

9.1

ENVIRONMENTAL PROTECTION (EP) ZONE CATEGORY EXCEPTIONS

9.1.1

ENVIRONMENTAL PROTECTION EXCEPTION ONE (EP-1) ZONE

By-law  
No. 862-86-PL

Notwithstanding the permitted uses in the Environmental Protection(EP) Zone, as shown on Plate “B” entitled “PERMITTED USES AND ACTIVITIES IN GENERAL ZONE CATEGORIES,” and the provisions of Section 10.4, of Zoning By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Environmental protection Exception No. 1 (EP-1) Zone, located adjacent Lake Simcoe on the southwest corner of the intersection of Maplewood Avenue and Parklawn Boulevard, the following Zone Provisions shall apply and be complied with:

- a) Only Permitted Uses
- i.

reforestation and retention of the lands in their natural state.
- ii.

one (1) stairway.
- iii.

public uses in accordance with Section 10.21 d. of Zoning By-law No. 287-78-PL, as otherwise amended.

No buildings shall be permitted within the EP-1 Zone.

9.1.2

ENVIRONMENTAL PROTECTION EXCEPTION NO. 2 (EP-2) ZONE

By-law  
No. 1800-03-PL

Notwithstanding the uses permitted in the Environmental Protection (EP) Zone as amended, to the contrary, within the Environmental Protection Exception No. 2 (EP-2) Zone located in part of Lots 13, 14, Concession IV, and part of Lots 13, 14, 15, Concession V, former Township of Brock, no person shall use any land or erect, alter or use any building or structure except in accordance with the following, namely:

- a) Residential Uses
- i)

prohibited
- b) Non-residential uses
- i)

Conservation Uses but shall not include Accessory Buildings or Structures, or Accessory Uses;
- ii)

Forestry but shall not include Accessory Buildings or Structures, or Accessory Uses.
- c) Regulatory Provisions
- i)

For the purpose of this By-law the provisions of Plate “D,” Column B, Rows 11-19, inclusive, shall not apply.

- d) Other Zone Provisions

In all other respects the provisions of the Environmental Protection (EP) Zone shall apply and be complied with.

**9.1.3 ENVIRONMENTAL PROTECTION EXCEPTION NO. 3 (EP-3) ZONE**

Notwithstanding the uses permitted in the Environmental Protection (EP) Zone to the contrary, within the Environmental Protection Exception No. 3 (EP-3) Zone located in part of Lots 21 & 22, Concession IX, former Township of Brock, no person shall use such lands except in accordance with the following, namely:

- a) Residential Uses
  - (i) prohibited
- b) Non-Residential Uses
  - (i) Conservation Uses, but shall not include Accessory Buildings or Structures, or Accessory Uses; and
  - (ii) Forestry, but shall not include Accessory Buildings or Structures, or Accessory Uses.
- c) Regulatory Provisions

For the purpose of subsection 9.90 the provisions of Plate “D,” Column B, Rows 11-20, inclusive, shall not apply.
- d) Other Zone Provisions

In all other respects the provisions of the Environmental Protection (EP) Zone shall apply and be complied with.

**9.1.4 ENVIRONMENTAL PROTECTION EXCEPTION NO. 4 (EP-4) ZONE**

By-law  
No. 1452-97-PL

Notwithstanding the uses permitted in the Environmental Protection (EP) Zone, to the contrary, within the Environmental Protection Exception No. 4 (EP-4) Zone, located in part of Lots 16 & 17, Concession V, former Township of Brock, no person shall use any land, erect, alter or use any building or structure except in accordance with the following, namely:

- a) Residential Uses
  - (i) prohibited
- b) Non-Residential Uses
  - (i) Conservation Uses but shall not include Accessory Buildings or Structures, or Accessory Uses;
  - (ii) Forestry but shall not include Accessory Buildings or Structures, or Accessory Uses;
- c) Regulatory Provisions

For the purpose of this subsection, the provisions of Plate “D,” Column B, Rows 11-20, inclusive, shall not apply.
- d) Other Zone Provisions

In all other respects the provisions of the Environmental Protection (EP) Zone shall apply and be complied with.

**9.1.5 ENVIRONMENTAL PROTECTION EXCEPTION SIX (EP-6) ZONE**

By-law  
No. 1280-94-PL

- a) No person shall use any land or erect, alter or use any building or structure within the Holding Environmental Protection Exception Six ((H) EP-6) Zone except for retention of the lands in a natural state until the Holding (H) Symbol is removed by amendment to this By-law pursuant to Section 36 of the *Planning Act*, R.S.O. 1990, as amended.
- b) Notwithstanding the provisions of the Environmental Protection (EP) Zone and all other requirements of By-law No. 287-78-PL, as otherwise amended to the contrary, upon removal of the Holding (H) Symbol following submission of a site servicing plan, and dedication of land for Regional and Township road purposes, within the Environmental Protection Exception Six (EP-6) Zone, located in part of Lot 24, Concession VII, former Township of Brock, the following shall apply and be complied with:
  - i) Only Permitted Non-Residential Uses.  
  
Retention of the land in a natural self-sustaining state.
  - ii) Other Zone Provisions  
  
In all other respects the provisions of the Environmental Protection (EP) Zone and By-law No. 287-78-PL shall apply and be complied with.

**9.1.6 ENVIRONMENTAL PROTECTION EXCEPTION SEVEN (EP-7) ZONE**

By-law  
No. 1279-94-PL

In addition to the uses permitted within the Environmental Protection (EP) Zone of By-law No. 287-78-PL, as otherwise amended to the contrary, within the Environmental Protection Exception Seven (EP-7) Zone located in part of Lot 11, Concession IV, former Township of Thorah, a parking lot used exclusively and in conjunction with a veterinary clinic shall also be permitted. In all other respects, the provisions of the Environmental Protection (EP) Zone and By-law No. 287-78-PL shall apply and be complied with.

**9.1.7 HOLDING ENVIRONMENTAL PROTECTION EXCEPTION EIGHT (EP-8) ZONE**

By-law  
No. 2004-2006-PL

- a) Permitted Uses  
  
Notwithstanding the uses permitted within the Environmental Protection (EP) Zone, as set forth on Plate "B," entitled "Permitted Uses & Activities in General Zone Categories," of By-law Number 287-78-PL, as otherwise amended to the contrary, upon the removal of the Holding (H) symbol following the execution of a site plan agreement, within the Environmental Protection Exception Eight (EP-8) Zone, located in part of Lots 16 & 17, Concession 4 (Thorah), the uses shall be restricted to a single-detached dwelling, conservation, forestry, a golf course, which shall include such buildings, structures, and uses accessory and ancillary thereto inclusive of the placement of bridges to facilitate water crossings which are accessory and incidental to the development of a golf course subject to the approval of the Lake Simcoe Region Conservation Authority, and a public use.
- b) Regulatory Provisions
  - i. Notwithstanding the provisions of section 6 d), entitled "Plate "B," Permitted Uses in Zones, Text" of By-law Number 287-78-PL, as otherwise amended to the contrary, the provisions of this subsection shall not apply to the placement of bridges to facilitate water crossings which are accessory and incidental to the development of a golf course subject to the approval of the Lake Simcoe Region Conservation Authority.

- ii. The provisions of section 8 b), entitled “Plate “D,” Provisions for Non-Residential Uses and Activities” shall not apply.
- c) Other Zone Provisions
  - i. The single-detached dwelling shall only be occupied by the owner, caretaker, watchman, or similar person and his family provided further that such person is employed full time on the lot which the single-detached dwelling house is located.
  - ii. Notwithstanding Section 11.90, entitled “Definitions – Lot,” of By-law Number 287-78-PL, as otherwise amended to the contrary, the regulatory provisions applicable to the Environmental Protection Exception Eight (EP-8) Zone, shall be based on the sum of the lots identified in the Assessment Roll Book as 1839-010-004-04700-0000 and 1839-010-004-04750-0000.
  - iii. In all other respects, the provisions of the Environmental Protection (EP) Zone and By-law Number 287-78-PL shall apply and be complied with.

**9.1.9****ENVIRONMENTAL PROTECTION EXCEPTION NINE (EP-9) ZONE**

By-law  
No. 2776-2018-PL

Notwithstanding the uses permitted within the Environmental Protection (EP) Zone as set forth on Plat “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Environmental Protection Exception Nine (EP-9) Zone, located in part of Lot 15, Concession 1, (Thorah), no person shall use any land except for the purposes of conservation as defined herein. In all other respects the provisions of the Environmental Protection (EP) Zone and By-law Number 287-78-PL shall be complied with.

9.2

OPEN SPACE (OS) ZONE CATEGORY EXCEPTIONS

9.2.1

OPEN SPACE EXCEPTION ONE (OS-1) ZONE

By-law  
No. 659-83-PL

Notwithstanding the provisions of Section 6a. of Restricted Area By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Open Space Exception One (OS-1) Zone, located in part of Lot 16, Concession IV, in the former Township of Thorah, one (1) single-family dwelling house shall be permitted provided such complies with all other provisions of the Open Space (OS) Zone, save and except Section 6a.

9.2.2

OPEN SPACE EXCEPTION TWO (OS-2) ZONE

By-law  
No. 1402-96-PL

Notwithstanding the uses permitted within the Open Space (OS) Zone, of By-law No. 287-78-PL, as otherwise amended to the contrary, within the Open Space Exception Two (OS-2) Zone, located in part Lot 12, Concession V, former Township of Brock, and legally described as part of Parts 13, 15, and 17, and Part 16, Plan 40R-15045, the use shall be restricted to a storm water management facility.

By-law  
No. 2010-06-PL

Notwithstanding the uses permitted within the Open Space (OS) Zone, of By-law No. 287-78-PL, as otherwise amended to the contrary, within the Open Space Exception Two (OS-2) Zone, located in part Lots 19 & 20, Concession 11, former Township of Brock, and legally described as Parts 6 and 9, Plan 40R-23599, the use shall be restricted to a storm water management facility.

By-law  
No. 2085-07-PL

Notwithstanding the uses permitted within the Open Space (OS) Zone, of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Open Space Exception Two (OS-2) Zone, located in part Lot 12, Concession 5, former Township of Brock, and legally described as Block 64, Plan 40M-2395, the use shall be restricted to a storm water management facility.

By-law  
No. 2096-07-PL

Notwithstanding the uses permitted within the Open Space (OS) Zone, of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Open Space Exception Two (OS-2) Zone, located in part Lot 11, Concession 6, former Township of Brock, the use shall be restricted to a storm water management facility.

By-law  
No. 2675-2016-PL

Notwithstanding the uses permitted within the Open Space (OS) Zone, of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Open Space Exception Two (OS-2) Zone, located in part Lot 14, Concession 6, former Township of Thorah, the use shall be restricted to a storm water management facility.

In all other respects the provisions of the Open Space (OS) Zone and By-law No. 287-78-PL shall apply and be complied with.

9.2.3

HOLDING OPEN SPACE EXCEPTION THREE ((H) OS-3) ZONE

- By-law  
No. 2004-2006-PL
- a) Permitted Uses

Notwithstanding the uses permitted within the Open Space (OS) Zone, as set forth on Plate “B,” entitled “Permitted Uses & Activities in General Zone Categories,” of By-law Number 287-78-PL, as otherwise amended to the contrary, upon the removal of the Holding (H) symbol following the execution of a site plan agreement, within the Open Space Exception Three (OS-3) Zone, located in part of Lots 16 & 17, Concession 4 (Thorah), the uses shall be restricted to conservation, forestry, a golf course, which shall include such buildings, structures, and uses accessory and ancillary thereto, and a public use.

b) Regulatory Provisions

- i.       The provisions of section 8 b), entitled “Plate “D,” Provisions for Non-Residential Uses and Activities” shall not apply.
- c)   Other Zone Provisions

i.       Notwithstanding Section 11.90, entitled “Definitions – Lot,” of By-law Number 287-78-PL, as otherwise amended to the contrary, the regulatory provisions applicable to the Open Space Exception Three (OS-3) Zone, shall be based on the sum of the lots identified in the Assessment Roll Book as 1839-010-004-04700-0000 and 1839-010-004-04750-0000.

ii.      In all other respects, the provisions of the Open Space Zone and By-law Number 287-78-PL shall apply and be complied with.

9.2.4

OPEN SPACE EXCEPTION FOUR (OS-4) ZONE

By-law  
No. 2209-2009-PL

Notwithstanding the uses permitted within the Open Space (OS) Zone, as set forth on Plate “B,” entitled “Permitted Uses & Activities in General Zone Categories,” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Open Space Exception Four (OS-4) Zone, located within part of Lots 15 & 16, Concession 3 (Thorah) and part of Lots 16 & 17, Concession 4 (Thorah), the uses shall be restricted to a golf course, together with such other uses or activities which are incidental and subordinate thereto and a public use. In all other respects the provisions of the Open Space (OS) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.2.5

OPEN SPACE EXCEPTION FIVE (OS-5) ZONE

- By-law  
No. 2910-2019
- a)       Notwithstanding the provisions of Plate “B”, entitled “PERMITTED USES AND ACTIVITIES IN GENERAL ZONE CATEGORIES” of Zoning By-law Number 287-78-PL, as otherwise amended to the contrary, within the Open Space Exception Five (OS-5) Zone, located within part of Lot 14, Concession 6 (Thorah), the permitted uses shall be restricted to a stormwater management facility.
- b)       In all other respects, the provisions of the Open Space (OS) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.2.6

OPEN SPACE EXCEPTION SIX (OS-6) ZONE

- By-law  
No. 2910-2019
- a)       Notwithstanding the provisions of Plate “B”, entitled “PERMITTED USES AND ACTIVITIES IN GENERAL ZONE CATEGORIES” of Zoning By-law Number 287-78-PL, as otherwise amended to the contrary, within the Open Space Exception Five (OS-6) Zone, located within part of Lot 14, Concession 6 (Thorah), the permitted uses shall be restricted to a 6.0 metre wide landscaped buffer, which may include berming and/or fencing.
- b)       In all other respects, the provisions of the Open Space (OS) Zone and By-law Number 287-78-PL shall apply and be complied with.”

9.2.7

OPEN SPACE EXCEPTION SEVEN (OS-7) ZONE

- By-law  
No. 3034-2021
- a)       Notwithstanding the uses permitted within the Open Space (OS) Zone, of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Open Space Exception Seven (OS-2) Zone, located within part of Lot 15, Concession 5 (Thorah), the use shall

be restricted to a storm water management facility.

9.3.1

RECREATION EXCEPTION ONE (RE-1) ZONE

By-law  
No. 1402-96-PL

Notwithstanding the uses permitted within the Recreation (RE) Zone, of By-law No. 287-78-PL, as otherwise amended to the contrary, within the Recreation Exception One (RE-1) Zone, located in part Lot 12, Concession V, former Township of Brock, and legally described as part of Part 9 and Part 8 of Plan 40R-15045, the only permitted use shall be the retention of land in a natural self-sustaining state inclusive of trees, shrubs, grass and other native vegetation. In addition, a planting strip, in accordance with Section 10.20 shall be required adjacent the west boundary of this block.

By-law  
No. 2085-07-PL

Notwithstanding the uses permitted within the Recreation (RE) Zone, of By-law No. 287-78-PL, as otherwise amended to the contrary, within the Recreation Exception One (RE-1) Zone, located in part Lot 12, Concession V, former Township of Brock, and legally described as Block 66, Plan 40M-\_\_\_\_\_, the only permitted use shall be the retention of land in a natural self-sustaining state inclusive of trees, shrubs, grass and other native vegetation

In all other respects the provisions of the Recreation (RE) Zone and By-law No. 287-78-PL shall apply and be complied with.



9.4

RURAL (RU) ZONE CATEGORY EXCEPTIONS

9.4.1

RURAL EXCEPTION ONE (RU-1) ZONE

By-law  
No. 647-83-PL

Notwithstanding the minimum lot area and frontage requirements for the Rural (RU) Zone and Sections 10.4 and 11.85, all of Restricted Area By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Rural Exception No. 1 (RU-1) Zone and the Environmental Protection (EP) Zone, located in part of Lots 1 and 2, Concession X, in the former Township of Thorah, and shown on Plate “A” of Restricted Area By-law No. 287-78-PL, as amended by Restricted Area By-law No. 647-83-PL, a maximum of five (5) lots shall be permitted, and each lot, as noted on Schedule “A” of Restricted Area By-law No. 647-83-PL, shall have a minimum lot frontage and area requirements as follows, including any lands within the Environmental Protection (EP) Zone:

	<u>Minimum Lot Area</u>	<u>Minimum Lot Frontage</u>
1. Property 1	13 hectares	195 metres
2. Property 2	6 hectares	90 metres
3. Property 3	4 hectares	60 metres
4. Property 4	17 hectares	260 metres
5. Property 5	25 hectares	180 metres

9.4.2

RURAL EXCEPTION TWO (RU-2) ZONE

By-law  
No. 772-85-PL

Notwithstanding the provisions of the Rural (RU) Zone limiting the maximum number of dwelling houses on a lot to one and the minimum gross floor area requirement for a single-family dwelling house, as shown in Column “C,” Lines 15, 21 and 22, of Plate “C” entitled “PROVISIONS FOR RESIDENTIAL USES,” and Section 7 (e), of Zoning By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Rural Exception Two (RU-2) Zone, located in part of Lots 1 and 2, Concession IV, in the former Township of Brock, a maximum of two (2) single-family dwelling houses shall be permitted and one (1) of the dwelling houses may have a minimum gross floor area requirement of 66.79 square metres.

In all other respects, the provisions of Zoning By-law No. 287-78-PL, as otherwise amended, shall apply and be complied with.

9.4.3

RURAL EXCEPTION THREE (RU-3) ZONE

By-law  
No. 1590-99-PL  
1723-01-PL

In addition to the uses permitted within the Rural (RU) Zone, as set forth on Plate “B,” entitled “PERMITTED USES & ACTIVITIES IN GENERAL ZONE CATEGORIES,” of By-law No. 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Three (RU-3) Zone, located within part Lot 12, Concession 7, former Township of Thorah, an assisted housing residence which is licensed by the Ministry of Health under the *Homes for Special Care Act*, R.S.O. 1990, c. H.12, as amended, or which is certified by the Ministry of Health under the *Mental Hospitals Act*, R.S.O. 1990, c. M.8, as amended, shall also be permitted subject to the following conditions which shall apply and be complied with:

- a) the assisted housing residence shall be subject to all regulations as promulgated by the Ministry of Health and shall be administered by the Whitby Mental Health Centre;
- b) the Owner of the assisted housing residence shall occupy and reside within the existing permanent single detached dwelling;
- c) a maximum of twenty (20) residents, including the Owner and his family, shall be permitted within the permanent single detached dwelling;
- d) the size of the permanent single detached dwelling shall be restricted to a total gross floor area of 765 square metres; and

- e) in all other respects the provisions of the Rural (RU) Zone and By-law No. 287-78-PL shall apply and be complied with.

For the purpose of this subsection an assisted housing residence shall mean a residence within an existing permanent single detached dwelling for persons requiring a supportive living environment on a 24 hour basis and which is administered by the Whitby Mental Health Centre and which is licensed by the Ministry of Health under the *Homes For Special Care Act*, R.S.O. 1990, c. H.12, or which is certified as an Approved Home by the Ministry of Health under the *Mental Hospitals Act*, R.S.O. 1990, c. M.8. An assisted housing residence, as defined herein, shall not include a boarding or lodging house, motel, hotel, eating establishment, or any other use otherwise defined or classified herein.

9.4.4

RURAL EXCEPTION FOUR (RU-4) ZONE

By-law  
No. 1065-90-PL

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone, as contained on Plate “C” entitled “PROVISIONS FOR RESIDENTIAL USES,” of Zoning By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Rural Exception Four (RU-4) Zone, located in part of Lot 5, Concession II, in the Township of Brock, the minimum lot area requirement shall be 4.0 hectares, and the minimum lot frontage requirement shall be 55 metres.

9.4.5

RURAL EXCEPTION FIVE (RU-5) ZONE

By-law  
No. 1238-93-PL

Notwithstanding the uses permitted in the Rural (RU) Zone as set forth in Plate “B,” entitled “PERMITTED USES AND ACTIVITIES IN GENERAL ZONE CATEGORIES,” the provisions of Plate “D,” entitled “PROVISIONS FOR NON-RESIDENTIAL USES” and Section 8(f) of By-law No. 287-78-PL as amended to the contrary, within the Rural Exception Five (RU-5) Zone, as delineated on Plate “A2” of Zoning By-law No. 287-78-PL, and located in part of Lot 4, Concession V, in the former Township of Brock, the following shall apply:

- a) Permitted Uses - Residential
  - Prohibited
- b) Permitted Uses - Non Residential
  - i) A Specialized Farm which shall consist of only barns used exclusively for the raising of broiler chickens together with such other uses as are normally considered incidental and subordinate thereto;
  - ii) Public Use in accordance with the provisions of Section 10.21.
- c) Regulatory Provisions
  - i) Minimum Lot Area3.6 hectares
  - ii) Minimum Lot Frontage120 metres
  - iii) Interior Side Yard Requirements
    - Westerly Lot Line10 metres
    - Easterly Lot Line15 metres

- iv)

Notwithstanding the provisions of Section 8(f) of this by-law as amended to the contrary, no new barn, stable, shelter, pen, cage or other building or structure, or additions thereto, used to house broiler chickens and no new feedlot or manure storage area associated with the broiler chicken farm shall be located within 60 metres of the westerly lot line.
- v)

For the purpose of the Rural (RU-5) Zone, the barns shall be considered as a principal building or structure.
- d)

In all other respects, the provisions of the Rural (RU) Zone shall apply and be complied with.

9.4.6

RURAL EXCEPTION SIX (RU-6) ZONE

By-law  
No. 1203-92-PL

Notwithstanding the minimum lot area and frontage requirements for the Rural (RU) Zone and Section 10.4 of By-law No. 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Six (RU-6) Zone located in part of Lot 21, Concession XI, former Township of Brock, a maximum of two lots shall be permitted, as shown on Schedule “A” to By-law No. 1203-92-PL, having a minimum lot area and frontage requirement as follows:

	<u>Minimum Lot Area</u>	<u>Minimum Lot Frontage</u>
Part A:	0.3 hectares	46 metres
Part B:	27.0 hectares	396 metres

In all other respects the provisions of the Rural (RU) Zone shall apply and be complied with.

9.4.7

RURAL EXCEPTION SEVEN (RU-7) ZONE

By-law  
No. 1446-97-PL

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone, as contained on Plate “C,” entitled “PROVISIONS FOR RESIDENTIAL USES,” of Zoning By-law No. 287-78-PL, as otherwise amended, within the Rural Exception Seven (RU-7) Zone, located in part Lot 1, Concession IV, former Township of Brock, the following shall apply and be complied with:

- i)

Minimum Lot Area and Frontage as shown on Schedule “A” to By-law No. 1446-97-PL:

	<u>Area</u>	<u>Frontage</u>
Part A	4.5 ha.	65 metres
Part B	9.0 ha.	130 metres

- ii)

In all other respects the provisions of the Rural (RU) Zone and By-law No. 287-78-PL shall apply and be complied with.

9.4.8

RURAL EXCEPTION EIGHT (RU-8) ZONE

By-law  
No. 1477-97-PL

Notwithstanding the minimum lot area requirement of the Rural (RU) Zone as set forth on Plate “C,” entitled “PROVISIONS FOR RESIDENTIAL USES,” of By-law No. 287-78-PL, on those lands located in part Lot 12, Concession 1, in the former Township of Brock, and forming Part 2, Plan 40R-11727, the minimum lot area shall be 0.396 hectares. In all other respects, the provisions of the Rural (RU) Zone and By-law No. 287-78-PL, as otherwise amended, shall apply and be complied with.

9.4.9

RURAL EXCEPTION NINE (RU-9) ZONE

By-law  
No. 1559-98-PL

Notwithstanding the minimum lot area provision of the Rural (RU) Zone, as set forth on Plates “C” and “D” of By-law No. 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Nine (RU-9) Zone, located within part Lot 12, Concession 9, former Township of Thorah, the minimum lot area shall be 10.5 hectares. In all other respects the provisions of the Rural (RU) Zone and By-law No. 287-78-PL shall apply and be complied with.

9.4.10

RURAL EXCEPTION TEN (RU-10) ZONE

By-law  
No. 1632-00-PL

Notwithstanding the minimum lot area provision for the Rural (RU) Zone, as set forth in Plate “C” entitled “PROVISIONS FOR RESIDENTIAL USES AND ACTIVITIES” of By-law No. 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Ten (RU-10) Zone, located within part of Lot 11, Concession 4, former Township of Brock, the minimum lot area shall be 1.3 hectares. In all other respects the provisions of the Rural (RU) Zone and By-law No. 287-78-PL shall apply and be complied with.

9.4.11

RURAL EXCEPTION ELEVEN (RU-11) ZONE

By-law  
No. 1633-00-PL

Notwithstanding the minimum lot area, minimum lot frontage, and minimum front yard dimension provisions for the Rural (RU) Zone, as set forth in Plate “C” entitled “PROVISIONS FOR RESIDENTIAL USES AND ACTIVITIES” of By-law No. 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Eleven (RU-11) Zone, located within part of Lot 12, Concession 4, former Township of Brock, the minimum lot area shall be 0.4 hectares, the minimum lot frontage shall be 21 metres, and the minimum front yard dimension shall be 72 metres. In all other respects the provisions of the Rural (RU) Zone and By-law No. 287-78-PL shall apply and be complied with.

9.4.12

RURAL EXCEPTION TWELVE (RU-12) ZONE

By-law  
No. 1598-01-PL

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone, as contained on Plate “C,” entitled “PROVISIONS FOR RESIDENTIAL USES,” and the Minimum Distance Separation requirement, as contained in Section 7(u)(ii), of Zoning By-law Number 287-78-PL, as otherwise amended, within the Rural Exception Twelve (RU-12) Zone, located on part of Lot 7, Concession 1, former Township of Brock, the following shall apply and be complied with:

- i)
- Minimum Lot Area & Frontage as shown on Schedule “A” to By-law Number 1598-2001-PL:

	<u>Area</u>	<u>Frontage</u>
Part A	4.047 ha	100 metres
Part B	5.9 ha	66 metres

- ii)
- The Minimum Distance Separation requirement shall be 162 metres from the existing manure storage facility located within part Lot 6, Concession 1 for any new dwelling constructed on Part B.

9.4.13

RURAL EXCEPTION THIRTEEN (RU-13) ZONE

By-law  
No. 1780-02-PL

Notwithstanding the residential uses permitted within the Rural (RU) Zone, as noted on Plate “B”, entitled “PERMITTED USES & ACTIVITIES IN GENERAL ZONE CATEGORIES,” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Thirteen (RU-13) Zone, located within part of Lot 10, Concession 7 (Brock), a mobile home to be used for the exclusive accommodation of persons employed on the farm shall also be permitted for a temporary period of three (3) years which shall expire on August 12, 2005.

In all other respects the provisions of the Rural (RU) Zone and By-law Number

287-78-PL shall apply and be complied with.

9.4.14RURAL EXCEPTION FOURTEEN (RU-14) ZONE

By-law  
No. 1790-02-PL

In addition to the uses permitted within the Rural (RU) Zone of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Fourteen (RU-14) Zone, located within part of Lot 18, Concession 2 (Thorah), a canning facility within an accessory building for the production of soup, utilizing organically grown vegetables from the subject land, having a maximum gross floor area of 56 square metres shall also be permitted. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.4.15RURAL EXCEPTION FIFTEEN (RU-15) ZONE

By-law  
No. 1829-03-PL

Notwithstanding the minimum lot area provisions for the Rural (RU) Zone, as set forth on Plates “C” & “D” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Fifteen (RU-15) Zone, located within part of Lots 21 & 22, Concession 9 (Brock), the minimum lot area shall be 26.5 hectares. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.4.16RURAL EXCEPTION SIXTEEN (RU-16) ZONE

By-law  
No. 1862-04-PL

Notwithstanding the minimum lot area provisions for the Rural (RU) Zone, as set forth on Plates “C” & “D” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Sixteen (RU-16) Zone, located within part of Lot 11, Concession 4 (Brock), the minimum lot area shall be 0.4 hectares. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.4.17RURAL EXCEPTION SEVENTEEN (RU-17) ZONE

By-law  
No. 1861-04-PL

Notwithstanding the minimum lot area provisions for the Rural (RU) Zone, as set forth on Plates “C” & “D” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Seventeen (RU-17) Zone, located within part of Lot 14, Concession 5 (Brock), the minimum lot area shall be 0.4 hectares. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.4.18RURAL EXCEPTION EIGHTEEN (RU-18) ZONE

By-law  
No. 1879-04-PL

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Eighteen (RU-18) Zone, located within part of Lot 9, Concession 7 (Brock), all residential uses as set forth on Plate “B”, Column 5, Lines 1-11, inclusive, shall be prohibited. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.4.19RURAL EXCEPTION NINETEEN (RU-19) ZONE

By-law  
No. 1929-05-PL

Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone, as set forth on Plate “C,” entitled “Provisions for Residential Uses,” of Zoning By-law Number 287-78-PL, as otherwise amended, within the Rural Exception Nineteen (RU-19) Zone, located in part of Lot 18, Concession 7, former Township of Brock, the following shall apply and be complied with:

- i)
- Minimum Lot Area & Frontage as shown on Schedule “A” to By-law Number 1929-2005-PL:

	<u>Area</u>	<u>Frontage</u>
Part A	4.0 ha	135 metres
Part B	4.0 ha	135 metres

9.4.20

RURAL EXCEPTION TWENTY (RU-20) ZONE

By-law  
No. 2073-07-PL

Notwithstanding the minimum lot area for the Rural (RU) Zone, as set forth on Plate “C,” entitled “Provisions for Residential Uses,” of Zoning By-law Number 287-78-PL, as otherwise amended, within the Rural Exception Twenty (RU-20) Zone, located in part of Lot 20, Concession 11, former Township of Brock, the minimum lot area shall be 26 hectares. In all other respects the provisions of the Rural (RU) Zone and By-law No. 287-78-PL shall apply and be complied with.

9.4.21

RURAL EXCEPTION TWENTY-ONE (RU-21) ZONE

By-law  
No. 2165-08-PL

In addition to the uses permitted within the Rural (RU) Zone of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Twenty-One (RU-21) Zone, located within part Lot 15, Concession 1 (Thorah) and known municipally as B24445 Sideroad No. 17, a tearoom not to exceed 93 square metres to be operated within the existing single-detached dwelling conditional on the continued operation of a bed and breakfast establishment shall also be permitted. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.4.22

RURAL EXCEPTION TWENTY-TWO (RU-22) ZONE

By-law  
No. 2275-10-PL

Notwithstanding the minimum lot area and minimum interior side yard dimension provisions for the Rural (RU) Zone, as set forth on Plates “C” & “D” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Twenty-Two (RU-22) Zone, located within part of Lot 11, Concession 4 (Brock), the minimum lot area shall be 0.4 hectares and the minimum interior side yard dimension (north side) shall be 12 metres. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall apply and be complied with.

By-law  
No. 2292-10-PL

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Twenty-Two (RU-22) Zone, located within part of Lots 1 & 2, Concession 11 (Brock), all residential uses as set forth on Plate “B,” Column 5, Lines 1 – 11, inclusive shall be prohibited. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.4.23

RURAL EXCEPTION TWENTY-THREE (RU-23) ZONE

By-law  
No. 2337-11-PL

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Twenty-Three (RU-23) Zone, located within part of Lot 9, Concession 12 (Brock), all residential uses as set forth on Plate “B,” Column 5, Lines 1 – 11, inclusive, shall be prohibited. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.4.24

RURAL EXCEPTION TWENTY-FOUR (RU-24) ZONE

By-law  
No. 2399-12-PL

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Twenty-Four (RU-24) Zone, located within part of Lot 3, Concession 4 (Brock), all residential uses as set forth on Plate “B,” Column 5, Lines 1 – 11, inclusive, shall be prohibited. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.4.25

RURAL EXCEPTION TWENTY-FIVE (RU-25) ZONE

By-law  
No. 2400-12-PL

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Twenty-Five (RU-25) Zone, located within part of

Lot 5, Concession 9 (Thorah), all residential uses as set forth on Plate “B,” Column 5, Lines 1 – 11, inclusive, shall be prohibited. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.4.26

RURAL EXCEPTION TWENTY-SIX (RU-26) ZONE

By-law  
No. 2401-12-PL &  
No. 2450-12-PL

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Twenty-Six (RU-26) Zone, located within part of Lots 23 & 24, Concession 13 (Brock), a maximum of one (1) single-detached dwelling house shall be permitted. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.4.27

RURAL EXCEPTION TWENTY-SEVEN (RU-27) ZONE

By-law  
No. 2478-2013-PL

In addition to the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Twenty-Seven (RU-27) Zone, located within part of Lot 11, Concession 12 (Brock), an assisted living facility supervised by Community Living Durham North for adults with intellectual disabilities within a single-detached dwelling shall also be permitted. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.4.28

RURAL EXCEPTION TWENTY-EIGHT (RU-28) ZONE

By-law  
No. 2482-2013-PL

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Twenty-Eight (RU-28) Zone, located within part of Lot 14, Concession 10 (Brock), all residential uses as set forth on Plate “B,” Column 5, Lines 1 – 11, inclusive, shall be prohibited. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.4.29

RURAL EXCEPTION TWENTY-NINE (RU-29) ZONE

By-law  
No. 2482-2013-PL

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Twenty-Nine (RU-29) Zone, located within part of Lot 14, Concession 10 (Brock), the keeping of livestock shall be prohibited. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.4.30

RURAL EXCEPTION THIRTY (RU-30) ZONE

By-law  
No. 2502-2013-PL

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Thirty (RU-30) Zone, located within part of Lots 7 & 8, Concession 3 (Brock), all residential uses as set forth on Plate “B,” Column 5, Lines 1 – 11, inclusive, shall be prohibited. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.4.31

RURAL EXCEPTION THIRTY-ONE (RU-31) ZONE

By-law  
No. 2518-2014-PL

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Thirty-One (RU-31) Zone, located within part of Lot 20, Concession 3 (Brock), all residential uses as set forth on Plate “B,” Column 5, Lines 1 – 11, inclusive, shall be prohibited. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.4.32

RURAL EXCEPTION THIRTY-TWO (RU-32) ZONE

By-law  
No. 2519-2014-PL

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Thirty-Two (RU-32) Zone, located within part of Lot 6, Concession 10 (Brock), all residential uses as set forth on Plate “B,” Column 5, Lines 1 – 11, inclusive, shall be prohibited. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.4.33 RURAL EXCEPTION THIRTY-THREE (RU-33) ZONE

By-law  
No. 2520-2014-PL

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Thirty-Three (RU-33) Zone, located within part of Lots 11 & 12, Concession 1 (Thorah), all residential uses as set forth on Plate “B,” Column 5, Lines 1 – 11, inclusive, shall be prohibited. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.4.34 RURAL EXCEPTION THIRTY-FOUR (RU-34) ZONE

By-law  
No. 2521-2014-PL

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Thirty-Four (RU-34) Zone, located within part of Lot 7, Concession 5 (Thorah), all residential uses as set forth on Plate “B,” Column 5, Lines 1 – 11, inclusive, shall be prohibited. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.4.35 RURAL EXCEPTION THIRTY-FIVE (RU-35) ZONE

By-law  
No. 2522-2014-PL

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Thirty-Five (RU-35) Zone, located within part of Lot 10, Concession 2 (Thorah), all residential uses as set forth on Plate “B,” Column 5, Lines 1 – 11, inclusive, shall be prohibited. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.4.36 RURAL EXCEPTION THIRTY-SIX (RU-36) ZONE

By-law  
No. 2503-2013-PL

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Thirty-Six (RU-36) Zone, located within part of Lot 17, Concession 10 (Brock), a maximum of one (1) single-detached dwelling house shall be permitted. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.4.37 RURAL EXCEPTION THIRTY-SEVEN (RU-37) ZONE

By-law  
No. 2503-2013-PL

Notwithstanding the minimum frontage provisions for the Rural (RU) Zone, as set forth on Plates “C” & “D” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Thirty-Seven (RU-37) Zone, located within part of Lot 17, Concession 10 (Brock), the minimum lot frontage shall be 22 metres. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.4.38 RURAL EXCEPTION THIRTY-EIGHT (RU-38) ZONE

By-law  
No. 2543-2014-PL

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Thirty-Eight (RU-38) Zone, located within part of Lot 19, Concession 6 (Brock), the keeping of livestock shall be prohibited. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall apply and be complied with.



**9.4.39 RURAL EXCEPTION THIRTY-NINE (RU-39) ZONE**

By-law  
No. 2543-2014-PL

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Thirty-Nine (RU-39) Zone, located within part of Lot 19, Concession 6 (Brock), a maximum of one (1) single-detached dwelling house shall be permitted. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall apply and be complied with.

**9.4.40 RURAL EXCEPTION FORTY (RU-40) ZONE**

By-law  
No. 2572-2015-PL

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Forty (RU-40) Zone, located within part of Lots 2 & 3, Concession 6 (Thorah), a maximum of one (1) single-detached dwelling house shall be permitted. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall be complied with.

**9.4.41 RURAL EXCEPTION FORTY-ONE (RU-41) ZONE**

By-law  
No. 2573-2015-PL

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Forty-One (RU-41) Zone, located within part of Lots 10 & 11, Concession 9 (Brock), all residential uses as set forth on Plate “B”, Column 5, Lines 1-11, inclusive, shall be prohibited. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall be complied with.

**9.4.42 RURAL EXCEPTION FORTY-TWO (RU-42) ZONE**

By-law  
No. 2574-2015-PL

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Forty-Two (RU-42) Zone, located within part of Lot 17, Concession 2 (Thorah), all residential uses as set forth on Plate “B”. Column 5, Lines 11, inclusive, shall be prohibited. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall be complied with.

**9.4.43 RURAL EXCEPTION FORTY-THREE (RU-43) ZONE**

By-law  
No. 2618-2015-PL

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Forty-Three (RU-43) Zone, located within part of Lots 4 & 5, Concession 11 (Brock), all residential uses as set forth on Plate “B”. Column 5, Lines 11, inclusive, shall be prohibited. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall be complied with.

**9.4.44 RURAL EXCEPTION FORTY-FOUR (RU-44) ZONE**

By-law  
No. 2619-2015-PL

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Forty-Four (RU-44) Zone, located within part of Lot 6, Concession 11 (Brock), all residential uses as set forth on Plate “B”. Column 5, Lines 11, inclusive, shall be prohibited. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall be complied with.

**9.4.45 RURAL EXCEPTION FORTY-FIVE (RU-45) ZONE**

By-law  
No. 2635-2016-PL

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Forty-Five (RU-45) Zone, located within part of Lots 15 & 16, Concession 1 (Brock), a maximum of one (1) single-detached dwelling house shall be permitted. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall be complied with.

**9.4.46 RURAL EXCEPTION FORTY-SIX (RU-46) ZONE**

By-law  
No. 2644-2016-PL

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Forty-Six (RU-46) Zone, located within part of Lot 9, Concession 9 (Thorah), all residential uses as set forth on Plate “B”, Column 5, Lines 1-11, inclusive, shall be prohibited. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall be complied with.

**9.4.47 RURAL EXCEPTION FORTY-SEVEN (RU-47) ZONE**

By-law  
No. 2655-2016-PL

In addition to the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Forty-Seven (RU-47) Zone, located within part of Lot 12, Concession 9 (Brock), the following uses shall be permitted:

- a) The limited production of and sale of cheese and ice cream within an accessory building in accordance with the provisions of section 10.33 of this by-law;
- b) The sale of meats from animals raised on the subject land; and,
- c) In all respects, the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall be complied with.

**9.4.48 RURAL EXCEPTION FORTY-EIGHT (RU-48) ZONE**

By-law  
No. 2776-2018-PL

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Forty-Eight (RU-48) Zone, located within part of Lot 15, Concession 1 (Thorah), all residential uses as set forth on Plate “B” Column 5, Lines 1 – 11, inclusive, shall be prohibited. In addition, the keeper of livestock shall be prohibited within the existing barn located on the subject land. In all other respects the provision of the Rural (RU) Zone and By-law Number 287-78-PL shall be complied with.

**9.4.49 RURAL EXCEPTION FORTY-NINE (RU-49) ZONE**

By-law  
No. 2692-2016-PL  
No. 2734-2017-PL

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Forty-Nine (RU-49) Zone, located within part of Lot 8, Concession 10 (Thorah), all residential uses as set forth on Plate “B”, Column 5, Lines 1-11, inclusive, shall be prohibited. In addition, the keeping of livestock shall be prohibited within the existing barn located on the subject land. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall be complied with.

**9.4.50 RURAL EXCEPTION FIFTY (RU-50) ZONE**

By-law  
No. 2742-2017-PL

Notwithstanding the minimum lot area provisions of the Rural (RU) Zone, as set forth on Plate “c”, entitled “PROVISIONS FOR RESIDENTIAL USES”, within the Rural Exception Fifty (RU-50) Zone, located within part of Lot 11, Concession 4 (Brock), the minimum lot area shall be 6.6 hectares. In all other respects the provisions of the Rural (RU) Zone and By-law No. 287-78-PL shall be apply and be complied with.

**9.4.51 RURAL EXCEPTION FIFTY-ONE (RU-51) ZONE**

By-law  
No. 2775-2018-PL

Notwithstanding the uses permitted within the rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the rural Exception Fifty-One (RU-51) Zone, located within part of Lots 2 and 3, Concession 4 (Brock), a maximum of one single-detached dwelling house shall be permitted and the keeping of livestock shall be prohibited within the existing frame barn and riding arena located on the subject land. In all other respects the provision of the Rural (RU) Zone and By-law Number 287-78-PL

shall be complied with.

9.4.52

RURAL EXCEPTION FIFTY-TWO (RU-52) ZONE (Phoenix Rezoning)

By-law  
No. 2877-2019-PL

Notwithstanding the uses permitted within the rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the rural Exception Fifty-Two (RU-52) Zone, located within part of Lot 12, concession 10 (Brock), a maximum of one single-detached dwelling house shall be permitted on the subject land. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall be complied with.

9.4.53

RURAL EXCEPTION FIFTY-THREE (RU-53) ZONE (McCuaig Rezoning)

By-law  
No. 2885-2019

Notwithstanding the uses permitted within the rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the rural Exception Fifty-Three (RU-53) Zone, located within part of Lot 8, Concession 11 (Thorah), all residential uses as set forth on Plate “B”, Column 5, Lines 1 – 11, inclusive, shall be prohibited. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall be complied with.

9.4.54

RURAL EXCEPTION FIFTY-FOUR (RU-54) ZONE (McCuaig Rezoning)

By-law  
No. 2885-2019

Notwithstanding the uses permitted within the rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the rural Exception Fifty-Four (RU-54) Zone, located within part of Lot 8, Concession 11 (Thorah), the keeping of livestock/animal husbandry shall be prohibited with the existing shed. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall be complied with.

9.4.55

RURAL EXCEPTION FIFTY-FIVE (RU-55) ZONE (Kea Rezoning)

By-law  
No. 2909-2019

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Fifty-Five (RU-55) Zone, located within Lot 1, Concession 1 (Thorah). A maximum of one (1) single-detached dwelling house shall be permitted. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall be complied with.

9.4.56

RURAL EXCEPTION FIFTY-SIX (RU-56) ZONE (Phoenix Rezoning)

By-law  
No. 2973-2020

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Fifty-Six (RU-56) Zone, located within Part Lot 22 and 23, Concession 6 (Brock), all residential uses as set forth on Plate “B”, Column 5, Lines 1 – 11, inclusive, shall be prohibited. In all other respects the provision of the Rural (RU) Zone and By-law Number 287-78-PL shall be complied with.

9.4.57

RURAL EXCEPTION FIFTY-SEVEN (RU-57) ZONE (Phoenix Rezoning)

By-law  
No. 2973-2020

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Fifty-Seven (RU-57) Zone, located within part Lot 22 and 23, Concession 6 (Brock), the keeping of livestock/animal husbandry shall be prohibited within the existing steel clad shed/barn. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall be complied with.

9.4.58

RURAL EXCEPTION FIFTY-EIGHT (RU-58) ZONE (DS&B Farms Rezoning)

By-law  
No. 2985-2020

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Fifty-Eight (RU-58) Zone, located within part Lot 9, Concession 1 (Thorah), all residential uses as set forth on Plate “B”, Column 5, Lines 1 – 11, inclusive, shall be prohibited, and the keeping of livestock/animal husbandry shall be prohibited within the existing frame shed/kennel. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall be complied with.

9.4.59

RURAL EXCEPTION FIFTY-NINE (RU-59) ZONE (Darmar Farms/Dale McFeeters)

By-law  
No. 2962-2021

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Fifty-Nine (RU-59) Zone, located within Part Lot 23, Concession 12, Pt2, 40R-13288, Brock Township, all residential uses as set forth on Plate “B”, Column 5, Lines 1 – 11, inclusive, shall be prohibited. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall be complied with.

9.4.60

RURAL EXCEPTION SIXTY (RU-60) ZONE (DarMar Farms Rezoning)

By-law  
No. 2962-2021

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception Sixty (RU-60) Zone, located within Part Lot 23, Concession 12, Pt2, 40R13288, Brock Township, the front-yard setback provision to the edge of the front porch shall be 2m and the centerline setback shall be no closer than 12m. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall be complied with.

9.4.61

RURAL EXCEPTION SIXTY-ONE (RU-61) ZONE (Phoenix Rezoning)

By-law  
No. 3078-2021

Notwithstanding the uses permitted within the Rural (RU) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Exception 61 (RU-61) Zone, located within Part Lot 23, Concession 6 (Brock), all residential uses as set forth on Plate “B”, Column 5, Lines 1-11, shall be prohibited. In all other respects the provisions of the Rural (RU) Zone and By-law Number 287-78-PL shall be complied with.

9.5

RURAL BUFFER (RB) ZONE CATEGORY EXCEPTIONS

9.5.1

RURAL BUFFER EXCEPTION ONE (RB-1) ZONE

By-law  
No. 636-83-PL

Notwithstanding the minimum lot area and lot frontage requirements for the Rural Buffer (RB) Zone, or any other provision, of Restricted Area By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Rural Buffer Exception One (RB-1) Zone, as shown on Plate “A6” to Restricted Area By-law No. 287-78-PL, as amended by Restricted Area By-law No. 636-83-PL, the minimum lot area and lot frontage requirements shall be 11 hectares and 12 metres respectively, and permitted agricultural buildings, structures or operations shall be permitted unless such comply with the Agricultural Code of Practice.

9.5.2

RURAL BUFFER EXCEPTION TWO (RB-2) ZONE

By-law  
No. 1184-92-PL

Notwithstanding the provisions of the Rural Buffer (RB) Zone of By-law No. 287-78-PL, as amended to the contrary, within the Rural Buffer Exception Two (RB-2) Zone, located on part of Lots 19 & 20, Concession II, former Township of Thorah, more particularly described as forming Parts 1 and 2, Plan 40R-14088, all provisions of the Rural Buffer (RB) Zone shall apply save

and except as specifically noted below:

- a) Minimum Lot Area2.4 hectares
- b) Minimum Lot Frontage160 metres
- c) Minimum Rear Yard Requirement30 metres
- d) Other Zone Provisions

In all other respects the provisions of the Rural Buffer (RB) Zone and By-law No. 287-78-PL shall apply and be complied with.

9.5.3

RURAL BUFFER EXCEPTION THREE (RB-3) ZONE

By-law  
No. 1844-03-PL

- a) Only Permitted Residential Use
  - i) Permanent single-family dwelling house
- b) Only Permitted Non-Residential Uses
  - i) Farm
  - ii) Forestry
  - iii) Public Use
- c) Regulatory Provisions
  - i) Minimum Lot Area1.9 hectares
  - ii) Minimum Lot Frontage37 metres
  - iii) Yard Dimensions (Metal Clad Barn):  
Rear Yard (South)0.8 metres
  - iv) Yard Dimensions (Metal Clad Shed):  
Rear Yard (South)0.1 metres
  - v) In all other respects the provisions of the Rural Buffer (RB) Zone and Zoning By-law Number 287-78-PL shall apply and be complied with.

9.5.4

RURAL BUFFER EXCEPTION FOUR (RB-4) ZONE

By-law  
No. 1756-02-PL

- Notwithstanding the minimum lot area, minimum interior side and rear yard dimensions as set forth on Plate “C,” entitled “PROVISIONS FOR RESIDENTIAL USES,” and Section 10.1 (b), entitled “ACCESSORY BUILDINGS, STRUCTURES AND USES - RELATION TO STREET,” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Buffer Exception Four (RB-4) Zone, located within part of Lot 13, Concession 5 (former Township of Thorah), the following shall apply and be complied with:
- a) Minimum Lot Area0.39 hectares
  - b) Minimum Interior Side Yard Dimension (East)3.4 metres
  - c) Minimum Rear Yard Dimension (Existing Building):9.4 metres
  - d) The accessory building existing as of the date of passing of By-law Number 1756-2002-PL may be located closer to the street line than the principal or main building on the lot and shall have a minimum setback of 10.5 metres from the street line.

In all other respects the provisions of the Rural Buffer (RB) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.5.5

RURAL BUFFER EXCEPTION FIVE (RB-5) ZONE

- By-law  
No. 1844-03-PL
- a) Only Permitted Residential Use

i) Veterinary Clinic

ii) Public Use
- b) Regulatory Provisions

i) Minimum Lot Area0.8 hectares

ii) Minimum Lot Frontage92 metres

ii) Yard Dimensions:

Front Yard (North)32 metres

Interior Side (West)13 metres

Exterior Side (East)95 metres

Rear Yard (South)36 metres

iii) Maximum Number of Principal Buildings1 only

iv) Minimum Height of all Building Openings236.9 metres above sea level

v) In all other respects the provisions of the Rural Buffer (RB) Zone and Zoning By-law Number 287-78-PL shall apply and be complied with.

9.5.6

RURAL BUFFER EXCEPTION SIX (RB-6) ZONE

By-law  
No. 2797-2018-PL

Notwithstanding the uses permitted within the Rural Buffer(RB) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Buffer Exception Six (RB-6) Zone, located within part of Lots 10 and 11 Concession 5 (Brock), a maximum of one single-detached dwelling house shall be permitted and the keeping of livestock shall be prohibited within the existing frame barn located on the subject land. In all other respects the provisions of the rural Buffer (RB) Zone and By-law Number 287-78-PL shall be complied with.

9.5.7

RURAL BUFFER EXCEPTION SEVEN (RB-7) ZONE

By-law  
No. 2797-2018-PL

Notwithstanding the uses permitted within the Rural Buffer (RB) Zone, as forth in Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Rural Buffer Exception Seven (RB-7) Zone, located within part of Lots 10 and 11, Concession 5 (Brock), only the following uses shall be permitted: permanent family dwelling house, secondary unit, bed and breakfast establishment, home occupation, and public use. In all other respects the provision of the Rural Buffer (RB) Zone and By-law Number 287-78-PL shall be complied with.

9.5.8

RURAL BUFFER EXCEPTION EIGHT (RB-8) ZONE

By-law  
No. 3038-2021

Notwithstanding the provisions of Zoning By-law Number 287-78-PL, as amended, to the contrary, the only permitted use within the Rural Buffer Exception Eight (RB-8) Zone shall be a temporary private septic system to service those uses permitted within the C4-9 Zone.

In all other respects, the provisions of the Rural Buffer (RB) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.6.

RURAL RESIDENTIAL (RR) ZONE CATEGORY EXCEPTIONS

9.6.1

RURAL RESIDENTIAL EXCEPTION ONE (RR-1) ZONE

By-law  
No. 600-82-PL

Notwithstanding the minimum lot area and frontage requirements and the minimum gross floor area requirement for a single family dwelling house, for the Rural Residential (RR) Zone, or any other provision of Restricted Area By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Rural Residential Exception No. 1 (RR-1) Zone, located in part of Lot 2, Concession III, in the former Township of Brock, a maximum of four (4) residential lots only shall be permitted and each such lot shall have a minimum lot area of 8000 square metres and a minimum lot frontage of 60 metres, and the minimum gross floor area requirement shall be 139 metres.

9.6.2

RURAL RESIDENTIAL EXCEPTION TWO (RR-2) ZONE

By-law  
No. 848-86-PL

Notwithstanding the minimum lot area and lot frontage requirements of the Rural Residential (RR) Zone, of Zoning By-law No. 287-78-PL, as otherwise amended, to the contrary within the Rural Residential Exception No. 2 (RR-2) Zone, located in part of Lot 12, Concession V, in the former Township of Thorah, the minimum lot area and lot frontage requirements shall be 2,000 square metres and 35 metres respectively, and a maximum of two (2) lots only shall be permitted.

9.6.3

RURAL RESIDENTIAL EXCEPTION THREE (RR-3) ZONE

By-law  
No. 959-88-PL  
1307-94-PL

Notwithstanding the provisions of the Rural Residential (RR) Zone within Zoning By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Rural Residential Exception Three (RR-3) Zone, located in part of Lot 18, Concession XI, in the Township of Brock, and more particularly described as forming Parts 1-6, inclusive, and part of Part 7, 40R-11833, the applicable provisions of the Rural Residential (RR) Zone, shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- 
- a)

Minimum Lot Area Requirement

8,094 square metres
- b)

Minimum Gross Floor Area Per Dwelling Unit

140 square metres

9.6.4

RURAL RESIDENTIAL EXCEPTION FOUR (RR-4) ZONE

By-law  
No. 977-88-PL

Notwithstanding the provisions of the Rural Residential (RR) Zone, as delineated on Plate “C” entitled “PROVISIONS FOR RESIDENTIAL USES,” within the Rural Residential Exception Four (RR-4) Zone, located in part of Lot 10, Concession VI, former Thorah Area, the maximum number of dwelling houses per lot shall be restricted to two. In all other respects the provisions of By-law No. 287-78-PL, as otherwise amended, shall apply and be complied with.

9.6.5

RURAL RESIDENTIAL EXCEPTION FIVE (RR-5) ZONE

By-law  
No. 1339-95-PL

Notwithstanding the minimum lot area, and the minimum front and interior side yard dimensions for the Rural Residential (RR) Zone, as set forth on Plate “C,” entitled “PROVISIONS FOR RESIDENTIAL USES,” of By-law No. 287-78-PL, as otherwise amended to the contrary, within the Rural Residential Exception Five (RR-5) Zone, located in part Lot 13, Concession II, former Township of Brock, the minimum lot area shall be 3,330 square metres and the minimum front and interior side yard dimensions shall be 11 metres and 4 metres, respectively. In all other respects the provisions of the Rural Residential (RR) Zone and By-law No. 287-78-PL shall apply and be complied with.



9.7

HAMLET RESIDENTIAL (HR) ZONE CATEGORY EXCEPTIONS

9.7.1

HAMLET RESIDENTIAL EXCEPTION ONE (HR-1) ZONE

By-law  
No. 636-83-PL

Notwithstanding the minimum lot area and lot frontage requirement for the Hamlet Residential (HR) Zone, of Restricted Area By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Hamlet Residential Exception One (HR-1) Zone, as shown on Plate “A6” to Restricted Area By-law No. 287-78-PL, as amended by Restricted Area By-law No. 636-83-PL, a maximum of eighteen (18) lots shall be permitted, and each such lot shall have minimum lot area and lot frontage requirements of 4,040 square metres and 45 metres respectively.

9.7.2

HAMLET RESIDENTIAL EXCEPTION TWO (HR-2) ZONE

By-law  
No. 636-83-PL

Notwithstanding the minimum lot area and lot frontage requirements for the Hamlet Residential (HR) Zone, of Restricted Area By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Hamlet Residential Exception Two (HR-2) Zone, as shown on Plate “A6” to Restricted Area By-law No. 287-78-PL, as amended by Restricted Area By-law No. 636-83-PL, a maximum of seven (7) lots shall be permitted, and each such lot shall have minimum lot area and lot frontage requirements of 8,080 square metres and 65 metres respectively.

9.7.3

HAMLET RESIDENTIAL EXCEPTION THREE (HR-3) ZONE

By-law  
No. 913-87-PL

Notwithstanding the residential uses permitted within the Hamlet Residential (HR) Zone as set forth on Plate “B” hereof to the contrary, within the Hamlet Residential Exception Three (HR-3) Zone, as delineated on Plate “A6” attached to and forming part of this by-law, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions, namely:

- a) Residential Uses
- one single-family dwelling per lot.
- b) Accessory Uses
- Notwithstanding Section 10.1 (b) hereof, the minimum front yard setback shall be 11 metres.
- c) Regulatory Provisions
- i) Minimum Lot Area

6,000 square metres

ii) Minimum Lot Frontage

55 metres

iii) Minimum Yard Requirements

- in accordance with the provisions of Plate “C” hereof.

9.7.4

HOLDING HAMLET RESIDENTIAL EXCEPTION FOUR ((H)-HR-4) ZONE

By-law  
No. 1280-94-PL

a) No person shall use any land or erect, alter or use any building or structure within the Holding Hamlet Residential Exception Four) Zone except for one single-detached residential dwelling existing on the subject land as of March 21, 1994, until the Holding (H) Symbol is removed by amendment to this By-Law pursuant to Section 36 of the *Planning Act*, R.S.O. 1990, as amended.

- b)     Notwithstanding the provisions of the Hamlet Residential (HR) Zone and all other requirements of By-law No. 287-78-PL, as otherwise amended to the contrary, upon removal of the Holding (H) Symbol following submission of a site servicing plan, and dedication of land for Regional and Township road purposes, within the Hamlet Residential Exception Four (HR-4) Zone, located in part of Lot 24, Concession VIII, former Township of Brock, the following shall apply and be complied with:
- i)       Minimum Lot Area

0.8 hectares
- ii)      Minimum Lot Frontage as shown on Schedule “A” to By-Law No. 1280-94-PL as follows:

Part A:

40 metres

Part B:

70 metres

Part C:

70 metres

Notwithstanding Section 11.95, entitled “LOT FRONTAGE” of By-Law No. 287-78-PL, the minimum lot frontage of Part A shall be measured as the horizontal distance between the side lot lines from a point measured 50 metres from the front lot line.
- iii)     Minimum setback from streambanks for all principal and accessory buildings or structures

30 metres
- iv)      Other Zone Provisions

In all other respects the provisions of the Hamlet Residential (HR) Zone and By-Law No. 287-78-PL shall apply and be complied with.

9.7.5

HAMLET RESIDENTIAL EXCEPTION FIVE (HR-5) ZONE

By-law  
No. 1835-03-PL

- a)     In addition to the uses permitted within the Hamlet Residential (HR) Zone, as set forth on Plate “B” hereof to the contrary, within the Hamlet Residential Exception Five (HR-5), as delineated on Plate “A2” attached to and forming part of By-law Number 287-78-PL, a private club, as defined in clause 9.7.5 b), shall also be permitted.
- b)     For the purpose of this by-law, and, notwithstanding Section 11.143 of By-law Number 287-78-PL, as amended to the contrary, a private club shall be defined as a place where a maximum of sixty (60) persons attend the basement of the existing permanent single-family dwelling not to exceed a maximum of once (1) per week on Sundays only to hear live music hosted by the owner of the permanent single-family dwelling.
- c)     Notwithstanding Section 10.18 (e), entitled “Parking Space Requirement Table,” of By-law Number 287-78-PL, as otherwise amended to the contrary, a minimum of twenty-three (23) parking spaces shall be required on the lot.
- d)     In all other respects the provisions of the Hamlet Residential (HR) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.8

SHORELINE RESIDENTIAL (SR) ZONE CATEGORY EXCEPTIONS

9.8.1

SHORELINE RESIDENTIAL EXCEPTION ONE (SR-1) ZONE

By-law  
No. 1198-92-PL

Notwithstanding the minimum lot area and minimum exterior side and front yard dimensions of the Shoreline Residential (SR) Zone as contained on Plate "C," entitled "PROVISIONS FOR RESIDENTIAL USES" of By-law No. 287-78-PL, within the Shoreline Residential Exception One (SR-1) Zone, as delineated on Plate "A1" of Zoning By-law No. 287-78-PL and located in part of Lot 4, Concession XI, in the former Township of Thorah, the following shall apply:

- a)

Minimum Lot Area

3112 square metres
- b)

Minimum Yard Dimensions

i)

Exterior Side Yard  
(Shier Avenue and Street)

7 metres

ii)

Front Yard  
(Ball Avenue West & Concession 11)

7 metres

In all other respects the provisions of the Shoreline Residential (SR) Zone and By-law No. 287-78-PL shall apply and be complied with.

9.9

RESIDENTIAL TYPE ONE (R1) ZONE CATEGORY EXCEPTIONS

9.9.1

RESIDENTIAL TYPE NO. 1 EXCEPTION TWO (R1-2) ZONE

By-law  
No. 651-83-PL

Notwithstanding the minimum lot area requirement for the Residential Type No. 1 (R1) Zone, of Restricted Area By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Residential Type No. One Exception Two (R1-2) Zone, located in part of Lot 17, Concession IV, in the former Township of Thorah, the minimum lot area requirements shall be 0.5 hectares, and a maximum of six (6) lots shall be permitted.

In addition, no permitted dwelling house in the R1-2 Zone shall be located within 100 metres of the right-of-way of the Canadian National Railway Line.

9.9.2

RESIDENTIAL TYPE NO. 1 EXCEPTION THREE (R1-3) ZONE

By-law  
No. 889-87-PL

Notwithstanding the minimum lot frontage requirement for the Residential Type No. 1 (R1) Zone, of Zoning By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Residential Type No. 1 Exception No. 3 (R1-3) Zone, located in part of Lot 13, Concession VI, in the former Village of Beaverton, the minimum lot frontage requirement shall be 15 metres.

9.9.3

RESIDENTIAL TYPE NO. 1 EXCEPTION SIX (R1-6) ZONE

By-law  
No. 1073-80-PL

Notwithstanding the provisions of Zoning By-law No. 287-78-PL, to the contrary, within the Residential Type No. 1 Exception Six (R1-6) Zone, located on part of Lots 9 and 10, Munro Plan, Cannington Urban Area, all applicable provisions of the Residential Type No. 1 (R1) Zone shall apply save and except as specifically noted below in which case the following shall apply and be complied with:

a) Permitted Uses

i. Residential

One single-family detached dwelling

ii. Non-Residential

One accessory building which shall not be used for the purposes of human habitation or a home occupation as defined under Section 10.11 of the By-law.

A public use in accordance with Section 10.21 of By-law No. 287-78-PL.

b) Regulatory Provisions

i. Minimum Yard Requirement

Exterior Side Yard

1.8 metres

ii. Maximum Height of Accessory Building

9.1 metres

iii. Relation to Street

For the purposes of the Residential Type No. 1 Exception Six (R1-6) Zone, an accessory building may be located closer to the streetline than the principal or main building on the lot.

c) Other Zone Provisions

In all other respects the provisions of the Residential Type No. 1 (R1) Zone and Zoning By-law No. 287-78-PL shall apply and be complied with.

9.9.4

RESIDENTIAL TYPE NO. 1 EXCEPTION SEVEN (R1-7) ZONE

By-law  
No. 1347-95-PL  
1357-95-PL

Notwithstanding the minimum yard dimension within the Residential Type No. 1 (R1) Zone, as set forth on Plate "C" entitled "PROVISIONS FOR RESIDENTIAL USES" of By-law No. 287-78-PL, as otherwise amended to the contrary, within the Residential Type No. 1 Exception Seven (R1-7) Zone, located in part Lot 13, Concession VI, former Township of Thorah, and legally described as Part 1 of Plan 40R-12173, the minimum front yard dimension shall be 10 metres. In all other respects the provisions of the Residential Type No. 1 (R1) Zone and By-law No. 287-78-PL shall apply and be complied with.

9.9.5

RESIDENTIAL TYPE NO. 1 EXCEPTION EIGHT (R1-8) ZONE

By-law  
No. 1402-96-PL

In addition to all other provisions of the Residential Type No. 1 (R1) Zone category as set forth on Plate "C," entitled "PROVISIONS FOR RESIDENTIAL USES" of By-law No. 287-78-PL, as otherwise amended to the contrary, within the Residential Type No. 1 Exception Eight (R1-8) Zone, located in part Lot 12, Concession V, former Township of Brock, and legally described as part of Part 7, 11 and Part 5, Plan 40R-15045 and Block 35, Plan 40M-1750, a planting strip, in accordance with the provisions of Section 10.20, shall be required adjacent the rear lot line.

In all other respects the provisions of the Residential Type No. 1 (R1) Zone and By-law No. 287-78-PL shall apply and be complied with.

9.9.6

RESIDENTIAL TYPE NO. 1 EXCEPTION NINE (R1-9) ZONE

By-law  
No. 1402-96-PL

Notwithstanding the minimum lot frontage, minimum interior side yard dimension, and maximum lot coverage provisions of the Residential Type No. 1 (R1) Zone category as set forth on Plate "C," entitled "PROVISIONS FOR RESIDENTIAL USES" of By-law No. 287-78-PL, as otherwise amended to the contrary, within the Residential Type No. 1 Exception Nine (R1-9) Zone, located in part Lot 12, Concession V, former Township of Brock, and legally described as part of Parts 13, 14, and 17, Plan 40R-15045 and Block 36, Plan 40M-1750, the minimum lot frontage shall be 13.9 metres, the minimum side yard dimension on the south side shall be 0.4 metres and the maximum lot coverage shall be 32 percent. In addition, notwithstanding Section 7 (g), the minimum distance between buildings on an adjacent lot shall be 2.4 metres.

In all other respects the provisions of the Residential Type No. 1 (R1) Zone and By-law No. 287-78-PL shall apply and be complied with.

9.9.7

RESIDENTIAL TYPE NO. 1 EXCEPTION TEN (R1-10) ZONE

By-law  
No. 1806-02-PL

In addition to the uses permitted within the Residential Type No. 1 (R1) Zone of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Residential Type No. 1 Exception Ten (R1-10) Zone, located within part of Lot 15, Concession 5 (Thorah), a business and professional office shall also be permitted within a permanent single-detached dwelling house.

In all other respects the provisions of the Residential Type No. 1 (R1) Zone and By-law No. 287-78-PL shall apply and be complied with.

9.9.11

RESIDENTIAL TYPE NO. 1 EXCEPTION ELEVEN (R1-11) ZONE

By-law  
No. 1915-04-PL

Notwithstanding the minimum lot frontage, minimum interior side yard dimension, and minimum exterior side yard dimension provisions of the Residential Type One (R1) Zone category, as set forth on Plate C, entitled "Provisions for Residential Uses," of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Residential Type One Exception Eleven (R1-11) Zone, located within part of Lot 16, Concession 5 (Beaverton), the following shall apply and be complied with:

a)

Minimum Lot Frontage:

14.5 metres

- b) Minimum Interior Side Yard Dimension:
- Minimum width shall be 5 metres on one side, 1.2 metres on the other side, plus 0.1 metres on the narrow side for each additional or partial storey above the first. However, where there are piped water and sanitary sewer facilities and a garage or carport is attached to or is within the main building, or the lot is a corner lot, the minimum width of the interior side yards shall be 1.2 metres plus 0.1 metres for each additional or partial storey above the first. However, there shall be a minimum of 2.4 metres between buildings on adjacent lots.
- c) Minimum Exterior Side Yard Dimension: 2.8 metres
- d) In all other respects the provisions of the Residential Type One (R1) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.9.12

RESIDENTIAL TYPE NO. 1 EXCEPTION TWELVE (R1-12) ZONE

By-law  
No. 1915-04-PL

Notwithstanding the minimum lot frontage, minimum interior side yard dimension, and minimum exterior side yard dimension, and maximum lot coverage provisions of the Residential Type One (R1) Zone category, as set forth on Plate C, entitled “Provisions for Residential Uses,” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Residential Type One Exception Twelve (R1-12) Zone, located within part of Lot 16, Concession 5 (Beaverton), the following shall apply and be complied with:

- a) Minimum Lot Frontage: 14.5 metres
- b) Minimum Interior Side Yard Dimension:
- Minimum width shall be 5 metres on one side, 1.2 metres on the other side, plus 0.3 metres on the narrow side for each additional or partial storey above the first. However, where there are piped water and sanitary sewer facilities and a garage or carport is attached to or is within the main building, or the lot is a corner lot, the minimum width of the interior side yards shall be 1.2 metres plus 0.3 metres for each additional or partial storey above the first. However, there shall be a minimum of 2.4 metres between buildings on adjacent lots.
- c) Minimum Exterior Side Yard Dimension: 2.8 metres
- d) Maximum Lot Coverage: 42. percent
- e) In all other respects the provisions of the Residential Type One (R1) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.9.13

RESIDENTIAL TYPE NO. 1 EXCEPTION THIRTEEN (R1-13) ZONE

By-law  
No. 2085-07-PL

Notwithstanding the minimum lot frontage, minimum front, interior, exterior, and rear yard dimensions, and lot coverage provisions of the Residential Type One (R1) Zone category, as set forth on Plate C, entitled “PROVISIONS FOR RESIDENTIAL USES”, of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Residential Type One Exception Thirteen (R1-13) Zone, located within part of Lot 12, Concession 5 (Sunderland), the following shall apply and be complied with:

- a) Minimum Lot Frontage: 14.5 metres
- b) Minimum Front Yard Dimension: 6.0 metres
- c) Minimum Interior Side Yard Dimension: 1.2 metres
- d) Minimum Distance Between Buildings  
On Adjacent Lots: 2.4 metres

- e) Minimum Exterior Side Yard Dimension  
To a Single-Detached Dwelling Only4.0 metres
- f) Minimum Rear Yard Dimension:7.5 metres
- g) Maximum Lot Coverage:45 percent
- h) In all other respects the provisions of the Residential Type One (R1) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.9.14

RESIDENTIAL TYPE NO. 1 EXCEPTION FOURTEEN (R1-14) ZONE

By-law  
No. 2085-07-PL

Notwithstanding the minimum front, interior, and rear yard dimensions, and lot coverage provisions of the Residential Type One (R1) Zone category, as set forth on Plate C, entitled “PROVISIONS FOR RESIDENTIAL USES”, of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Residential Type One Exception Fourteen (R1-14) Zone, located within part of Lot 12, Concession 5 (Sunderland), the following shall apply and be complied with:

- a) Minimum Lot Frontage:14.5 metres
- b) Minimum Front Yard Dimension:5.7 metres
- c) Minimum Interior Side Yard Dimension:1.2 metres
- d) Minimum Distance Between Buildings  
On Adjacent Lots:2.4 metres
- e) Minimum Rear Yard Dimension:7.0 metres
- f) Maximum Lot Coverage:45 percent
- g) In all other respects the provisions of the Residential Type One (R1) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.9.15

HOLDING RESIDENTIAL TYPE NO. 1 EXCEPTION FIFTEEN ((H) R1-15) ZONE

By-law  
No. 2096-07-PL  
(By-law 2716-  
2017-PL removed  
Holding (H) symbol  
in part)

Notwithstanding the minimum front, interior side, exterior side, and rear yard dimensions, and lot coverage provisions of the Residential Type One (R1) Zone category, as set forth on Plate C, entitled “PROVISIONS FOR RESIDENTIAL USES”, and, notwithstanding the minimum dimension of a sight triangle, as set forth in section 10.23, of By-law Number 287-78-PL, as otherwise amended to the contrary, upon the removal of the Holding (H) symbol following the execution of a subdivision agreement, within the Residential Type One Exception Fifteen (R1-15) Zone, located within part of Lot 11, Concession 6 (Sunderland), the following shall apply and be complied with:

- a) Minimum Front Yard Dimension:6.0 metres
- b) Minimum Interior Side Yard Dimension:1.2 metres
- c) Minimum Distance Between Buildings  
On Adjacent Lots:2.4 metres
- d) Minimum Exterior Side Yard Dimension:4.0 metres
- e) Minimum Rear Yard Dimension:7.5 metres
- f) Maximum Lot Coverage:45 percent
- g) Minimum Sight Triangle Dimension:7.5 metres
- h) In all other respects the provisions of the Residential Type One (R1) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.9.16

RESIDENTIAL TYPE NO. 1 EXCEPTION SIXTEEN R1-16 ZONE

By-law  
No. 2096-07-PL  
By-law No. 2716-  
2017-PL removed  
Holding (H)  
symbol)

Notwithstanding the minimum front, interior side, exterior side, and rear yard dimensions, and lot coverage provisions of the Residential Type One (R1) Zone category, as set forth on Plate C, entitled “PROVISIONS FOR RESIDENTIAL USES”, and, notwithstanding the minimum dimension of a sight triangle, as set forth in section 10.23, of By-law Number 287-78-PL, as otherwise amended to the contrary, upon the removal of the Holding (H) symbol following the receipt of approvals from the Lake Simcoe Region Conservation Authority and the execution of a subdivision agreement, within the Residential Type One Exception Sixteen (R1-16) Zone, located within part of Lot 11, Concession 6 (Sunderland), the following shall apply and be complied with:

a)

Minimum Front Yard Dimension:

6.0 metres

b)

Minimum Interior Side Yard Dimension:

1.2 metres

c)

Minimum Distance Between Buildings  
On Adjacent Lots:

2.4 metres

d)

Minimum Exterior Side Yard Dimension:

4.0 metres

e)

Minimum Rear Yard Dimension:

7.5 metres

f)

Maximum Lot Coverage:

45 percent

g)

Minimum Sight Triangle Dimension:

7.5 metres

h)

In all other respects the provisions of the Residential Type One (R1) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.9.17

RESIDENTIAL TYPE NO. 1 EXCEPTION SEVENTEEN (R1-17) ZONE

By-law  
No. 2102-07-PL

Notwithstanding the interior side yard dimension and lot coverage provisions of the Residential Type No. 1 (R1) Zone of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Residential Type No. 1 Exception Seventeen (R1-17) Zone, located within part of Lots 7, 8, and 9, Plan 81 (Beaverton) and known municipally as 481 York Street, the minimum interior side yard dimension shall be 0 metres on the north side and 3.0 metres on the south side and the maximum lot coverage shall be 41% for a building existing on the date of the passing of this by-law. In all other respects the provisions of the Residential Type No. 1 (R1) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.9.18

RESIDENTIAL TYPE NO. 1 EXCEPTION EIGHTEEN (R1-18) ZONE

By-law  
No. 2531-2014-PL

a)

Permitted Uses

Notwithstanding the uses permitted within the Residential Type No. 1 (R1) Zone, as set forth on Plate “B” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Residential Type No. 1 Exception Eighteen (R1-18) Zone, located within part of Lot 13, Concession 5 (Thorah), a maximum of three residential apartment units within the existing single-detached dwelling structure shall be permitted.

b)

Regulatory Provisions

Notwithstanding the provisions of Section 7 (I) (i) and (ii), entitled “DWELLING UNIT AREA – APARTMENT”, as otherwise amended to the contrary, the minimum unit area for a bachelor apartment shall be 23 square metres and the minimum unit area for a dwelling unit containing two bedrooms shall be 53 square metres.

c)

Other Provisions



In all other respects the provisions of the Residential Type No. 1 (R1) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.9.19

HOLDING RESIDENTIAL TYPE NO. 1 EXCEPTION NINETEEN ((H) R1-19) ZONE

By-law  
No. 2675-2016-PL  
No. 2757-2017-PL  
No. 2758-2017-PL

Notwithstanding the minimum lot area, frontage, front, interior side, exterior side, rear yard dimensions, and building height of the Residential Type No. 1 (R1) Zone Category, as set forth on Plate “c”, entitled “PROVISIONS FOR RESIDENTIAL USES” and, notwithstanding the minimum setback for unenclosed, excavated, excavated, covered and uncovered porches and stairs, as set forth in section 10.1 (m) and the minimum dimension of a sight triangle, as set forth in section 10.23, of By-law Number 287-78-PL, as otherwise amended to the contrary, upon the removal of the Holding (H) symbol following the execution of a subdivision agreement, within the Residential Type No. 1 Exception Nineteen (R1-19) Zone, located within part of Lot 14, Concession 6 (Thorah), the following shall apply and be complied with:

- a) Minimum Lot Area370 square meters
- b) Minimum Lot Frontage12 metres
- c) Minimum Front Yard Dimension where a Sidewalk Exists:

i) Dwelling4.5 metres

ii) Attached Garage6.0 metres
- d) Minimum Front Yard Dimension where a Sidewalk Does Not Exist:

i) Dwelling3.5 metres

ii) Attached Garage5.0 metres
- e) Minimum Interior Side Yard Dimension1.2 metres
- f) Minimum Exterior Side Yard Dimension3.0 metres
- g) Minimum Rear Yard Dimension7.0 metres
- h) Minimum Setback from CN Railway right-of-way for habitable buildings30.0 metres
- i) Maximum Building Height10.0 metres
- j) Maximum Encroachment Into Front Yard for Unenclosed, Covered or Uncovered Porches:1.5 metres
- k) Maximum Encroachment Into Exterior Side Yard for Unenclosed, Covered or Uncovered Porches1.2 metres
- l) Maximum Encroachment Into Front or Exterior Yard Dimensions for Stairs2.7 metres
- m) Maximum Lot Coverage:57 percent
- n) Minimum Sight Triangle Dimension6.0 metres
- o) In all other respects the provisions of the Residential Type No 1 (R1) Zone and By-law Number 287-78-PL shall apply and be complied with”

9.9.20

HOLDING RESIDENTIAL TYPE NO. 1 EXCEPTION TWENTY ((H) R1-20) ZONE

By-law  
No. 2675-2016-PL

Notwithstanding the minimum front, interior side, exterior side, rear yard dimensions and building height of the Residential Type No. 1 (R1) Zone Category, as set forth on Plate “C”, entitled “PROVISIONS FOR RESIDENTIAL USES” and, notwithstanding the minimum setback for unenclosed , excavated, covered and uncovered porches and stairs, as set forth in section 10.1 (m) and the minimum dimensions of a sight triangle, as set forth in section 10.23, of By-law Number 287-78-PL, as otherwise amended to the contrary, upon the removal of the Holding (H) symbol following the execution of a subdivision agreement, within the Residential Type No. 1 Exception Nineteen (R1-20) Zone, located within part of Lot 14, Concession 6 (Thorah), the following shall apply and be complied with:

- a) Minimum Front Yard Dimension where a Sidewalk Exists:
  - i) Dwelling 4.5 metres
  - ii) Attached Garage 6.0 metres
- b) Minimum Front Yard Dimensions where a Sidewalk Does Not Exist:
  - i) Dwelling 3.5 metres
  - ii) Attached Garage 5.0 metres
- c) Minimum Interior Side Yard Dimension: 1.2 metres
- d) Minimum Exterior Side Yard Dimension 3.0 metres
- e) Minimum Rear Yard Dimension: 7.0 metres
- f) Maximum Building Height 10.0 metres
- g) Maximum Encroachment Into Front Yard for Unenclosed, Covered or Uncovered Porches 1.5 metres
- h) Maximum Encroachment Into Exterior Yard for Unenclosed, Covered 1.2 metres
- i) Maximum Encroachment Into Front or Exterior Yard Dimensions for Stairs 2.7 metres
- j) Maximum Lot Coverage 57 percent
- k) Minimum Sight Triangle Dimension 6.0 metres
- l) In all other respects the provisions of the Residential Type No. 1 (R1) Zone and By-law Number 287-78-PL shall apply and be complied with.”

9.9.21 RESIDENTIAL TYPE NO. 1 EXCEPTION TWENTY-ONE (R1-21) ZONE

By-law  
No. 2637-2016-PL

Notwithstanding the minimum lot frontage, minimum front, interior, exterior, and rear yard dimensions, and lot coverage provisions of the Residential Type One (R1) Zone category, as set forth on Plate C, entitled “PROVISIONS FOR RESIDENTIAL USES”, of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Residential Type One Exception Twenty-One (R1-21) Zone, located within part of Lot 11, Concession 5 (Sunderland), the following shall apply and be complied with:

- a) Minimum Lot Frontage: 14.5 metres
- b) Minimum Front Yard Dimension: 6.0 metres
- c) Minimum Interior Side Yard Dimension: 1.2 metres
- d) Minimum Distance Between Buildings On Adjacent Lots: 2.4 metres
- e) Minimum Exterior Side Yard Dimension To a Single-Detached Dwelling Only 4.0 metres
- f) Minimum Rear Yard Dimension: 7.5 metres
- g) Maximum Lot Coverage: 45 percent
- h) In all other respects the provisions of the Residential Type One

(R1) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.9.22

RESIDENTIAL TYPE NO. 1 EXCEPTION TWENTY-TWO (R1-22) ZONE

By-law  
No. 2696-2016-PL

Notwithstanding the minimum lot area, front, exterior, and rear yard dimensions of the Residential Type One (R1) Zone category, as set forth on Plate “C” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Residential Type One Exception Twenty-Two (R1-22) Zone, located within part of Lot 13, Concession 5 (Thorah), the minimum lot area shall be 348 square metres, the minimum front yard dimension shall be 3.3 metres, and the minimum rear yard dimension shall be 1.2 metres. In all other respects the provisions of the Residential Type One (R1) Zone and By-law Number 287-78-PL shall be complied with.

9.9.23

HOLDING RESIDENTIAL TYPE NO. 1 EXCEPTION TWENTY-THREE ((H)(R1-23) ZONE

By-law  
No. 2780-2018-PL

Notwithstanding the minimum lot area, frontage, front, interior side, exterior side, and rear yard dimensions, and lot coverage provisions of the Residential Type No. 1 (R1) Zone category, as set forth on Plate “C” entitled “PROVISIONS FOR RESIDENTIAL USES” and, notwithstanding the minimum dimension of a sight triangle, as set forth in section 10.23, of By-law Number 287-78-PL, as otherwise amended to the contrary, upon the removal of the Holding (H) symbol following the execution of a subdivision agreement, within the Residential Type No. 1 Exception Twenty-Three (R1-23) Zone, located within part of Lots 11 & 12, Concession 6 (Brock), the following shall apply and be complied with:

a) Minimum Lot Area

370 square metres

b) Minimum Lot Frontage

11.4 metres

c) Minimum Front Yard Dimension

6.0 metres

d) Minimum Interior Side Yard Dimension

1.2 metres

e) Minimum Distance Between Buildings on Adjacent Lots

2.4 metres

f) Minimum Exterior Side Yard Dimension

4.0 metres

g) Minimum Rear Yard Dimension

7.5 metres

h) Maximum Lot Coverage

45 percent

i) Minimum Sight Triangle Dimension

7.5 metres

j) In all other respects the provisions of the Residential Type No. 1 (R1) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.9.24

RESIDENTIAL TYPE NO. 1 EXCEPTION TWENTY-FOUR (R1-24) ZONE

By-law  
No. 2910-2019

a) Notwithstanding the provisions of Plate “C”, entitled “PROVISIONS FOR RESIDENTIAL USES” of Zoning By-law Number 287-78-PL, as otherwise amended to the contrary, within the Residential Type One Exception Twenty-Four (R1-24) Zone, located within part of Lots 14 and 15, Concession 5 (Thorah), the following provisions shall apply:

Minimum Lot Area:

330 square metres

Minimum Lot Frontage:

11.0 metres

Minimum Front Yard Setback:

4.5 metres

Minimum Interior Side Yard Setback:

0.6 metres on one side

0.9 metres opposite side

Minimum Exterior Side Yard Setback:

3.0 metres

Rear Yard Setback (min):

7.0 metres

Lot Coverage (max):

40 percent

Maximum Height:

10.0 metres

b) In all other respects, the provisions of the Residential Type One (R1) Zone and By-law Number 287-78-PL shall apply and be complied with.”

9.9.25

RESIDENTIAL TYPE NO. 1 EXCEPTION TWENTY-FIVE (R1-25) ZONE

By-law  
No. 2911-2019

a) Notwithstanding the provisions of Plate “C”, entitled “PROVISIONS

FOR RESIDENTIAL USES” of Zoning By-law Number 287-78-PL, as otherwise amended to the contrary, within the Residential Type One Exception Twenty-Five (R1-25) Zone, located within part of Lot 15, Concession 6 (Thorah), the following provisions shall apply:

Minimum Front Yard Setback: 6 metres

- b) In all other respects, the provisions of the Residential Type One (R1) Zone and By-law Number 287-78-PL shall apply and be complied with.”

9.9.26

RESIDENTIAL TYPE NO. 1 EXCEPTION TWENTY-SIX(R1-26) ZONE

By-law  
No. 3019-2021

- a) Notwithstanding the provisions of Plate “C”, entitled “PROVISIONS FOR RESIDENTIAL USES” of Zoning By-law Number 287-78-PL, as otherwise amended to the contrary, within the Residential Type One Exception Twenty-Six (R1-26) Zone, located within part of Lot 16, Concession 5 (Thorah), the following provisions shall apply:

Minimum Lot Area: 400 square metres  
Minimum Lot Frontage: 12.0 metres  
Minimum Interior Side Yard Setback: 1.2 metres and a minimum of 2.4 metres between buildings on adjacent lots  
Minimum Exterior Side Yard Setback: 1.2 metres  
Lot Coverage (max): 42 percent  
Maximum Height: 11.0 metres

- b) In all other respects, the provisions of the Residential Type One (R1) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.9.27

RESIDENTIAL TYPE NO. 1 EXCEPTION TWENTY-SEVEN (R1-27) ZONE

By-law  
No. 3034-2021

- a) Notwithstanding the provisions of Plate “C”, entitled “PROVISIONS FOR RESIDENTIAL USES” of Zoning By-law Number 287-78-PL, as otherwise amended to the contrary, within the Residential Type One Exception Twenty-Seven (R1-27) Zone, located within part of Lot 15, Concession 5 (Thorah), the following provisions shall apply:

- i) Minimum Lot Area: 320 square metres  
ii) Minimum Lot Frontage: 10.0 metres  
iii) Minimum Front Yard Setback: Dwelling – 3.5 metres,  
Garage – 6.0 metres  
iv) Minimum Interior Side Yard Setback: 1.2 metres (on both sides)  
v) Minimum Exterior Side Yard Setback: 3.0 metres  
vi) Rear Yard Setback (min): 7.0 metres  
vii) Lot Coverage (max): 55 percent  
viii) Minimum setback from CN Railway right-of-way for habitable buildings: 30.00 metres  
ix) Maximum Height: 10.0 metres  
x) Minimum Sight Triangle: 5.0 metres  
xi) Maximum Encroachment into Front or Exterior Side Yard for Stairs: 2.5 metres

- b) In all other respects, the provisions of the Residential Type One (R1) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.10

RESIDENTIAL TYPE TWO (R2) ZONE CATEGORY EXCEPTIONS

9.10.1

RESIDENTIAL TYPE NO. 2 EXCEPTION ONE (R2-1) ZONE

By-law  
No. 590-82-PL

Notwithstanding the residential uses permitted within the Residential Type Two (R2) Zone of Restricted Area By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Residential Type Two Exception No. One (R2-1) Zone, as shown on Plate “A3” to Restricted Area by-law No. 287-78-PL, as amended by Restricted Area By-law No. 590-82-PL, only a converted dwelling house, containing a maximum of two (2) dwelling units, shall be permitted.

For the purposes of the R2-1 Zone, a converted dwelling house shall mean a dwelling house, which contains a maximum of two (2) separate dwelling units, which dwelling house existed as of September 22, 1978, being the date of enactment of Restricted Area By-law No. 287-78-PL.

9.10.2

RESIDENTIAL TYPE NO. 2 EXCEPTION THREE (R2-3) ZONE

By-law  
No. 1214-93-PL &  
No. 2450-2012-PL

Notwithstanding the provisions of Section 7 (j) and Plate “C,” entitled “PROVISIONS FOR RESIDENTIAL USES” of By-law No. 287-78-PL, as otherwise amended to the contrary, within the Residential Type No. 2 Exception Three (R2-3) Zone, located on Lot 75, Plan H50055, Village of Cannington, the minimum lot area shall be 302 square metres, the minimum lot frontage shall be 10 metres, and the minimum interior side yard dimension shall be 2.0 metres for each dwelling unit. In all other respects the provisions of the Residential Type No. 2 (R2) Zone and By-law No. 287-78-PL shall apply and be complied with.

9.10.3

RESIDENTIAL TYPE NO. 2 EXCEPTION FIVE (R2-5) ZONE

By-law  
No. 1732-01-PL

Notwithstanding the provisions of the Residential Type No. 2 (R2) Zone of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Residential Type No. 2 Exception Five (R2-5) Zone, located within part of Lot 14, Concession 6 (Beaverton), and legally described as Part 2, Plan 40R-12952, the following shall apply and be complied with:

a)

Permitted Uses

In addition to all other uses permitted with the Residential Type No. 2 (R2) Zone an office, not exceeding 20 square metres, for “by appointment only” optical services within the existing garage attached to the single-detached dwelling may be permitted.

b)

Regulatory Provisions

Notwithstanding the provisions of Section 10.1(m) and 10.18(f) of By-law Number 287-78-PL the following shall apply and be complied with:

i)

An unenclosed porch may project into the front yard a maximum distance of 2.3 metres.

ii)

A parking space turnaround shall be permitted a minimum distance of 0.7 metres measured from the front lot line.

iii)

In all other respects the provisions of the Residential Type No. 2 (R2) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.10.4

RESIDENTIAL TYPE NO. 2 EXCEPTION SIX (R2-6) ZONE

By-law  
No. 1740-01-PL

Notwithstanding the provisions of the Residential Type No. 2 (R2) Zone of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Residential Type No. 2 Exception Six (R2-6) Zone, located within part of Lot C, East side of Mara Road, Plan No. 81 (Beaverton), the following shall apply and be complied with:

- a) Permitted Uses
- In addition to all other uses permitted within the Residential Type No. 2 (R2) Zone a chiropractic office together with an accessory office for a related health profession such as naturopathy, massage therapy or homeopathy may be permitted within the existing single-detached dwelling.
- b) Regulatory Provisions
- Notwithstanding the provisions of Sections 7(g) and 10.1(d) of By-law Number 287-78-PL the following shall apply and be complied with:
- i) Minimum Interior Side Yard shall be 4.25 metres on one side and 1.2 metres on the other side.
- ii) Maximum Height of Accessory Buildings shall be 5.0 metres.
- iii) In all other respects the provisions of the Residential Type No. 2 (R2) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.10.7

HOLDING RESIDENTIAL TYPE NO. 2 EXCEPTION SEVEN (H)R2-7) ZONE

By-law  
No. 2096-07-PL  
By-law No. 2716-  
2017-PL removed  
Holding (H) symbol  
in part)

Notwithstanding the minimum front, interior side, exterior side, and rear yard dimensions, and lot coverage provisions of the Residential Type Two (R2) Zone category, as set forth on Plate C, entitled “PROVISIONS FOR RESIDENTIAL USES”, and, notwithstanding the minimum dimension of a sight triangle, as set forth in section 10.23, of By-law Number 287-78-PL, as otherwise amended to the contrary, upon the removal of the Holding (H) symbol following the execution of a subdivision agreement, within the Residential Type Two Exception Seven (R2-7) Zone, located within part of Lot 11, Concession 6 (Sunderland), the following shall apply and be complied with:

- a) Minimum Front Yard Dimension: 6.0 metres
- b) Minimum Interior Side Yard Dimension:

- On the Unattached Side 1.2 metres

- On the Attached Side 0 metres
- c) Minimum Distance Between Buildings On Adjacent Lots:

- On the Unattached Side: 2.4 metres

- On the Side where Dwellings are Attached Below Grade: 1.2 metres
- d) Minimum Exterior Side Yard Dimension: 4.0 metres
- e) Minimum Rear Yard Dimension: 7.5 metres
- f) Maximum Lot Coverage: 45 percent
- g) Minimum Sight Triangle Dimension: 7.5 metres
- h) In all other respects the provisions of the Residential Type Two (R2) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.10.5

RESIDENTIAL TYPE NO. 2 EXCEPTION EIGHT (R2-8) ZONE

By-law  
No. 2111-07-PL

Notwithstanding the provisions of the Residential Type No. 2 (R2) Zone of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Residential Type No. 2 Exception Eight (R2-8) Zone, located within part of Lots 5 and 6, Plan 14 (Cannington) and known municipally as 19 Munro Street East, the following shall apply an be complied with:

- a) Permitted Uses
- In addition to all other uses permitted within the Residential Type No. 2 (R2) Zone a retail commercial establishment, not exceeding 68 square metres, and restricted to the sale of flowers, herbs, and materials incidental thereto, shall be permitted within a portion of the existing single-detached dwelling which shall include the enclosed and unenclosed front porch.
- b) This by-law shall be conditional on the execution of an agreement to address the following matters: location of retail sales of goods and services, fencing along the easterly property line, hours of operation, and number of employees.
- c) In all other respects the provisions of the Residential Type No. 2 (R2) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.10.9

RESIDENTIAL TYPE NO. 2 EXCEPTION NINE (R2-9) ZONE

By-law  
No. 2696-2016-PL

Notwithstanding the minimum front yard dimension of the Residential Type Two (R2) Zone category, as set forth on Plate “C” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Residential Type Two Exception Nine (R2-9) Zone, located within part of Lot 13, Concession 5 (Thorah), the minimum front yard dimension shall be 3.7 metres. In all other respects the provisions of the Residential Type Two (R2) Zone and By-law Number 287-78-PL shall be complied with.

9.10.10

RESIDENTIAL TYPE NO. 2 EXCEPTION TEN (R2-10) ZONE

By-law  
No. 2696-2016-PL

Notwithstanding the minimum front yard dimension of the Residential Type Two (R2) Zone category, as set forth on Plate “C” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Residential Type Two Exception Ten (R2-10) Zone, located within part of Lot 13, Concession 5 (Thorah), the minimum front yard dimension shall be 4.9 metres. In all other respects the provisions of the Residential Type Two (R2) Zone and By-law Number 287-78-PL shall be complied with.

9.10.11

HOLDING RESIDENTIAL TYPE NO. 2 EXCEPTION TEN ((H)R2-11) ZONE

By-law  
No. 2780-2018-PL

Notwithstanding the minimum lot area, frontage, front, interior side, exterior side, and rear yard dimensions, and lot coverage provisions of the Residential Type No. 2 (R2) Zone category as set forth on Plate “C”, entitled “PROVISIONS FOR RESIDENTIAL USES” and, notwithstanding the minimum dimension of a sight triangle as set forth in section 10.23 of By-law Number 287-78-PL, as otherwise amended to the contrary, upon removal of the Holding (H) symbol following the execution of a subdivision agreement, within the Residential Type Bo. 2 Exception Eleven (R2-11) Zone, located within part of Lots 11 & 12, Concession 6 (Brock), the following shall apply and be complied with:

- a) Minimum Lot Area474 square metres
- b) Minimum Lot Frontage (Per Unit)7.5 metres
- c) Minimum Front Yard Dimension6.0 metres
- d) Minimum Interior Side Yard Dimension
- On the Unattached Side1.2 metres
- On the Attached Side0 metres
- e) Minimum Distance between Buildings on Adjacent Lots
- On the Unattached Side2.4 metres
- On the side where Dwellings are Attached below grade1.2 metres
- f) Minimum Exterior Side Yard Dimensions4.0 metres

- g) Minimum Rear Yard Dimension 7.5 metres
- h) Maximum Lot Coverage 45 percent
- i) Minimum Sight Triangle Dimension 7.5 metres
- j) In all other respects the provisions of the Residential Type No. 2(R2) Zone and By-law Number 287-78-PL shall apply and be complied with.



9.11

RESIDENTIAL TYPE THREE (R3) ZONE CATEGORY EXCEPTIONS

9.11.1

RESIDENTIAL TYPE NO. 3 EXCEPTION ONE (R3-1) ZONE

By-law  
No. 582-82-PL

Notwithstanding any other provision of Restricted Area By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Residential Type No. 3 Exception One (R3-1) Zone, as shown on Plate “A3” to Restricted Area By-law No. 287-78-PL, as amended by Restricted Area By-law No. 582-82-PL, all applicable provisions of Restricted Area By-law No. 287-78-PL, as otherwise amended, shall apply, save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- (a) Only Permitted Residential Uses
- i.

three (3) separate fourplex dwelling houses having a combined total of twelve (12) dwelling units
- (b) Minimum Lot Area Requirement0.45 ha
- (c) Minimum Front Yard Depth Requirement75 metres
- (d) Minimum Yard Requirement  
- All Yards Other Than Front Yard3 metres
- (e) Maximum Height of Fourplex Dwelling House2 storeys or 6 m  
whichever is the lesser
- (f) Planting Strip
- A planting strip shall be established in the locations identified on Schedule “A” hereof, and the lands shall only be used in accordance with the provisions of Section 10.20 of Restricted Area By-law No. 287-78-PL.
- (g) Parking Spaces
- A minimum of eighteen (18) parking spaces shall be provided and no parking space shall be located within a required yard.

9.11.2

RESIDENTIAL TYPE NO. 3 EXCEPTION TWO (R3-2) ZONE

By-law  
No. 820-86-PL

Notwithstanding the permitted residential uses in the Residential Type No. 3 (R3) Zone, as shown on Plate “B” entitled “PERMITTED USES AND ACTIVITIES IN GENERAL ZONE CATEGORIES,” of Zoning By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Residential Type No. 3 Exception No. 2 (R3-2) Zone, located in part of the west half of Lot 12, Concession VI, in the Sunderland Urban Area, in the former Township of Brock, the provisions of the Residential Type No. 3 (R3) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- (a) Only Permitted Residential Uses
- (i)

one (1) triplex dwelling house.

9.11.3

RESIDENTIAL TYPE NO. 3 EXCEPTION THREE (R3-3) ZONE

By-law  
No. 940-88-PL

Notwithstanding the permitted residential uses in the Residential Type No. 3 (R3) Zone, as shown on Plate “B” entitled “PERMITTED USES AND ACTIVITIES IN GENERAL ZONE CATEGORIES,” the minimum exterior side yard and setback provisions for the Residential Type No. 3 (R3) Zone and Section 11.84, all of Zoning By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Residential Type No. 3 Exception No. 3 (R3-3) Zone, located on the north east corner of the intersection of Munro and Queen

Streets, in the Cannington urban Area, the applicable provisions of the Residential Type No. 3 (R3) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- a) Only Permitted Residential Uses
  - i) One (1) apartment dwelling house containing a maximum of sixteen (16) dwelling units. Eight (8) units to be contained within the existing former Cannington Public School building and eight (8) units to be contained within a new addition to be added to the existing structure.
- b) Minimum Lot Area Requirements 3,000 square metres
- c) Maximum Building Height 2 storeys
- d) Minimum Exterior Side Yard Width Requirements 6.0 metres
- e) Minimum Setback From Munro Street Centreline 18.0 metres
- f) Existing Lots

For the purposes of determining lot area, lot frontage, yard widths, lot coverage and landscaped open spaces, Lots 58, 59 and 60 on Plan No. H 50055 shall be considered to be one (1) lot.
- g) Parking Space Requirements 19 spaces
- h) Planting Strip Requirements

Where the interior side or rear lot line abuts a Residential Type No. 1 (R1) Zone, a planting strip adjoining such abutting lot line shall be provided with a minimum width of three metres.

9.11.4 RESIDENTIAL TYPE NO. 3 EXCEPTION FOUR (R3-4) ZONE

By-law  
No. 862-86-PL

Notwithstanding the uses permitted within the Residential Type No. 3 (R3) Zone, as shown on Plate “B” entitled “PERMITTED USES AND ACTIVITIES IN GENERAL ZONE CATEGORIES,” the provisions of Plate “C” entitled “PROVISIONS FOR RESIDENTIAL USES,” Sections 7, 10.1, 10.18 (c) and 11.44 (I), all of Zoning By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Residential Type No. 3 Exception No. 4 (R3-4) Zone, generally located on the southwest corner of the intersection of Maplewood Avenue and Parklawn Boulevard, all applicable Zone Provisions for the Residential Type No. 3 (R3) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- a. Only Permitted Residential Uses
  - i. a maximum of sixty-two (62) row townhouses. For the purposes of the R3-4 Zone, a row townhouse need not have separate frontage on a public street.
- b. Only Permitted Non-Residential Uses
  - i. an accessory, non-commercial private club house.
  - ii. accessory recreational facilities such as tennis courts, swimming pool and gazebo.

- iii.

public uses in accordance with Section 10.21 d. of Zoning By-law No. 287-78-PL, as otherwise amended.
- c.

Motor Vehicle Access

No motor vehicle access shall be permitted directly to or from Maplewood Avenue.
- d.

Maximum Building Height

2 storeys
- e.

Minimum Yard and Setback Dimensions

The minimum yard and setback dimensions shall be in accordance with the dimensions shown on Schedule “A” attached to and forming part of By-law No. 862-86-PL.
- f.

Setback and Yard Exceptions

Notwithstanding the yard and setback provisions shown on Schedule “A” attached to and forming part of By-law No. 862-86-PL, accessory unenclosed patios and one (1) gazebo are permitted within the required 15 metre setback adjacent the top-of-the-bank identified on Schedule “A” hereof, and a tennis court is permitted within the required yard and setback located in the south-east corner of the R3-4 Zone.

9.11.5

RESIDENTIAL TYPE THREE EXCEPTION FIVE (R3-5) ZONE

By-law  
No. 969-88-PL

Notwithstanding any other provision of the Residential Type No. 3 (R3) Zone of this By-law to the contrary, within the Residential Type Three Exception Five (R3-5) Zone, as delineated on the Zone Map, attached hereto as Plate “A3” and forming part of this By-law, the uses permitted shall be restricted to that of apartment type residential uses.

9.11.6

RESIDENTIAL TYPE NO. 3 EXCEPTION EIGHT (R3-8) ZONE

By-law  
No. 1402-96-PL

Notwithstanding the provisions of the Residential Type No. 3 (R3) Zone, of By-law No. 287-78-PL, as otherwise amended to the contrary, within the Residential Type No. 3 Exception Eight (R3-8) Zone, located in part Lot 12, Concession V, former Township of Brock, and legally described as part of Part 11, and Part 6, Plan 40R-15045, the following shall apply and be complied with:

a)

Only Permitted Residential Uses

i)

a maximum of four (4) row townhouses

b)

Regulatory Provisions

i)

Minimum Lot Area & Frontage for each dwelling unit in the case where the dwelling unit has two walls attached to adjoining units:

Area:

179 square metres

Frontage:

6 metres

ii)

Minimum Lot Area & Frontage for each dwelling unit in the case where the dwelling unit has only one wall attached to an adjoining unit and the other wall abuts a required interior side yard:

Area:

179 square metres

Frontage:

6.6 metres

- iii)

Minimum Yard Dimensions

• Front

• Interior (Abutting R1-8 Zone)

• Interior (Abutting RE-1 Zone)

• Rear

7 metres

2 metres

0.1 metres

7.5 metres
- iv)

Maximum Lot Coverage of all buildings

40 percent
- v)

Maximum No. of Parking spaces per Lot of which one (1) must be provided within the attached garage

2
- vi)

A planting strip, in accordance with Section 10.20, shall be required adjacent the rear lot line of each of the four (4) lots within this zone category.
- c)

Other Zone Provisions

In all other respects the provisions of the Residential Type No. 3 (R3) Zone and By-law No. 287-78-PL shall apply and be complied with.

9.11.7

RESIDENTIAL TYPE NO. 3 EXCEPTION NINE (R3-9) ZONE

By-law  
No. 1402-96-PL

- Notwithstanding the provisions of the Residential Type No. 3 (R3) Zone, of By-law No. 287-78-PL, as otherwise amended to the contrary, within the Residential Type No. 3 Exception Nine (R3-9) Zone, located in part Lot 12, Concession V, former Township of Brock, and legally described as part of Parts 13, 14, 16, and 17, and Part 15, Plan 40R-15045, the following shall apply and be complied with:
- a)

Only Permitted Residential Uses

i)

a maximum of nineteen (19) row townhouses
- b)

Regulatory Provisions

i)

Minimum Lot Area & Frontage for each dwelling unit in the case where the dwelling unit has two walls attached to adjoining units:

Area:

188 square metres

Frontage:

6 metres

ii)

Minimum Lot Area & Frontage for each dwelling unit in the case where the dwelling unit has only one wall attached to an adjoining unit and the other wall abuts a required interior side yard:

Area:

222 square metres

Frontage:

8 metres

iii)

Minimum Yard Dimensions

• Front

• Interior (in the case where the yard abuts an adjoining row townhouse)

• Interior (in the case where the yard does not abut an adjoining row townhouse)

6 metres

0.6 metres

2 metres

iv)

Maximum Lot Coverage of all buildings

40 percent

v)

Maximum No. of Parking spaces

per Lot of which one (1) must  
be provided within the  
attached garage

2

c) Other Zone Provisions

In all other respects the provisions of the Residential Type No. 3 (R3) Zone and By-law No. 287-78-PL shall apply and be complied with.

9.11.8

RESIDENTIAL TYPE NO. 3 EXCEPTION TEN (R3-10) ZONE

By-law  
No. 2085-07-PL

Notwithstanding the minimum interior and exterior side yard dimensions, lot coverage, and height provisions of the Residential Type Three (R3) Zone category, as set forth on Plate C, entitled “PROVISIONS FOR RESIDENTIAL USES”, of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Residential Type Three Exception Ten (R3-10) Zone, located within part of Lot 12, Concession 5 (Sunderland), the following shall apply and be complied with:

- a) Minimum Interior Side Yard Dimension:1.2 metres
- b) Minimum Exterior Side Yard Dimension:4.0 metres
- c) Maximum Lot Coverage:40 percent
- d) Maximum Height:10 metres
- e) In all other respects the provisions of the Residential Type Three (R3) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.11.11

RESIDENTIAL TYPE NO. 3 EXCEPTION ELEVEN (R3-11) ZONE

By-law  
No. 2910-2019

- a) Notwithstanding the provisions of Plate “C”, entitled “PROVISIONS FOR RESIDENTIAL USES” of Zoning By-law Number 287-78-PL, as otherwise amended to the contrary, within the Residential Type Three Exception Eleven (R3-11) Zone, located within part of Lots 14 and 15, Concession 5 (Thorah), the following provisions shall apply for a row townhouse dwelling unit:

Minimum Lot Area:	N/A
Minimum Lot Frontage:	5.4 metres
Minimum Front Yard Setback:	4.5 metres
Party Wall Setback:	0.0 metres
Minimum Interior Side Yard Setback:	0.6 metres on one side 0.9 metres opposite side
Minimum Exterior Side Yard Setback:	3.0 metres
Rear Yard Setback (min):	7.5 metres
Lot Coverage (max):	50 percent
Maximum Height:	10.0 metres

- b) In all other respects, the provisions of the Residential Type Three (R3) Zone and By-law Number 287-78-PL shall apply and be complied with

9.11.12

RESIDENTIAL TYPE NO. 3 EXCEPTION TWELVE (R3-12) ZONE

By-law  
No. 2910-2019

- a) Notwithstanding the provisions of Plate “C”, entitled “PROVISIONS FOR RESIDENTIAL USES” and, notwithstanding the provisions of Section 10.18, entitled “PARKING AND REGULATIONS” of Zoning By-law Number 287-78-PL, as otherwise amended to the contrary, within the Residential Type Three Exception Twelve (R3-12) Zone, located within part of Lots 14 and 15, Concession 5 (Thorah), the following provisions shall apply:

Minimum Lot Area:	2,000 square metres
Minimum Lot Frontage:	50 metres

Minimum Front Yard Setback:	3 metres
Minimum Interior Side Yard Setback:	1.0 metre
Minimum Exterior Side Yard Setback:	3.0 metres
Minimum Gross Floor Area Per Unit:	45 square metres
Rear Yard Setback (min):	6.0 metres
Lot Coverage (max):	60 percent
Maximum Height:	16.0 metres
Minimum number of parking spaces per unit:	1
Maximum number of dwelling units per lot	14

- b) Notwithstanding the provisions of Plate “B” and Section 10.1 of Zoning By-law Number 287-78-PL, as otherwise amended to the contrary, within the Residential Type Three Exception Twelve (R3-12) Zone, located within part of Lot 14, Concession 6 (Thorah), the following uses shall be permitted as accessory to a primary residential use:
- a. Bed & Breakfast Establishment
  - b. Business/Professional Offices
  - c. Convenience Store
  - d. Day Care Centre
  - e. Dry Cleaner’s Distribution Centre
  - f. Laundromat
  - g. Medical Clinic
  - h. Service Shop, Personal
  - i. Eating Establishment
  - j. Retail Commercial Establishment
- c) The permitted accessory uses listed in Section 9.11.12 b) shall be located entirely within the primary residential dwelling unit and will be limited to no more than 40% of the total gross floor area of a residential dwelling unit and shall not exceed a maximum occupant load of 30 people.
- d) The permitted accessory uses listed in Section 9.11.12 b) shall require a minimum of one (1) parking space in addition to the parking requirements of the residential dwelling unit.
- e) In all other respects, the provisions of the Residential Type Three (R3) Zone and By-law Number 287-78-PL shall apply and be complied with.

**9.11.13 RESIDENTIAL TYPE NO. 3 EXCEPTION THIRTEEN ((H) R3-13) ZONE**

By-law  
No. 2911-2019

- a) Notwithstanding the provisions of Plate “C”, entitled “PROVISIONS FOR RESIDENTIAL USES” of Zoning By-law Number 287-78-PL, as otherwise amended to the contrary, within the Residential Type Three Exception Thirteen ((H) R3-13) Zone, located within part of Lot 15, Concession 6 (Thorah), the following provisions shall apply:

Maximum Height:	20 metres
East side Interior Side Yard Setback:	30 metres

- b) In all other respects, the provisions of the Residential Type Three (R3) Zone and By-law Number 287-78-PL shall apply and be complied with.

**9.11.14 RESIDENTIAL TYPE NO. 3 EXCEPTION FOURTEEN (R3-14) ZONE**

By-law  
No. 3034-2021

- a) Notwithstanding the provisions of Plate “C”, entitled “PROVISIONS FOR RESIDENTIAL USES” of Zoning By-law Number 287-78-PL, as otherwise amended to the contrary, within the Residential Type Three Exception Fourteen (R3-14) Zone, located within part of Lot 15, Concession 5 (Thorah), the following provisions shall apply for a row townhouse dwelling unit :

i)	Minimum Lot Area for dwelling units with two walls attached to adjoining units:	180 square metres
ii)	Minimum Lot Frontage for dwelling units with two walls attached to adjoining units:	6.0 metres
iii)	Minimum Lot Area for a dwelling unit where one wall is attached to an adjoining unit and the other wall abuts an interior side yard:	220 square metres
iv)	Minimum Lot Frontage for a dwelling unit where one wall is attached to an adjoining unit and the other wall abuts an interior side yard:	7.5 metres
v)	Minimum Lot Area for a dwelling unit where one wall is attached to an adjoining unit and the other wall abuts an exterior side yard:	300 square metres
vi)	Minimum Lot Frontage for a dwelling unit where one wall is attached to an adjoining unit and the other wall abuts an exterior side yard:	10.5 metres
vii)	Front Yard Setback (min):	Dwelling - 3.5 metres Garage – 6.0 metres
viii)	Party Wall Setback:	0.0 metres
ix)	Interior Side Yard Setback (min):	1.2 metres (on both sides)
x)	Exterior Side Yard Setback (min):	3.0 metres
xi)	Rear Yard Setback (min):	7.0 metres
xii)	Lot Coverage (max):	40 percent
xiii)	Maximum no. of parking spaces per lot of which one (1) space must be provide within the attached garage	2
xiv)	Minimum setback from CN Railway right-of-way for habitable buildings:	30.0 metres
xv)	Maximum Height:	10.0 metres
xvi)	Minimum Sight Triangle:	5.0 metres
xvii)	Maximum Encroachment into Front or Exterior Side Yard for Unenclosed, Covered or Uncovered Porches:	1.5 metres
xviii)	Maximum Encroachment into Front or Exterior Side Yard for stairs:	2.5 metres

- b) In all other respects, the provisions of the Residential Type Three (R3) Zone and By-law Number 287-78-PL shall apply and be complied with.”



9.12

COMMUNITY FACILITY (CF) ZONE CATEGORY EXCEPTIONS

9.12.1

COMMUNITY FACILITY EXCEPTION TWO (CF-2) ZONE

By-law  
No. 750-84-PL

Notwithstanding the uses permitted within the Community Facility (CF) Zone, and the provisions of Plate “D” entitled “PROVISIONS FOR NON-RESIDENTIAL USES AND ACTIVITIES,” for the Community Facility (CF) Zone, all of Zoning By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Community Facility Exception Two (CF-2) Zone, generally located in part of Lot 11, Concession I, in the former Township of Thorah, all Zone Provisions of the Community Facility (CF) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- (a) Only Permitted Principal Use
- i. a place of worship.
- (b) Permitted Accessory Uses

In addition to the accessory uses, buildings and structures normally allowed by Section 10.1 of Zoning By-law No. 287-78-PL, as otherwise amended, the following specific accessory uses shall also be allowed in the CF-2 Zone, but such accessory uses shall not be permitted unless and until a place of worship is erected within the CF-2 Zone, and only for as long as the place of worship continues:

- i. one (1) accessory single-family dwelling house;
- ii. one (1) accessory dwelling unit in a portion of a permitted non-residential building for use only by a watchman, caretaker or similar person employed on the premises;
- iii. a day care centre or nursery;
- iv. a picnic area;
- v. a public use; and
- vi. a recreational centre for youth.
- (c) Minimum Lot Area Requirement1 hectare
- (d) Minimum Lot Frontage Requirement325 metres

9.12.2

COMMUNITY FACILITY EXCEPTION THREE (CF-3) ZONE

By-law  
No. 811-86-PL

Notwithstanding the permitted uses in the Community Facility (CF) Zone, as shown on Plate “B” entitled “PERMITTED USE AND ACTIVITIES IN GENERAL ZONE CATEGORIES,” of Zoning By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Community Facility Exception No. 3 (CF-3) Zone located in part of the east half of Lot 12, Concession VI, in the Sunderland Urban Area, in the former Township of Brock, all provisions of the Community Facility (CF) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- (a) Only Permitted Residential Uses
- (i) One (1) dwelling unit in a portion of the nursing home.

- (b) Only Permitted Non-Residential Uses
  - (i) a nursing home.
  - (ii) public uses.

9.12.3

COMMUNITY FACILITY EXCEPTION FOUR (CF-4) ZONE

By-law  
No. 905-87-PL

Notwithstanding the uses permitted with the Community Facility (CF) Zone, and the provisions of Plate “D” entitled “PROVISIONS FOR NON-RESIDENTIAL USES AND ACTIVITIES,” for the Community Facility (CF) Zone, all of Zoning By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Community Facility Exception Four (CF-4) Zone, generally located in part of Lot 13, Concession VI, in the former Township of Thorah, all Zone Provisions of the Community Facility (CF) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- a. Permitted Uses
  - i. Residential
    - a single-family dwelling house.
  - ii. Non-Residential
    - a day care centre or nursery.
- b. Minimum Lot Area Requirement2200 square metres
- c. Minimum Yard Setback Requirement  
For Interior Side Yard1.8 metres
- d. Planting Strip Requirement

Planting strips will be required on the lot for those areas in which the lot abuts a Residential Type One (R1) Zone.
- e. Parking Requirement

One (1) parking space per 37 square metres of gross floor area on portion of the building directly related to the specified permitted use.

9.12.4

COMMUNITY FACILITY EXCEPTION FIVE (CF-5) ZONE

By-law  
No. 1016-89-PL

Notwithstanding the minimum front yard depth requirement for a religious institution in the Community Facility (CF) Zone, as indicated on Plate “D” entitled “PROVISIONS FOR NON-RESIDENTIAL USES AND ACTIVITIES,” of Zoning By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Community Facility Exception Five (CF-5) Zone, located in part of Lot 1, Concession XI, in the former Township of Thorah, the minimum front yard depth shall be 14 metres.

9.12.5

COMMUNITY FACILITY EXCEPTION SIX (CF-6) ZONE

By-law  
No. 1339-95-PL

Notwithstanding the minimum lot area and minimum front yard dimension for the Community Facility (CF) Zone, as set forth on Plate “D” entitled “PROVISIONS FOR NON-RESIDENTIAL USES AND ACTIVITIES” of By-law No. 287-78-PL, as otherwise amended to the contrary, within the Community Facility Exception Six (CF-6) Zone, located in part Lot 13, Concession II, former Township of Brock, the minimum lot area shall be 2490 square metres and the minimum front yard dimension shall be 7.9 metres. In all other respects the provisions of the Community Facility (CF) Zone and By-law No. 287-78-PL shall apply and be complied with.

9.12.6

COMMUNITY FACILITY EXCEPTION SEVEN (CF-7) ZONE

By-law  
No. 1730-01-PL

Notwithstanding the minimum interior side yard, maximum building height, setback from the high water mark, calculation of zone provisions, and minimum number of loading spaces for the Community Facility (CF) Zone, as contained on Plate “D,” entitled “PROVISIONS FOR NON-RESIDENTIAL USES,” and Sections 8(a), 10.4(b), and 10.13(a), of Zoning By-law Number 287-78-PL, as otherwise amended, within the Community Facility Exception Seven (CF-7) Zone, located in part of Lot 20, Concession 11, former Village of Cannington, the following shall apply and be complied with:

- a) Minimum Interior Side Yard: 5 metres
- b) Maximum Height of Building: 10 metres
- c) Minimum Setback from High Water Mark:
  - i) 5 metres from buildings and structures existing as of the date of the passing of By-law Number 1730-2001-PL;
  - ii) 18 metres from buildings and structures constructed following the passing of By-law Number 1730-2001-PL.
- d) For the purpose of subsection 9.134, the provisions of Section 10.4 (b) shall not apply.
- e) Number of Required Loading Spaces: 1 space
- f) In all other respects the provisions of the Community Facility (CF) Zone and By-law Number 287-78-PL shall apply and be complied with.

**9.12.7 COMMUNITY FACILITY EXCEPTION EIGHT (CF-8) ZONE**

By-law  
No. 1759-02-PL

Notwithstanding the provisions of the Community Facility (CF) Zone of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Community Facility Exception Eight (CF-8) Zone, located within part of Lot 2, Concession B (Thorah Island), the following shall apply and be complied with:

- a) Permitted Uses
  - i) a seasonal single-detached dwelling;
  - ii) a religious retreat to be used in conjunction with a place of worship having a maximum daily occupancy of 20 persons and shall not provide for the overnight accommodation of visitors;
  - iii) buildings and structures which are ancillary and incidental to the principal permitted uses but shall not include the placement of temporary washroom facilities.
- b) Regulatory Provisions
  - i) notwithstanding Section 10.1 hereof to the contrary, no accessory buildings, structures or uses shall be permitted except as specifically provided in clause 9.136 (a) (iii);
  - ii) the provisions of Section 10.8 entitled “Frontage On Public Street” shall not apply;
  - iii) notwithstanding Section 10.13 hereof to the contrary, no loading spaces shall be required;
  - iv) notwithstanding Section 10.18 hereof to the contrary, no parking spaces shall be required;

- v) in all other respects the provisions of the Community Facility (CF) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.12.8

COMMUNITY FACILITY EXCEPTION NINE (CF-9) ZONE

By-law  
No. 1789-02-PL  
(deleted)

By-law  
No. 2257-2010-PL

Permitted Uses – Lot 11 and Part Lots 12 & 13, Plan No. 81

- a) Notwithstanding the uses permitted within the Community Facility (CF) Zone, as set forth on Plate “B,” entitled Permitted Uses & Activities in General Zone Categories” of By-law Number 287-78-PL, as otherwise amended to the contrary, the uses permitted shall be restricted to an assembly hall/auditorium, religious institution, place of worship, and a public use.

Permitted Uses – Lots 44 and 45 and Part Lot 43, Plan No. 81

- b) Notwithstanding the uses permitted within the Community Facility (CF) Zone, as set forth on Plate “B,” entitled Permitted Uses & Activities in General Zone Categories” of By-law Number 287-78-PL, as otherwise amended to the contrary, the uses permitted shall be restricted to those uses contained within the General Commercial (C1) Zone as shown on Plate “B.”

Regulatory Provisions – Entire Site

- c) Notwithstanding the maximum lot coverage provisions of the Community Facility (CF) Zone, as noted on Plate “D,” entitled Provisions for Non-Residential Uses & Activities,” within the Community Facility Exception Nine (CF-9) Zone, the maximum lot coverage shall be 33 per cent.

Regulatory Provisions – Lot 11 and Part Lots 12 & 13, Plan No. 81

- d) Minimum Interior Side Yard: 2.1 metres
- e) Maximum Height: 13 metres
- f) Minimum Number of Loading Spaces 0
- g) Minimum Number of Parking Spaces 29
- h) Minimum Distance from Parking Space to Street Line 0.6 metres

Regulatory Provisions – Lots 44 and 45 and Part Lot 43, Plan No. 81

- i) Minimum Front Yard 1.4 metres
- j) Minimum Interior Side Yard 3.9 metres
- k) Minimum Exterior Side Yard 6.6 metres
- l) Notwithstanding the provisions of section 10.23, entitled “Sight Triangles,” an encroachment of 1 metre shall be permitted.
- m) In all other respects the provisions of the Community Facility (CF) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.12.9

COMMUNITY FACILITY EXCEPTION TEN (CF-10) ZONE

By-law  
No. 1948-05-PL

Notwithstanding the provisions of Plate “D,” entitled “Provisions for Non-Residential Uses and Activities” with respect to Maximum Height of Buildings and Section 10.20 (b), entitled “Planting Strips – Contents,” of Zoning By-law Number 287-78-PL, as otherwise amended, within the Community Facility Exception Ten (CF-10) Zone, located in part of Lot 19, Concession 11, former Township of Brock, the maximum height of building shall be 12 metres and a planting strip shall be required no greater than 17 metres of the northerly lot line. In all other respects, the provisions of the Community Facility (CF) Zone and By-law No. 287-78-PL shall apply and be complied with.

9.13

DEVELOPMENT (D) ZONE CATEGORY EXCEPTIONS

9.13.1

DEVELOPMENT EXCEPTION ONE (D-1) ZONE

By-law  
No. 776-85-PL

Notwithstanding the provisions of Section 6 (j) of Zoning By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Development Exception One (D-1) Zone, located in part of Lot 11, Concession V, in the former Township of Brock, one (1) single-family dwelling house shall be a permitted use.

9.13.2

DEVELOPMENT EXCEPTION TWO (D-2) ZONE

By-law  
No. 1083-90-PL

Notwithstanding the uses permitted within the Development (D) Zone and the provisions of Section 7(g) of By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Development Exception No. 2 (D-2) Zone, located in part of Lot 13, Concession VI, in the Sunderland urban area, a home occupation is considered to be a permitted use in accordance with Section 10.11 of By-law No. 287-78-PL and the minimum interior side yard shall be 5 metres on one side and 1.2 metres on the narrow side.

In all other respects, the provisions of the Development (D) Zone and By-law No. 287-78-PL, as otherwise amended, shall apply and be complied with.

9.14

GENERAL COMMERCIAL (C1) ZONE CATEGORY EXCEPTIONS

9.14.1

GENERAL COMMERCIAL EXCEPTION ONE (C1-1) ZONE

By-law  
No. 930-87-PL

Notwithstanding the provisions within the General Commercial (C1) Zone, on Plate “D” entitled “PROVISIONS FOR NON-RESIDENTIAL USES AND ACTIVITIES,” for the General Commercial (C1) Zone, all of Zoning By-law No. 287-78-PL, as otherwise amended, to the contrary, within the General Commercial Exception One (C1-1) Zone, all Zone Provisions of the General Commercial (C1) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- a)

Minimum Lot Area Requirement

1,000 square metres
- b)

Minimum Lot Frontage Requirements

18 metres
- c)

Maximum Lot Coverage

30 percent
- d)

Parking Requirements

7 parking spaces
- e)

Planting Strip Requirements

Where an interior side or rear lot line abuts a Residential Type One (R1) Zone, a planting strip adjoining such abutting lot line or portion thereof, shall be provided on the property with a minimum width of three (3) metres.

9.14.2

GENERAL COMMERCIAL EXCEPTION TWO (C1-2) ZONE

By-law  
No. 931-87-PL

Notwithstanding the provisions within the General Commercial (C1) Zone, and the provisions of Plate “D” entitled “PROVISIONS FOR NON-RESIDENTIAL USES AND ACTIVITIES,” for the General Commercial (C1) Zone, all of Zoning By-law No. 287-78-PL, as otherwise amended, to the contrary, within the General Commercial Exception Two (C1-2) Zone, located on Lot 27, Plan No. 81 in the Village of Beaverton, all Zone Provisions of the General Commercial (C1) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- a)

Permitted Uses
- i.

Residential

An ancillary residential apartment.
- ii.

Non-Residential

An ambulance post.
- b)

Minimum Lot Area Requirements

1,000 square metres
- c)

Minimum Lot Frontage Requirements

18 metres
- d)

Maximum Lot Coverage

30 percent
- e)

Minimum Setback From Street  
Centreline Requirement
- Township Road

19 metres
- f)

Minimum Landscaped Open Space

30 percent

- g) Parking Requirements
- One (1) parking space per 37 square metres of gross floor area on portion of the building directly related to the specified permitted use.
- h) Planting Strip Requirements
- Where an interior side or rear lot line abuts a Residential Type One (R1) Zone, a planting strip adjoining such abutting lot line or portion thereof, shall be provided on the property with a minimum width of three (3) metres.

9.14.3

GENERAL COMMERCIAL EXCEPTION THREE (C1-3) ZONE

By-law  
No. 740-84-PL  
1018-89-PL

Notwithstanding the permitted uses and the provisions of Plate “D,” Section 8 and Section 10.18 f. for the General Commercial (C1) Zone, of Zoning By-law No. 287-78-PL, as otherwise amended, to the contrary, within the General Commercial Exception Three (C1-3) Zone, which zone applies to Lots 11 and 12, on Municipal Plan No. 81, in the former Village of Beaverton, all provisions of the General Commercial (C1) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- (a) Only Permitted Residential Uses
- i. one (1) dwelling unit in a portion of the principal building.
- (b) Only Permitted Non-Residential Uses
- i. an antique and collectibles shop.
- ii. a retail gift shop.
- iii. a tea room, exclusive of a liquor licensed premises.
- (c) Maximum Number of Principal Buildings1 only
- (d) Maximum Lot Coverage30 percent
- (e) Minimum Yard Dimensions
- i. Front Yard Depth10 metres
- ii. Exterior Side Yard Width10 metres
- iii. Interior Side Yard Width8 metres
- iv. Rear Yard Depth10 metres
- (f) Minimum Setback from John Street Centreline14.5 metres
- (g) Location of Off-Street Parking
- Off-street parking may only be located in the rear yard.

9.14.4

GENERAL COMMERCIAL EXCEPTION FOUR (C1-4) ZONE

By-law  
No. 1294-94-PL

Notwithstanding any other provisions of By-law No. 287-78-PL as otherwise amended to the contrary, within the General Commercial Exception Four (C1-4) Zone, located on Lot 7, and part of Lot 12, Plan No. 14, Village of Cannington, the following shall apply and be complied with:

- i) Minimum Rear Yard Depth 3 metres
- ii) Minimum Setback from Street centre line for any Building or Structure shall be 10.6 metres except a sight triangle shall be provided which is not located within a means of ingress or egress or associated sidewalk and which is bounded by the southerly limit of the front yard to the north, by any means of ingress or egress or associated sidewalk, and by a line joining two points measured a distance of 1.5 metres from any point of intersection of the southerly limit of the front yard with a means of ingress or egress or associated sidewalk. Within the site triangle no motor vehicle, as defined in the *Highway Traffic Act*, R.S.O. 1990, as amended, shall be parked, no Building or Structure shall be erected, and no land shall be used for the growing of shrubs or trees in excess of 1 metre in height.
- iii) Minimum No. of Loading Spaces 0 spaces
- iv) Minimum No. of Parking Spaces 24 spaces
- v) Minimum width of planting strip abutting part of Lot 12, Plan No. 14, Village of Cannington. 0 metres
- vi) Minimum width of Planting strip abutting the west side of Lot 8, Plan No. 14, Village of Cannington shall be 0 metres except that a 3 metre planting strip, in accordance with Section 10.20, shall be provided abutting the easterly 6 metres of the front lot line.
- vii) A driveway shall be permitted within 6 metres of a Residential Zone and Parking spaces may be permitted immediately adjacent the Residential Zone located on Lot 8, Plan No. 14, Village of Cannington.

In all other respects the provisions of the General Commercial (C1) Zone and Zoning By-law No. 287-78-PL shall apply and be complied with.

9.14.5 GENERAL COMMERCIAL EXCEPTION FIVE (C1-5) ZONE

By-laws  
No. 1215-93-PL  
and 2350-2011-PL

Notwithstanding the provisions of the General Commercial (C1) Zone of By-law No. 287-78-PL, as otherwise amended to the contrary, within the General Commercial Exception Five (C1-5) Zone, located on Lot 14 and 15, Registered Plan No. 26, Village of Sunderland, the following shall apply and be complied with.

- a) Only Permitted Non-Residential Use
  - A one-storey business and/or professional office building.
- b) Regulatory Provisions
  - i) Notwithstanding Section 10.13 hereof to the contrary no loading spaces shall be required.



- ii) Notwithstanding Section 10.18 (f) hereof to the contrary no parking space shall be permitted within 2.6 metres of a Residential Zone.
  - iii) Notwithstanding Section 10.20 (a) hereof to the contrary the minimum width of the planting strip along the westerly interior and rear yards shall be 2.6 metres.
- c) Other Zone Provisions
- In all other respects the provisions of the General Commercial (C1) Zone shall apply and be complied with.

9.14.6

GENERAL COMMERCIAL EXCEPTION SIX (C1-6) ZONE

By-law  
No. 1481-97-PL

- Notwithstanding the provisions of the General Commercial (C1) Zone of By-law No. 287-78-PL, as otherwise amended to the contrary, within the General Commercial Exception Six (C1-6) Zone, located on part Lots 64, 65, and 68, Plan No. 81, Beaverton, the following shall apply and be complied with:
- a) Permitted Uses
- In addition to all other uses permitted within the General Commercial (C1) Zone an area, not exceeding 464 square metres, may be used for the inside storage of household or business contents within individual lockers and/or rooms.
- b) Regulatory Provisions
- Notwithstanding the provisions of Sections 10.18 (d) (ii), 10.18 (f), and 10.20 (a) of By-law No. 287-78-PL, the following shall apply and be complied with:
- (i) Minimum required aisle width shall be 3.0 metres;
  - (ii) Parking spaces shall be permitted within 1.2 metres of a Residential Zone;
  - (iii) Minimum required width of planting strip abutting the west side of Lot 68, Plan No. 81 shall be 1.8 metres and the minimum required width of planting strip abutting the north side of the lot, being a point 48 metres distant from Bay Street, shall be 1.2 metres.
  - (iv) In all other respects the provisions of the General Commercial (C1) Zone and By-law No. 287-78-PL shall apply and be complied with.

9.14.7

GENERAL COMMERCIAL EXCEPTION SEVEN (C1-7) ZONE

Notwithstanding the provisions of Section 6 (m) of By-law Number 287-78-PL, as otherwise amended to the contrary, within the General Commercial Exception Seven (C1-7) Zone, located within part of Lot 20 and Lots 21 & 22, Plan 81 (Beaverton), a portion of one (1) dwelling unit contained within the non-residential building shall be permitted on the first floor of the non-residential building. In all other respects the provisions of the General Commercial (C1) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.14.8

GENERAL COMMERCIAL EXCEPTION EIGHT (C1-8) ZONE

By-law  
No. 2129-08-PL

- a) Permitted Uses
- Notwithstanding the uses permitted within the General Commercial (C1) Zone, as set forth on Plate “B”, entitled “PERMITTED USES AND ACTIVITIES IN GENERAL ZONE CATEGORIES”, of By-law Number

287-78-PL, as amended to the contrary, within the General Commercial Exception Eight (C1-8) Zone, located in part Lot 13, Concession 6, former Village of Beaverton, all uses permitted within the Special General Commercial (C1) Zone shall be permitted with the exception of a grocery store. In addition the following uses shall also be permitted:

- i) builders’ supply dealer;
  - ii) farm implement dealer;
  - iii) a non-profit flea market, as defined herein;
  - iv) marine sales and service.
- b) Regulatory Provisions
  - i) Minimum Lot Area 0.7 hectares
  - ii) Minimum Rear Yard Dimension 5 metres
  - iii) Minimum Landscaped Open Space 15 percent
  - iv) Maximum Area of Flea Market 600 square metres
  - v) Maximum No. of Flea Market Stalls 20
- c) Other Zone Provisions

For the purpose of the General Commercial Exception Eight (C1-8) Zone a “flea market” shall mean a defined area where individuals may sell used merchandise only on Sundays between the hours of 9:00 a.m. and 3:00 p.m. Such merchandise shall consist of used articles normally found within the home as well as crafts and woodworking items manufactured by hand in the home and shall not include any new merchandise or services.

In all other respects, the provisions of the General Commercial (C1) Zone and By-law No. 287-78-PL shall apply and be complied with.

9.14.9

GENERAL COMMERCIAL EXCEPTION NINE (C1-9) ZONE

By-law  
No. 2532-2014-PL

Notwithstanding the provisions of Section 6 (m) of By-law Number 287-78-PL, as otherwise amended to the contrary, within the General Commercial Exception Nine (C1-9) Zone, located within part of Lot 2, Plan 14 (Cannington), one (1) dwelling unit contained within the non-residential building shall be permitted on the first floor of the non-residential building. In all other respects the provisions of the General Commercial (C1) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.14.10

GENERAL COMMERCIAL EXCEPTION TEN (C1-10) ZONE

By-law  
No. 2869-2019-PL

- a) Notwithstanding the provisions of Section 6 (m) of By-law Number 287-78-PL, as otherwise amended to the contrary, within the General Commercial Exception Tent (C1-10) Zone, located within part of lot 14, Concession 6 (Thorah), two dwelling units shall be permitted on the first floor of the building.
- b) Notwithstanding the provisions of Plate D, Line 18 of Zoning By-law Number 287-78-PL, as otherwise amended to the contrary within the General Commercial Exemption 10 (C1-10) Zone, located within part of Lot 14, Concession 6 (Thorah), an 11 metre Minimum Centerline Setback from a Regional Type “B” Road shall be permitted.

9.14.11

GENERAL COMMERCIAL EXCEPTION ELEVEN (C1-11) ZONE

By-law No.  
2883-2019-PL

- a) Notwithstanding the provision of Section 6(m) of Zoning By-law Number 287-78-PL, as otherwise amended to the contrary, within the General Commercial Eleven (C1-11) Zone, located within part of Lot 20, Concession 11 Township of Brock (Brock), three dwelling units shall be permitted on the first floor of the existing building.
- b) Notwithstanding the provisions of Plate D, Line 19 of Zoning By-law Number 287-78-PL, as otherwise amended to the contrary, within the General Commercial Exception Eleven (C1-11) Zone, located with part of Lot 20, Concession 11 Township of Brock (Brock), an 11 metre Minimum Centerline Setback from a Township Road (Laidlaw Street) shall be

- permitted.
- c) Notwithstanding the provisions of Plate D, Line 19 of Zoning By-law Number 287-78-PL, as otherwise amended to the contrary, within the General Commercial Exception Eleven (C1-11) Zone, located with part of Lot 20, Concession 11 Township of Brock (Brock), a 7 metre Minimum Centerline Setback from a Township Road (Munroe Street) shall be permitted.
- d) Notwithstanding the provisions of Plate D, (1) of Zoning By-law Number 287-78-PL, as otherwise amended to the contrary, within the General Commercial Exception Eleven (C1-11) Zone, the minimum dwelling unit area for a dwelling unit containing 1 bedroom shall be 38 square metres.
- e) Notwithstanding the provisions of Plate D, (1) of Zoning By-law Number 287-78-PL, as otherwise amended to the contrary, within the General Commercial Exception Eleven (C1-11) Zone, the minimum dwelling unit area for a dwelling containing 2 bedrooms shall be 57 square metres.

<b>9:</b>	<b>PROVISIONS FOR SPECIAL ZONE CATEGORIES</b>	<b>85</b>
<b>9.15</b>	<b>LOCAL COMMERCIAL (C2) ZONE CATEGORY EXCEPTIONS</b>	

<b>9:</b>	<b>PROVISIONS FOR SPECIAL ZONE CATEGORIES</b>	86
<b>9.16</b>	<b>SPECIAL PURPOSE COMMERCIAL (C3) ZONE CATEGORY EXCEPTIONS</b>	
<b>9.16.1</b>	<b>SPECIAL PURPOSE COMMERCIAL EXCEPTION ONE (C3-1) ZONE</b>	
By-law No. 1269-94-PL 1537-98-PL 2070-07-PL 2129-08-PL	Deleted by By-law Number 2129-2008-PL	
<b>9.16.2</b>	<b>SPECIAL PURPOSE COMMERCIAL EXCEPTION TWO (C3-2) ZONE</b>	
By-law No. 752-84-PL	In addition to all other uses permitted in the Special Purpose Commercial (C3) Zone, of Zoning By-law No. 287-78-PL, as otherwise amended, within the Special Purpose Commercial Exception Two (C3-2) Zone, located in part of Lot 13, Concession VI, in the former Township of Brock, a warehouse shall also be permitted.	
<b>9.16.3</b>	<b>SPECIAL PURPOSE COMMERCIAL EXCEPTION THREE (C3-3) ZONE</b>	
By-law No. 1013-89-PL	<p>Notwithstanding the uses permitted within the Special Purpose Commercial (C3) Zone, as noted on Plate “B,” entitled “PERMITTED USES AND ACTIVITIES IN GENERAL ZONE CATEGORIES,” of Zoning By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Special Purpose Commercial Exception Three (C3-3) Zone, located in part of Lot 13, Concession VI, in the former Township of Thorah, only the following uses shall be permitted:</p> <ul style="list-style-type: none"> <li>a. Only Permitted Residential Uses <ul style="list-style-type: none"> <li>i. one (1) single-family dwelling house located on the same lot as the non-residential use listed in Clause b. below.</li> </ul> </li> <li>b. Only Permitted Non-Residential Uses <ul style="list-style-type: none"> <li>i. a custom workshop, including accessory retail sales, but excluding any outside storage of goods or materials.</li> <li>ii. a public use.</li> </ul> </li> </ul> <p>In all other respects the provisions of the Special Purpose Commercial (C3) Zone shall apply and be complied with.</p>	
<b>9.16.4</b>	<b>SPECIAL PURPOSE COMMERCIAL EXCEPTION FIVE (C3-5) ZONE</b>	
By-law No. 1216-93-PL	Notwithstanding the uses permitted within the Special Purpose Commercial (C3) Zone as shown on Plate “B” of this By-law, within the Special Purpose Commercial Exception Five (C3-5) Zone located in part of Lot 12, Concession VI, former Township of Brock, legally described as Part 1 of Plan 40R-5489, only a farm implement dealer and motor vehicle dealership, as defined herein, shall be permitted. In all other respects the provisions of the Special Purpose Commercial (C3) Zone shall apply and be complied with.	
<b>9.16.5</b>	<b>SPECIAL PURPOSE COMMERCIAL EXCEPTION SIX (C3-6) ZONE</b>	
By-law No. 1359-95-PL	Notwithstanding the residential uses permitted within the Special Purpose Commercial (C3) Zone, as set forth on Plate “B” entitled “PERMITTED USES & ACTIVITIES IN GENERAL ZONE CATEGORIES” and Section 6 (c) of By-law No. 287-78-PL, as otherwise amended to the contrary, within the Special Purpose Commercial Exception Six (C3-6) Zone, located in part Lot 12, Concession VI, former Township of Brock, and legally described as Part 2, Plan 40R-7105, a maximum of two (2) residential dwelling units shall be permitted. In all other respects, the provisions of the Special Purpose Commercial (C3) Zone and By-law No. 287-78-PL shall apply and be complied with.	

9.16.6

SPECIAL PURPOSE COMMERCIAL EXCEPTION EIGHT (C3-8) ZONE

By-law  
No. 1386-96-PL

Notwithstanding the provisions of the Special Purpose Commercial (C3) Zone, of By-law No. 287-78-PL, as otherwise amended to the contrary, within the Special Purpose Commercial Exception Eight (C3-8) Zone, located in part of Lot 13, Concession VI, former Township of Thorah, and legally described as Part 1, Plan 40R-7422, the following shall apply and be complied with:

- a) Only Permitted Residential Uses
- A residential apartment dwelling unit which shall be located on the second storey of the two-storey building located on-site.
- b) Only Permitted Non-Residential Uses
- a business/professional office which shall be located on the first storey of the existing two-storey building located on-site;

- a mobile chip truck which shall not exceed 6 metres in length and 2.45 metres in width excluding any associated accessory structures.
- c) Regulatory Provisions
- (i) Minimum Exterior Side Yard Dimension Affecting a Mobile Chip Truck Only6.7 metres

(ii) Notwithstanding Section 10.18 (f) an existing driveway may be permitted within 0 metres of the interior side lot line only for that portion of the subject land that measures a distance no greater than 7 metres from the front lot line.
- d) Other Zone Provisions
- In all other respects the provisions of the Special Purpose Commercial (C3) Zone and By-law No. 287-78-PL shall apply and be complied with.

9.17

HIGHWAY COMMERCIAL (C4) ZONE CATEGORY EXCEPTIONS

9.17.1

HIGHWAY COMMERCIAL EXCEPTION ONE (C4-1) ZONE

By-law  
No. 418-80-PL

Notwithstanding the uses permitted within the Highway Commercial (C4) Zone, the uses permitted within the Highway Commercial Exception One (C4-1) Zone, as delineated on the Zone Map attached hereto as Schedule “A,” and located in part of Lot 3, Concession VI, shall be restricted to that of a motor vehicle service station serving primarily the local farming community together with such other uses, or activities which are considered to be incidental and subordinate thereto, provided that all other provisions of this By-law are complied with.

9.17.2

HIGHWAY COMMERCIAL EXCEPTION TWO (C4-2) ZONE

By-law  
No. 435-80-PL

Notwithstanding the uses permitted within the Highway Commercial (C4) Zone, the uses permitted within the Highway Commercial Exception Two (C4-2) Zone, as delineated on the Zone Map, attached hereto as Schedule “A,” and located in part of the north half of Lot 19, Concession XI, shall be restricted to that of a lumber yard and home supply centre, together with such other uses or activities which are considered to be incidental and subordinate thereto, provided that all other provisions of this By-law are complied with.

9.17.3

HIGHWAY COMMERCIAL EXCEPTION THREE (C4-3) ZONE

By-law  
No. 502-81-PL

Notwithstanding the uses permitted within the Highway Commercial Zone, as shown on Plate “B” entitled “Permitted Uses and Activities In General Zone Categories,” of Restricted Area By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Highway Commercial Exception Three (C4-3) Zone, as shown on Plate “A3,” entitled “Zone Map,” of Restricted Area By-law No. 287-78-PL, as amended by Restricted Area By-law No. 502-81-PL, only the following uses shall be permitted:

a.

one (1) dwelling unit in a portion of a non-residential building;

b.

one (1) convenience store; and

c.

one (1) eating establishment.

9.17.4

HIGHWAY COMMERCIAL EXCEPTION FOUR (C4-4) ZONE

By-law  
No. 1024-89-PL

Notwithstanding the uses permitted within the Highway Commercial (C4) Zone, as noted on Plate “B,” entitled “PERMITTED USES AND ACTIVITIES IN GENERAL ZONE CATEGORIES,” of Zoning by-law No. 287-78-PL, as otherwise amended, to the contrary, within the Highway Commercial exception four (C4-4) Zone, located in Part 1 of Plan 40R-1248, in part of Lot 10, Concession IX, in the former township of Thorah, now in the Township of Brock, the uses shall be restricted to that of a real estate sales office and precut home sales office and display. In all other respects, the provisions of the Highway Commercial (C4) Zone shall apply.

For the purposes of this subsection, a precut homes sales office and display shall mean a parcel of land where a limited number of prefabricated homes are displayed and offered for sale.

Where a Holding Symbol denoted “H” is inserted as a suffix to the Zone Symbol designating the lands within the Highway Commercial Exception Four (C4-4) Zone, no person shall use such lands except for such purposes existing as of the date of passing of By-law No. 1024-89-PL until such time as the Holding Symbol is removed in accordance with the provisions of Section 36 of the *Planning Act*, R.S.O. 1990, as amended.

9.17.5

HIGHWAY COMMERCIAL EXCEPTION FIVE (C4-5) ZONE

By-law  
No. 1021-89-PL  
1199-92-PL  
1584-99-PL

Notwithstanding any other provision of the Rural (RU) Zone, to the contrary, within the Highway Commercial Exception Five (C4-5) Zone, located in part of Lots 11 & 12, Concession V, legally described as forming Part 1 of Plan 40R-53619, in the former Township of Brock, no person shall use any land or erect, alter or use any building structure except in accordance with the following provisions, namely:

- a) Residential Uses
- prohibited
- b) Non-Residential Uses
- i) three (3) prefabricated homes to be constructed for display purposes only and which may not be used for human habitation.
- ii) a public use.
- c) Minimum Lot Area0.8 hectares
- d) Minimum Lot Frontage (Albert Street)46 metres
- e) Minimum Yard Requirements
- i) Front Yard Depth (Albert Street)24 metres
- ii) Exterior Side Yard Width (Highway Nos. 7 and 12)22 metres
- iii) Interior Side Yard Width15 metres
- iv) Rear Yard Depth24 metres
- f) Planting Strip Requirement
- A planting strip with a minimum width of 3 metres shall be required on those lands which abut the rear lot line, the exterior side lot line (Provincial Highway Nos. 7 and 12), and the front lot line (Albert Street). Such planting strip shall be no less than 1.5 metres high and shall consist of a row of trees or a continuous unpierced hedgerow of evergreens or shrubs.
- g) Parking Area Requirements and Location
- A minimum of 12 off-street parking spaces shall be required which shall only be located in the rear yard and interior side yard only.
- h) Maximum height of buildings10 metres
- i) In all other respects the provisions of the Highway Commercial (C4) Zone and By-law No. 287-78-PL shall apply and be complied with.

9.17.6

HIGHWAY COMMERCIAL EXCEPTION SIX ((H) C4-6) ZONE

By-law  
No. 1825-2003-PL

- a) No person shall use any land or erect, alter, or use any building or structure within the Holding Highway Commercial Exception Six ((H) C4-6) Zone except for the purposes of a fenced-in enclosure to be used for the placement of three (3) propane storage tanks having a combined capacity of 59,000 USWG, a building containing hydro services, and those buildings existing as of the date of enactment of this by-law until such time as the Holding (H) symbol is removed by amendment to this by-law pursuant to section 36 of the *Planning Act*, R.S.O. 1990, as amended.



- b)

In addition to the uses permitted within the Highway Commercial (C4) Zone, as set forth on Plate “B,” entitled “PERMITTED USES & ACTIVITIES IN GENERAL ZONE CATEGORIES,” of By-law No. 287-78-PL, as otherwise amended to the contrary, upon removal of the Holding (H) symbol following the submission of a small floodplain study completed to the satisfaction of the relevant Conservation Authority, the permitted uses shall also include a propane distribution centre, within the Highway Commercial Exception Six (C4-6) Zone, located within part Lot 10, Concession 10 (Thorah).
- c)

Regulatory provisions

i)

4000 USWG Tank

Notwithstanding the minimum yard dimensions of the Highway Commercial (C4) Zone, as noted on Plate “D” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Highway Commercial Exception Six (C4-6) Zone, located in part of Lot 10, Concession 10 (Thorah), the following shall apply:

Interior Side yard (North):	5.0 metres
Rear Yard:	0.5 metres

ii)

Proposed Office & Electrical Building

Notwithstanding the minimum rear yard dimension of the Highway Commercial (C4) Zone, as noted on Plate “D” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Highway Commercial Exception Six (C4-6) Zone, located in part of Lot 10, Concession 10 (Thorah), the minimum rear yard dimension shall be 4.5 metres.

iii)

Future Garage & Storage Warehouse

Notwithstanding the minimum rear yard dimension of the Highway Commercial (C4) Zone, as noted on Plate “D” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Highway Commercial Exception Six (C4-6) Zone, located in part of Lot 10, Concession 10 (Thorah), the minimum rear yard dimension shall be 6.0 metres.

iv)

Notwithstanding Section 11.90 of By-law Number 287-78-PL, as otherwise amended to the contrary, the regulatory provisions applicable to the Highway Commercial (C4) Exception Six (C4-6) Zone, shall be based on the sum of the lots identified in the Assessment Roll Book as 18-39-010-005-403-0000 and 18-39-010-005-404-0000.

d)

For the purposes of this by-law a “propane distribution centre” shall be defined as a place where propane is stored in approved tanks and is distributed to vehicles capable of making local deliveries and shall also include buildings used for an office, warehouse, and showroom for the sale of propane-fueled appliances and accessories together with such other buildings and structures incidental and subordinate thereto.

e)

In all other respects the provisions of the Highway Commercial (C4) Zone and By-law No. 287-78-PL shall apply and be complied with.
- 9.17.7

HIGHWAY COMMERCIAL EXCEPTION SEVEN (C4-7) ZONE
- By-law  
No. 1950-05-PL  
(By-law  
No. 2007-2006-PL  
removed Holding  
(H) symbol)

Permitted Uses

In addition to the uses permitted within the Highway Commercial (C4) Zone, as set forth on Plate “B,” entitled “Permitted Uses & Activities in General Zone Categories,” of By-law Number 287-78-PL, as otherwise amended to the

contrary, upon removal of the Holding (H) symbol following the entering of a site plan agreement, within the Highway Commercial Exception Seven (C4-7) Zone, located in part of Lot 11, Concession 5 (Thorah), a grocery store having a gross leasable area of 4812 square metres, of which a maximum floor area of 3748 square metres shall be devoted to the sale of food store type merchandise, shall also be permitted.

Regulatory Provisions

Notwithstanding the rear yard dimension of the Highway Commercial (C4) Zone, as noted on Plate “D” of By-law Number 287-78-PL, as otherwise amended to the contrary, the minimum rear yard dimension shall be 11.2 metres.

Other Zone Provisions

In all other respects, the provisions of the Highway Commercial (C4) Zone and By-law Number 287-78-PL shall apply and be complied with.

**9.17.8 HIGHWAY COMMERCIAL EXCEPTION EIGHT ((H) C4-8) ZONE**

By-law  
No. 2001-2006-PL  
(By-law No. 2164-  
2008-PL removed  
Holding (H)  
symbol)

a) Permitted Uses

Notwithstanding the uses permitted within the Highway Commercial (C4) Zone, as set forth on Plate “B,” entitled “Permitted Uses & Activities in General Zone Categories,” of By-law Number 287-78-PL, as otherwise amended to the contrary, upon the removal of the Holding (H) symbol following the execution of a site plan agreement, within the Highway Commercial Exception Eight (C4-8) Zone, located in part of Lot 10, Concession 5 (Thorah), the uses shall be restricted to that of an eating establishment and motor vehicle gasoline bar.

b) Regulatory Provisions

Notwithstanding the rear yard dimension of the Highway Commercial (C4) Zone for a motor vehicle gasoline bar, as noted on Plate “D,” entitled “Provisions for Non-Residential Uses and Activities,” of By-law Number 287-78-PL, as otherwise amended to the contrary, the minimum rear yard dimension shall be 3.0 metres.

Notwithstanding clause i. of subsection 8 i), entitled “Driveways, Retail Gasoline Establishments” of By-law Number 287-78-PL, as otherwise amended to the contrary, the maximum width of a driveway along the streetline shall be 12.0 metres.

c) Other Zone Provisions

In all other respects, the provisions of the Highway Commercial (C4) Zone and By-law Number 287-78-PL shall apply and be complied with.

**9.17.9 HIGHWAY COMMERCIAL EXCEPTION NINE (C4-9) ZONE**

By-law  
No. 3038-2021

Notwithstanding the provisions of Plate D, Line 7, and Line 22 of Zoning By-law Number 287-78-PL, as otherwise amended to the contrary, within the Highway Commercial Exception Nine (C4-9) Zone, located within part of Lot 11, Concession 5 (Thorah), the minimum lot frontage shall be 25 metres and the maximum building height shall be 13 metres.

In all other respects, the provisions of the Highway Commercial (C4) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.18

HAMLET COMMERCIAL (HC) ZONE CATEGORY EXCEPTIONS

9.18.1

HAMLET COMMERCIAL EXCEPTION ONE (HC-1) ZONE

By-law  
No. 961-88-PL

Notwithstanding the provisions of the Hamlet Commercial (HC) Zone and all other provisions of Zoning By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Hamlet Commercial Exception One (HC-1) Zone, located in part of Lot 24, Concession VIII, within Manilla, in the Township of Brock, the applicable provisions of the Hamlet Commercial (HC) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- a) Only Permitted Uses
- A residential dwelling unit in a portion of a non- residential building whereby a portion of the dwelling unit may be located on the first floor.
- b) Planting Strip Requirements
- Where the interior side or rear lot line abuts a Residential Zone, a planting strip adjoining such abutting lot line, or portion thereof, shall be provided on the property with a minimum width of three metres except where the existing building extends through a planting strip. In which case, it shall be permissible to interrupt the planting strip within 2.7 metres of the edge of the building.

9.18.2

HAMLET COMMERCIAL EXCEPTION TWO (HC-2) ZONE

By-law  
No. 1792-02-PL

Notwithstanding the regulatory provisions of the Hamlet Commercial (HC) Zone, as noted in Sections 6(m), 7(l), 10.1(b), 10.1(h), and Plate “D”, of By-law Number 287-78-PL, as otherwise amended to the contrary, within the Hamlet Commercial Exception Two (HC-2) Zone, located within part of Lot 10, Concession 10 (Thorah), the following shall apply and be complied with:

- a) Regulatory Provisions - Principal Building
- i) Notwithstanding Section 6(m) of By-law Number 287-78-PL, a maximum of five (5) dwelling units only shall be permitted on the first floor of the principal building;

ii) Notwithstanding Section 7(l) (i) and (ii) of By-law Number 287-78-PL, one bachelor apartment dwelling unit only shall have a minimum dwelling unit area of 30 square metres and one apartment dwelling unit only containing one bedroom shall have a minimum dwelling unit area of 40 square metres; and,

iii) Notwithstanding the minimum yard dimensions contained on Plate “D”, the following shall apply:

Front Yard:5.8 metres

Exterior Side Yard:0.2 metres

Rear Yard:9.4 metres
- b) Regulatory Provisions - Accessory Building
- i) Notwithstanding Section 10.1(b) of By-law Number 287-78-PL, an accessory building shall be permitted between the street line and the principal building having a minimum front yard dimension of 4.2 metres; and,

ii) Notwithstanding Section 10.1(h)(i), the minimum interior side yard dimension shall be 0.3 metres.

c) Regulatory Provisions - Principle & Accessory Buildings

- i) Notwithstanding Plate “D” of By-law Number 287-78-PL, the maximum lot coverage shall be 42%.

d) Other Provisions

In all other respects the provisions of the Hamlet Commercial (HC) Zone and By-law Number 287-78-PL shall apply and be complied with.

## 9.19 RESORT COMMERCIAL (RC) ZONE CATEGORY EXCEPTIONS

### 9.19.1 RESORT COMMERCIAL EXCEPTION ONE (RC-1) ZONE

By-law  
No. 431-80-PL  
505-81-PL  
2560-2014-PL

Notwithstanding the uses permitted within the Resort Commercial (RC) Zone as shown on Plate "B" entitled "Permitted Uses and Activities in General Zone Categories," of Restricted Area By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Resort Commercial Exception One (RC-1) Zone, as shown on Plate "A1," to Restricted Area By-law No. 287-78-PL, as amended by Restricted Area By-law No. 431-80-PL, only the following uses shall be permitted:

- (i) one (1) dwelling unit in a portion of the existing non-residential building; and
- (ii) the production and sale of various hand and machine sewn articles, such as, but not limited to, blankets, vests, aprons, oven mitts and shirts, a gift shop, and the display and sale of antiques, together with such other uses and activities which are considered to be incidental and subordinate thereto, provided such uses and activities are confined solely to the existing building on the said lands, and provided that all other applicable provisions of Restricted Area By-law No. 287-78-PL, as otherwise amended, are complied with.

### 9.19.2 RESORT COMMERCIAL EXCEPTION TWO (RC-2) ZONE

By-law  
No. 521-81-PL

Notwithstanding the uses permitted within the Resort Commercial (RC) Zone of Restricted Area By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Resort Commercial Exception Two (RC-2) zone, as shown on Plate "A2" to Restricted Area By-law No. 287-78-PL, as amended by Restricted Area By-law No. 521-81-PL, only the following uses shall be permitted:

- a. Residential Uses
  - i. one (1) single-family dwelling house and buildings, structures and uses accessory thereto.
- b. Non-Residential Uses
  - i. a camping establishment, comprising a maximum of 196 camping lots, provided that such camping lots are used for camping purposes only from May to October, both inclusive in any one year;
  - ii. the storage of a maximum of 196 trailers, during the period of successive months from November to April, next immediately following, both inclusive, provided such trailers are unoccupied at all times during the period;
  - iii. buildings, structures, uses and facilities accessory to a camping establishment such as washrooms, shower areas, swimming pools, saunas, tennis courts, garbage container areas, clubhouse, fishing ponds and similar accessory recreational and non-recreational uses, buildings, structures and facilities, provided such are only for the exclusive use of people utilizing the camping establishment; and
  - iv. public uses.

The foregoing uses shall be permitted within the Recreational Commercial Exception Two (RC-2) Zone, provided all other relevant provisions of Restricted Area By-law No. 287-78-PL, as otherwise amended, and all other relevant By-laws of the Township of Brock, including By-law No. 521-81-PL, being the Township's Campground By-law, as amended or replaced, are complied with.

9.20

RESTRICTED INDUSTRIAL (M1) ZONE CATEGORY EXCEPTIONS

9.20.1

RESTRICTED INDUSTRIAL EXCEPTION ONE (M1-1) ZONE

By-law  
No. 415-80-PL

Notwithstanding the uses permitted within the Restricted Industrial (M1) Zone, the uses permitted within the Restricted Industrial Exception One (M1-1) Zone, as delineated on Plate “A1,” of this By-law, and located in part of Lot 5, Concession X, specifically described as Parts 1 and 2 of Plan 40R-1657, in the Township of Brock (former Township of Thorah), shall be restricted to that of a builder's supply dealer, bulk storage tanks, cold locker storage, contractor's yard, dairy, dry cleaning plant, eating establishment, heavy and light equipment sales and rental, farm implement dealer, feedmill, manufacturing, processing, and fabricating plant, marine sales and service, motor vehicle repair garage, motor vehicle dealership, motor vehicle service station, truck transport terminal, warehouse and custom workshop, and such other uses or activities which are considered to be incidental and subordinate thereto, provided that all other provisions of this By-law are complied with.

9.20.2

RESTRICTED INDUSTRIAL EXCEPTION TWO (M1-2) ZONE

Notwithstanding the uses permitted within the Restricted Industrial (M1) Zone, the uses permitted within the Restricted Industrial Exception Two (M1-2) Zone, as delineated on Plate “A6,” of this By-law, and located in part of Lot 1, Concession XII, in the former Township of Brock, shall be restricted to that of a radio station, broadcasting studio, and the open storage of goods and materials, together with such other uses or activities which are considered to be incidental and subordinate thereto, provided that all other provisions of this By-law are complied with.

9.20.3

RESTRICTED INDUSTRIAL EXCEPTION THREE (M1-3) ZONE

Notwithstanding the provisions of Plate “D,” “Provisions for Non-Residential Uses and Activities,” to the contrary, in Column “S,” Lines 3 to 22 inclusive, and Section 8 (q) (i) of this By-law, those lands zoned in the Restricted Industrial Exception Three (M1-3) Zone, as delineated on Plates “A2” and “A5” of this By-law, and located in part of Lots 11 and 12 of Concession V, of the former Township of Brock, the following minimum provisions shall apply:

Minimum Lot Area

- |  |                      |
|--|----------------------|
| Private Drilled Well and Private Effluent Disposal | - 2023 square metres |
| Public Piped Water and Private Effluent Disposal   | - Not Applicable     |
| Public Sewer and Private Drilled Well              | - Not Applicable     |
| Public Piped Water and Public Sewers               | - Not Applicable     |

Minimum Lot Frontage

- |  |                  |
|--|------------------|
| Private Drilled Well and Private Effluent Disposal | - 46 metres      |
| Public Piped Water and Private Effluent Disposal   | - Not Applicable |
| Public Sewer and Private Drilled Well              | - Not Applicable |
| Public Piped Water and Public Sewers               | - Not Applicable |
- Minimum Yard Dimensions

Front Yard (Internal)	- 8 metres
Front Yard (Albert Street)	- 16 metres
Front Yard (The King's Highway)	- 16 metres
Exterior Side Yard (Albert Street)	- 16 metres
Exterior Side Yard (The King's Highway)	- 16 metres
Interior Side Yard (minimum)	- 4.5 metres plus 0.3048 metres for every 0.3048 metres or portion thereof over 9 metres in height of any building.
Rear Yard	- 4.5 metres plus 0.3048 metres for every 0.3048 metres or portion thereof over 9 metres in height of any building.
Rear Yard (Abutting School)	- 8 metres
Rear Yard (Albert Street)	- 16 metres
Rear Yard (The King's Highway)	- 16 metres
Maximum Lot Coverage	- 50%
Minimum Setback From Street Centreline (Internal)	- 17.678 metres
Minimum Setback From Street Centreline (Albert Street)	- 25.298 metres
Minimum Setback From Street Centreline (The King's Highway)	- 16 metres plus one half of the Right-of- Way Width
Minimum Landscaped Open Space	- 30%
Maximum Height of Building	- 12 metres

By-law  
No. 583-82-PL  
951-88-PL

In addition to all other uses permitted within the Restricted Industrial (M1) Zone of Restricted Area By-law No. 287-78-PL, as otherwise amended, on those lands comprising of Part 9 on a plan of survey deposited as Plan No. 40R-5123 within the Restricted Industrial Exception Three (M1-3) Zone, and shown in detail on Schedule “A” attached to and forming part of Restricted Area By-law Nos. 583-82-PL and 951-88-PL the following uses shall also be permitted:

- a. a concrete batching plant, and accessory and directly related outside storage of materials; and
- b. an outlet including buildings and structures, for the sale, at retail and wholesale, of construction and building materials.

By-law  
No. 955-88-PL

In addition to all other uses permitted within the Restricted Industrial Exception Three (M1-3) Zone of Restricted Area By-law No. 287-78-PL, as otherwise amended, within the Restricted Industrial Exception Three (M1-3) Zone, located in part of Lot 12, Concession V, in the Sunderland urban area, comprising the north half of Part 1 of Deposit Plan No. 40R-5123, the permitted uses shall also include a daycare centre.

By-law  
No. 1342-95-PL

Notwithstanding the minimum rear yard dimension set forth above and Plate “D,” Column S, Line 14, of this by-law, within the Restricted

Industrial Exception Three (M1-3) Zone, generally located in part of Lot 12, Concession V, Sunderland urban area, on those lots comprising Parts 1 and 4 of Plan 40R-5123 the minimum rear yard dimension shall be 30 metres.



9.21

GENERAL INDUSTRIAL (M2) ZONE CATEGORY EXCEPTIONS

9.21.1

GENERAL INDUSTRIAL EXCEPTION ONE (M2-1) ZONE

Notwithstanding the uses permitted within the General Industrial (M2) Zone, the uses permitted within the General Industrial Exception One (M2-1) Zones, as delineated on Plates “A2,” “A3” and “A4,” and located in:

- a. part of Lot 11, Concession VI, in the former Township of Thorah;
- b. part of Lot 13, Concession VI, in the former Village of Beaverton;
- c. part of Lot 15, Concession IV, in the former Township of Thorah;
- d. part of Lot 20, Concession XI, in the former Village of Cannington; and
- e. part of Lot 11, Concession VI, in the former Township of Brock.

Shall be restricted to a Municipal, Regional or Provincial works yard and garage, and such other uses, or activities, which are considered to be incidental and subordinate thereto.

9.21.2

GENERAL INDUSTRIAL EXCEPTION TWO (M2-2) ZONE

By-law  
No. 413-80-PL  
No. 1795-02-PL

Notwithstanding the uses permitted within the General Industrial (M2) Zone, the uses permitted within the General Industrial Exception Two (M2-2) Zone, as delineated on the Zone Map, attached hereto as Schedule “A,” and located in part of Lot 10, Concession III, in the Township of Brock (former Township of Thorah) shall be restricted to that of a welding operation, a custom workshop, a fabricating plant, and a repair service for farm and industrial machinery, open storage as well as a public storage warehousing facility, together with such other uses or activities, which are considered to be incidental and subordinate thereto provided that all other provisions of this By-law are complied with.

9.21.3

GENERAL INDUSTRIAL EXCEPTION THREE (M2-3) ZONE

By-Law  
No. 412-80-PL

Notwithstanding the uses permitted within the General Industrial (M2) Zone, the uses permitted within the General Industrial Exception Three (M2-3) Zone, as delineated on Plate “A2,” of this By-law, and located in part of Lot 19, Concession VIII, in the Township of Brock (former Township of Brock), shall be restricted to the storage and transfer of milk, the fabrication of stain-less steel containers and the operation of a motor vehicle dealership specializing in the sale and service of trucks, together with such other uses, or activities, which are considered to be incidental and subordinate thereto, provided that all other provisions of this By-law are complied with.

9.21.4

GENERAL INDUSTRIAL EXCEPTION FOUR (M2-4) ZONE

Repealed by By-law No. 610-82-PL.

9.21.5

GENERAL INDUSTRIAL EXCEPTION FIVE (M2-5) ZONE

Notwithstanding the uses permitted within the General Industrial (M2) Zone, the uses permitted within the General Industrial Exception Five (M2-5) Zone, as delineated on Plate “A2,” of this By-law, and located in part of the northeast one half of Lot 13, Concession IV of the former Township of Brock, shall be restricted to that of a manufacturing plant, engaged in the fabrication of concrete products, and open storage, together with such other uses, or activities, which are considered to be incidental and subordinate thereto, provided that all other provisions of this By-law are complied with.

By-law  
No. 1353-95-PL

In addition to all other uses permitted within the General Industrial Exception Five (M2-5) Zone, set forth above, of Zoning By-Law No. 287-78-PL, as otherwise amended to the contrary, on those lands located within part of Lot 13, Concession IV, the permitted uses shall also include the manufacture of wood products together with such other uses which are considered accessory and incidental to the manufacture of wood products. In all other respects the provisions of the General Industrial (M2) Zone and By-law No. 287-78-PL shall apply and be complied with.

9.21.6

GENERAL INDUSTRIAL EXCEPTION SIX (M2-6) ZONE

By-law No. 2450-  
2012-PL

Notwithstanding the uses permitted within the General Industrial (M2) Zone, the uses permitted within the General Industrial Exception Six (M2-6) Zone, as delineated on Plate “A2,” of this By-law, and located in part of the west one half of Lot 12, Concession IV of the former Township of Brock, shall be restricted to that of a single-detached dwelling and a custom workshop together with such other uses, or activities, which are considered to be incidental and subordinate thereto, provided that all other provisions of this By-law are complied with.

9.21.7

GENERAL INDUSTRIAL EXCEPTION SEVEN (M2-7) ZONE

Notwithstanding the uses permitted within the General Industrial (M2) Zone, the uses permitted within the General Industrial Exception Seven (M2-7) Zone, as delineated on Plate “A4,” of this By-law, and located in part of Lot 20, Concession XII, in the former Township of Brock, shall be restricted to that of a manufacturing plant, engaged in the laboratory production of cereal and such other uses, or activities, which are considered to be incidental and subordinate thereto, provided that all other provisions of this By-law are complied with.

9.21.8

GENERAL INDUSTRIAL EXCEPTION EIGHT (M2-8) ZONE

Notwithstanding the uses permitted within the General Industrial (M2) Zone, the uses permitted within the General Industrial Exception Eight (M2-8) Zone, as delineated on Plate “A4,” of this By-law, and located in part of Lot 21, Concession XII, immediately north of the Beaver River, in the former Village of Cannington, shall be restricted to that of a Foundry, together with such other uses, or activities, which are considered to be incidental and subordinate thereto, provided that all other provisions of this By-law are complied with.

9.21.9

GENERAL INDUSTRIAL EXCEPTION NINE (M2-9) ZONE

By-law  
No. 425-80-PL  
1139-91-PL

Notwithstanding the permitted uses within the General Industrial (M2) Zone as indicated on Plate “B” entitled “PERMITTED USES & ACTIVITIES IN GENERAL ZONE CATEGORIES,” as otherwise amended, to the contrary, within the General Industrial Exception Nine (M2-9) Zone, as delineated on Schedule “A3” and located in part of Lot 11, Concession V, in the former Township of Thorah, only the following uses shall be permitted:

- (i) a permanent single-family dwelling house;
- (ii) an apartment dwelling unit having a maximum gross floor area of 190 square metres which shall be occupied by the owner, caretaker, and/or watchman of the heating and air conditioning business. The apartment dwelling unit shall be located on the second floor of the building devoted to the heating/air conditioning business;
- (iii) the sale and storage of fuel supplies; and,
- (iv) the retail sale, manufacture and storage of heating and air conditioning units together with such other uses or activities which are considered to be incidental and subordinate thereto.

In all other respects, the provisions of the General Industrial (M2) Zone shall apply and be complied with.

9.21.10

GENERAL INDUSTRIAL EXCEPTION TEN (M2-10) ZONE

By-law  
No. 432-80-PL  
1030-89-PL  
1236-93-PL

Notwithstanding the uses permitted within the General Industrial (M2) Zone, the uses permitted within the General Industrial Exception Ten (M2-10) Zone, as delineated on the Zone Map attached hereto as Schedule “A,” and located in part of Lot 12, Concession V, shall be restricted to that of a single-detached dwelling, welding shop and repair garage, together with such other uses or activities which are considered to be incidental and subordinate thereto, provided that all other provisions of this By-law are complied with.

Notwithstanding the provisions of Plate D, Column T, Lines 11 and 14, the following provisions shall apply and be complied with:

Front Yard Depth	4.2 metres
Rear Yard Depth	2.4 metres

In all other respects the provisions of By-law No. 287-78-PL, as otherwise amended shall apply and be complied with.

9.21.11

GENERAL INDUSTRIAL EXCEPTION ELEVEN (M2-11) ZONE

By-law  
No. 417-80-PL

Notwithstanding the uses permitted within the General Industrial (M2) Zone, the uses permitted within the General Industrial Exception Eleven (M2-11) Zone, as delineated on the Zone Map attached hereto as Schedule “A” and located in part of Lot 11, Concession VI, shall be restricted to that of a bulk storage depot for petroleum products together with such other uses or activities which are considered to be incidental and subordinate thereto, provided that all other provisions of this By-law are complied with.

9.21.12

GENERAL INDUSTRIAL EXCEPTION TWELVE (M2-12) ZONE

By-law  
No. 402-80-PL

Notwithstanding the uses permitted within the General Industrial (M2) Zone, the uses permitted within the General Industrial Exception Twelve (M2-12) Zone, as delineated on the Zone Map attached hereto as Schedule “A,” and located in part of Lot 16, Concession IX, shall be restricted to that of a motor vehicle repair garage, motor vehicle car wash, together with such other uses or activities which are considered to be incidental and subordinate thereto, provided that all other provisions of this By-law are complied with.

9.21.13

GENERAL INDUSTRIAL EXCEPTION THIRTEEN (M2-13) ZONE

By-law  
No. 407-80-PL  
1167-92-PL

Deleted by By-law No. 1167-92-PL.

9.21.14

GENERAL INDUSTRIAL EXCEPTION FOURTEEN (M2-14) ZONE

By-law  
No. 401-80-PL

Notwithstanding the uses permitted within the General Industrial (M2) Zone, the uses permitted within the General Industrial Exception Fourteen (M2-14) Zone, as delineated on the Zone Map attached hereto as Schedule “A” and located in part of Lot 14, Concession V, shall be restricted to that of a repair service for trucks and machinery, fuel storage, the storage of trucks, machinery, parts and accessories thereto, and one single-family dwelling house, together with such other uses or activities which are considered to be incidental and subordinate thereto, provided that all other provisions of this By-law are complied with.

9.21.15

GENERAL INDUSTRIAL EXCEPTION FIFTEEN (M2-15) ZONE

By-law  
No. 420-80-PL

Notwithstanding the uses permitted within the General Industrial (M2) Zone, the uses permitted within the General Industrial Exception Fifteen (M2-15) Zone, as delineated on the Zone Map attached hereto as Schedule “A” and located in part of the west half of Lot 15, Concession IV, shall be restricted to that of a road contractors and builders supply yard, a transport terminal and bulk storage facilities, to be utilized for the rental, servicing, repair and overhaul, fabrication and maintenance; and/or the open storage of vehicles and equipment, and for the open storage, processing and sale of materials and

supplies, together with such other uses or activities which are considered to be incidental and subordinate thereto, provided that all other provisions of this By-law are complied with.

9.21.16

GENERAL INDUSTRIAL EXCEPTION SIXTEEN (M2-16) ZONE

By-law  
No. 858-87-PL  
1109-91-PL

Notwithstanding the permitted uses in the General Industrial (M2) Zone, as shown on Plate “B” entitled “PERMITTED USES AND ACTIVITIES IN GENERAL ZONE CATEGORIES,” and the minimum yard and setback provisions for the General Industrial Exception No. 16 (M2-16) Zone, located in part of Lot 1, Concession X, in the former Township of Thorah, all provisions of the General Industrial (M2) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- (a) Only Permitted Uses
- (i)

a motor vehicle repair garage.
- (ii)

a single-family dwelling house which shall be occupied by the owner, caretaker, and/or watchman of the motor vehicle repair garage; and,
- (iii)

public uses.
- (b) Minimum Yard Dimensions From Limits of M2-16 Zone
- (i)

Front Yard Depth

15 metres
- (ii)

Interior Side Yard Width

2 metres
- (iii)

Rear Yard Depth

15 metres
- (c) Minimum Setback
- 32 metres

9.21.17

GENERAL INDUSTRIAL EXCEPTION SEVENTEEN (M2-17) ZONE

By-law  
No. 1247-93-PL

Notwithstanding the provisions of the General Industrial (M2) Zone of By-law No. 287-78-PL, as otherwise amended to the contrary, within the General Industrial Exception Seventeen (M2-17) Zone, located on part of Lot 3, Concession XIV, former Township of Brock, the following shall apply and be complied with:

- a) Only Permitted Non-Residential Uses
- i)

A manufacturing, processing, assembling and/or fabricating plant exclusively engaged in the manufacture of furniture which shall include provisions for cabinet making, refinishing furniture and upholstering.
- ii)

A public use in accordance with Section 10.21 of this By-law.
- b) Regulatory Provisions
- i)

Lot Area

55 hectares
- ii)

Lot Frontage

575 metres

- iii)

Yard Dimensions:

Front (South)	38 metres
Interior Side (West)	36 metres
Interior Side (East)	39 metres
Rear (North)	24 metres
- iv)

Maximum Lot Coverage of all building

10 per cent
- v)

Minimum Setback from Street Centreline (Concession XIV)

270 metres
- vi)

Minimum Landscaped Open Space

50 per cent
- vii)

Maximum Number of Buildings Having a Total Gross Floor Area of 1,730 square metres

3
- viii)

Maximum Height of Buildings

9 metres
- ix)

Notwithstanding the provisions of the General Industrial (M2) Zone, as amended to the contrary, within the General Industrial Exception Seventeen (M2-17) Zone, the provisions of Section 8 (x) shall not apply.
- c)

Other Zone Provisions

i)

For the purpose of the General Industrial Exception Seventeen (M2-17) Zone, and, notwithstanding Section 11.90 of By-law No. 287-78-PL, the minimum lot area and frontage requirements shall be calculated based on the lot identified in the Assessment Roll Book as No. 18-39-040-003-37200-0000 and the minimum lot frontage shall be measured on those lands abutting the road allowance between Concession XIII and XIV.

In addition, all other regulatory provisions shall be measured from the extremities of the General Industrial Exception Seventeen (M2-17) Zone boundary.

ii)

In all other respects the provisions of the General Industrial (M2) Zone shall apply and be complied with.

9.21.18

HOLDING GENERAL INDUSTRIAL EXCEPTION EIGHTEEN ((H) M2-18) ZONE

By-law  
No. 1640-00-PL

- a)

No person shall use any land or erect, alter or use any building or structure within the Holding General Industrial Exception Eighteen ((H) M2-18) Zone except for the purposes of an area to be used only for the parking of transport trucks and trailers exclusive of all buildings and structures until such time as the Holding (H) symbol is removed by amendment to this by-law pursuant to Section 36 of the *Planning Act*, R.S.O. 1990 as amended.
- b)

Notwithstanding the uses permitted within the General Industrial (M2) Zone, as set forth on Plate “B,” entitled “PERMITTED USES & ACTIVITIES IN GENERAL ZONE CATEGORIES,” of By-law No. 287-78-PL, as otherwise amended to the contrary, upon removal of the Holding (H) symbol following submission of a hydrogeological study which demonstrates that the property is capable of supporting an office and/or maintenance facility, within the General Industrial Exception Eighteen (M2-18) Zone, located within part Lots 14 & 15, Concession 4, former Township of Thorah, only a truck transport terminal, as herein defined, shall be permitted.

- c) Notwithstanding the minimum front yard dimension and the minimum interior side yard dimension of the General Industrial (M2) Zone category as set forth on Plate “D,” entitled “PROVISIONS FOR NON-RESIDENTIAL USES & ACTIVITIES” of By-law No. 287-78-PL, as otherwise amended to the contrary, within the General Industrial Exception Eighteen (M2-18) Zone, the minimum front yard dimension shall be 12 metres and the minimum interior side yard dimension shall be 10 metres. In addition, the provisions of Section 8 (r) shall not apply.

9.21.19

GENERAL INDUSTRIAL EXCEPTION NINETEEN (M2-19) ZONE

By-law  
No. 1834-03-PL

- a) Only Permitted Non-Residential Use
- Notwithstanding the permitted uses within the General Industrial (M2) Zone of By-law Number 287-78-, as otherwise amended to the contrary, within the General Industrial Exception Nineteen (M2-19) Zone, located within part of Lot 1, Concession 8 (Brock), the uses shall be restricted to a woodworking shop.
- b) Regulatory Provisions
- i) Yard Dimensions:
- |                       |           |
|-----------------------|-----------|
| Front Yard (West)     | 15 metres |
| Interior Side (North) | 15 metres |
| Interior Side (South) | 11 metres |
| Rear Yard (East)      | 10 metres |
- ii) Notwithstanding the provisions of the General Industrial (M2) Zone, as amended to the contrary, within the General Industrial Exception Nineteen (M2-19) Zone, the provisions of Sections 8 (r) and 8 (x) (ii) shall not apply.
- c) Regulatory Provisions – Portable Storage Shed
- i) Yard Dimensions:
- |                       |           |
|-----------------------|-----------|
| Front Yard (West)     | 15 metres |
| Interior Side (North) | 15 metres |
| Interior Side (South) | 0 metres  |
| Rear Yard (East)      | 0 metres  |
- d) Other Zone Provisions
- i) For the purpose of the General industrial Exception Nineteen (M2-19) Zone, and, notwithstanding Section 11.90 of By-law No. 287-78-PL, the minimum lot area and frontage requirements shall be calculated based on the lot identified in the Assessment Roll Book as No. 18-39-040-002-26905-0000.
- ii) In all other respects the provisions of the General Industrial (M2) and Zoning By-law Number 287-78-PL shall apply and be complied with.

9.21.20

GENERAL INDUSTRIAL EXCEPTION TWENTY (M2-20) ZONE

By-law  
No. 2387-2011-PL  
& 2450-2012-PL

Notwithstanding the minimum interior side yard dimension of the General Industrial (M2) Zone category as set forth on Plate “D,” entitled “Provisions for Non-Residential Uses & Activities” of By-law Number 287-78-PL, as otherwise amended to the contrary, within the General Industrial Exception Twenty (M2-20) Zone, the minimum interior side yard dimension on the south side of the property shall be 9 metres. In all other respects the provisions of the General Industrial (M2) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.22

RURAL INDUSTRIAL (M3) ZONE CATEGORY EXCEPTIONS

9.22.1

RURAL INDUSTRIAL EXCEPTION ONE (M3-1) ZONE

Notwithstanding the uses permitted within the Rural Industrial (M3) Zone, the uses permitted within the Rural Industrial Exception One (M3-1) Zone, as delineated on Plate “A2,” of this By-law, and located in part of Lot 13, Concession III, in the former Township of Brock, shall be restricted to that of an abattoir, and such other uses, or activities, which are considered to be incidental and subordinate thereto, provided that all other provisions of this By-law are complied with.

9.22.2

RURAL INDUSTRIAL EXCEPTION TWO (M3-2) ZONE

By-law  
No. 506-81-PL  
1235-93-PL

Notwithstanding the provisions of the Rural Industrial (M3) Zone of By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Rural Industrial Exception No. 2 (M3-2) Zone, located in part of Lot 7, Concession XIV (Brock), the following shall apply and be complied with:

- a) Residential Uses
- (i)

a Single Family dwelling which shall be occupied by the owner, watchman, and/or caretaker of the property used for the associated house moving business.
- b) Non-Residential Uses
- (i)

indoor storage of building materials;
- (ii)

indoor storage of vehicles and equipment used for house moving;
- (iii)

Open Storage of vehicles and equipment used for housing moving;
- (iv)

Open Storage of buildings and houses or parts thereof which shall not be used for the purposes of human habitation; and,
- (v)

Public Uses in accordance with Section 10.21 of By-law No. 287-78-PL.
- c) Regulatory Provisions - Residential & Non-Residential Uses
- (i)

Minimum Lot Area

1.6 hectares
- (ii)

Minimum Lot Frontage

44 metres
- (iii)

Minimum Landscaped Open Space

40 percent
- d) Regulatory Provisions For Permitted Residential Uses
- (i)

Minimum Yard Dimensions
- front yard

38 metres
- interior side yard

20 metres
- exterior side yard

4.3 metres
- rear yard

255 metres
- (ii)

Minimum Setback from Street Centreline

14 metres
- e) Regulatory Provisions for Permitted Non-Residential Uses
- i)

Minimum Yard Dimensions
- front yard

46 metres
- interior side yard

10 metres
- exterior side yard

10 metres
- rear yard

10 metres

## f) Special Provisions - Open Storage

Notwithstanding the provisions of Section 8(x) of By-law No. 287-78-PL, to the contrary, the following provisions with respect to the open storage of goods and materials shall apply and be complied with:

- (i) open storage shall be considered a principal use on this property;
- (ii) such open storage shall be located behind the rear wall of the single-family dwelling which is to be occupied by the owner, caretaker, and/or watchman;
- (iii) such open storage shall not cover more than 55 percent of the total lot area;
- (iv) a plain corrugated steel fence extending at least 1.8 metres in height from existing grade shall be required along the interior side and exterior side lot lines of the property as shown on Schedule "A" to By-law No. 1235-93-PL where the Open Storage of goods and materials is permitted;
- (v) where lighting facilities are provided, they shall be so arranged as to deflect the light onto the Open Storage area, and away from adjoining properties and streets; and,
- (vi) the area used for open storage shall be surfaced and maintained with either concrete, asphalt, crushed stone or other hard surface and dustless materials or maintained as a lawn in a healthy growing condition.

## g) Other Zone Provisions

In all other respects the provisions of the Rural Industrial (M3) Zone and Zoning By-law No. 287-78-PL shall apply and be complied with.

**9.22.3****RURAL INDUSTRIAL EXCEPTION THREE (M3-3) ZONE**

By-law  
No. 775-85-PL  
1756-02-PL

Deleted by By-law No. 1756-2002-PL.



9.23

EXTRACTIVE INDUSTRIAL (M4) ZONE CATEGORY EXCEPTIONS

9.23.1

EXTRACTIVE INDUSTRIAL EXCEPTION ONE (M4-1) ZONE

Notwithstanding the uses permitted within the Extractive Industrial (M4) Zone, the uses permitted within the Extractive Industrial Exception One (M4-1) Zone, as delineated on Plate “A2,” of this By-law, and located in part of Lot 7, Concession XII, in the former Township of Brock, shall be restricted to that of the removal of peat moss, from the subject peat bog, and the retail sale of organic peat moss, together with such other uses, or activities, which are considered to be incidental and subordinate thereto, provided that all other provisions of this By-law are complied with.

9.23.2

EXTRACTIVE INDUSTRIAL EXCEPTION TWO (M4-2) ZONE

By-law  
No. 430-80-PL

Notwithstanding the uses permitted within the Extractive Industrial (M4) Zone, the uses permitted within the Extractive Industrial Exception Two (M4-2) Zone, as delineated on the Zone Map attached hereto as Schedule “A,” and located in part of Lot 18, Concession XII, shall be restricted to that of a single-family dwelling house, the storage of oil and gasoline, trucks, construction equipment, the stockpiling of sand and gravel, employee parking, open and enclosed storage, repair garage, together with such other uses or activities which are considered to be incidental and subordinate thereto provided that all other provisions of this By-law are complied with.

9.23.3

EXTRACTIVE INDUSTRIAL EXCEPTION THREE (M4-3) ZONE

By-law  
No. 422-80-PL

Notwithstanding the uses permitted within the Extractive Industrial (M4) Zone, the uses permitted within the Extractive Industrial Exception Three (M4-3) Zone, as delineated on the Zone Map attached hereto as Schedule “A,” and located in part of Lot 10, Concession III, shall be restricted to that of settling ponds in conjunction with a licensed extractive operation, together with such other uses, or activities which are considered incidental and subordinate thereto, provided that all other provisions of this By-law are complied with.

9.23.4

EXTRACTIVE INDUSTRIAL EXCEPTION NO. 4 (M4-4) ZONE

By-law  
No. 1189-92-PL  
No. 1800-03-PL

Notwithstanding any other provisions of the Extractive Industrial (M4) Zone, to the contrary, within the Extractive Industrial Exception No. 4 (M4-4) Zone, located in part of Lots 11, 12, 13, 14, Concession IV, and part of Lots 13, 14, and 15, Concession V, in the former Township of Brock, no person shall use any land, erect, alter or use any building or structure except in accordance with the following provisions; namely:

- a) Residential Uses
- (i) prohibited
- b) Non-Residential Uses
- (i) a Farm but shall not include a Single-Family Dwelling House or Accessory Buildings or Structures incidental and subordinate to the operation of a Farm;

(ii) a Planting Strip;

(iii) berms.

## c) Regulatory Provisions

- (i) For the purposes of this By-law the provisions of Plate “D,” Column V, Lines 11, 12, 13, 14, 17, 18, 19 and 22 shall not apply.

## d) Other Zone Provisions

In all other respects the provisions of the Extractive Industrial (M4) Zone shall apply and be complied with.

**9.23.5****EXTRACTIVE INDUSTRIAL EXCEPTION NO. 5 (M4-5) ZONE**

By-law  
No. 1189-92-PL  
No. 1800-03-PL

Notwithstanding any other provisions of the Extractive Industrial (M4) Zone to the contrary, within the Extractive Industrial Exception No. 5 (M4-5) Zone, located in part of Lots 11, 13, and 14, Concession IV, in the former Township of Brock, no person shall use such lands except in accordance with the following, namely;

## a) Residential Uses

- (i) prohibited

## b) Non-Residential Uses

- (i) a Pit, including roads required for access and haulage, as well as uses accessory and incidental to the operation of the Pit, but shall not include the crushing or stockpiling of aggregate materials obtained off-site and the washing of any aggregate materials;
- (ii) use and operation of machinery used for the crushing of aggregate and a portable processing plant to be used on a temporary basis, but such machinery shall not be used for crushing or processing of aggregate materials obtained off-site;
- (iii) berms, temporary product stockpiles, and seeded topsoil/overburden stockpiles in accordance with site plans approved by the Ministry of Natural Resources pursuant to the *Aggregate Resources Act*, as amended;
- (iv) a Farm, but shall not include a Single-Family Dwelling House or Accessory Buildings or Structures considered incidental and subordinate to the operation of a Farm;
- (v) refuelling and maintenance of vehicles and equipment exclusively engaged in the removal of aggregate from the lands on which the vehicles and equipment are located;
- (vi) temporary scrap and used machinery storage area, for scrap generated and machinery used on the lands shown on Schedule “A”; and,
- (vii) rehabilitation in accordance with site plans approved by the Ministry of Natural Resources pursuant to the *Aggregate Resources Act*, as amended.

## c) Regulatory Provisions

The provisions of Plate “D,” Column V, Lines 1-19 and 21-23, inclusive, shall apply and be complied with except where the M4-5 Zone borders on an adjacent M4-4 or RU Zone category where the setback or yard requirements may be reduced to 0 metres and the yard and setback provisions shall not apply to the placement of berms and seeded topsoil/overburden stockpiles within the M4-5 Zone. In addition, the following regulatory provisions shall apply and be complied with:

- (i) Maximum extraction limit depth 15 metres below the high water table as established through monitoring reports.
  - d) Other Zone Provisions
- For the purpose of subsection 9.23.5 yards and setback provisions shall be measured from the licensed site boundary as defined under the *Aggregate Resources Act*.

9.23.6                    **EXTRACTIVE INDUSTRIAL EXCEPTION NO. 7 (M4-7) ZONE**

Notwithstanding any other provisions of the Extractive Industrial (M4) Zone to the contrary, within the Extractive Industrial Exception No. 7 (M4-7) Zone, located in part of Lots 21 & 22, Concession IX, in the former Township of Brock, no person shall use such lands except in accordance with the following, namely:

- a) Residential Uses
    - (i) prohibited
  - b) Non-Residential Uses
    - (i) a single access road to the road allowance between Concessions IX and X;
    - (ii) a Farm, but shall not include a Single-Family Dwelling House or Accessory Buildings or Structures considered incidental and subordinate to the operation of a Farm;
    - (iii) a Planting Strip; and
    - (iv) berms in accordance with site plan approved by the Ministry of Natural Resources pursuant to the *Aggregate Resources Act*, as amended.
  - c) Regulatory Provisions
    - (i) for purpose of Subsection 9.88, the provisions of Plate “D,” Column V, Lines 11, 12, 13, 14, 17, 18, 19, 20, and 22 shall not apply.
  - d) Other Zone Provisions
- In all other respects the provisions of the Extractive Industrial (M4) Zone shall apply and be complied with.

9.23.7                    **EXTRACTIVE INDUSTRIAL EXCEPTION NO. 8 (M4-8) ZONE**

Notwithstanding any other provisions of the Extractive Industrial (M-4) Zone to the contrary, within the Extractive Industrial Exception No. 8 (M4-8) Zone, located in part of Lots 21 and 22, Concession IX, in the former Township of Brock, no person shall use such lands except in accordance with the following, namely:

- a) Residential Uses
  - (i) prohibited
- b) Non-Residential Uses
  - (i) a Pit, including roads required for access and haulage, as well as uses accessory and incidental to the operation of the Pit, but shall not include the crushing or stockpiling of aggregate materials obtained off-site and the washing of any aggregate materials;

- (ii) use and operation of machinery used for the crushing of aggregate and a portable processing plant to be used on a temporary basis, but such machinery shall not be used for crushing or processing of aggregate materials obtained off-site;
- (iii) berms, temporary product stockpiles, and seeded topsoil/overburden stockpiles in accordance with site plans approved by the Ministry of Natural Resources pursuant to the *Aggregate Resources Act*, as amended;
- (iv) a building used for a portable scale house and office associated with the extraction of aggregate;
- (v) a Farm, but shall not include a Single-Family Dwelling House or Accessory Buildings or structures considered incidental and subordinate to the operation of a Farm;
- (vi) refuelling and maintenance of vehicles and equipment exclusively engaged in the removal of aggregate from the lands on which the vehicles and equipment are located;
- (vii) temporary scrap and used machinery storage area, which shall not exceed 2,000 m2 in area, for scrap generated and machinery used on the lands shown on Schedule “A,” and
- (viii) rehabilitation in accordance with site plans approved by the Ministry of Natural Resources pursuant to the *Aggregate Resources Act*, as amended.

c) Regulatory Provisions

The provisions of Plate “D,” Column V, Lines 1-19 and 21-23, inclusive, shall apply and be complied with except where the M4-8 Zone borders on an adjacent M4-7 Zone where the setback or yard requirements may be reduced to 0 metres and the yard and setback provisions shall not apply to the placement of berms and seeded topsoil/overburden stockpiles within the M4-8 Zone. In addition, the following regulatory provisions shall apply and be complied with:

- |      |                                 |   |
|------|---------------------------------|---|
| (i)  | Maximum extraction limit depth  | 10 metres below the high water table as established through quarterly monitoring reports. |
| (ii) | Maximum annual extraction limit | 500,000 tonnes  |

d) Other Zone Provisions

For the purpose of subsection 9.89 yards and setback provisions shall be measured from the licensed site boundary as defined under the *Aggregate Resources Act*.

9.23.8                      **EXTRACTIVE INDUSTRIAL EXCEPTION NO. 9 (M4-9) ZONE**

By-law  
No. 1452-97-PL

Notwithstanding any other provisions of the Extractive Industrial (M4) Zone, to the contrary, within the Extractive Industrial Exception No. 9 (M4-9) Zone, located in part of Lots 16 & 17, Concession V, in the former Township of Brock, no person shall use any land, erect, alter or use any building or structure except in accordance with the following, namely:

- a) Residential Uses
  - (i) prohibited
- b) Non-Residential Uses

- (i) a single access road to be used exclusively for those vehicles related to or incidental to the movement or extraction of aggregate from the extraction area to the road allowance between Concessions IV and V;
- (ii) a Farm but shall not include a Single-Family Dwelling House or Accessory Buildings or Structures incidental and subordinate to the operation of a Farm;
- (iii) a Planting Strip;
- (iv) berms.
- c) Regulatory Provisions
 

For the purpose of this subsection, the provisions of Plate "D," Column V, lines 11, 12, 13, 14, 17, 18, 19, and 22 shall not apply.
- d) Other Zone Provisions
 

In all other respects the provisions of the Extractive Industrial (M4) Zone shall apply and be complied with.

**9.23.9****EXTRACTIVE INDUSTRIAL EXCEPTION NO. 10 (M4-10) ZONE**

By-law  
No. 1452-97-PL

Notwithstanding any other provisions of the Extractive Industrial (M4) Zone, to the contrary, within the Extractive Industrial Exception No. 10 (M4-10) Zone, located in part Lots 16 & 17, Concession V, in the former Township of Brock, no person shall use any land, erect, alter or use any building or structure except in accordance with the following:

- a) Residential Uses
  - (i) prohibited
- b) Non-Residential Uses
  - (i) a Pit including internal roads and temporary stockpiles in an extraction area, rehabilitation and uses accessory thereto but no Accessory Buildings or Structures, blasting, manufacturing of aggregate or related products, Open Storage of goods and materials, stockpiling of native or foreign aggregate materials, dumping any materials, waste and/or debris or sale of topsoil shall be permitted;
  - (ii) portable crushing, screening and processing plant to be used on a temporary basis;
  - (iii) berms and temporary product and topsoil stockpiles;
  - (iv) a building used for a portable scale house including an office associated with the extraction of aggregate on the lands identified on Schedule "A";
  - (v) a Farm but shall not include a Single-Family Dwelling House or Accessory Buildings or structures incidental and subordinate to the operation of a Farm;
  - (vi) refuelling and maintenance of vehicles and equipment exclusively engaged in the removal of aggregate from the lands on which the vehicles and equipment are located.

c) Regulatory Provisions

The provisions of Plate “D,” Column V, Lines 1-23, inclusive, shall apply and be complied with. In addition, the following regulatory provisions shall apply and be complied with:

- (i) Maximum Extraction Limit Depth 257 metres above sea level geodetic elevation.
- (ii) Maximum Area Under Extraction 15 hectares
- (iii) Maximum Area Under Extraction and/or Rehabilitation 17 hectares

d) Other Zone Provisions

For the purpose of this subsection, yards and setback provisions shall be measured from the existing property line. In all other respects the provisions of the Extractive Industrial (M4) Zone shall apply and be complied with.

9.23.10 EXTRACTIVE INDUSTRIAL EXCEPTION NO. 6 (M4-6) ZONE

By-law  
No. 1800-03-PL

Notwithstanding any other provisions of the Extractive Industrial (M4) Zone to the contrary, within the Extractive Industrial Exception Number 6 (M4-6) Zone, located in part Lot 13, Concession V, former Township of Brock, no person shall use such lands except in accordance with the following:

a) Residential Uses

- (i) prohibited

b) Non-Residential Uses

- (i) a Pit, including roads required for access and haulage, as well as uses accessory and incidental to the operation of the Pit, but shall not include the crushing or stockpiling of aggregate materials obtained off-site and the washing of any aggregate materials;
- (ii) use and operation of machinery used for the crushing of aggregate and a portable processing plant to be used on a temporary basis, but such machinery shall not be used for crushing or processing of aggregate materials obtained off-site;
- (iii) berms, temporary product stockpiles, and seeded topsoil/overburden stockpiles in accordance with site plans approved by the Ministry of Natural Resources pursuant to the *Aggregate Resources Act*, as amended;
- (iv) a Farm but shall not include a Single-Family Dwelling House or Accessory Buildings or Structures incidental and subordinate to the operation of a Farm;
- (v) refuelling and maintenance of vehicles and equipment exclusively engaged in the removal of aggregate from the lands on which the vehicles and equipment are located;
- (vi) temporary scrap and used machinery storage area, for scrap generated and machinery used on the lands shown on Schedule “A”; and,
- (vii) rehabilitation in accordance with site plans approved by the Ministry of Natural Resources pursuant to the *Aggregate Resources Act*, as amended.

c) Regulatory Provisions

The provisions of Plate “D,” Column V, Lines 1-19 and 21-23, inclusive, shall apply and be complied with except where the M4-6 Zone borders on an adjacent M4-4, M4-11, or M4-12 Zone category where the setback or yard requirements may be reduced to 0 metres and the yard and setback provisions shall not apply to the placement of berms and seeded topsoil/overburden stockpiles within the M4-6 Zone. In addition, the following regulatory provisions shall apply and be complied with:

- (i) Maximum extraction Limit Depth 12 metres below the high water table as established through monitoring reports

d) Other Zone Provisions

For the purpose of subsection 9.23.10 yards and setback provisions shall be measured from the licensed site boundary as defined under the *Aggregate Resources Act*.

9.23.11 EXTRACTIVE INDUSTRIAL EXCEPTION ELEVEN (M4-11) ZONE

By-law  
No. 1800-03-PL

Notwithstanding any other provisions of the Extractive Industrial (M4) Zone, to the contrary, within the Extractive Industrial Exception Number Eleven (M4-11) Zone, located in part Lot 14, Concession V, in the former Township of Brock, no person shall use such lands except in accordance with the following, namely:

a) Residential Uses

- (i) prohibited

b) Non-Residential Uses

- (i) a Pit, including roads required for access and haulage, as well as uses accessory and incidental to the operation of the Pit, but shall not include the crushing or stockpiling of aggregate materials obtained off-site and the washing of any aggregate materials;
- (ii) use and operation of machinery used for the crushing of aggregate and a portable processing plant to be used on a temporary basis, but such machinery shall not be used for crushing or processing of aggregate materials obtained off-site;
- (iii) berms, temporary product stockpiles, and seeded topsoil/overburden stockpiles in accordance with site plans approved by the Ministry of Natural Resources pursuant to the *Aggregate Resources Act*, as amended;
- (iv) a Farm but shall not include a Single-Family Dwelling House or Accessory Buildings or Structures incidental and subordinate to the operation of a Farm;
- (v) refuelling and maintenance of vehicles and equipment exclusively engaged in the removal of aggregate from the lands on which the vehicles and equipment are located;
- (vi) temporary scrap and used machinery storage area, for scrap generated and machinery used on the lands shown on Schedule “A”; and,
- (vii) rehabilitation in accordance with site plans approved by the Ministry of Natural Resources pursuant to the *Aggregate Resources Act*, as amended.

c) Regulatory Provisions

The provisions of Plate “D,” Column V, Lines 1-19 and 21-23, inclusive, shall apply and be complied with except where the M4-11 Zone borders on an adjacent M4-4, M4-6, or M4-12 Zone category where the setback or yard requirements may be reduced to 0 metres and the yard and setback provisions shall not apply to the placement of berms and seeded topsoil/overburden stockpiles within the M4-11 Zone. In addition, the following regulatory provisions shall apply and be complied with:

- (i) Maximum extraction Limit Depth 5 metres below the high water table as established through monitoring reports

d) Other Zone Provisions

For the purpose of subsection 9.23.11 yards and setback provisions shall be measured from the licensed site boundary as defined under the *Aggregate Resources Act*.

9.23.12 EXTRACTIVE INDUSTRIAL EXCEPTION TWELVE (M4-12) ZONE

By-law  
No. 1800-03-PL

Notwithstanding any other provisions of the Extractive Industrial (M4) Zone, to the contrary, within the Extractive Industrial Exception Number Twelve (M4-12) Zone, located in part Lots 14 and 15, Concession V, former Township of Brock, no person shall use such lands except in accordance with the following, namely:

a) Residential Uses

- (i) prohibited

b) Non-Residential Uses

- (i) a Pit, including roads required for access and haulage, as well as uses accessory and incidental to the operation of the Pit, but shall not include the crushing or stockpiling of aggregate materials obtained off-site and the washing of any aggregate materials;
- (ii) use and operation of machinery used for the crushing of aggregate and a portable processing plant to be used on a temporary basis, but such machinery shall not be used for crushing or processing of aggregate materials obtained off-site;
- (iii) berms, temporary product stockpiles, and seeded topsoil/overburden stockpiles in accordance with site plans approved by the Ministry of Natural Resources pursuant to the *Aggregate Resources Act*, as amended;
- (iv) a Farm but shall not include a Single-Family Dwelling House or Accessory Buildings or Structures considered incidental and subordinate to the operation of a Farm;
- (v) refuelling and maintenance of vehicles and equipment exclusively engaged in the removal of aggregate from the lands on which the vehicles and equipment are located;
- (vi) temporary scrap and used machinery storage area, for scrap generated and machinery used on the lands shown on Schedule “A”; and,
- (vii) rehabilitation in accordance with site plans approved by the Ministry of Natural Resources pursuant to the *Aggregate Resources Act*, as amended.



c) Regulatory Provisions

The provisions of Plate “D,” Column V, Lines 1-19 and 21-23, inclusive, shall apply and be complied with except where the M4-12 Zone borders on an adjacent M4-4, M4-6, or M4-11 Zone category where the setback or yard requirements may be reduced to 0 metres and the yard and setback provisions shall not apply to the placement of berms and seeded topsoil/overburden stockpiles within the M4-12 Zone. In addition, the following regulatory provisions shall apply and be complied with:

- (i) Maximum extraction Limit Depth
- 0 metres below the high water table as established through monitoring reports

d) Other Zone Provisions

For the purpose of subsection 9.23.12 yards and setback provisions shall be measured from the licensed site boundary as defined under the *Aggregate Resources Act*.

9.23.13                    EXTRACTIVE INDUSTRIAL EXCEPTION THIRTEEN (M4-13) ZONE

By-law  
No. 2724-2017-PL

Notwithstanding any other provisions of the Extractive Industrial (M4) Zone, to the contrary, within the Extractive Industrial Exception Thirteen (M4-13) Zone, located within part of Lots 16 & 17, Concession 5 (Brock), no person shall use such lands except in accordance with the following:

a) Residential Uses

- (i) Prohibited

b) Non-Residential Uses

- (i) A Farm but shall not include a Permanent Family Dwelling House or Accessory Buildings of Structures incidental and subordinate to the operation of a Farm;
- (ii) A Planting Strip;
- (iii) Berms.

c) Regulatory Provisions

For the purpose of this subsection, the provisions of Plate “D”, Column V, lines 11-14, 17-19, and 22 shall not apply.

d) Other Zone Provisions

In all other respects the provisions of the Extractive Industrial (M4) Zone and By-law No. 287-78-PL shall apply and be complied with.

9.23.14                    EXTRACTIVE INDUSTRIAL EXCEPTION FOURTEEN (M4-14) ZONE

By-law  
No. 2724-2017-PL

Notwithstanding any other provisions of the Extractive Industrial (M4) Zone, to the contrary, within the Extractive Industrial Exception Fourteen (M4-14) Zone, located within part of Lots 16 & 17, Concession 5 (Brock), no person shall use such lands except in accordance with the following:

a) Residential Uses

- (i) Prohibited at such time as extraction commences within Area 1a as denoted on the site plan approved by the Ministry of Natural Resources and Forestry.

b) Non Residential Uses

- (i) A Pit including internal roads and temporary stockpiles in an extraction area, rehabilitation and uses accessory thereto but no Accessory Buildings or Structures, blasting, manufacturing of aggregate or related products, dumping any materials or waste shall be permitted;
- (ii) Portable crushing, screening, and processing plant to be used on a temporary basis;
- (iii) Berms and temporary product and topsoil stockpiles;
- (iv) A building used for storage and office purposes associated with the extraction of aggregate;
- (v) A Farm, but shall not include a Permanent Family Dwelling House or Accessory Buildings and Structures incidental and subordinate to the operation of a Farm;
- (vi) Refueling and maintenance of vehicles and equipment exclusively engaged in the removal of aggregate from the land on which such vehicles and equipment are located;

c) Regulatory Provisions

Notwithstanding the provisions of Plate "D", Column V, Line 14, the minimum rear yard dimension shall be 0 metres.

d) Other Zone Provisions

In all other respects the provisions of the Extractive Industrial (M4) Zone and By-law Number 287-78-PL shall apply and be complied with.

9.24

WASTE DISPOSAL INDUSTRIAL (M5) ZONE CATEGORY EXCEPTIONS

9.24.1

WASTE DISPOSAL INDUSTRIAL EXCEPTION ONE (M5-1) ZONE

By-law  
No. 586-82-PL

Notwithstanding the uses permitted within the Waste Disposal Industrial (M5) Zone of Restricted Area By-law No. 287-78-PL, as otherwise amended, to the contrary, within the Waste Disposal Industrial Exception One (M5-1) Zone, located in part of Lot 24, Concession VI, in the former Township of Brock, and shown on Plate “A2” to Restricted Area By-law No. 287-78-PL, as amended by Restricted Area By-law No. 586-82-PL, only the following specifically noted existing uses shall be permitted.

- a. a derelict motor vehicle wrecking yard; and
- b. a scrap metal storage yard.

The foregoing represent the only uses permitted within the M5-1 Zone, and such shall specifically not include a waste disposal area, or the burning or dumping of industrial or non-industrial wastes of any kind.

9.25

OTHER EXCEPTIONS

9.25.1

MILK TRUCK TRANSPORT TERMINAL  
PART LOT 10, CONCESSION 7 - FORMER TOWNSHIP OF BROCK

By-law  
No. 462-80-PL

That Plate “B,” “Permitted Uses and Activities in General Zoning Categories,” of Restricted Area By-law No. 287-78-PL be and the same is hereby amended to permit the use of a parcel of land forming part of the north half of Lot 10, Concession 7 as delineated on the Zone Map attached hereto as Schedule “A,” and forming part of this By-law for the purposes of a milk truck transport terminal engaged in the storage, repair, service of transport trucks, the storage and transfer of milk, together with such other uses or activities which are considered to be incidental and subordinate thereto, provided that all other conditions of this by-law are complied with.

9.25.2

DWELLING HOUSES AND FARMS WITHOUT PUBLIC ACCESS - PART  
LOT 17, CONCESSION 11 - FORMER TOWNSHIP OF BROCK

By-law  
No. 479-80-PL

Said By-law numbered 1282 and 287-78-PL are hereby amended to permit the erection and use of a dwelling house, barn and buildings accessory to a farm operation upon the lands described in Schedule “A” hereto annexed.

9.25.3

SINGLE-FAMILY DWELLING HOUSE IN C4 ZONE

By-law  
No. 537-81-PL

Notwithstanding the residential uses permitted within the Highway Commercial (C4) Zone of Restricted Area By-law No. 287-78-PL, as otherwise amended, to the contrary, on the property legally described ad comprising Parts 1 to 7, both inclusive, of Plan No. 40R763, located in part of Lot 11, Concession V, in the former Township of Thorah, and which lands are placed within the Highway Commercial (C4) Zone, one (1) single-family dwelling house, having a minimum gross floor area of 100 square metres and a maximum height of 9 metres, shall only be permitted. Such dwelling house shall be erected to the rear of the existing motor vehicle service station on the property, but not within 45 metres of such motor vehicle service station, and not within 8 metres of any lot line. Also, such single-family dwelling house shall only be occupied by the owner, caretaker, watchman or other similar person, and his family, employed full-time on the lot which such dwelling house is permitted.

By-law  
No. 1453-97-PL

MINIMUM DISTANCE SEPARATION AND PLANTING STRIP  
REQUIREMENT

In addition to the requirements of Plate “D,” entitled “PROVISIONS FOR NON-RESIDENTIAL USES AND ACTIVITIES” and all other requirements of By-law No. 287-78-PL, on those lands forming Part 1, Plan 40R-1227, no principal or main building shall be erected within 30 metres of the south limit of Part 1, Plan 40R-1227. In addition, a planting strip, in accordance with Section 10.21, shall be required adjacent the rear yard, being the south limit of Part 1, Plan 40R-1227. In all other respects, the provisions of By-law No. 287-78-PL, as otherwise amended, shall apply and be complied with.

By-law  
No. 1472-97-PL

USES PERMITTED AND YARD DIMENSIONS - PART 1, PLAN 40R-785

Notwithstanding the non-residential uses permitted in the Highway Commercial (C4) Zone, as set forth on Plate “B,” entitled “PERMITTED USES AND ACTIVITIES IN GENERAL ZONE CATEGORIES,” and the minimum front and rear yard dimensions as set forth on Plate “D,” entitled “PROVISIONS FOR NON-RESIDENTIAL USES,” of By-law No. 287-78-PL, on those lands forming Part 1, Plan 40R-785, the non-residential uses shall also include the sale of antiques and an office for the sale of medical supplies; the minimum front yard dimension shall be 9.1 metres; and the minimum rear yard dimension shall be 7.3 metres. In addition, the outside display and sale of antiques on the subject land shall not be permitted. In all other respects the provisions of the Highway Commercial (C4) Zone and By-law No. 287-78-PL, as otherwise amended, shall apply and be complied with.

9.25.4

SITE SPECIFIC REDUCTION IN A RURAL RESIDENTIAL ZONE - LOT 13,  
CONCESSION 3 - FORMER TOWNSHIP OF BROCK

By-law  
No. 500-81-PL

Plate “C” of said By-law 287-78-PL is hereby amended insofar as it applies to the lands which are the subject of this by-law as follows:

(a)

Line 3 of column (e) changed to read 2391.9

(b)

Line 7 of column (e) changed to read 31.39

(c)

Line 11 of column (e) changed to read 13.81

(d)

Line 13 of column (e) changed to read 6.37”