, or a triplex or fourplex dwelling.
Dwelling, Converted	shall mean an existing dwelling that has been altered to contain a greater number of dwelling units than originally permitted.
Dwelling, Duplex	shall mean a dwelling divided horizontally into two dwelling units, each having an independent entrance, and located on a single lot.
Dwelling, Semi-Detached	shall mean a dwelling divided vertically into two dwelling units, each dwelling unit having an independent entrance.
Dwelling, Single Detached	shall mean a dwelling containing one dwelling unit and not attached to any other dwelling.
Dwelling, Townhouse	shall mean a dwelling divided vertically into three or more dwelling units, each unit attached by common side walls.
Dwelling, Triplex / Fourplex	shall mean a residential building containing a minimum of three (3) and a maximum of four (4) dwelling units, but does not include a converted dwelling or a townhouse dwelling or does not include a dwelling containing Additional Dwelling Units permitted.
Emergency Shelter / Correctional Residence	shall mean a building or part of a building used for the temporary accommodation, supervision, treatment or housing of persons requiring emergency shelter, transitional accommodation, correctional supervision or similar support, and which is not considered a Group Home for the purposes of this By-law.
Entrance shall mean, when used with reference to a lot,	shall mean the area of intersection between a driveway and a street line.

Equipment Rental, Service, or Storage Establishment	shall mean premises in which machinery and equipment are offered or kept for sale, rent, lease or hire under agreement for compensation, and which may also service equipment, and which may also offer the storage of equipment, but shall not include any other establishment defined herein.
Equipment Storage Building	shall mean a building used for the storage of equipment directly related to the main use of the property and required for normal operations and maintenance of the property on which the building is located. An equipment storage building shall not include rental storage units or commercial storage of goods that are not used for the normal operations and maintenance on the subject property.
Equipment Storage Building (Accessory)	Shall mean an accessory building that is subordinate and incidental to a permitted main use on the same lot and that is used for the storage of equipment directly related to the main use of the property and required for the normal operations and maintenance of the property on which it is located. An accessory equipment storage building shall not include rental storage units or the commercial storage of goods that are not used for the normal operations and maintenance of the subject property.
Erect	shall mean build, construct, reconstruct, remove or relocate and shall include any preliminary physical operations such as cutting, grading, excavating, filling or draining, or any altering of an existing building by an addition, extension or other structural change, or any work which requires a building permit. "Erected" and "erection" shall have corresponding meanings.
Established Building Line, Rural	shall mean the average setback from the street line of existing buildings in either the Agriculture, Rural or Rural Residential Zones when at least five buildings have been erected on any one side of a continuous 200.0 m of land with frontage on an improved street.

Established Building Line, Urban	shall mean the average setback from the street line of existing buildings in the Residential Zones on one side of one block where more than one-half of the lots on the said side of the block have been built upon.
Existing	shall mean existing as of the date of final passing of this By-law.
Existing Dwelling	Shall mean a dwelling that was lawfully erected or lawfully established prior to the date of passing of this By-law or any applicable amending by-law, and which continues to be used for residential purposes. For greater certainty, an existing dwelling includes a dwelling that was legally non-complying or legally non-conforming at the time of the passing of this By-law, provided such dwelling was lawfully established.
Existing Use (Legally Existing)	Shall mean a use of land, buildings or structures that was lawfully established prior to the date of passing of this By-law or any applicable amending by-law, and which has continued without interruption, but which does not conform to the provisions of this By-law. For greater certainty, a legally existing use shall not include a use that was established without required approvals, permits or licences under any applicable statute, regulation or by-law.
Factory Outlet	shall mean a building or part of a building, accessory to a permitted industrial use, where the products manufactured by that industry are kept for wholesale or retail sale.
Farm Equipment Dealer	shall mean an agency which offers for sale, and maintains and repairs machinery normally used in farming.
Farm Equipment Storage Building	means a building or structure located on a lot used for agricultural purposes that is used primarily for the storage, maintenance, or repair of farm machinery, implements, or equipment directly related to the farming operation on the same lot.
Farm Produce Outlet	shall mean a use accessory to a permitted farm which consists of the retail sale of agricultural products produced on the farm where such outlet is located.

Farm Produce Storage	shall mean a building or structure used for the storage, cooling, grading, or packaging of agricultural products produced on a farm prior to sale or distribution, but does not include retail sales to the public.
Farm Supply Centre	shall mean an establishment or premises where supplies, goods, or services that support agricultural uses are offered for sale at retail but does not include the rental, leasing, or sales of farm equipment or any other use defined herein.
Farmers Market	shall mean an establishment or premises where the farm products of a local farming community are sold at retail by the grower from unenclosed or open air areas designated for individual retailers.
Feed and Seed Dealer	shall mean an establishment primarily engaged in the sale, processing, and storage of agricultural seed and feed products.
Feed Mill	shall mean a building wherein farm commodities such as cereal grain, corn, soybeans, etc. are brought, stored, dried, processed and sold, and also includes the drying, processing and elevation for storage of farm commodities.
Fertilizer Plant	shall mean a facility which specializes in the development of fertilizers and may also act as a distributor and retailer for the product.
Finished Grade	shall mean: when used with reference to a building, the average elevation of the finished surface of the ground where it meets the exterior of such building; when used with reference to a structure, the average elevation of the finished surface of the ground immediately surrounding such structure; when used with reference to a street, road or highway, the elevation of the street, road or highway established by the Township or other designated authority.
Financial Service	shall mean a building or part of a building used by a chartered bank, trust company, credit union, mortgage broker, or financial institution for the provision of financial or banking services to the public.

Fitness Centre	shall mean a building or part of a building used for indoor physical fitness, health, or recreational training activities, including exercise, weight training, aerobics, yoga, or similar activities, and may include accessory change rooms and showers.
Flood Control and Erosion Protection Use	shall mean the use of land, buildings, or structures for the purpose of controlling or mitigating flooding, erosion, or shoreline instability, and may include dikes, berms, floodwalls, retaining structures, channels, culverts, shoreline stabilization works, and similar measures.
Flood Plain	shall mean the area below the floodline, usually low lands adjoining a watercourse which has been or may be covered by flood water.
Floodline	shall mean the line which delimits the area that would be flooded with an expected average frequency of once in 100 years.
Floor Area	shall mean: (a) for a dwelling or dwelling unit, the total area of the storeys contained within the outside walls of the dwelling or dwelling unit exclusive of any garage, carport, porch, verandah, sunroom, attic, or basement; for a building other than a dwelling or dwelling unit, the total area of all the floors contained within the outside walls of the building. In all cases, only that floor area having a clear height to the ceiling of at least 2.2 m shall be considered in the calculation of the floor area. The minimum floor area requirements for a dwelling as required in this By-law will apply to the floor area above finished grade.
Forestry Use	shall mean the planting, management and harvesting of timber resources in accordance with good forestry practices. This definition may include the establishment and occasional use of an accessory portable sawmill but shall not include the establishment of a permanent sawmill.
Fuel Pump Island	shall mean a structure which is an accessory use intended to provide fuel for vehicles.

Fuel Pump Island, Private	shall mean a structure which is an accessory use intended to provide fuel for vehicles owned or leased by the occupant of the lot where such fuel pump island is located.
Fuel Storage Tank / Fuel Supply Yard	means a building, structure, or outdoor area used for the bulk storage, handling, or distribution of fuel, petroleum products, or similar flammable or combustible substances, and may include accessory pumps, dispensing equipment, and related infrastructure, but does not include a fuel pump island or a fuel storage tank accessory to another permitted use on the same lot.
Funeral Home	shall mean a building or part thereof designed for the purpose of furnishing funeral services to the public and includes facilities intended for the preparation of the dead human body for interment or cremation.
Garage, Private	shall mean an accessory building or portion of a residential building which is fully enclosed and used for the storage of motor vehicles and household equipment incidental to the residential occupancy.
Garden Centre	shall mean land, building, structure or part thereof or an outdoor area primarily used for the retail sale of gardening equipment, landscaping products and planting materials.
Garden Suite	shall mean a temporary, detached portable housing unit intended for the use of an elderly member of the immediate family which is located on the same lot with an existing single detached dwelling where the family is residing and which shares the water supply and sewage disposal facilities with the single detached dwelling.

Gravel Pit	shall mean any open excavation made for the removal of any soil, earth, clay, marl, sand, gravel or unconsolidated rock to supply such material for construction, industrial or manufacturing purposes. This definition shall not include: any excavation incidental to the erection of a building or structure for which a building permit has been issued; any excavation incidental to the construction of any public works; any asphalt plant, cement manufacturing plant or concrete batching plant; and any wayside pit as defined herein.
Group Home	Shall mean a dwelling unit in which residents live together as a single housekeeping unit and receive care, supervision, support or assistance, but does not include a correctional facility, emergency shelter or other institutional use.
Height	shall mean when used in reference to a building, the vertical distance measured between finished grade and: the highest point of the roof surface of a flat roof; or the average (mean) level between eaves and ridge of any other type of roof.
High Water Mark	shall mean the mark made by the action of water under natural conditions on the shore or bank of a waterbody which action 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.
Highway	shall mean a public thoroughfare intended for vehicular use by the general public.
Home Industry	shall mean a use which is clearly incidental or secondary to the residential use of a single detached dwelling house and is conducted either entirely within a single detached dwelling house or in an accessory building to a single detached dwelling house, by an inhabitant thereof. Such use may include a carpentry shop, a craft shop, an electrical shop, a small engine repair shop, a welding shop, a blacksmith shop or other similar use and is not accessory to a farming operation.

Home Occupation	shall mean an occupation, trade, business, profession, or craft that is carried on as an accessory use within a dwelling or an accessory building, is clearly secondary to the principal residential use of the dwelling, and is conducted by one or more occupants of the dwelling. A home occupation may include, but is not limited to, instruction in music, academic subjects, religion, dancing, arts and crafts; professional or administrative offices; and trades or businesses where the majority of the work is conducted off-site. A home occupation does not include a use that, due to its nature or scale, generates traffic, noise, parking demand, or other impacts inconsistent with a residential use.
Home Occupation, Rural	shall mean an occupation, business, trade or craft which is accessory to a farming operation. This definition may include the servicing or repair of merchandise or equipment, the grading of produce, a retail outlet for farm supplies and machinery, a farm produce outlet or similar activities and is accessory to a farming operation or rural residential use.
Hospital	shall mean a Public or Private Institution as defined under the Public Hospitals Act and amendments thereto or under the Private Hospitals Act and amendments thereto.
Hotel	shall mean a building designed or used for the accommodation of the travelling or vacationing public, containing therein more than five guest rooms served by a common building entrance. Accessory uses may include accommodation for permanent staff and one or more beverage rooms, dining rooms, meeting rooms or similar uses.
Improved Street	shall mean a Provincial Highway (Highway No. 11), Secondary Highway (Highway Nos. 562 and 571), or a Township Street which is maintained on a regular year-round basis.
Interior Lot	shall mean a lot situated between adjacent lots and having access to one street.

Kennel	shall mean a building or structure where dogs are bred, boarded, groomed or trained, given medical treatment or housed for similar purposes for which compensation is paid and shall include a Humane Society shelter or pound.
Landfill Site	shall mean a place where ashes, garbage, refuse, domestic waste, industrial waste or municipal refuse is stored, processed, recycled, transferred, composted or disposed of. This definition shall not include a sewage treatment plant or lagoon.
Landscaped Open Space	shall mean open space comprised of a combination of shrubs, flowers, trees, grass, bushes and other landscaping materials and may include space occupied by paths, walks, courts, patios and pools, but shall not include parking areas, traffic aisles, driveways or ramps for vehicles, or any open space beneath or within a building or structure.
Lane	shall mean: a subsidiary thoroughfare providing access from within a lot, principally from parking or loading spaces to a public street; or a subsidiary public thoroughfare for the sole use of pedestrians and connecting public streets, open space or public buildings.
Laundromat	means a building or part of a building containing self-service washing, drying, or pressing equipment used by the public for the laundering of clothing or textile goods.
Library	shall mean a public building or structure where books, printed materials, electronic and other audio-visual resources may be read, consulted or borrowed.
Livestock	shall mean dairy, beef, swine, poultry, horses, goats, sheep, ratites, fur bearing animals, deer and elk, game animals, birds, and other animals identified in Table 1 of the Minimum Distance Separation Formula Implementation Guidelines Publication 707 – Ministry of Agriculture, Food and Rural Affairs.
Livestock Assembly Point	shall mean an area in which livestock are assembled in a concentrated area for purposes of treatment, feeding, or future transport.

Livestock Facility	shall mean a barn, building or structure with livestock occupied portions intended for keeping or housing of livestock. A livestock facility shall also include all manure or material storages and anaerobic digesters.
Livestock Sales Establishment	shall mean a lot, building or structure where livestock is brought and sold and includes auctioning of livestock.
Loading Space	shall mean a space or bay located on a lot which is used or intended to be used for the temporary parking of any commercial vehicle while loading or unloading goods, merchandise or materials used in connection with the use of the lot or any building thereon, and which has unobstructed access to a street or lane.
Lodging Camp	shall mean a temporary building, part of a building, or two or more detached buildings, designed to be used for the purpose of catering to the needs of students at a local educational facility or contractors working on local/regional projects on a temporary basis by furnishing temporary sleeping accommodation with or without kitchens, with or without supplying food, and may include meeting rooms, and dining rooms.
Long Term Care Home	shall mean a residential premises for persons requiring nursing care and that is licensed as a Long Term Care Home under the Fixing Long Term Care Act, 2021.
Lot	shall mean a parcel or tract of land which is capable of being legally conveyed in accordance with the provisions of the Planning Act:
Lot Area	shall mean the total horizontal area within the lot lines of a lot.
Lot Coverage	shall mean the percentage of lot area covered by the ground floor area of all buildings located thereon.
Lot Frontage	shall mean the width of a lot measured between the intersection of the side lot lines with a line back from and parallel to the front lot line, at a distance equal to the minimum required front yard.
Lot Line	shall mean any boundary of a lot or the vertical projection thereof.
Lot Line, Exterior Side	shall mean a side lot line which is also a street line.

Lot Line, Front	shall mean in the case of an interior lot, the lot line dividing the lot from the street. In the case of a corner lot or a through lot where the lot lines abutting the streets are the same length, the lot line where the principal vehicular access to the lot is provided shall be deemed to be the front lot line. In the case of a corner lot where the street lines are joined by an arc, the shortest straight street line shall be deemed to be the front lot line. In the case of a corner lot where the street lines do not intersect at one single point, the shorter of the two street lines shall be deemed to be the front lot line. In the case of a waterfront lot, the shoreline shall be deemed to be the front lot line.
Lot Line, Interior Side	shall mean a side lot line that is not a front lot line, rear lot line, or exterior side lot line.
Lot Line, Rear	shall mean in the case of a lot having four or more lot lines, the lot line furthest from and opposite to the front lot line. If a lot has less than four lot lines, there shall be deemed to be no rear lot line.
Lot Line, Side	shall mean a lot line other than a front lot line or rear lot line and includes an exterior side lot line and an interior side lot line.
Main Building	shall mean the building serving the principal or primary uses for which the lot was purchased, leased or rented.
Maintenance Garage	shall mean an establishment or premises where vehicles owned or leased by the occupant of such premises are repaired or maintained.
Manufacturing Plant	shall mean an establishment or premises for the purpose of manufacturing, assembling, preparing, inspecting, finishing, treating, altering, repairing, storing, or adapting for sale, any goods, substance, or articles but shall not include a noxious industry, mine, pit, or quarry.
Mine Production	shall mean the extraction, processing, handling, and removal of mineral resources from a mine for commercial purposes and includes associated on-site activities such as crushing, screening, stockpiling, and loading of mineral materials, but does not include mineral exploration or prospecting.

Mineral Exploration and Prospecting	shall mean the search for materials in the earth's crust that appear in high enough concentrations and amounts to be extracted and processed for profit.
Mineral Mining Operation	shall mean mining operations and associated facilities, or past-producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use.
Mini Warehouse and Storage	shall mean a building or group of buildings containing individual self-contained storage units that are rented or leased to the public for the storage of personal household goods, recreational vehicles, or commercial materials, and may include accessory office space, but does not include outdoor storage or the storage of hazardous materials.
Motel	shall mean a building or buildings designed or used for the accommodation of the travelling or vacationing public, containing therein more than five guest rooms, each guest room having a separate entrance directly from outside the building. Accessory uses may include accommodation for permanent staff and one or more beverage rooms, dining rooms, meeting rooms or similar uses.
Municipal Office	shall mean a building or part of a building used by a municipality or other public authority for the administration of municipal government, including council chambers and offices for municipal staff, but does not include a public works yard or maintenance facility.
Municipal Yard	shall mean any land and buildings thereon owned by the Municipality, or any local board or commission, and used for the storage, maintenance and repair of equipment or for supplies and materials used in connection with civic works. This definition may include a business office used to plan, direct or administer any civic works.
Municipality	shall mean the Corporation of the Township of Armstrong.

Museum	shall mean an institution that is established for the purpose of acquiring, conserving, studying, interpreting, assembling and exhibiting to the public for its instruction and enjoyment, a collection of artifacts of historical interest.
Nameplate Generating Capacity	shall mean the manufacturer's posted maximum generating capacity of a renewable energy system under optimal conditions.
Non-Complying	shall mean a lot, building, or structure that does not meet the regulations of the Zone in which it is located as of the date of passage of this By-law.
Non-Conforming	shall mean an existing use or activity on any land, building, or structure that is not a permitted use for the Zone in which it is located as of the date of passage of this By-law.
Noxious Use	shall mean a use which, by its nature or the materials used or produced therein, is declared to be a noxious trade, business or manufacturer, or a noxious use as defined in the Health Protection and Promotion Act, as amended.
Nursery	shall mean lands used for the growing of sod, flowers, bushes, trees or other gardening, landscaping or orchard stock for wholesale or retail sale.
Nursing Home	shall mean a residential building or premises where accommodation, care, and supervision are provided to persons who, by reason of age, illness, disability, or other special need, require assistance with daily living, and may include a rest home, retirement home, or home for the aged, but does not include a hospital.
Nutrient Management Plan	shall mean a report that evaluates the relationship between the land-based application of nutrients, management techniques, and agricultural land use.
Office	shall mean a building or part of a building used or intended to be used in the performance and transaction of business including administrative and clerical activities as well as professional offices, but not including the use of manual labour and does not include an office that is accessory to a manufacturing, industrial, or vehicle-related use.

Office of a Public Authority	shall mean a building or part of a building used by a public authority for administrative, clerical, or governmental purposes, including offices for staff and related public service functions, but does not include a public works yard, maintenance facility, or utility installation.
Open Space	shall mean a use whereby the land remains unoccupied by buildings and is used for purposes such as hiking trails, nature trails, parks, wildlife sanctuaries and similar uses.
Open Storage	shall mean the storage of goods, merchandise or equipment outside of a building or structure on a lot or portion thereof, including such uses as automobile and trailer sales lots, building materials supply yards but does not include the outdoor display of a limited number of samples of the goods, merchandise or equipment for the purpose of sales and advertisement. This definition shall not include the open storage of goods or equipment which are incidental to the residential occupancy of a lot.
Outdoor Recreation Use, Passive	shall mean the use of land which is typically unobtrusive and not disturbing to the surrounding natural landscape and may include walking trails, natural interpretive facilities, bird and wildlife observation areas and similar uses involved in the enjoyment of the natural environment.
Park	shall mean an area of land consisting mainly of open space which may include a recreational area, playground, playfield or similar use.
Parking Area	shall mean an area or structure, other than a street, used or intended to be used for the temporary storage of motor vehicles and includes a private garage or carport, aisles, driveways and parking spaces.
Parking Space	shall mean a portion of a parking area exclusive of driveways or aisles, used for the temporary parking or storage of motor vehicles.
Personal Service Establishment/Shop	shall mean a business which is associated with the grooming of persons or the maintenance or repair of personal wardrobe articles and accessories, and may include a barber shop, beauty parlour, shoe repair shop, self-service laundry or dry cleaning distribution station or similar uses.

Pick-your-own Operation	shall mean an agricultural establishment that permits the public to pick their own produce.
Pit	shall mean land or land under water licensed by the Ministry of Natural Resources from which unconsolidated aggregate is being or has been excavated and that has not been rehabilitated but shall not include an excavation incidental to the erection of a building or structure or an excavation incidental to the construction of any public work. This definition includes all activities which are normally associated with the operation of a pit such as crushing, stockpiles, screening, processing, washing, weighing scales, offices and open and enclosed storage and also includes a wayside pit as defined herein.
Place of Entertainment	shall mean an establishment where amusement facilities are provided such as an arcade, auditorium, billiard room, bowling alley, skating rink, dance hall, music hall, or motion picture or other theatre operated for gain or profit.
Place of Worship	shall mean a building owned or occupied by a religious congregation or religious organization dedicated exclusively to worship or other religious activities. Accessory uses may include a hall, auditorium, or Sunday school. This definition does not include a day nursery or school, as defined herein.
Planting Strip	shall mean an area which shall be used for no purpose other than planting a row of trees or a continuous unpierced hedgerow of evergreens or shrubs, not less than 1.5 m high, immediately adjacent to the lot line or portion thereof along which such planting strip is required herein. The remainder of such planting strip shall be used for no purpose other than planting trees, shrubs, flowers, grass or similar vegetation.

Point of Reception	Shall mean the Ministry of Environment publication “Interpretation for Applying MOE NPC Technical Publications to Wind Turbine Generators” (V1) which defines a point of reception as any point on the premises of a person within 30.0 m of a dwelling or camping area, where sound or vibration originating from other than those premises is received.
Portable Asphalt Plant	shall mean a facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process and which is not of permanent construction, but which is to be dismantled at the completion of the construction project.
Printing Shop	shall mean a building or part of a building in which the business of producing books, newspapers, periodicals, flyer, or other printed materials by mechanical means, and reproducing techniques, such as photocopying, is carried on, and may include the sale of newspapers, books, magazines, periodicals, flyers, or other printed items, to the general public.
Private Home Child Care Centre	shall mean the provision of temporary care for children for compensation within a private dwelling that is used primarily as a residence, and does not include a child care centre as defined under the Child Care and Early Years Act, 2014.
Private Park	shall mean a park other than a public park.
Public Authority	shall mean the Township of Armstrong, any local Board, any department of the Governments of Ontario or Canada, including any public utility company, or any railway.
Public Park	shall mean a park owned and maintained by the Municipality or other public authority;
Public Use	shall mean a building, structure or lot used by a public authority.
Public Utility	shall mean premises or facilities used for telecommunications, the transmission and distribution of electricity, the distribution of gas, steam or other forms of energy, or the collection, distribution, storage or treatment of water or sewage.

Quarry	shall mean land or land under water from which consolidated aggregate is being or has been excavated and that has not been rehabilitated but shall not include an excavation incidental to the erection of a building or structure or an excavation incidental to the construction of any public works. This definition includes all activities which are normally associated with the operation of a quarry such as crushing, stockpiles, screening, washing, offices and open and enclosed storage and also includes a wayside quarry as defined herein.
Railroad Use	shall mean a building, structure or use normally associated with a railroad operation.
Recreational Facility	shall mean a place, building or parcel of land designated and equipped with facilities such as a swimming pool, squash or tennis courts, gymnasias, weight-lifting and exercise rooms and used for recreational fitness or athletic pastimes, and may include an ancillary sports field or sports arena.
Recreational Trail	shall mean a pathway or greenway that is used for informal or organized purposes such as footpaths, cross country mountain skiing, fitness trails, off-road cycleways and walkways.
Recreational Vehicle	shall mean any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or is self-propelled, and is capable of being used on a short term recreational basis for living, sleeping or eating accommodation of persons, notwithstanding that its running gear is or may be removed. This definition includes motor homes, travel trailers, tent trailers, campers, and park model trailers bearing a CSA-Z241 approval but shall not include a mobile home.
Recreational Vehicle Sales and Service Establishment	shall mean an establishment where new or used recreational vehicles and related equipment and accessories are displayed for sale or rent in conjunction with which there may be facilities for the servicing of such vehicles.

Recycling Depot	shall mean a special waste management facility which serves as a temporary storage site for clean materials such as glass, paper, cardboard, plastic, metal and other similar products which will be transferred to another location for reuse. This definition does not include any other type of waste management system.
Renewable Energy System	shall mean the production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.
Rental Establishment	shall mean a building or part of a building wherein the primary use is the rental of machinery, equipment, furniture and fixtures.
Restaurant	shall mean a building or structure or part thereof where food is prepared and offered for sale to the public for consumption within the premises or off the premises.
Retail Store	shall mean a building or part of a building in which goods, wares, merchandise, substances or articles are stored and offered for sale to the general public and may include the storage of such goods, wares, merchandise, substances or articles, but does not include any establishment otherwise defined or classified in this By-law.
Retirement Home	shall mean premises, established and operated under the Retirement Homes Act, 2010, where lodging is provided primarily for retired persons and may include common facilities for eating, recreation and other such activities and may also include limited medical care.
Salvage Yard	shall mean a place where goods, wares, merchandise, articles or things are kept, repaired or processed for further use and offered for sale and may include a junk yard or a scrap metal yard.
Sawmill	shall mean a building or structure used to process wood from raw lumber to another use and may include land used for outdoor storage of raw timber or finished lumber or products.
School	shall mean a school under the jurisdiction of a Board as defined in the Education Act.

Second Hand shop	shall mean a building or part of a building in which used goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail and may include such uses as a flea market, a pawnshop, an antique store, an opportunity shop or similar use.
Seed Cleaning Plant	shall mean a permanent building or structure designed to separate seed lots to ensure seeds are pure for farm use.
Sensitive Land Uses	shall mean buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built-up environment. Examples of sensitive land uses may include residences, education or health facilities.
Service Outlet	shall mean a building or part of a building whether in conjunction with a retail store or not, articles or goods such as appliances, furniture or similar items may be repaired or serviced. This definition shall not include any manufacturing operation or establishment used for the service or repair of vehicles.
Setback	shall mean: with reference to a road, the distance between the centre line of a street allowance and the nearest building line. with reference to a waterbody, the distance between the high water mark or the flood plain and the nearest building line. with reference to a wind energy turbine, the distance between the closest edge of the turbine base and the lot line or feature.
Sewage Treatment Facility	shall mean a building or structure, approved by the Province of Ontario, where domestic waste is treated.
Shopping Centre	shall mean a group of commercial and service uses, which are permitted in the zone, and are designed, developed and managed as a unit having the required loading spaces and off-street parking provided on the site and which may include freestanding or attached buildings.

Shoreline	shall mean any lot line or portion thereof which abuts a waterbody.
Sight Triangle	shall mean the triangular space formed by the street lines of a corner lot and a line drawn from a point in one street line to a point in the other street line, each such point being 10m from the point of intersection of the street lines (measured along the street lines). Where the two street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines.
Sign, Legal	shall mean a name, identification, description, device, display or illustration which is affixed to or represented directly or indirectly upon a building, structure or lot which directs attention to an object, product, place, activity, person, institute, organization or business and which does not contravene any By-law of the Corporation or the County, or any Regulation of the Government of Ontario or Canada.
Sludge	shall mean stabilized organic soil conditioning material produced by a sewage treatment plant.
Solar Energy System	shall mean a renewable electrical generation facility that produces power from the sun using photovoltaic technology to provide all, or a portion of, the electrical power needs for a user or to feed into the transmission or local distribution grid. A solar energy system includes all arrays, supporting infrastructure, and outbuildings.
Storey	shall mean that portion of a building, between the surface of any floor and the surface of the floor, ceiling or roof next above it.
Storage for Farm Produce	shall mean the storage of crops, livestock products or other farm produce grown, raised or produced on the same property, pending distribution, sale or further on-farm handling. Storage for Farm Produce shall not include commercial warehousing, wholesale distribution, or the storage of farm produce not produced on the subject property.

Street	shall mean a public thoroughfare under the jurisdiction of either the Corporation, the United Counties or the Province of Ontario. This definition shall not include a lane, or private or registered right-of-way.
Street Line	shall mean the boundary of the right-of-way of the street.
Structure	shall mean anything constructed or erected, either permanent or temporary, the use of which requires location on the ground or attachment to something having location on the ground.
Swimming Pool or Pool	shall mean an artificially enclosed body of water, built either above or in the ground, intended for swimming or water-based recreation and shall include inflatable pools with a depth in excess of 0.61 m.
Tavern	shall mean a building with a bar that is licensed to sell alcoholic drinks.
Temporary	shall mean anything that is not intended to be permanent, and is intended for removal or demolition within a prescribed time.
Temporary Building	shall mean a building or structure intended for removal or demolition within a prescribed time, not exceeding two years, as set out in a building permit.
Through Lot	shall mean a lot having street frontage on two opposite sides.
Tourist Attraction	shall mean a non-retail establishment which provides recreational, leisure, entertainment and tourist activities that is an attraction due to its uniqueness and appeal to visitors.
Tourist Lodging Establishment	shall mean a building or group of buildings designed or used for the temporary accommodation of the travelling or vacationing public for compensation, but does not include a hotel, motel, bed and breakfast establishment, lodging camp, campground, or a dwelling used for permanent residential purposes.

Transportation Depot	shall mean an establishment where commercial vehicles are stored, repaired, washed, or maintained, including all administrative functions relating thereto, and may also mean an establishment for the distribution of goods or people in transit includes truck terminals, bus depots, and similar facilities for the movement of goods or people.
Tree Nursery	shall mean land, buildings, or structures used for the growing, cultivation, storage, and sale of trees, shrubs, or woody plants for transplanting, landscaping, reforestation, or similar purposes, and may include accessory greenhouse structures and outdoor growing areas.
Truck Terminal	shall mean a building, structure, or premises used for the dispatching, parking, loading, unloading, or transfer of goods by commercial trucks, and may include accessory offices, maintenance facilities, and short-term storage of goods in transit, but does not include a warehouse used primarily for long-term storage.
Turbine Height	shall mean the measurement from the base of the structure to the highest point of the structure. For instance, in the case of a typical horizontal axis wind turbine, the height is measured from the average ground level upon which the base/foundation sits to the tip of the rotor blade at its highest point.
Unimproved Street	shall mean a street defined herein as a "Township Street" which is not maintained on a year-round basis.
Use	shall mean the purpose for which any land, building, structure or any combination thereof is designed, arranged, occupied or maintained.
Utility	shall mean a building, structure, equipment, or facility used for the generation, transmission, distribution, storage, or treatment of electricity, gas, oil, steam, water, sewage, stormwater, communications, or similar services.
Vehicle	shall mean an automobile, boat, commercial motor vehicle, farm implement, motorcycle, recreational vehicle, snowmobile, or trailer.

Vehicle Sales or Rental Establishment	shall mean an establishment having as its main use the storage of vehicles for sale or the storage of automobiles for rent or lease. Accessory uses may include facilities for the repair or maintenance of such vehicles.
Veterinary Establishment	shall mean a building or part of a building used by a veterinary surgeon where domestic animals, birds or other livestock are kept for treatment including surgery, and where veterinary drugs and other related products, including pet food, may be sold. A veterinary establishment shall not include a commercial kennel.
Warehouse	shall mean a building used or intended to be used for the bulk storage of goods, commodities, wares, merchandise or materials and does not include a mini-warehouse and storage facility.
Water Frontage	shall mean the horizontal distance defined by a straight line between the two most widely separated points on any one shoreline of a lot.
Waterbody	shall mean any bay, lake, natural watercourse, canal, municipal or other drain but does not include an irrigation channel.
Waterbody/Watercourse Setback	shall mean the straight line horizontal distance from the top of the bank or the high watermark, whichever is greater, to the nearest part of any excavation, building, structure, or open storage use on the lot.
Waterfront Lot	shall mean a lot which has no street access, but has water access on one shoreline only.
Watt	shall mean a unit to describe the size of an electrical generation system. One megawatt (1,000 kilowatts or 1,000,000 watts), of electrical energy can supply the power needs of about 500 homes for a year. Watts of energy is the amount of electricity produced.
Wayside Pit or Wayside Quarry	shall mean a temporary pit or a temporary quarry opened and used for the purpose of a particular project of road construction or maintenance and not located on the road right-of-way.
Welding Shop	shall mean an establishment where pieces of metal are welded.

Wetlands	shall mean lands that are seasonally or permanently covered by shallow water as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils (soils in which there is an abundance of moisture) and has favoured the dominance of either hydrophilic or water tolerant plants. The four major categories of wetlands are swamps, marshes, bogs and fens.
Wholesale Establishment	shall mean a building or part of a building where goods, wares, merchandise, or materials are stored and sold primarily to retailers, businesses, or other commercial or institutional users for resale or further distribution, and not primarily to the general public, and may include accessory office space.
Wind Energy System	shall mean a renewable electrical generation facility that produces power from wind primarily to provide all or a portion of the electrical power needs for a user or to feed into the transmission or local distribution grid. A wind energy system includes all supporting infrastructure, outbuildings and access roads.
Woodworking Shop	shall mean a building used for the manufacture and assembly of wood components into finished products suitable for retail trade, but shall not involve the emission of any air, water or noise pollution that creates a nuisance outside of the building.
Woodworking Shop (including factory outlet store)	Shall mean a building used for the manufacture and assembly of wood components into finished products suitable for retail trade, and may include an accessory retail sales area for the display and sale of products manufactured on the premises. The retail component shall be clearly incidental and subordinate to the manufacturing operation and shall be limited to products produced on the subject property. A woodworking shop shall not involve the emission of any air, water or noise pollution that creates a nuisance outside of the building.

Yard	shall mean an open, uncovered space appurtenant to a building or structure.
Yard, Exterior Side	shall mean a side yard immediately adjacent to a street.
Yard, Front	shall mean the space extending across the full width of a lot between the front lot line and the nearest part of any main building on the lot.
Yard, Interior Side	shall mean a side yard other than an exterior side yard.
Yard, Rear	shall mean a space extending across the full width of a lot between the rear lot line and the nearest part of any building on the lot.
Yard, Side	shall mean a yard extending from the front yard to the rear yard between a side lot line and the nearest part of any main building on the lot, and includes an exterior side yard and an interior side yard.
Zoning Administrator	shall mean the officer or employee of the Corporation charged with the duty of enforcing the provisions of this By-law or his delegate.

ILLUSTRATION OF DWELLINGS

Single Detached



- One unit, standalone
- No shared walls

Semi-Detached



- Two units, side-by-side
- One vertical shared wall

Duplex



- Two units, vertically divided (one level each)
- Each unit has its own entrance

Triplex



- Unit A Unit B Unit C
- Three units in one building
 - Stacked vertically (one above the other)

Townhouse (3+ units)



- Unit A Unit B Unit C
- 3+ units in a row
 - Shared walls between units
 - Each has a front door

Multiple (4+ units)



- 4 or more units
- 4 or more units
 - Apartment block or large complex

Dwelling Unit, Additional

Additional Dwelling Unit within Principal Dwelling



Same Lot

Attached Additional Dwelling Unit



Same Lot

Detached Additional Dwelling Unit



- Located within or on the same lot as the principal dwelling
- Self-contained unit

Dwelling Unit, Accessory

Accessory Within
Non-Residential Building
(Principal Use)



Same Lot

Accessory Attached
Non-Residential Building
(Principal Use)



Same Lot

ILLUSTRATION OF BUILDING DEFINITIONS

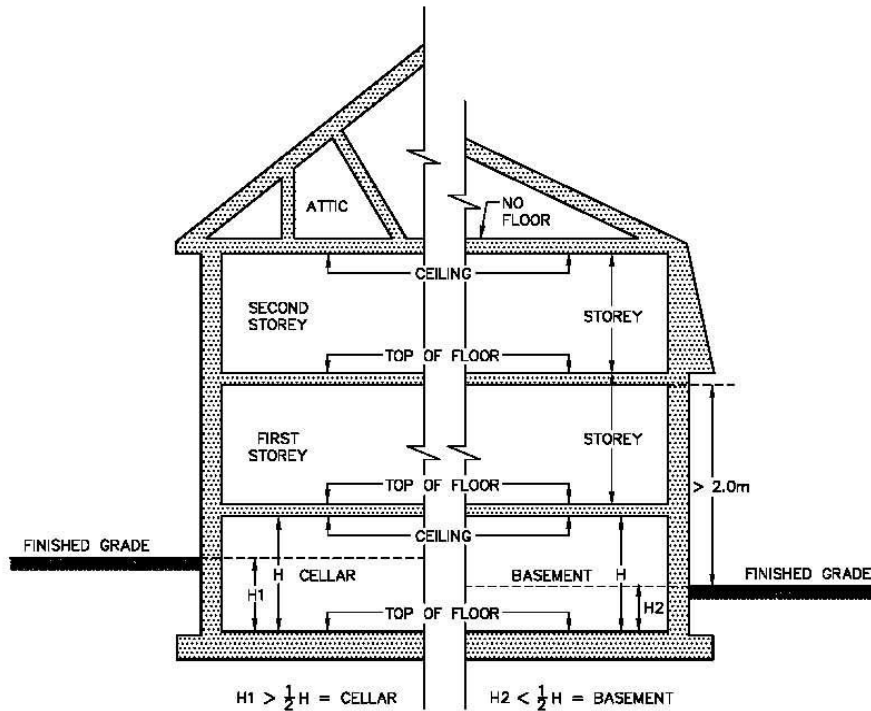


ILLUSTRATION OF DEFINITION OF ATTIC, CELLAR AND BASEMENT

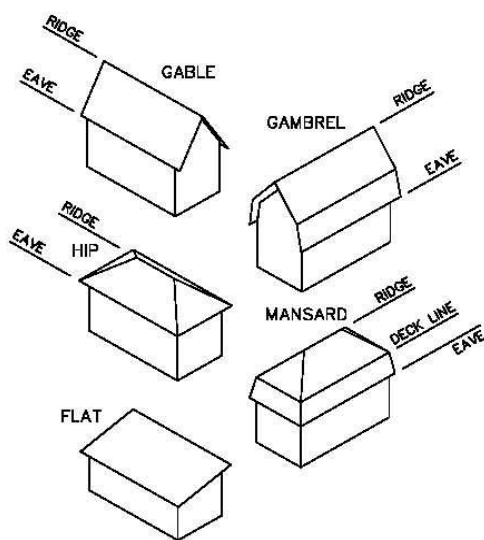


ILLUSTRATION OF
COMMON ROOF TYPES

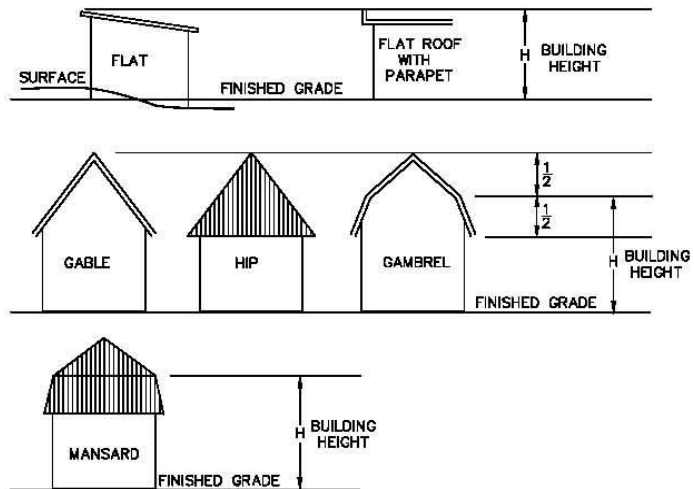
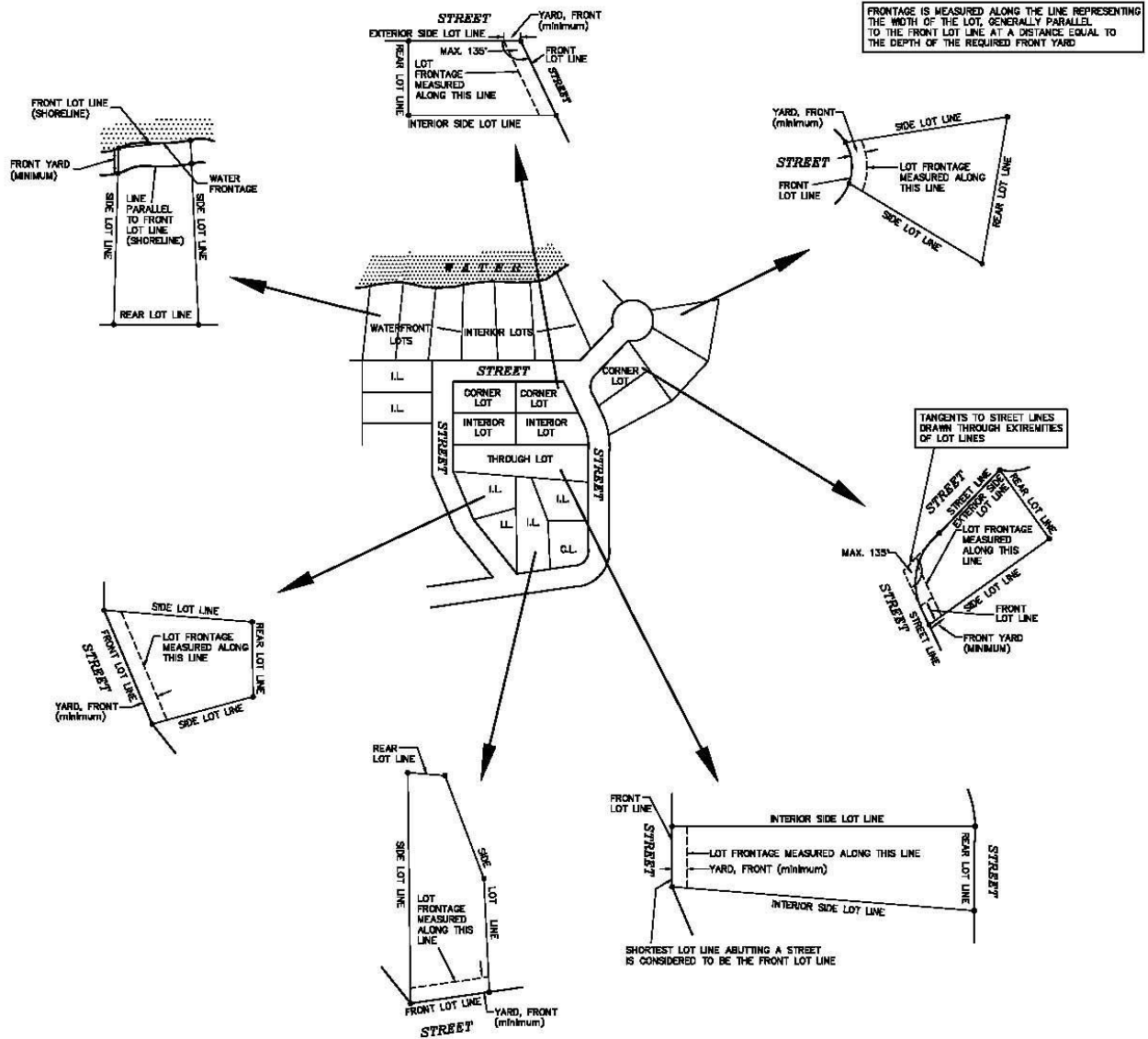


ILLUSTRATION OF
HOW THE BUILDING HEIGHT IS ESTABLISHED
FOR COMMON ROOF TYPES

NOTE :

THESE ILLUSTRATIONS DO NOT FORM PART OF THIS BY-LAW. THEY ARE PROVIDED FOR CONVENIENCE ONLY. REFERENCE TO THE PROVISIONS OF THE BY-LAW IS REQUIRED FOR LEGAL INTERPRETATION.

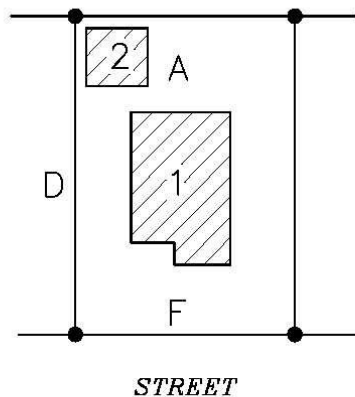
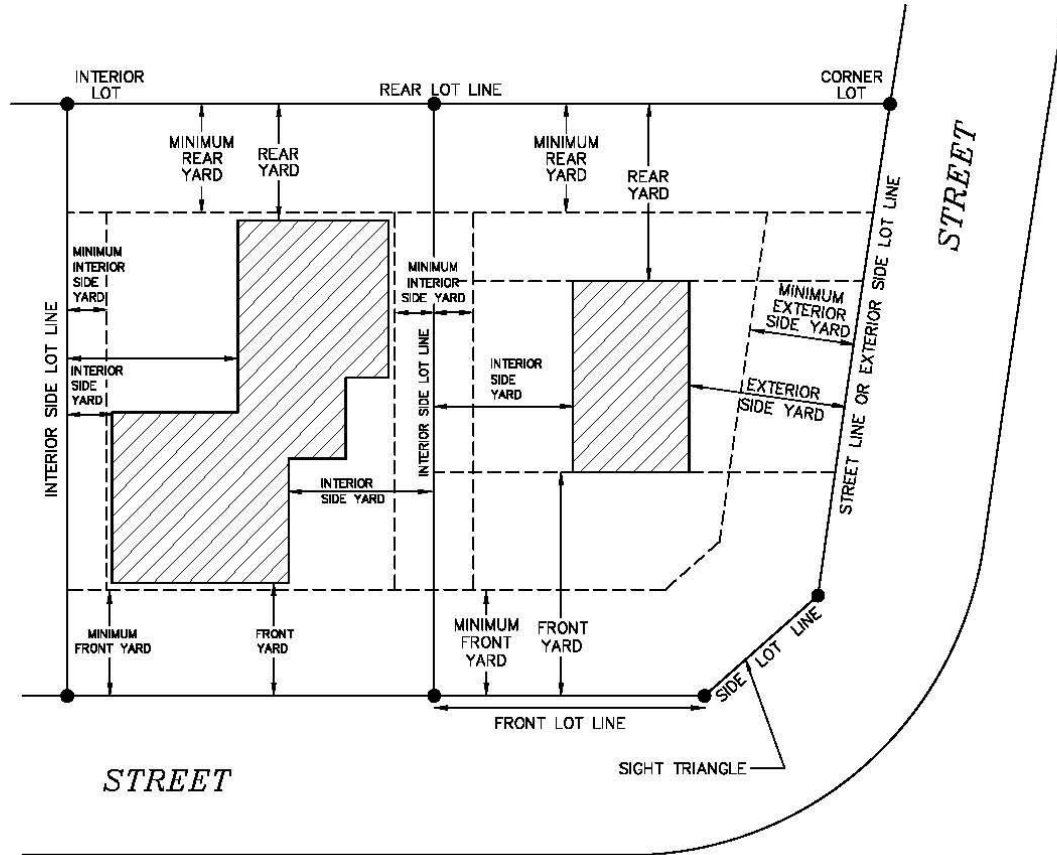
ILLUSTRATION OF DIFFERENT LOT SHAPES AND FRONTAGES



NOTE :

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ILLUSTRATION OF LOT YARDS, SETBACKS AND LOT COVERAGE



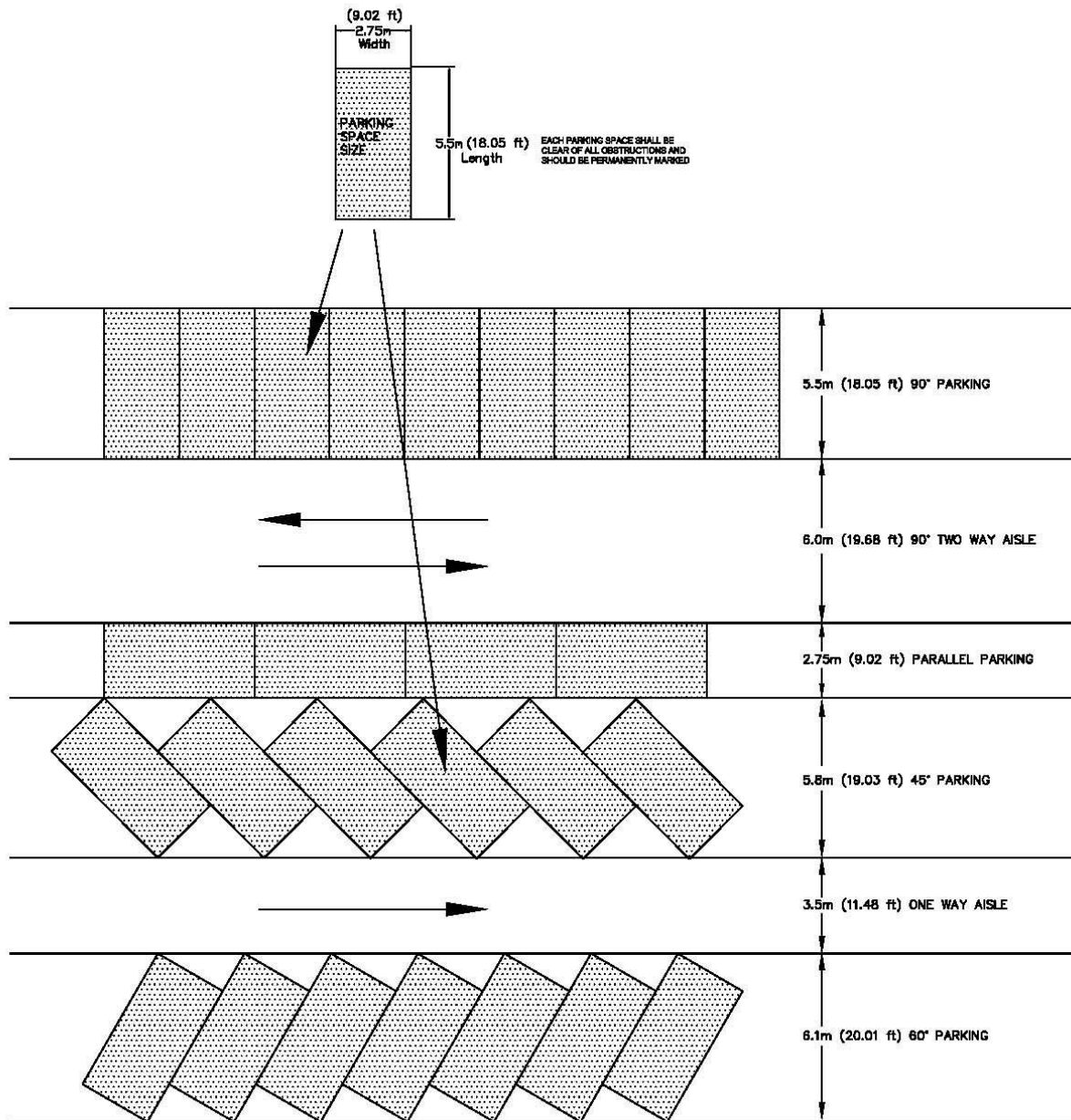
$$A \quad \text{TOTAL AREA OF LOT} = F \times D$$

$$B \quad \text{FOOTPRINT AREA OF BUILDING/S } (1 + 2 = B)$$

$$\text{LOT COVERAGE (\%)} = \frac{B}{A} \times 100$$

NOTE :
THESE ILLUSTRATIONS DO NOT FORM PART OF THIS BY-LAW. THEY ARE PROVIDED FOR CONVENIENCE ONLY. REFERENCE TO THE PROVISIONS OF THE BY-LAW IS REQUIRED FOR LEGAL INTERPRETATION.

ILLUSTRATION OF PARKING LAYOUT OPTIONS



FOR ANGLE PARKING IT IS RECOMMENDED THAT REVERSE PARKING WITH REAR BUMPER TO THE CURB BE ENCOURAGED. THIS AVOIDS VEHICLES REVERSING INTO THE FLOW OF TRAFFIC WHEN LEAVING PARKING SPACES.

NOTE :

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3 SECTION 3 GENERAL PROVISIONS

3.1 Accessory Uses, Buildings and Structures

3.1.1 General Permission

Accessory uses, buildings and structures shall be permitted in any zone provided that a principal use has been established on the lot, and the accessory use, building or structure is clearly incidental and subordinate to the principal use.

3.1.2 Exceptions

Notwithstanding Section 3.1.1, the following accessory uses, buildings or structures may be permitted prior to the establishment of the principal use:

- a) Temporary buildings, structures or uses associated with construction, provided a valid building permit has been issued for the principal use and such uses are removed upon completion of construction;
- b) A private garage or similar accessory building in association with a permitted residential use, provided that:
 - a valid building permit has been issued for the principal dwelling on the same lot; and
 - construction of the principal dwelling has commenced or will commence within a reasonable timeframe;
- c) Accessory buildings or structures on lands zoned Agricultural (AG) or Rural (RU), where such buildings or structures are intended for uses permitted in the zone and are not used for human habitation.

3.1.3 Location and Regulations

Accessory uses, buildings and structures shall comply with the provisions of the zone in which they are located, including all applicable lot coverage, height, and yard setback requirements.

3.1.4 Attached Structures

Any building or structure attached to a principal building shall be deemed to form part of the principal building for the purposes of this By-law.

3.1.5 Decks and Landings

Decks and landings shall be regulated as follows:

Deck / Landing Type	Relationship to Principal Building	Setbacks	Lot Coverage
Unroofed	Provides direct access to/from an exterior doorway	Principal building setbacks	Does not count toward lot coverage
Unroofed	Does not provide direct access to/from an exterior doorway	Accessory structure setbacks	Does not count toward lot coverage
Roofed	Attached to / provides direct access to the principal building	Principal building setbacks	Counts toward principal building lot coverage
Roofed	Detached from the principal building	Accessory structure setbacks	Counts toward accessory structure lot coverage

3.1.6 Prohibited Accessory Uses

No accessory use, building or structure shall be used for:

- a) Human habitation, except where a dwelling unit is specifically permitted by this By-law;
- b) Any use that is not otherwise permitted in the zone in which it is located;
- c) Any use that would create or become a nuisance by reason of noise, odour, vibration, traffic, or other similar impacts, beyond what is normally associated with the permitted uses in the zone.

3.1.7 School Bus Shelters

Notwithstanding the applicable front and exterior side yard requirements, a small shelter accessory to a permitted residential use may be located in a front or exterior side yard for the temporary shelter of occupants waiting for school transportation, provided that it:

- is located entirely on the lot;
- does not obstruct a required sight triangle or vehicular visibility; and
- does not interfere with road maintenance or drainage.

3.2 Additional Dwelling Units

3.2.1 General

Where an Additional Dwelling Unit is permitted in this By-law, it shall comply with the following provisions.

3.2.2 Number of Units

The total number of dwelling units permitted on a lot shall be in accordance with the this bylaw or the Planning Act.

3.2.3 Servicing

- a) Where a lot is serviced by municipal water and sanitary sewer services, sufficient capacity shall be available to accommodate the Additional Dwelling Unit.
- b) Where a lot is serviced by private water supply and/or private sewage disposal systems, the establishment of an Additional Dwelling Unit shall only be permitted where:
 - adequate servicing can be provided to the satisfaction of the approval authority; and
 - all applicable approvals have been obtained.

3.2.4 Access

- a) Each dwelling unit shall have safe and convenient access from a street, either directly or by a private access.
- b) Where a dwelling unit is located on a lot with a non-residential use, pedestrian access to the dwelling unit shall be provided independently of the non-residential use, unless otherwise approved by the Municipality.

3.2.5 Location

An Additional Dwelling Unit may be located within:

- the principal dwelling;
- a building or structure accessory to the principal dwelling; or
- a combination thereof, where permitted in the applicable zone.

3.2.6 Prohibited Uses

An Additional Dwelling Unit shall not be permitted within:

- a temporary structure;
- a vehicle or trailer; or
- any structure not intended for permanent habitation.

3.3 Swimming Pools

3.3.1 Location

A swimming pool accessory to a permitted residential use shall only be located in a rear yard or interior side yard.

3.3.2 Setbacks

No swimming pool shall be located closer than:

- 1.5 m to any side or rear lot line; and
- 3.0 m to that portion of a rear lot line which abuts the side lot line of an adjoining lot.

3.3.3 Equipment

Water circulation and treatment equipment shall not be located closer than 3.0 m to any lot line.

3.4 Bulk and Fuel Storage Tanks

- (a) Bulk Storage Tanks shall only be permitted where authorized by this By-law and shall comply with all applicable requirements of authorities having jurisdiction.
- (b) No Bulk Storage Tank shall be located within a required yard unless specifically permitted elsewhere in this By-law.
- (c) This Section shall not apply to a fuel storage tank that is accessory to a permitted residential use.

3.5 Commercial Patios

Notwithstanding any provisions of this By-law, an outdoor commercial patio accessory to a permitted restaurant use may be permitted and shall comply with the following:

- (a) The outdoor patio shall not provide more than fifty percent (50%) of the seating accommodation permitted under the Liquor License Act to the restaurant or seating accommodation or more than fifty (50) persons.
- (b) No outdoor patio shall be permitted on a lot where the lot line abuts a Residential Zone or residential use.
- (c) That portion of a lot on which the outdoor patio is permitted shall not be used for commercial entertainment or commercial recreation including live or recorded music or dance facilities.
- (d) Parking requirements for seating in the outdoor patio area shall be satisfied unless a variance has been obtained from the Committee of Adjustment.
- (e) No part of the outdoor patio shall be located on a public right-of-way or sidewalk unless the permission of the Municipality has been obtained.

3.6 Dwelling Unit Location

Human habitation shall not be permitted in any building, structure or part thereof except in a

dwelling unit that is permitted by this By-law.

Without limiting the generality of the foregoing, human habitation shall not be permitted in:

- a) any building or structure accessory to a permitted use, except where a dwelling unit is specifically permitted by this By-law;
- b) any vehicle, recreational vehicle, trailer, or similar mobile structure;
- c) any building or structure that is not designed, constructed, or intended for permanent habitation.

3.7 Established Building Line in Built-Up Area

Notwithstanding the yard and setback provisions of this By-law to the contrary, where a permitted building is to be erected on a lot in a built-up area where there is an established building line, such permitted building may be erected closer to the street line or centreline of the street as the case may be, than required by this By-law provided such permitted building is not erected closer to the street line or centreline of the street as the case may be, than the established building line.

3.8 Frontage on an Improved Street

No building or structure shall be erected in any zone for any purpose other than a non-residential building or structure accessory to a permitted agricultural, forestry or conservation use unless the lot on which such building or structure is located has the minimum frontage on an improved street. This provision shall not apply to a lot on a registered plan of subdivision where an agreement between the owner and the Corporation which includes provisions for the construction and maintenance of the streets is registered in the Registry Office or Land Titles Offices.

3.9 Gravel Pits and Stone Quarries

No gravel pit or stone quarry shall be established or made in any portion of the Zoned Area, except in a zone where such use is a permitted use. No gravel pit or stone quarry shall be established or made in any landscaping area or planting strip required by this Bylaw.

3.10 Height Exceptions

- a) The height provisions of this By-law shall not apply to structures or appurtenances that are accessory and necessary to a permitted use, including but not limited to:
 - chimneys, flues and vents;
 - flagpoles and lighting standards;
 - silos, grain elevators and other agricultural structures;
 - mechanical equipment, including rooftop equipment and penthouses;
 - communication and electrical utility structures;
 - water tanks and similar infrastructure;

- renewable energy systems, subject to Section 3.26.
- b) Notwithstanding subsection (a), such structures shall be designed and located so as to minimize impacts on adjacent properties.
- c) Airport Influence Area

Notwithstanding any other provision of this By-law, within 1.0 km of the boundary of the Earleton-Temiskaming Regional Airport, no structure exceeding 12.0 m in height shall be erected unless it has been demonstrated to the satisfaction of the Municipality that the structure will not adversely affect the safe operation of the airport and complies with all applicable federal regulations, including those of Transport Canada.

d) Federal Requirements Prevail

Notwithstanding the foregoing, any applicable height restrictions or requirements established by Transport Canada or any other applicable authority shall prevail.

3.11 Home Industries and Rural Home Occupations

Home Industries and Rural Home Occupations shall be permitted subject to:

- (a) No more than three persons who are not residents shall be employed on the premises.
- (b) Outdoor storage shall not exceed 200 m² and shall not be located within any required front yard.
- (c) No more than two commercial vehicles shall be parked or stored on the lot in association with the use.
- (d) The use shall not involve salvage operations, bulk fuel storage, or heavy industrial activity.
- (e) There shall be no external display or advertising other than a legal sign, not more than 1.0 m² in area to identify the Home Industry.

3.12 Home Occupations

Home Occupations shall be permitted accessory to any permitted residential use in accordance with the following provisions:

- (a) The use shall be clearly secondary to the residential use of the dwelling.
- (b) No more than one person who is not a resident of the dwelling shall be employed on the premises.
- (c) No exterior storage of materials, equipment, or goods shall be permitted.

- (d) No display of goods shall be visible from outside the dwelling.
- (e) One additional parking space shall be provided on the lot for the home occupation.
- (f) The use shall not involve manufacturing, vehicle repair, welding, autobody work, heavy equipment repair, or any use that generates impacts beyond those normally associated with a residential use.
- (g) The use shall not create a nuisance in regard to noise, odour, vibration, traffic, or parking.
- (h) One (1) non-illuminated sign not exceeding 1.0 m² in area shall be permitted to identify the home occupation.

3.13 Illumination

Lighting fixtures, which are not public uses and which are designed for exterior illumination, shall be installed with the light directed downward and deflected away from adjacent lots and streets. Such lighting fixtures shall not be more than 9.0 m above ground and no closer than 4.5 m to any street line.

3.14 Keeping of Livestock

The keeping of livestock shall only be permitted in the Rural (RU), Rural Residential (RR), Agriculture Related (AR), or Agricultural (AG) Zone, subject to Minimum Distance Separation requirements and all other applicable provisions of this By-law.

Notwithstanding the foregoing, some animals may be kept in Residential Zones where permitted and in accordance with the Township's Animal Control By-law.

3.15 Landscaped Open Space

- (a) Where, in a yard in any zone, a required parking area providing more than four (4) parking spaces abuts a lot in a Residential Zone, a continuous strip of landscaped open space having a minimum width of 3.0 m shall be provided along the abutting lot line.
- (b) Where, in any yard in any zone, a required parking area providing more than four (4) parking spaces abuts a street, a strip of landscaped open space having a minimum width of 3.0 m shall be provided along the lot line abutting the street. The landscaped strip shall be continuous except for driveways required for access to the parking area.
- (c) Any land used for landscaped open space shall be included in the calculation of lot area and yard requirements under this By-law.
- (d) Planting Strips
 - Where required by this By-law, a planting strip shall:
 - have a minimum width of 3.0 m; and

- provide a minimum vertical screening height of 1.5 m, unless otherwise specifically provided in a zone.
- A required planting strip may form part of any landscaped open space required by this By-law.

3.16 Lots Divided into more than One Zone

Where a lot is divided into more than one zone, each such portion of the lot shall be used in accordance with the provisions of this By-law for the zone where such portion of the lot is located. Each such portion of the lot shall be considered as a separate lot for the purpose of determining zone provisions.

3.17 Minimum Distance Separation (MDS)

- (a) Minimum Distance Separation (MDS) I and MDS II shall apply only where required by the Provincial Planning Statement, the Province's Minimum Distance Separation (MDS) Document, or other applicable provincial requirements, as amended from time to time.
- (b) Cemeteries shall be treated in accordance with the applicable Minimum Distance Separation Implementation Guidelines.
- (c) Notwithstanding subsection (a), MDS I shall not be required in the following circumstances:
 - proposed non-agricultural uses within the Earlton Settlement Area land use designations;
 - surplus farm dwelling severances;
 - construction of a new dwelling replacing a dwelling destroyed in whole or in part by a catastrophe, provided that the new dwelling is located no closer to a livestock facility than the previous dwelling; and
 - where there are four or more existing non-farm uses closer to the subject livestock facility and in immediate proximity to the proposed development.
- (d) MDS II shall apply to the establishment or expansion of a livestock facility only where required by applicable provincial requirements.
- (e) Within the Earlton Settlement Area land use designations, a livestock facility replacing a former livestock facility destroyed by a catastrophe may be permitted where the replacement does not result in increases to Factors A, B or D compared with the former livestock facility.

3.18 Municipal Services

No person shall hereafter erect and use in whole or in part any main building for any purpose in any zone within the limits of the Village of Earlton, unless it is connected to the municipal water supply and sanitary sewer systems.

3.19 Non-Complying Buildings, Structures, and Lots

(a) Alterations to Non-Complying Buildings and Structures

Nothing in this By-law shall prevent the enlargement, reconstruction, renovation, repair or replacement of a legally existing non-complying building or structure, provided that the existing non-compliance is not further increased and no new non-compliance with this By-law is created.

(b) Use of Undersized Vacant Lots

Nothing in this By-law shall prevent the use of a vacant lot which has a lesser lot area and/or lot frontage than the applicable minimum lot area and/or minimum lot frontage required herein provided: such lot is an existing lot as defined herein; the proposed use of such lot is a permitted use; and the- proposed use shall not contravene any other zone provisions.

(c) Less than Minimum Yard Requirements

Where a legally existing building or structure has a yard less than the minimum required by this By-law, it may be enlarged provided the deficient yard is not further reduced and the enlargement complies with all other applicable provisions of this By-law.

3.20 Non-Conforming Uses

(a) Continuance of Existing Uses

Nothing in this By-law shall prevent the continued use of any land, building or structure for a use that is not permitted by this By-law, provided that the use was lawfully established before the date on which it became prohibited and has continued to be used for that purpose.

(b) Repair of Existing Buildings

Where a building or structure containing a legally existing non-conforming use is damaged or destroyed by a cause beyond the owner's control, the building or structure may be reconstructed or restored for the same use, provided that:

- the extent of the non-conforming use is not increased; and
- reconstruction or restoration is commenced within 24 months of the date of the damage or destruction.

(c) Accessory Buildings

Nothing in this By-law shall prevent the erection of a building accessory to an existing non-conforming use provided that such accessory building conforms to all relevant provisions of

this By-law.

(d) **Change of Use**

A legally existing non-conforming use shall not be changed to another use that is not permitted by this By-law except where authorized in accordance with the *Planning Act*.

3.21 Parking Requirements

In all zones, the owner or occupant of any building or structure erected, enlarged or changed in use after the passing of this By-law, shall provide off street parking in accordance with the following provisions:

(a) **Number of Spaces Required:**

Use of Building or Lot	Parking Required
Any building containing up to 3 dwelling units	1 space per unit
Any building containing more than 3 dwelling units	1.5 parking spaces per dwelling unit, except for Senior Citizens' Housing which shall require 0.25 parking spaces per dwelling unit
Group Homes	1 parking space for every 2 residents based on the maximum permitted occupancy
Offices, including professional offices, shopping centres and financial services	1 parking space for each 20.0 m ² of floor area, or fraction thereof
Schools	1 parking space for each teaching classroom
Daycare	1 parking space for every 10 children according to maximum permitted capacity
Convenience stores, retail stores and service outlets	1 parking space for every 20.0 m ² of floor area; minimum 3.0 parking spaces
Restaurant, beverage room, or dining room	1 parking space for every 4 persons to be accommodated according to maximum permitted capacity
Hotels and motels	1 parking space per guest room or suite
Religious institutions, theatres, arenas, halls, clubs, recreational establishments, and other places of assembly	Where there are fixed seats, 1 parking space for every 6 seats or 6.0 m of bench space; where there are no fixed seats, 1 parking space for each 20.0 m ² of floor area devoted to public use
Nursing homes	1 parking space for each 5 beds
Clinic	1 parking space per 1 treatment room
Industrial uses	1 parking space for every 40.0 m ² of floor area
Waste Management uses	2 parking spaces per use
Park / Conservation Use	10 parking spaces per hectare or fraction thereof in excess of 0.2 ha
Mineral Mining or Aggregate Uses	5 parking spaces per lot or 1 parking space per

	100.0 m ²
Any use other than those specified	1 parking space for each 30.0 m ² of floor area

(b) Size of Parking Space

Every parking space shall have dimensions of at least 3.0 m by 6.0 m, with a vertical clearance of at least 2.0 m, and be provided with unobstructed access to a street by a driveway, aisle, or lane. Notwithstanding this provision, for residential uses vehicles may be parked in tandem.

(c) Cumulative Standards

Where two or more uses are permitted in any one building or on any one lot, then the off-street parking requirements for each use shall be calculated as if each use is a separate use and the total number of off-street parking spaces so calculated shall be provided.

(d) Location

Required parking shall be provided on the same lot as the use it serves, shall not encroach onto a public street or right-of-way, and shall not obstruct a required sight triangle.

(e) Access to Parking Areas and Entrances

- The number, location and width of driveways and entrances shall provide safe and reasonable access to the lot and shall not interfere with sightlines, drainage or municipal road operations.
- In the R1 and C1 Zones, one driveway shall normally be permitted per lot. Additional driveways may be permitted on corner lots or where reasonably required due to site conditions, subject to applicable Township entrance requirements.
- In all other zones, additional driveways, field entrances or operational entrances may be permitted where reasonably required for the use of the property.

- Access driveways designated for one-way traffic shall be a minimum of 3.5 m in width and those designated for two-way traffic shall be a minimum of 6.0 m

in width.

- Driveways shall generally not exceed 6.0 m in Residential Zones, 10.0 m in Commercial and Institutional Zones, and 15.0 m in Industrial Zones.
- In the RR, RU, AG, AR, CR and MR Zones, wider entrances may be permitted where required to accommodate farm machinery, commercial vehicles or other large equipment, subject to applicable Township entrance requirements.
- Driveways and entrances shall be surfaced with concrete, asphalt, crushed stone or another stable material suitable for the intended use.
- New or modified entrances shall comply with the Township's applicable entrance and culvert requirements.

3.22 Permitted Encroachments

Every part of any yard required by this by-law shall be open and unobstructed by any structure from the ground to the sky except those structures listed in the below table shall be permitted to project from the main building or accessory building into the minimum yards required by this by-law for the specified distances.

Structure	Yard(s) in which projection is permitted	Maximum permitted projection from main wall	Minimum distance from lot line
Eaves, cornices, gutters, chimneys, pilasters, canopies and similar architectural features	Any yard	1.0 metre	0.5 metres
Exterior staircases	Any yard	No maximum	No minimum, provided the structure is wholly located on the lot and does not obstruct a required sight triangle
Window bays	Any yard	2.0 metres over a maximum width of 4.0 metres	1.0 metre
Unenclosed porches, balconies, decks, landings and exterior stairs	Any yard	3.0 metres	1.2 m from an interior side or rear lot line; 3.0 m from a front or exterior side lot line
Barrier free access ramps and/or lifting devices	Any yard	No maximum	No minimum, provided the structure is wholly located on the lot and does not obstruct a required sight triangle

3.23 Prohibited Uses

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

- Tracks or other areas developed for the racing or running of motorcycles, all-terrain vehicles, snowmobiles, or other motorized recreational vehicles. This is

not intended to interfere with any lawful use of a public road or highway, or enjoyment of private property by the owners or tenants of such property or the use of an organized trail approved by the Township;

- An animal or fish glue manufacturing use;
- A blood boiling use;
- A gas manufacturing use;
- A noxious use;
- A salvage yard;
- A tannery;
- An Adult entertainment parlour.

3.24 Public Uses

(a) **Streets and Installations**

Nothing in this By-law shall prevent the use of land for a street or prevent the installation of a watermain, sanitary sewer main, storm sewer main, gas main, pipeline, lighting fixture, overhead or underground electrical or telephone line or other supply line or communication line or structure clearly ancillary to the foregoing, provided that the location of such street, main, line, fixture or structure has been approved by the Corporation. Notwithstanding the generality of the foregoing, this approval by the Corporation shall not be required for any public works project which has been authorized pursuant to the Environmental Assessment Act, as amended.

(b) **Public Parks**

A public park is permitted in all zones.

(c) **Zones Where Permitted**

Except as provided in clauses (a) and (b) hereof, the only public uses permitted in a specific zone shall be those public uses listed as permitted uses in the said zone.

(d) **Requirements in Residential Zones**

Any above-ground, non-residential, public use which is located in a Residential zone shall be enclosed in a building designed, located and maintained in general harmony with the Residential buildings permitted in such zone.

3.25 Railway Crossings and Sight Distance

Where any road or street crosses a railway at the same grade, no building or structure shall hereafter be erected closer to the point of intersection of the centre line of both the railway and the road or street than 30.0 m where automatic signal protection is provided and 45.0 m where no automatic signals are provided.

3.26 Renewable Energy Systems

3.26.1 Permitted Systems

- (a) Solar energy systems that are accessory to a permitted principal use on the same lot are permitted in all zones, subject to this Section.
- (b) Any renewable energy system intended primarily for the commercial generation of electricity for sale to the grid shall require an amendment to this By-law.
- (c) Wind turbines shall not be permitted in any zone except by amendment to this By-law.

3.26.2 General Provisions

- (a) A permitted renewable energy system shall be clearly accessory to a permitted principal use on the lot.
- (b) Ground-mounted solar energy systems shall comply with the setback requirements applicable to accessory buildings in the zone.
- (c) No ground-mounted solar energy system shall be located within a required front yard in a Residential Zone.
- (d) Rooftop solar energy systems are permitted on a permitted building or structure, subject to all applicable requirements.
- (e) If a renewable energy system ceases to operate for a period of 12 consecutive months, it shall be removed.

3.27 Satellite Dishes, Television and Radio Antennae

A satellite signal broadcast or receiving dish, television and radio antennae and their supporting towers are permitted in all zones.

(a) Location

Radio and television antennae and their supporting towers may be located in all parts of

rear and side yards, but no part of any such structure may be extended beyond the limits of the lot upon which it is erected.

A satellite signal broadcast or receiving dish shall be permitted in all yards, provided such dishes are not located closer to any lot line than a distance equal to the greater of, the diameter of the satellite signal broadcast or receiving dish or the minimum yards required for the zone. Notwithstanding this provision, when a satellite signal broadcasting or receiving dish is to be located in the front yard of a Residential zone, the dish shall be located so as to be attached to the front wall of the building.

(b) Height

When located on lands in or abutting a Residential zone, satellite signal broadcast or receiving dishes may be located on the roof of a building, but the height may not exceed the height limits of the Residential zone in which the building is located, or the height limits of the abutting Residential zone to which the building is located. This restriction shall not apply to federally licensed installations

3.28 Separation Distances – Dwellings

Notwithstanding any provision of this By-law to the contrary, new dwellings will be prohibited in the following locations:

- within 30.0 m of a railway right-of-way
- within 45.0 m of the limit of a Provincial Highway
- within 3.0 m of the TransCanada right-of-way
- within 150.0 m of any land zoned Wrecking Yard or for wrecking yard purposes
- within 500.0 m of any land zoned Waste Management

3.29 Setbacks

(a) From Pipeline Rights-of-Way

No building, structure or excavation shall be allowed within 3.0 m of a pipeline right-of-way. All permanent buildings, structures and excavations shall be set back 7.0 m from the right-of-way. In addition, no person shall undertake activities such as excavation, blasting or movement of heavy equipment within 30.0 m of a pipeline right-of-way or any works connected therewith, unless approved by TransCanada.

(b) From Rail Rights-of-Way

No use of any land adjacent to a rail right-of-way shall be permitted for sensitive land use, as determined by the Ministry of the Environment, within 30.0 m of the right-of-way.

(c) From Waterbody/Watercourse

No building or structure with the exception of a sewerage treatment facility; a building or structure accessory to flood or erosion control; a building or structure normally

associated with watercourse protection works or bank stabilization projects; or a hydro electric project, shall be built within 30.0 m of the highwater mark of a waterbody.

3.30 Sight Triangles

The distance from the point of intersections of the streetlines shall be 10.0 m.

(a) Uses Prohibited

Within any area defined as a sight triangle, the following uses shall be prohibited:

- a building, structure or use which would obstruct the vision of a driver of a vehicle;
- a fence, a tree, a hedge, a bush or other vegetation, the top of which exceeds 1.0 m in height above the elevation of the street;
- any portion of a parking space;
- a berm or other ground surface which exceeds the elevation of the street by more than 0.5 m; and
- a sign, other than a pole sign, the body of which is not less than 2.0 m above the elevation of the centreline of the street.

3.31 Signs

The provisions of this By-law shall not apply to prevent the erection, alteration, or use of any legal sign provided that such sign complies with the provisions of this By-law regarding sight triangles and home occupations.

3.32 Storage of Special Vehicles

(a) Recreation Vehicles Permitted

No person shall use any lot in any Residential zone for the purpose of parking or storing more than: two boats; three snowmobiles; one tourist vehicle; and one tourist trailer.

(b) Commercial Vehicles Permitted

No person shall use any lot in any Residential zone for the purpose of parking or storing more than one commercial motor vehicle as defined by the Highway Traffic Act, as amended.

(c) Location on an Occupied Lot

On a lot containing a dwelling, special vehicles may be parked or stored in a garage,

carport, driveway, interior side yard or rear yard.

Where a special vehicle is parked or stored in an interior side yard or rear yard, it shall not be located within a sight triangle or closer than 1.5 m to any lot line.

(d) **Location on a Vacant Lot**

On a vacant lot, special vehicles may be parked or stored within the rear half of the lot only and shall not be located within a sight triangle or closer than 1.5 m to any lot line.

For the purpose of this subsection, the rear half of the lot means the portion of the lot located beyond the midpoint between the front lot line and rear lot line.

3.33 Temporary Construction Uses

In any zone, temporary construction facilities such as a shed, scaffold or sales office, storage container, construction garage, temporary accommodation such as a mobile home and equipment incidental to building on the premises shall be permitted for a maximum period of two years and only while a valid building permit for such construction remains in force. Temporary accommodation will only be permitted in the case when an existing dwelling is damaged to the extent that it becomes uninhabitable and for the time period while reconstruction or new construction is in progress.

3.34 Through Lots

Where a lot which is not a corner lot has Frontage on more than one (1) street, the requirements for Front Yards contained in this By-law shall apply to each yard abutting the street, save and except for accessory uses in accordance with Section 3.1.

3.35 Roadside Produce Stands

A small seasonal roadside produce stand may be permitted as an accessory use on a lot containing a permitted residential use, provided that:

- (a) the stand is located entirely on private property;
- (b) the stand does not obstruct a sight triangle, driveway, sidewalk or other required access;
- (c) the stand is temporary or seasonal in nature;
- (d) the stand remains clearly subordinate and incidental to the principal residential use of the lot; and
- (e) any signage associated with the stand complies with applicable municipal requirements.

4 SECTION 4 ZONES

4.1 Zone Classifications

For the purpose of this By-law, all lands within the Township of Armstrong are divided into the following zones which are identified on the attached Schedules by the accompanying symbols:

Zone Classifications

Residential Low Density	R1
Residential Second Density	R2
Residential Rural	RR
General Commercial	C1
Highway Commercial	C2
Rural Commercial	CR
Institutional	I
General Industrial	M1
Rural Industrial	MR
Open Space	OS
Agricultural	AG
Agricultural – Related	AR
Rural	RU
Waste Management	WM
Mineral Mining	MM
Mineral Aggregate	MA
Mineral Aggregate - Reserve	MAR
Environmental Protection	EP
Development Reserve	DR

4.2 Schedules

The attached Schedules A and B form part of this By-law.

4.3 Streets and Rights-of-Way

A street, lane, railway right-of-way or other right-of-way shown on the attached Schedules shall be included, unless otherwise indicated, with the zone of adjoining property on either side thereof.

4.4 Holding Zones

- (a) Any parcel or area of land in any zone may be further classified as a holding zone with the addition of the suffix "-h". The intent is to signify Council's approval in principle to future development of the land for the purposes indicated by the symbol. The holding classification added to a given zone shall restrict development of the land until such time as the demand for the development of the land is sufficient to warrant immediate development.
- (b) Where a holding zone applies, no lands shall be used and no buildings or structures shall be erected or used for any purpose other than those uses existing for such land, building or structure on the date of passing of this By-law. Any change from the holding status shall require an amendment to this By-law, which shall only be passed by Council when any applicable services, financial arrangements and conditions for the development of the lands affected by the amendment have been determined to the satisfaction of Council.

4.5 Special Exception Zones

Where a zone classification is followed by a dash and a number (e.g. R1-2), this denotes a special exception zone. Lands so zoned shall be subject to all of the provisions of the zone represented by the classification except as otherwise provided by the special exception provisions of the zone. These special exception provisions are listed separately under the appropriate zone in the text of the By-law.

4.6 Temporary Use Zones

Temporary uses may be authorized from time to time by Zoning By-law amendment pursuant to Section 38 of the Planning Act. These are listed separately at the end of the appropriate zone category and as shown on the Zoning Schedule and are identified with the symbol "-T" because of their temporary nature.

4.7 Unstable Slopes

Where a zone classification is followed by the suffix '-ss', the lands in question have been determined to have development constraints relating to unstable slopes. Any building or structure to be erected on any lands affected by the suffix "ss" (including a septic tank, tile bed, swimming pool or underground structure) shall be set back from the top of the slope and shall not be located on the flank of the slope. The setback distances are shown on the applicable Schedules to this By-law.

5 SECTION 5 RESIDENTIAL ZONES

No person shall hereafter use any lands, nor erect, alter, enlarge or use any building or structure in a Residential Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

5.1 Residential Low-Density Zone – R1

5.1.1 Permitted Uses:

Bed and Breakfast
Dwelling Unit, Additional
Dwelling, Duplex
Dwelling, Semi-Detached
Dwelling, Single Detached
Group Home
Home Occupation
Private Home Child Care Centre

5.1.2 Zone Requirements:

Main uses:

Lot Area (minimum)	
Single detached dwelling or group home	460 m ²
Duplex dwelling	550 m ²
Semi-detached dwelling	650 m ²
Lot Frontage (minimum)	20 m
Yard Requirements (minimum)	
Front	7.5 m
Rear	7.5 m
Exterior Side	3.0 m
Interior Side	1.5 m
Building Height (maximum)	12.0 m
Lot Coverage (maximum)	50%
Buildings containing dwelling units (maximum)	2
Dwelling units per lot (maximum)	3

Accessory Uses:

Lot coverage, all accessory structures (maximum)	15%
Building Height (maximum)	6 m
Front (minimum)	7.5 m
Rear Yard setback (minimum)	1.5 m
Exterior Side (minimum)	3.0 m
Interior side yard setback (minimum)	1.5 m

Additional Setback from Highway 11:

Notwithstanding any other provision herein, where any yard abuts Highway 11, the required yard shall be the greater of 7.5 metres or the yard as provided herein above.

5.1.3 Special Exception Zones:

Notwithstanding the provisions of Section 5.1.2 to the contrary, the following zone requirements shall apply:

Amendment Number	Roll #	Property	Amendment / Approval	Site-Specific Provision
R1-6	[MULTIPLE]	Jules Gravel Subdivision	By-law 2023-36	Triplex/townhouse permissions; max. 3 dwelling units/lot; special parking and yards; no minimum dwelling floor area; shipping-container restrictions
MV2022-01	125916	81 Twelfth Street	Minor Variance MV2022-01	Detached shed lot coverage: 12.6% max.
MV2025-01	114400	55 Seventh Street	Minor Variance MV2025-01	Accessory-building lot coverage: 17.3% max.
MV2026-02	206529	33 Jules Gravel Crescent	Minor Variance MV2026-02	Accessory-building height: 5.8 m max.

5.1.4 Holding Zones

5.1.5 Temporary Zones

5.2 Residential Second Density Zone - R2

5.2.1 Permitted Uses:

Bed and Breakfast	Dwelling, Townhouse
Dwelling Unit, Additional	Dwelling, Triplex / Fourplex
Dwelling, Apartment Building	Group Home
Dwelling, Duplex	Home Occupation
Dwelling, Semi-Detached	Private Home Child Care Centre
Dwelling, Single Detached	

5.2.2 Zone Requirements:

Main Uses:

Lot Area (minimum)	925.0 m ²
Lot Frontage (minimum)	20.0 m
Yard Requirements (minimum)	
Front	
Fronting on Tenth Street between Tenth Avenue and Twelfth Avenue	Nil
All other locations	7.5 m
Rear	7.5 m
Exterior Side	3.0 m
Interior Side	1.5 m
Building Height (maximum)	12.0 m
Lot Coverage (maximum)	50%
Buildings containing dwelling units (maximum)	No Limit
Dwelling units per lot (maximum)	No Limit

Accessory Uses:

Lot coverage, all accessory structures (maximum)	15%
Building Height (maximum)	6 m
Front (minimum)	
Fronting on Tenth Street between Tenth Avenue and Twelfth Avenue	Nil
All other locations	7.5 m
Rear Yard setback (minimum)	1.5 m
Exterior Side (minimum)	3.0 m
Interior side yard setback (minimum)	1.5 m

5.2.3 Special Exception Zones:

Notwithstanding the provisions of Section 5.2 (2) to the contrary, the following zone requirements shall apply:

Amendment Number	Roll #	Property	Amendment / Approval	Site-Specific Provision
R2-4(a)	113900	50-52-54 Eleventh Avenue	By-law 2013-27	Special lot area/frontage, yards and lot coverage — check exception
R2-4(b)	120000	72 Tenth Street East	By-law 2014-21	Multiple-unit/apartment/townhouse uses with special lot, yard, landscaping and parking provisions
R2-7	131600	18 Tenth Street West	By-law 2015-30	Special lot area/frontage/yards; lot coverage 47.5%; landscaped space 35%; driveway 5.0 m max.
R2-8	132601	15 Seventh Avenue	By-law 2020-41	Rear yard 6 m; existing accessory-building rear yard 0 m; interior side 4 m

Amendment Number	Roll #	Property	Amendment / Approval	Site-Specific Provision
MV2026-01	206534	43 Jules Gravel Crescent	Minor Variance MV2026-01	Front yard 7.5 m; west interior side 1.5 m; south interior side 4.5 m

5.2.4 Holding Zones

5.2.5 Temporary Zones

5.3 Residential Rural Zone - RR

5.3.1 Permitted Uses:

Agri-food Processing	Open Space
Agri-tourism Use	Open Storage
Agricultural Use	Parking Area
Agriculture-related uses	Pick-your-own Operation
Apiary	Private Home Child Care Centre
Aquaculture Use	Railroad Use
Auction Establishment	Recreational Trail
Bakery	Storage for Farm Produce
Bed and Breakfast	Tree Nursery
Bunkhouse	Veterinary Establishment
Butcher Shop	Welding Shop
Cedar Oil Production/Extraction	Wholesale Establishment
Commercial Greenhouse	Woodworking Shop
Conservation Use	
Craft Shop	
Custom Workshop	
Dwelling Unit, Accessory	
Dwelling Unit, Additional	
Dwelling, Duplex	
Dwelling, Semi-Detached	
Dwelling, Single Detached	
Equipment Storage Building	
Farm Equipment Storage Building	
Farm Produce Outlet	
Farm Produce Storage	
Farmers Market	
Feed and Seed Dealer	
Forestry Use	
Garden Centre	
Group Home	
Home Industry	
Home Occupation	
Home Occupation, Rural	
Maintenance Garage	
Mineral Exploration and Prospecting	
Nursery	

5.3.2 Zone Requirements:

Main Uses:

Lot Area (minimum)	2.0 ha or 20,000 m ²
Lot Frontage (minimum)	90.0 m
Yard Requirements (minimum)	
Front	12.0 m
Rear	12.0 m
Exterior Side	12.0 m
Interior Side	6.0 m
Building Height (maximum)	12.0 m
Lot Coverage (maximum)	20%
Buildings containing dwelling units (maximum)	2
Dwelling units per lot (maximum)	3

Accessory Uses:

Lot coverage, all accessory structures (maximum)	15%
Building Height (maximum)	12.0 m
Front (minimum)	12.0 m
Rear Yard setback (minimum)	1.5 m
Exterior Side (minimum)	12.0 m
Interior side yard setback (minimum)	1.5 m

5.3.3 Special Exception Zones

Notwithstanding the provisions of Section 5.3 (2) to the contrary, the following zone requirements shall apply:

Amendment Number	Roll #	Property	Amendment / Approval	Site-Specific Provision
A01-2021	208800	331510 Highway 11	Patrick Rivard Minor Variance	Garage height 7.2 m and home industry permitted — check approved plan/condition
RR-3	209604	125274 Gravel Road	By-law 2023-56	Second dwelling permitted; interior side yard 3 m; existing lot area approx. 1.2 ha
RR-4	208800	331510 Highway 11 North	By-law 2025-45	Keeping of 4 horses permitted

5.3.4 Holding Zones

5.3.5 Temporary Zones

6 SECTION 6 COMMERCIAL ZONES

6.1 Downtown Commercial Zone – C1

6.1.1 Permitted Uses:

Bakery	Group Home
Boarding House	Hotel
Building Supply Outlet	Laundromat
Bus Depot	Library
Butcher Shop	Museum
Catering Establishment	Office
Child Care Centre	Office of a Public Authority
Clinic	Parking Area
Club	Personal Service Establishment/Shop
Communication Equipment Sales and Service	Place of Entertainment
Convenience Store	Place of Worship
Craft Shop	Printing Shop
Dry Cleaning or Laundry Plant	Recreational Facility
Dwelling Unit, Accessory	Restaurant
Dwelling unit in the form of apartments in the upper storeys of a non-residential building or to the rear of a non-residential store front use	Retail Store
Farmers Market	Second Hand Shop
Financial Service	Service Outlet
Fuel Pump Island	Shopping Centre
Funeral Home	Tavern
Garden Centre	Veterinary Establishment
	Wholesale establishment, as part of another C1 use

6.1.2 Zone Requirements:

Main Uses:

Lot Area (minimum)	
Lot Frontage (minimum)	
Yard Requirements (minimum)	
Front	
Fronting on Tenth Street between Tenth Avenue and Twelfth Avenue	nil
All other locations	3.0 m
Rear	5.0 m
Exterior Side	
Fronting on Tenth Street between Tenth Avenue and Twelfth Avenue	Nil
All other locations	3.0 m
Interior Side	
Fronting on Tenth Street between Tenth Avenue and Twelfth Avenue	Nil
All other locations	3.0 m
Building Height (maximum)	12.0 m
Lot Coverage (maximum)	50 %
Building Separation (minimum)	
Fronting on Tenth Street between Tenth Avenue and Twelfth Avenue	Nil
All other locations	5.0 m
Landscaping	Nil
Dwelling units per lot (maximum)	
Within a non-residential building	6 units

Accessory Uses:

Lot coverage, all accessory structures (maximum)	50%
Building Height (maximum)	12.0 m
Front	
Fronting on Tenth Street between Tenth Avenue and Twelfth Avenue	nil
All other locations	3.0 m
Rear Yard setback (minimum)	5.0 m
Exterior Side (minimum)	
Fronting on Tenth Street between Tenth Avenue and Twelfth	Nil

Avenue	
All other locations	3.0 m
Interior Side (minimum)	
Fronting on Tenth Street between Tenth Avenue and Twelfth Avenue	Nil
All other locations	3.0 m

6.1.3 Special Exceptions

Notwithstanding the provisions of Section 6.1(2) to the contrary, the following zone requirements shall apply:

Amendment Number	Roll #	Property	Amendment / Approval	Site-Specific Provision
C1-6	134602	9 Ninth Street West	By-law 2015-21	Institutional zone uses and standards also permitted
A01-19	120500	50 Tenth Street East – Dida's	Minor Variance A01-19	Outdoor commercial patio permitted; parking reduced to 6 spaces
C1-7	121300	Lots 61-62, Plan M-94-NB	By-law 2021-01	Club additionally permitted
MV2023-01	120600	48 Tenth Street East	Minor Variance MV2023-01	Photography studio permitted under home occupation/home profession provisions
MV2024-01	100800	25 Tenth Street	Minor Variance MV2024-01	Detached residential garage permitted as expansion of existing non-conforming residential use
MV2026-03	120500	50 Tenth Street – Dida's Gastropub	Minor Variance MV2026-03	Restaurant parking reduced to 6 spaces instead of 16

6.1.4 Holding Zones

6.1.5 Temporary Zones

6.2 Highway Commercial Zone – C2

6.2.1 Permitted Uses:

Auditorium	Parking Area
Automobile Body Shop	Personal Service Establishment/Shop
Automobile Service Station	Place of Entertainment
Bakery	Place of Worship
Boarding House	Printing Shop
Building Supply Outlet	Recreational Facility
Bulk Storage Tank	Recreational Sales and Services Establishment
Bus Depot	Rental Establishment
Butcher Shop	Restaurant
Catering Establishment	Retail Store
Child Care Centre	Second Hand Shop
Clinic	Service Outlet
Club	Shopping Centre
Commercial Garage	Tavern
Communication Equipment Sales and Service	Vehicle Sales or Rental Establishment
Convenience Store	Veterinary Establishment
Craft Shop	Warehouse
Custom Workshop	Wholesale Establishment
Dry Cleaning or Laundry Plant	Woodworking Shop (incl. factory ou
Dwelling Unit, Accessory	
Equipment Rental, Service, or Storage Establishment	
Farm Supply Centre	
Farmers Market	
Financial Service	
Fuel Pump Island	
Funeral Home	
Garden Centre	
Hotel	
Laundromat	
Mini Warehouse and Storage	
Motel	
Museum	
Office	
Office of a Public Authority	

6.2.2 Zone Requirements:

Main Uses:

Lot Area (minimum)	
Lot Frontage (minimum)	
Yard Requirements (minimum)	
Front	
Fronting on Tenth Street between Tenth Avenue and Twelfth Avenue	7.5 m
All other locations	9.0 m
Rear	
Fronting on Tenth Street between Tenth Avenue and Twelfth Avenue	1.0 m
All other locations	3.0 m
Exterior Side	9.0 m
Interior Side	1.5 m
Building Height (maximum)	12.0 m
Lot Coverage (maximum)	50 %
Building Separation (minimum)	3.0 m
Landscaping	20%
Dwelling units per lot (maximum)	
Within a non-residential building	6 units

Accessory Uses:

Lot coverage, all accessory structures (maximum)	50%
Building Height (maximum)	12.0 m
Front	
Fronting on Tenth Street between Tenth Avenue and Twelfth Avenue	7.5 m
All other locations	9.0 m
Rear Yard setback (minimum)	5.0 m
Exterior Side (minimum)	9.0 m
Interior Side (minimum)	1.5 m

Fuel Pump Island Location:

No part of any fuel pump island shall be located closer than 6.0 m to any streetline, 4.5 m to any other lot line, or 3.0 m to any sight triangle.

6.2.3 Special Exception Zones

Amendment Number	Roll #	Property	Amendment / Approval	Site-Specific Provision

6.2.4 Holding Zones

6.2.5 Temporary Zones

6.3 Rural Commercial Zone - CR

6.3.1 Permitted Uses:

Agri-food Processing	Feed and Seed Dealer
Agri-tourism Use	Feed Mill
Agriculture-related uses	Fuel Pump Island
Auction Establishment	Garden Centre
Auditorium	Kennel
Bakery	Office of a Public Authority
Building Supply Outlet	Open Storage
Bulk Storage Tank	Parking Area
Butcher Shop	Personal Service Establishment/Shop
Catering Establishment	Place of Worship
Child Care Centre	Printing Shop
Clinic	Recreational Facility
Club	Recreational Sales and Services Establishment
Commercial Garage	Rental Establishment
Commercial Greenhouse	Restaurant
Communications Facility	Retail Store
Contractor's Shop or Yard	Service Outlet
Convenience Store	Tourist Lodging Establishment
Craft Shop	Transportation Depot
Custom Workshop	Vehicle Sales or Rental Establishment
Dwelling Unit, Accessory	Veterinary Establishment
Equipment Rental, Service, or Storage Establishment	Warehouse
Equipment Storage Building	Woodworking Shop (incl. factory outlet store)
Farm Equipment Dealer	Retail store accessory to any of the above uses
Farm Supply Centre	
Farmers Market	

6.3.2 Zone Requirements:

Main Uses:

Lot Area (minimum)	4,000.0 m ²
Lot Frontage (minimum)	45.0 m
Yard Requirements (minimum)	
Front	12.0 m
Rear	12.0 m
Exterior Side	12.0 m
Interior Side	6.0 m
Building Height (maximum)	12.0 m
Lot Coverage (maximum)	35 %
Landscaping	20%
Dwelling units per lot (maximum)	
Within a non-residential building	6 units

Accessory Uses:

Lot coverage, all accessory structures (maximum)	35%
Building Height (maximum)	12.0 m
Front (minimum)	12.0 m
Rear Yard setback (minimum)	12.0 m
Exterior Side (minimum)	12.0 m
Interior Side (minimum)	6.0 m

6.3.3 Special Exception Zones:

Amendment Number	Roll #	Property	Amendment / Approval	Site-Specific Provision

6.3.4 Holding Zones

6.3.5 Temporary Zones

7 SECTION 7 INSTITUTIONAL ZONE

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in an Institutional (I) Zone except in accordance with the provisions of this Section or of any other relevant Sections of this By-law.

7.1 Institutional Zone - I

7.1.1 Permitted Uses:

Auditorium
Cemetery
Child Care Centre
Club
Community Centre
Dwelling Unit, Accessory, accessory to a daycare, a funeral home, or a place of worship
Group Home
Hospital
Library
Museum
Nursing Home
Office of a Public Authority
Place of Worship
Public Use
Recreational Facility
Retirement Home
School

7.1.2 Zone Requirements:

Main Uses:

Lot Area (minimum)	400.0 m ²
Lot Frontage (minimum)	15.0 m
Yard Requirements (minimum)	
Front	
Fronting on Tenth Street between Tenth Avenue and Twelfth Avenue	Nil
All other locations	3.0 m
Rear	3.0 m
Exterior Side	3.0 m
Interior Side	
Fronting on Tenth Street between Tenth Avenue and Twelfth Avenue	Nil
All other locations	2.0 m
Building Height (maximum)	12.0 m
Lot Coverage (maximum)	50 %
Building Separation (minimum)	3.0 m
Landscaped Open Space (minimum)	
Fronting on Tenth Street between Tenth Avenue and Twelfth Avenue	Nil
All other locations	30%
Gross Floor Area per Dwelling Unit (minimum)	70.0 m ²
Dwelling units per lot (maximum)	
Within a non-residential building	1 unit

Accessory Uses:

Lot coverage, all accessory structures (maximum)	50%
Building Height (maximum)	12.0 m
Front (minimum)	12.0 m
Rear Yard setback (minimum)	3.0 m
Exterior Side (minimum)	3.0 m
Interior Side (minimum)	
Fronting on Tenth Street between Tenth Avenue and Twelfth Avenue	Nil
All other locations	2.0 m

Cemeteries

Cemeteries shall not be governed by the foregoing standards but shall conform to the *Cemeteries Act*.

7.1.3 Special Exception Zones:

Amendment Number	Roll #	Property	Amendment / Approval	Site-Specific Provision

7.1.4 Holding Zones

7.1.5 Temporary Zones

8 SECTION 8 INDUSTRIAL ZONES

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in an Industrial Zone except in accordance with the provisions of this Section and of any other relevant Section of this By-law.

8.1 General Industrial Zone – M1

8.1.1 Permitted Uses:

Agri-food Processing	Manufacturing Plant
Auction Establishment	Mini Warehouse and Storage
Automobile Body Shop	Municipal Yard
Automobile Service Station	Office
Bakery	Open Storage
Building Supply Outlet	Printing Shop
Bulk Storage Tank	Public Use
Commercial Garage	Railroad Use
Communication Equipment Sales and Service	Recreational Sales and Services Establishment
Contractor's Shop or Yard	Recycling Depot
Craft Shop	Rental Establishment
Custom Workshop	Restaurant
Dwelling Unit, Accessory	Service Outlet
Equipment Rental, Service, or Storage Establishment	Transportation Depot
Equipment Storage Building	Vehicle Sales or Rental Establishment
Factory Outlet	Warehouse
Fuel Pump Island	Welding Shop
Garden Centre	Wholesale Establishment
Kennel	maintenance garage, as part of a transport terminal
Maintenance Garage	railroad use

8.1.2 Zone Requirements:

Main Uses:

Lot Area (minimum)	2,000.0 m ²
Lot Frontage (minimum)	15.0 m
Yard Requirements (minimum)	
Front	9.0 m
Rear	10.0 m
Exterior Side	9.0 m
Interior Side	3.0 m
Building Height (maximum)	12.0 m
Lot Coverage (maximum)	35%
Building Separation (minimum)	3.0 m
Landscaping (minimum)	10%
Dwelling units per lot (maximum)	
Within a non-residential building	1 unit

Accessory Uses:

Lot coverage, all accessory structures (maximum)	35%
Building Height (maximum)	12.0 m
Front (minimum)	9.0 m
Rear Yard setback (minimum)	10.0 m
Exterior Side (minimum)	9.0 m
Interior Side (minimum)	3.0 m

8.1.3 Special Exception Zones:

Amendment Number	Roll #	Property	Amendment / Approval	Site-Specific Provision

8.1.4 Holding Zones

8.1.5 Temporary Zones

8.2 Rural Industrial Zone - MR

8.2.1 Permitted Uses:

Agri-food Processing
Auction Establishment
Bakery
Building Supply Outlet
Bulk Storage Tank
Butcher Shop
Cedar Oil Production/Extraction
Commercial Garage
Commercial Greenhouse
Communication Equipment Sales and Service
Communications Facility
Concrete Batching and Mixing Plant
Contractor's Shop or Yard
Craft Shop
Custom Workshop
Dwelling Unit, Accessory
Equipment Rental, Service, or Storage Establishment
Equipment Storage Building
Factory Outlet
Farm Equipment Dealer
Farm Equipment Storage Building
Farm Produce Storage
Farm Supply Centre
Feed and Seed Dealer

Feed Mill
Fertilizer Plant
Fuel Pump Island
Fuel Storage Tank / Fuel Supply Yard
Garden Centre
Livestock Sales Establishment
Maintenance Garage
Manufacturing Plant
Municipal Yard
Open Storage
Public Use
Railroad Use
Recreational Sales and Services Establishment
Recycling Depot
Rental Establishment
Sawmill
Transportation Depot
Truck Terminal
Vehicle Sales or Rental Establishment
Veterinary Establishment
Warehouse
Welding Shop
Woodworking Shop
retail accessory to any of the above uses

8.2.2 Zone Requirements:

Main Uses:

Lot Area (minimum)	4,000.0 m ²
Lot Frontage (minimum)	30.0 m
Yard Requirements (minimum)	
Front	15.0 m
Rear	15.0 m
Exterior Side	15.0 m
Interior Side	12.0 m
Building Height (maximum)	12.0 m
Lot Coverage (maximum)	35%
Landscaping (minimum)	10%
Dwelling units per lot (maximum)	
Within a non-residential building	1 unit

Accessory Uses:

Lot coverage, all accessory structures (maximum)	35%
Building Height (maximum)	12.0 m
Front (minimum)	15.0 m
Rear Yard setback (minimum)	15.0 m
Exterior Side (minimum)	9.0 m
Interior Side (minimum)	12.0 m

8.2.3 Special Exception Zones:

Amendment Number	Roll #	Property	Amendment / Approval	Site-Specific Provision
MR-5	208601	Poly-Ure Road – Pt. Lot 3, Con. III	By-law 2014-42	Accessory warehouse permitted; warehouse interior side yard 3.0 m min.
MV – 2017	209601	271472 Poupore Road	Timothy Greer Minor Variance	Rear yard 1.0 m; lot coverage 5.7%

8.2.4 Holding Zones:

8.2.5 Temporary Zones:

8.2.6 Additional Provisions for Industrial Zones

(1) Fuel Pump Island Location

No part of any fuel pump island shall be located closer than:

- In the M1 zone: 15.0 m to any street line, or 10.0 m to any other lot line.

(2) Increased Yard Requirements

Where all Industrial Zones abut any Residential or Institutional Zone, the minimum Yard requirement for any yard so abutting shall be increased to 15.0 m.

(3) Special Provision Adjacent to Railways

Where a lot line or part of a lot line in an Industrial Zone abuts a railway right-of-

way, no minimum Yard shall be required on the portion so abutting provided that any building is in accordance with the sight distances.

(4) Open Storage Area Regulations

No open storage area shall be permitted except in accordance with the following provisions:

- (a) no open storage shall be permitted in a front yard or a flank yard;
- (b) no open storage area shall be permitted in a rear yard adjacent to a rear lot line of such lot which abuts a Residential zone;
- (c) no open storage area shall be permitted in a side yard adjacent to a side lot line of such lot which abuts a Residential zone;
- (d) every open storage area or lot having an open storage area situated thereon shall be enclosed by a wall or fence not less than 1.8 metres in height and constructed of uniform material; and
- (e) no portion of any open storage area for combustible materials shall be located closer than:
 - In the M1 zone: 15.0 metres to any lot line

(5) Wastewater limitations

Where development occurs in areas that are not fully serviced, only dry industries that generate less than 4,500 litres of wastewater a day may be permitted.

(6) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.

9 SECTION 9 OPEN SPACE ZONE - OS

9.1 Open Space Zone - OS

9.1.1 Permitted Uses:

- Open Space
- Parking Area
- Public Park
- Recreational Trail

9.1.2 Zone Requirements:

Main Uses:

Lot Area (minimum)	
Lot Frontage (minimum)	
Yard Requirements (minimum)	
Front	15.0 m
Rear	7.5 m
Exterior Side	15.0 m
Interior Side	7.5 m
Building Height (maximum)	12.0 m
Lot Coverage (maximum)	35%
Building Separation (minimum)	3.0 m
Landscaping (minimum)	

Accessory Uses:

Lot coverage, all accessory structures (maximum)	35%
Building Height (maximum)	12.0 m
Front (minimum)	15.0 m
Rear Yard setback (minimum)	7.5 m
Exterior Side (minimum)	15.0 m
Interior Side (minimum)	7.5 m

9.1.3 Special Exception Zones:

Amendment Number	Roll #	Property	Amendment / Approval	Site-Specific Provision

9.1.4 Holding Zones

9.1.5 Temporary Zones

10 SECTION 10 AGRICULTURAL ZONES - AG

10.1 Agricultural Zone - AG

10.1.1 Permitted Uses:

Agri-food Processing	Farm Produce Outlet
Agricultural Use	Farm Produce Storage
Agriculture-related uses	Forestry Use
Apiary	Home Industry
Aquaculture Use	Home Occupation
Bed and Breakfast	Home Occupation, Rural
Bunkhouse	Kennel
Bulk Storage Tank	Livestock Assembly Point
Commercial Greenhouse	Nursery
Conservation Use	Open Storage
Dwelling Unit, Accessory	Pick-your-own Operation
Dwelling Unit, Additional	Private Home Child Care Centre
Dwelling, Duplex	Recreational Trail
Dwelling, Semi-Detached	Storage for Farm Produce
Dwelling, Single Detached	Tree Nursery
Equipment Storage Building	Wayside Pit or Wayside Quarry
Farm Equipment Storage Building	

10.1.2 Zone Requirements:

Main Uses:

Lot Area (minimum)	40.0 ha
Lot Frontage (minimum)	200.0 m
Yard Requirements (minimum)	
Front	9.0 m
Rear	
Residential uses	5.0 m
Non-residential uses	9.0 m
Exterior Side	9.0 m
Interior Side	
Residential uses	5.0 m
Non-residential uses	15.0 m
Building Height (maximum)	12.0 m
Lot Coverage (maximum)	20%
Building Separation (minimum)	
Between residential and non- residential uses	5.0 m
Between residential uses	3.0 m
Between non-residential uses	3.0 m
Buildings containing dwelling units (maximum)	2
Dwelling units per lot (maximum)	3

Accessory Uses:

Lot coverage, all accessory structures (maximum)	20%
Building Height (maximum)	12.0 m
Front (minimum)	9.0 m
Rear Yard setback (minimum)	
Residential uses	5.0 m
Non-residential uses	9.0 m
Exterior Side (minimum)	9.0 m
Interior Side (minimum)	
Residential uses	5.0 m
Non-residential uses	15.0 m

(a) **Private Fuel Pump Island Location:**

No part of any private fuel pump island shall be located closer than 10.0 metres to any street line, or 15.0 metres to any other lot line.

(b) **Open Storage:**

No open storage area shall be permitted except in accordance with the following provisions:

- no open storage area shall be permitted in a front yard or an exterior side yard;
- no open storage area shall be permitted in a rear yard adjacent to a rear lot line of such lot which abuts a Residential zone;
- no open storage area shall be permitted in a side yard adjacent to a side lot line of such lot which abuts a Residential zone;
- no portion of any open storage area for combustible materials shall be located closer than 20.0 metres to any lot line; and

(c) **Consent for Residence Surplus to a Farming Operation:**

Notwithstanding any provisions of Section 10(1) and 10(2), to the contrary, where a consent is given to create a residential lot as a result of farm consolidation, such lot may be used for an existing single detached dwelling house, a home occupation, a home profession or a private in-home child care centre, and the following zone requirements shall apply:

Lot Area (minimum)	2,000.0 m ²
Lot Frontage (minimum)	30.0 m
Lot Coverage (maximum)	20%

10.1.3 Special Exception Zones:

Amendment Number	Roll #	Property	Amendment / Approval	Site-Specific Provision
2012 MV	215901	Pt. N½ Lot 7, Con. IV – Hilliardton Road	TransCanada Pipelines Minor Variance	Multiple technical lot-area/frontage/setback/building-area/pipeline ROW variances associated with consent — verify final decision before using
MV – 2017	215901	146064 Hilliardton Road	TransCanada / GazMetro Minor Variance	Interior side yard 5.7 m instead of 15 m
AG-3	215302	145476 Hilliardton Road	By-law 2023-37	Contractor's shop/yard; front 6 m, rear 3 m, interior side 3 m; lot area 0.8 ha; frontage 166.69 m
AG-04	205000	085442 Poly Ure Road	By-law 2026-23	Second single detached dwelling permitted

10.1.4 Holding Zones

10.1.5 Temporary Zones

10.2 Agricultural - Related Zone - AR

10.2.1 Permitted Uses:

Abattoir	Farm Produce Outlet
Agri-food Processing	Farm Produce Storage
Agri-tourism Use	Farm Supply Centre
Agricultural Use	Farmers Market
Agricultural Use (excluding buildings)	Feed and Seed Dealer
Agriculture-related uses	Feed Mill
Apiary	Fertilizer Plant
Aquaculture Use	Garden Centre
Auction Establishment	Livestock Assembly Point
Bakery	Livestock Sales Establishment
Building Supply Outlet	Maintenance Garage
Butcher Shop	Open Storage
Cedar Oil Production/Extraction	Pick-your-own Operation
Commercial Greenhouse	Restaurant
Contractor's Shop or Yard	Sawmill
Craft Shop	Seed Cleaning Plant
Equipment Rental, Service, or Storage Establishment	Storage for Farm Produce
Equipment Storage Building	Tree Nursery
Farm Equipment Dealer	Veterinary Establishment
Farm Equipment Storage Building	Welding Shop

10.2.2 Zone Requirements:

Main Uses:

Lot Area (minimum)	4.0 ha or 40,000 m ²
Lot Frontage (minimum)	30.0 m
Yard Requirements (minimum)	
Front	9.0 m
Rear	
Residential uses	5.0 m
Non-residential uses	9.0 m
Exterior Side	9.0 m
Interior Side	
Residential uses	5.0 m
Non-residential uses	15.0 m
Building Height (maximum)	12.0 m
Lot Coverage (maximum)	35%
Building Separation (minimum)	
Between residential and non- residential uses	5.0 m
Between residential uses	3.0 m
Between non-residential uses	3.0 m
Landscaping (minimum)	

Accessory Uses:

Lot coverage, all accessory structures (maximum)	35%
Building Height (maximum)	12.0 m
Front (minimum)	9.0 m
Rear (minimum)	
Residential uses	5.0 m
Non-residential uses	9.0 m
Exterior Side (minimum)	9.0 m
Interior Side (minimum)	
Residential uses	5.0 m
Non-residential uses	15.0 m

(a) Private Fuel Pump Island Location:

No part of any private fuel pump island shall be located closer than 10.0 metres to any street line, or 15.0 metres to any other lot line.

(b) **Open Storage:**

No open storage area shall be permitted except in accordance with the following provisions:

- no open storage area shall be permitted in a front yard or a flank yard;
- no open storage area shall be permitted in a rear yard adjacent to a rear lot line of such lot which abuts a Residential zone;
- no open storage area shall be permitted in a side yard adjacent to a side lot line of such lot which abuts a Residential zone;
- no portion of any open storage area for combustible materials shall be located closer than 20.0 metres to any lot line; and

10.2.3 Special Exception Zones:

10.2.4 Holding Zones

10.2.5 Temporary Zones

11 SECTION 11 RURAL ZONE – RU

11.1 Rural Zone

11.1.1 Permitted Uses:

Agri-food Processing	Forestry Use
Agri-tourism Use	Garden Centre
Agricultural Use	Group Home
Agriculture-related uses	Home Industry
Apiary	Home Occupation
Aquaculture Use	Home Occupation, Rural
Auction Establishment	Kennel
Bakery	Livestock Assembly Point
Bed and Breakfast	Livestock Sales Establishment
Bunkhouse	Maintenance Garage
Butcher Shop	Mineral Exploration and Prospecting
Cedar Oil Production/Extraction	Municipal Yard
Commercial Greenhouse	Nursery
Conservation Use	Open Space
Contractor's Shop or Yard	Open Storage
Craft Shop	Parking Area
Custom Workshop	Pick-your-own Operation
Dwelling Unit, Accessory	Pit
Dwelling Unit, Additional	Private Home Child Care Centre
Dwelling, Duplex	Railroad Use
Dwelling, Semi-Detached	Recreational Trail
Dwelling, Single Detached	Sawmill
Equipment Rental, Service, or Storage	Storage for Farm Produce
Establishment	Tree Nursery
Equipment Storage Building	Truck Terminal
Farm Equipment Storage Building	Veterinary Establishment
Farm Produce Outlet	Wayside Pit or Wayside Quarry
Farm Produce Storage	Welding Shop
Farmers Market	Wholesale Establishment
Feed and Seed Dealer	Woodworking Shop
Feed Mill	

11.1.2 Zone Requirements:

Main Uses:

Lot Area (minimum)	10.0 ha or 100,000.0 m ²
Lot Frontage (minimum)	90.0 m
Yard Requirements (minimum)	
Front	9.0 m
Rear	
Residential uses	5.0 m
Non-residential uses	9.0 m
Exterior Side	9.0 m
Interior Side	
Residential uses	5.0 m
Non-residential uses	15.0 m
Building Height (maximum)	12.0 m
Lot Coverage (maximum)	20%
Building Separation (minimum)	3.0 m
Buildings containing dwelling units (maximum)	2
Dwelling units per lot (maximum)	3

Accessory Uses:

Lot coverage, all accessory structures (maximum)	15%
Building Height (maximum)	12.0 m
Front (minimum)	9.0 m
Rear (minimum)	
Residential uses	5.0 m
Non-residential uses	9.0 m
Exterior Side (minimum)	9.0 m
Interior Side (minimum)	
Residential uses	5.0 m
Non-residential uses	15.0 m

(a) **Private Fuel Pump Island Location:**

No part of any private fuel pump island shall be located closer than 10.0 metres to any street line, or 15.0 metres to any other lot line.

(b) **Open Storage:**

No open storage area shall be permitted except in accordance with the following provisions:

- no open storage area shall be permitted in a front yard or an exterior side yard;
- no open storage area shall be permitted in a rear yard adjacent to a rear lot line of such lot which abuts a Residential zone;
- no open storage area shall be permitted in a side yard adjacent to a side lot line of such lot which abuts a Residential zone;
- no portion of any open storage area for combustible materials shall be located closer than 20.0 metres to any lot line; and

(c) **Consent for Residence Surplus to a Farming Operation:**

Notwithstanding any provisions of Section 10(1) and 10(2), to the contrary, where a consent is given to create a residential lot as a result of farm consolidation, such lot may be used for an existing single detached dwelling house, a home occupation, a home profession or a private in-home child care centre, and the following zone requirements shall apply:

Lot Area (minimum)	2,000.0 m ²
Lot Frontage (minimum)	90.0 m
Lot Coverage (maximum)	20%

(d) **Excavation Location:**

No part of any excavation for a wayside pit that has not been closed shall be located closer than 70.0 metres to any lot line which abuts a zone other than a MM, MA, or MAR Zone. No part of any excavation for a wayside quarry that has not been closed shall be located closer than 300.0 metres to any lot line which abuts a zone other than a MM, MA, or MAR Zone.

11.1.3 Special Exception Zones:

Amendment Number	Roll #	Property	Amendment / Approval	Site-Specific Provision
A02-2021	210202	125364 Gravel Road	Minor Variance A02-2021	Building separation 1.5 m instead of 3.0 m — check conditions
MV2024-02	214300	Pt. Lot 4, Con. IV	Minor Variance MV2024-02	Interior side yard 13.28 m instead of 15 m — applies to existing utility building/new lot line; check conditions
MV2025-02	210202	125364 Gravel Road	Minor Variance MV2025-02	Grain-bin building separation 0 m instead of 3 m
RU-6	209601 209600	271472 Poupore Road 125310 Gravel Road	By-law 2022-21	Lot area: 9.8 ha min.; northerly interior side yard for existing structure as of May 2022: 2.0 m min.

11.1.4 Holding Zones

11.1.5 Temporary Zones

12 SECTION 12 WASTE MANAGEMENT ZONE - WM

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Waste Management (WM) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

12.1 Waste Management Zone - WM

12.1.1 Permitted Uses:

Equipment Storage Building
Landfill Site
Recycling Depot
Sewage Treatment Facility

12.1.2 Zone Requirements:

Main Uses:

Lot Area (minimum)	4.0 ha or 40,000.0 m ²
Lot Frontage (minimum)	Nil
Yard Requirements (minimum)	
Front	20.0 m
Rear	20.0 m
Exterior Side	20.0 m
Interior Side	10.0 m
Building Height (maximum)	12.0 m
Lot Coverage (maximum)	10%
Building Separation (minimum)	10.0 m
Landscaped Area (minimum)	10%
Planting Strip Width (minimum)	7.5 m
Landscaping (minimum)	10%

Accessory Uses:

Lot coverage, all accessory structures (maximum)	10%
Building Height (maximum)	12.0 m
Front (minimum)	20.0 m
Rear (minimum)	20.0 m
Exterior Side (minimum)	20.0 m
Interior Side (minimum)	10.0 m

(a) **Fill Area Location:**

No dumping or disposal of any waste material in a fill area of a landfill site shall be permitted within 30.0 m of any lot line

(b) **Waste Stabilization Pond Location:**

No storage or treatment of any waste material in a waste stabilization pond of a sewage treatment facility shall be permitted within 150.0 m of any lot line.

(c) **Separation Distance from Residential Uses:**

Notwithstanding the above yard requirements, no Waste Management Zone will be established within 500.0 m of a dwelling.

12.1.3 Special Exception Zones:

Amendment Number	Roll #	Property	Amendment / Approval	Site-Specific Provision

12.1.4 Holding Zones

12.1.5 Temporary Zones

13 SECTION 13 MINERAL-RELATED ZONES

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Mineral-Related Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

13.1 Mineral Mining Zone - MM

13.1.1 Permitted Uses:

office, accessory to another MM use
equipment storage building, accessory to another MM use a maintenance garage,
accessory to another MM use
open storage area, accessory to another MM use
fuel pump island, private- accessory to another MM use warehouse, accessory to
another MM use
Agricultural Use (excluding buildings)
Apiary
Conservation Use (excluding buildings)
Existing Dwellings
Flood Control and Erosion Protection Use
Forestry Use (excluding buildings)
Mine Production
Mineral Exploration and Prospecting
Mineral Mining Operation
Pit
Portable Asphalt Plant
Quarry

13.1.2 Zone Requirements:

Lot Area (minimum)	
Lot Frontage (minimum)	
Yard Requirements (minimum)	
Any yard adjacent to a public street	30.0 m
All other yards	15.0 m
Landscaping (minimum)	10%

Lot coverage, all accessory structures (maximum)	
Any yard adjacent to a public street	30.0 m
All other yards	15.0 m

(a) Separation Distance from Residential Uses:

Notwithstanding the above Yard requirements, no mineral mining activity will be established:

- within 500.0 m of a dwelling on another lot.

13.1.3 Special Exceptions

Amendment Number	Roll #	Property	Amendment / Approval	Site-Specific Provision

13.1.4 Holding Zones

13.1.5 Temporary Zones

13.2 Mineral Aggregate Zone - MA

13.2.1 Permitted Uses:

office, accessory to another MA use
equipment storage building, accessory to another MA use a maintenance garage,
accessory to another MA use
open storage area, accessory to another MA use
private fuel pump island, accessory to another MA use a warehouse, accessory to
another MA use
Agricultural Use (excluding buildings)
Apiary
Asphalt Plant
Concrete Plant
Conservation Use (excluding buildings)
Existing Dwellings
Flood Control and Erosion Protection Use
Forestry Use (excluding buildings)
Mine Production
Mineral Exploration and Prospecting
Mineral Mining Operation
Pit
Portable Asphalt Plant
Quarry

13.2.2 Zone Requirements:

Main Uses:

Lot Area (minimum)	
Lot Frontage (minimum)	
Yard Requirements (minimum)	
Any yard adjacent to a public street	30.0 m
All other yards	15.0 m
Landscaping (minimum)	10%

Accessory Uses:

Lot coverage, all accessory structures (maximum)	
Any yard adjacent to a public street	30.0 m
All other yards	15.0 m

(a) Separation Distance from Residential Uses:

Notwithstanding the above Yard requirements, no Mineral Aggregate Zone will be established:

- within 150.0 m of a dwelling on another lot when pit operation is above the water table;
- within 300.0 m of a dwelling on another lot when pit operation is below the water table; or
- within 500.0 m of a dwelling when a quarry operation is proposed

13.2.3 Special Exception Zones:

Amendment Number	Roll #	Property	Amendment / Approval	Site-Specific Provision

13.2.4 Holding Zones

13.2.5 Temporary Zones

13.3 Mineral and Mineral Aggregate Reserve Zone - MAR

13.3.1 Permitted uses:

Agricultural Use (excluding buildings)

Apiary

Conservation Use (excluding buildings)

Existing Dwellings

Flood Control and Erosion Protection Use

Forestry Use (excluding buildings)

Outdoor Recreation Use, Passive (excluding buildings)

13.3.2 Zone Requirements:

Main Uses:

Lot Area (minimum)	
Lot Frontage (minimum)	
Yard Requirements (minimum)	
Any yard adjacent to a public street	30.0 m
All other yards	15.0 m
Landscaping (minimum)	10%

Accessory Uses:

Lot coverage, all accessory structures (maximum)	
Any yard adjacent to a public street	30.0 m
All other yards	15.0 m

13.3.3 Special Exception Zones:

Amendment Number	Roll #	Property	Amendment / Approval	Site-Specific Provision

13.3.4 Holding Zones

13.3.5 Temporary Zones

13.3.6 Additional Provisions for Mineral-Related Zones

(a) **Wayside Pit or Wayside Quarry:**

The requirements of the *Aggregate Resources Act* shall apply to any Wayside Pit or Wayside Quarry.

(b) **Vegetation Protection:**

Within the minimum yard areas for the subject lot, no vegetation shall be removed, except where required for the location of a driveway.

14 SECTION 14 ENVIRONMENTAL PROTECTION ZONE – EP

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in an Environmental Protection (EP) Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

14.1 Environmental Protection Zone - EP

14.1.1 Permitted Uses:

- Agricultural Use (excluding buildings)
- Apiary
- Conservation Use (excluding buildings)
- Existing Dwellings
- Flood Control and Erosion Protection Use
- Forestry Use (excluding buildings)
- Open Space
- Outdoor Recreation Use, Passive (excluding buildings)
- Private Park
- Public Park
- Recreational Trail

14.1.2 Zone Requirements:

No person shall within any EP zone use any lot or erect, alter or use any building or structure without such lot being in accordance with the following provisions:

(a) Exception for accessory buildings and structures

No accessory buildings or structures are permitted in relation to any EP use, except a parking lot and a rest room.

(b) General Provisions

In accordance with the provisions of Section 3 hereof.

15 SECTION 15 DEVELOPMENT RESERVE ZONE – DR

15.1 Development Reserve (DR) Zone

15.1.1 Permitted Uses:

Dwelling, Single Detached
Existing Uses (legally existing)

15.1.2 Zone Requirements:

Main Uses:

Lot Area (minimum)	existing
Lot Frontage (minimum)	existing
Yard Requirements (minimum)	
Front	6.0 m
Rear	8.0 m
Exterior Side	6.0 m
Interior Side	6.0 m
Building Height (maximum)	11.0 m
Landscaping (minimum)	

Accessory Uses:

Lot coverage, all accessory structures (maximum)	existing
Building Height (maximum)	11.0 m
Front (minimum)	6.0 m
Rear (minimum)	8.0 m
Exterior Side (minimum)	6.0 m
Interior Side (minimum)	6.0 m