

By-law #	Address	Roll #	Underlying Zoning	Exception Number	Exception Text
	468375 Grey Road 31	420814000804500	M1	01	Permitted uses shall be limited to a Water Bottling Facility, subject to the following definition and provisions: • A 'Water Bottling Facility' shall mean premises where water is bottled in bottles, which may be manufactured on site, and from which bottled water is shipped to a wholesale or retail outlet. • Maximum lot coverage shall be 6,400 square metres. • Maximum building height shall be 11 metres. • Minimum Front Yard shall be 15 metres. • Loading spaces may be situated within the front yard, but shall not be situated any closer to the street line than 15 metres. • Open air operations, storage and display are not permitted.
	774930 Highway 10	420818000107900	RU	02	Permitted uses shall include an Operational Base for a Carnival Amusement Operation subject to the following definition and provisions: A 'Operational Base' for a Carnival Amusement Operation shall mean a rural commercial establishment where facilities are provided for the purpose of maintenance and storage of a carnival or similar exhibition such as a circus, midway show or sideshow, and where one or more of the following classes of amusement or recreation are also provided: mechanically or electrically operated rides and amusement rides for the purpose of physically moving people. The Operational Base shall also include storage for various equipment related to and necessary for the Carnival operation and the necessary areas or buildings for the maintenance and repair of the equipment. Seasonal accommodation of employees and their families is permitted in the form of a maximum of five mobile homes or trailers. For the purposes of this sub-section, 'seasonal' means the temporary use of land, buildings or structures for not more than six- and one-half consecutive months in any calendar year. The Operational Base for the Carnival Amusement Operation shall not be open to the public nor will it provide commercial entertainment to the public. All new or expanded development on the property is subject to Site Plan Control approval.
	No civic address	420818000418400	RS	03	Permitted uses shall be limited to a Private Recreational Resort in accordance with the following definitions and provisions: • All development shall be subject to Site Plan Control Approval

					• A 'Private Recreational Resort' shall mean premises used by a private club (or organization) for recreational purposes, where members may be temporarily accommodated in seasonal dwellings (or cottages). No other form of living or sleeping accommodation shall be permitted on the premises. One (1) Clubhouse Facility shall be permitted for the exclusive use of the club members. • A 'Seasonal Dwelling or Cottage' means one of a group of buildings in a recreational Resort equipped with sanitary and culinary facilities and designed for human habitation on a temporary or occasional basis. • A 'Temporary or Occasional' basis shall mean a maximum occupancy of 120 days per calendar year Regulations for a Private Recreational Resort: • Maximum number of Seasonal Dwellings shall be 21 • Minimum gross floor area for Seasonal Dwellings shall be 62.5 square metres • Maximum gross floor area for Seasonal Dwellings shall be 82.5 square metres • Seasonal dwellings which existed on or before April 26, 1999, which exceed the maximum floor area provided above, may be altered, reconstructed or restored provided the alteration, reconstruction or restoration will not increase the height, size or volume of the Dwelling • Maximum height for a Seasonal Dwelling shall be 1.5 stories • Maximum gross floor area for the Clubhouse shall be 110 square metres • Site Regulation: Each Seasonal Dwelling and the Clubhouse must be situated within an individual Building Envelope as delineated on Schedule E-2, Map A of this By- law • Permitted Accessory Uses, Buildings and Structures shall include one (1) Accessory Building per building envelope, and unenclosed Picnic Areas • Maximum gross floor area for each Accessory Building shall be 9.25 square metres • Water supply and/or sewage disposal shall not be installed, connected or provided to any Accessory Buildings or Structure • Lands identified with a (-26) exception number, are hereby subject to a holding provision established under Section 36 of the Planning Act, R.S.O, 1990, as amended. The holding symbol shall only be removed once an engineering report has been prepared to the satisfaction of the County of Grey, Ministry of the Environment and the Municipality, which demonstrates the adequacy of all existing and proposed water and sanitary sewage systems on-site.
	354466 Osprey- Artemesia	4208180007273	RU	04	Permitted uses shall include a small-scale commercial use comprising a cooking school and fly fishing school and related accommodation for guests and staff subject to the following definitions and provisions:

					• A cooking and fly fishing school shall mean a place where people receive instruction on food preparation and fishing activities, and shall include associated temporary accommodation and meeting facilities, but does not include a restaurant or a motel/hotel. • Maximum lot coverage for all buildings and structures associated with the cooking school and fly fishing school shall not exceed 400 square metres). • A maximum of 8 rooms for guest accommodation is permitted. • A maximum of 16 guest occupants are permitted at any one time. • The existing barn may be used for two staff accommodation rooms and a meeting room. The staff accommodation rooms shall not be available for remuneration. • The maximum number of full time employees shall be three (3) in addition to the owner(s). • The meeting room shall only be used for the purpose of the cooking school, and fly- fishing school, and shall not be available to the general public. • All new development relating to the commercial use is subject to Site Plan Control approval.
	554075 Road 55	420814000409906	RUR	05	Permitted uses on lands shall include a kennel as an accessory use to a single-family dwelling, subject to the following definition and provisions: • A 'kennel' shall mean a building, structure and/or chain link enclosures where dogs are kept, boarded, and bred for the purpose of sale and/or pets, and • The maximum area of any buildings and/or structures used for the kennel shall be 116 m² • The minimum front yard setback shall be 170 metres • The minimum side yard setback shall be 30 metres • All buildings structures and/or chain link enclosures, shall be subject to the following: 1. such kennel units (buildings, structures and chain link enclosures) shall not cover an area greater than 464 m². 2. the chain link kennel area is situated behind the front or exterior wall of the principal dwelling facing the front lot line, and complies with all other yard requirements of the By-law. 3. any area of the lot used for the kennel shall be screened from public exposure and adjacent rural residential uses by buildings and/or a planting strip and/or privacy fence. 4. Maximum number of adult dogs permitted shall be twenty (20). An adult dog is defined as being older than one calendar year, and does not include puppies. • for the purpose of this By-law, the pedigree of dogs in the described kennel shall be of Bigion, Shitzu, and Yorkshire Terrier breeding only.
	407119 Grey Road 4	420818000704400	RU	06	Notwithstanding other provisions in this By-law to the contrary, the following provisions apply: • The construction of buildings, structures, septic systems, and any other site alteration within 50 metres of the Wetland (W) Zone can only occur based on the recommendation of a Scope

					Environmental Impact Study, which has been reviewed to the satisfaction of the County and the Municipality. The only exception to this is that in the areas identified by a black hatching, which have previously been assessed, attached a 10-metre setback from the Wetland (W) Zone is required. • New accessory buildings and structures may be located in front of the principle building. • A maximum of one livestock unit per 0.4 hectares of agricultural lands is permitted.
	467381 12 th Concession B	420814000802900	RU	07	Permitted uses shall include the running of Horse Shows subject to the following definition and provisions. A 'Horse Show' shall mean the use of lands, buildings, or structures for the purpose of the staging of equestrian events, and the temporary boarding of horses in association with these events, but does not include the racing of horses. During the horse shows only, food and beverage sales to participants and spectators is also permitted.
	774317 Highway 10	420818000204500	C2	08	Permitted uses shall be limited to the following: • Retail Stores • Equipment sales and rental • Service Shops • Plumbing Shops • Studios • Electrical Shops • Personal Service Shops • Banks or financial institutions • Medical Centre • Recreational uses • Business and Professional offices Food Catering Shop: A 'Food Catering Shop' is defined as the use of land, buildings or structures for the purposes of food preparation which shall be transported and sold off-site and shall not include a restaurant.
	774292 Highway 10	420818000201200	C2	09	Permitted uses shall be limited to the following: • Retail Stores • Equipment Sales and Rentals • Service Shops • Plumbing Shops • Studios • Electrical Shops

					• Personal Service Shops • Banks or financial institutions • Medical Centre • Recreational uses • Business and Professional offices
				010	
	466615 12 th Concession B	420818000937300	RU	011	In addition to the uses permitted, the following uses are permitted subject to Site Plan Control Approval: • Health Spa • A maximum of 4 trailer campsites • One Single-family dwelling
	634023 Road 63	420814000508900	RU	012	Permitted uses shall be limited to single family detached dwellings, and buildings and structures accessory thereto.
	150 Talisman Mt. Dr.	420839000410900	REC	013	Permitted uses shall be limited to the following and are subject to Site Plan Control Approval. • A ski center including associated day use base lodges, maintenance facilities and parking facilities, and resort, hotel, motel and related commercial and recreational uses and facilities. • Ski chalets and commercial development such as lodges, retail stores and service establishments associated with the centre • Resort/tourist development and related recreational uses and facilities such as golf courses, tennis courts, public or private parks, trail uses, and attractions. • Recreational facilities, which require the slope for the proper functioning of the operation, such as snowboard runs, ski runs, ski lifts and slides. • Passive open space uses, and conservation, forestry and wildlife uses.
	773419 Highway 10	420818000300800	A1	014	The following additional uses are permitted: • Driving range • Miniature golf course • Retail golf pro shop, subject to a maximum gross floor area of 135 square metres.
	100 Pioneer Drive	420839000407100	REC	015	Permitted uses shall be limited and subject to the following: • Expansion of the existing clubhouse, the development of new accessory structures, and the development of other structures incidental to the ski operation. • Recreational facilities which require the slope for the proper functioning of the operation, such as snowboard runs, ski runs, ski lifts and slides.

					• Passive open space uses, and conservation, forestry and wildlife uses. • Maximum Gross Floor Area of all buildings and structures shall be 700 square metres. • Maximum height of all buildings and structures shall be 7 metres. All development is subject to Site Plan Control approval
	100 Pioneer Drive	420839000407100	REC	016	Permitted uses on lands identified with a (-50) exception number, and located in the vicinity of the existing Clubhouse, west of Pioneer Drive at the Beaver Valley Ski Club, former Township of Euphrasia, shall be limited to the following and are subject to Site Plan Control Approval. • Clubhouse • Accessory structures • Recreational facilities which require the slope for the proper functioning of the operation, such as snowboard runs, ski runs, ski lifts and slides. Passive open space uses, and conservation, forestry and wildlife uses.
	467302 12 th Concession B	420814000800200	RU	017	Notwithstanding any other provision of this By-law to the contrary, the barns existing on the property shall be used for dry storage purposes only. Dry Storage shall mean the storage of materials incidental to an agricultural operation, but excludes the housing of livestock and any animal waste.
	673116 Road 67A	420814000206001	RU		
	726021 Sideroad 22B	420839000506000	D		
	183 Artemesia Street	420818005114902	R		
	155574 7 th Line	420839000906300	RUR		
	469153 Grey Road 31	420814000904300	RU		

	No address	420814000406180	R		
	795099 East Back Line	420818000105900	RUR		
	No address	420839000509602	RU		
	135233 9 th Line	420839000907803	RUR		
	674522 Road 67B	420814000705310	RU	018	Notwithstanding any provisions of this By-law to the contrary, a maximum of 6 livestock units are permitted.
	075310 Grey Road 12	420839000705900	RU	019	Permitted uses shall include a Non-Profit Bible Camp and ancillary uses subject to the following definition and provisions: A 'Non-Profit Bible Camp' shall mean a place where non-profit religious groups gather year round for collective learning and relaxation. • The maximum number of employee's shall be 35 • The maximum number of buildings on site shall be 25 • The maximum gross floor area of all buildings shall be 2044 square metres • Ancillary uses shall be limited to the following: 1. One chapel/recreation/meeting room 2. One communal dining room and kitchen facility 3. One Warden's residence 4. Supply and craft cabins 5. Sleeping cabins 6. Outdoor recreational facilities such as a soccer pitch, baseball and softball diamond, swimming pool 7. Parking facilities 8. Games room 9. One male and one female washroom facility. • All development is subject to Site Plan Control Approval.
	428207 8 th Concession A	420814000602901	C2	020	Permitted uses shall be limited to a farm implement and equipment sales and service establishment.

	408016 Grey Road 4	420814000414800	C2	021	Permitted uses shall be limited to the following: • Bakery Shops • Personal service shops • Banks or financial institutions • Service shops • Business or professional offices • Studios
	No address	420814000406000	C2	022	Permitted uses shall be limited to the following uses. In addition, any open storage shall be completely screened from public exposure through the use of landscaping in the form of vegetation or fencing, as determined by the Municipality. • Animal Clinic • Cold Storage Lockers • Custom Workshop • Vehicle Sales • Restaurant • Public Storage Facility • Building Supply • Retail Sales • Motel • Garden Centre • Hotel • Farm Implement Equipment Sales and Service Establishment
	726025 Sideroad 22B	420839000505600	C2	023	Permitted uses on lands identified with a (-64) exception number, located in the Hamlet of Rocklyn, in the former Township of Euphrasia, shall be limited to the following (Reference former Euphrasia Municipal Office): • Retail stores • Boutiques • Business or professional offices • Service shops • Small-scale craft shops
	400081 Grey Road 4	420818000410200	R	024	The maximum lot coverage shall be 420 square metres.

	106 Hawthorn	420818000707000	RS	025	Permitted uses shall be limited to recreational tourist cabins, a restaurant with a maximum floor area of 40 square metres and a single-detached dwelling. In addition, a maximum of 8 recreational tourist cabins is permitted. All development is subject to Site Plan Control Approval.
	408065 Grey Road 4	420814000408700	C2	026	Permitted uses shall be limited to the following: • Retail stores • Personal service shops • Agricultural Equipment Sales and Service Establishment. Shall mean the use of lands, buildings and structures for the display and sale of new and/or used farm equipment and may include servicing, repair, and lubrication of farm or heavy equipment, the sale of farm equipment accessories and related products and the leasing or renting of farm equipment. • Open Storage Area. Shall mean a portion of a lot where goods, materials, and farm implement equipment may be kept or stored, and which is only permitted in the rear yard. • Uses, buildings and structures accessory thereto.
	400188 Grey Road 40	420818000403000	RU	027	The use of tourist cabins is permitted. 'Tourist Cabins' shall mean a recreational establishment where families are temporarily accommodated in cabins, but does not include a tent and/or trailer campground or mobile home park. This property is subject to site plan control approval.
	348050 4 th Concession B	420814000401100	RU	028	A boys and girls campground is permitted. A 'Boys and Girls Campground' shall mean a recreational establishment operated by a private or public organization where children or adults are temporarily accommodated in tents, cabins, cottages or lodges and shall include a day camp or scout camp but does not include a tent and trailer campground or a mobile home park. This property is subject to site plan control approval.
	66 Toronto Street South	420824000136600	R	029	The sale of antiques and a funeral home are also permitted. This property is subject to site plan control approval.
	413473 Road 41A	420814000106305	I	030	Permitted uses shall be limited to the following: • Place of worship • Cemetery • Accessory uses, buildings and structures
	460257 Road 110	420824000147500	C2	031	Permitted uses shall be limited to a motor vehicle parking lot for use by area businesses and trail users.
	673084 Road 67A	420814000206002	RUR	032	The following additional provisions shall apply: • The number of livestock units permitted will be based on a livestock to land ratio, and shall be a maximum of one (1) livestock unit per 0.4 hectares of land.
	No address	420824000137010 420824000136501	C1	033	Permitted uses shall be limited to the following: • Professional and Business Offices

					• Retail Commercial • Single detached and multi-attached residential uses • Personal Service Shops • Service shops • A wine making establishment. For the purposes of this By-law, a wine making establishment shall mean the use of a building for the purposes of processing fruit to create wine and shall include storage of wine, fermentation, stabilization, aging and bottling. • Uses, buildings and structures accessory to a permitted use.
	605810 Sideroad 13A	420839000906700	RU	034	Permitted uses on lands identified with a (-117) exception number, and described as Part of lot 12, Concession 7, former Township of Euphrasia shall include a kennel as an accessory use to a single detached dwelling unit. All buildings, structures and/or chain link enclosures, shall be subject to the following provisions: • Such kennel units (buildings, structures and chain link enclosures) shall not cover an area greater than 198 square metres. • The chain link kennel area is situated behind the front or exterior wall of the principle dwelling unit facing the front lot line, and complies with all other requirements of the By- law. • Any area of the lot used for the kennel shall be screened from public exposure and adjacent rural residential uses by buildings and/or a planting strip and/or a privacy fence. • The maximum number of adult dogs permitted shall be twenty (20). An adult dog is defined as being older than one calendar year, and does not include puppies. For the purposes of this By-law exception, the pedigree of dogs permitted in the kennel shall be Shih Tzu breeding only.
	No address	420814000306400	A1	035	A minimum of 100 parking spaces is required for the site.
	528284 Osprey- Colingwood Townline	420814000806800	RU	036	The following provisions shall apply: • The minimum lot frontage shall be 140.4 metres. • The lands shall be used on a livestock to land ratio only. • For the purposes of this By-law exception, the term “livestock to land ratio” is defined • as 1 Livestock Unit per 0.4 hectares of 1 Nutrient Unit per 0.4 hectares. For the purposes of this By-law exception, the term “Nutrient Units” is further defined as an amount of nutrients that give a fertilizer replacement value as the lower of 43 kilograms of nitrogen, or 55 kilograms of phosphate as nutrient (as defined in Ontario Regulation 267/03 made under the Nutrient Management Act, 2002).

	407586 Grey Road 4	420814000405102	M1	037	Permitted uses shall be limited to the following: • Warehousing and Wholesaling uses. • Assembly and manufacturing uses in accordance with the definition of Light Industrial in Section 3 of By-law No. 2004-50. • Open Storage Uses. • One residence for security/care taking purposes. • Equipment sales. • Building Supply centres and yards. • Business offices accessory to a permitted use. • Uses, buildings and structures accessory to a permitted use.
	408065 Grey Road 4	420814000408700	M1	038	Permitted uses shall be limited to the following: • Warehousing and Wholesaling uses. • Assembly and manufacturing uses in accordance with the definition of Light Industrial in Section 3 of By-law No. 2004-50. • Open Storage Area: Shall mean a portion of a lot where goods, materials, and farm implement equipment may be kept or stored, and which is only permitted in the rear yard. • Equipment sales. • Business offices accessory to a permitted use. • The sale of goods manufactured on the premises.
	733515 West Back Line	420818000305900	A1	039	Permitted uses shall include a kennel as an accessory use to a single detached dwelling unit. All buildings, structures and/or chain link enclosures for the kennel shall be subject to the following provisions: • The kennel house shall be limited to an area of 5m x 7.5m. • Overnight kennels shall be a maximum size of 0.6m x 1.2m x 0.6m high. • The dog runs shall be limited to 2 dog runs with an area of 9m x 15m each. • All kennel structures shall be set back from the front lot line a minimum of 150 m. • The maximum number of adult dogs permitted shall be twenty-five (23) of the Yorkshire Terrier or Komondor breed only. The lands are subject to Site Plan Control approval.

	425193 Irish Lake Road	420818000419902	RUR	040	Permitted uses shall include a kennel subject to the following provisions: • Dog runs shall be limited to 1 dog run with an area of 3.7 m x 3.7 metres and 1 dog run with an area of 1.8m x 3m. • The maximum number of adult dogs permitted shall be twelve (12) of the English Mastiff breed only. The lands are subject to Site Plan Control approval.
	No address	420814000406810	M1	041	Permitted uses in this zone shall be limited to the following: • Agricultural Bulk Sales • Dry Manufacturing Plants • Equipment Sales and Rental • Farm Machinery Sales and Rental • Business Offices accessory to a permitted use • Transport Terminal. Agricultural Bulk Sales shall not include animal and poultry health and breeding services or the sale of agricultural fertilizers and chemicals. Farm Machinery Sales and Service shall be considered in the same manner as Equipment Sales and Service. Dry Manufacturing includes assembly, repair and storage services. A maximum of one (1) permitted use may be located within the M1-041 Zone at any one time.
	814524 Johnston's Sideroad	420818000106904	RUR	042	The livestock units on the property shall be limited to six (6) horses.
	235312 Grey Road 13	420839004105900	C2	043	Permitted uses shall be limited and subject to the following: • Professional and Business Offices • Retail Commercial • A residential use accessory to the principal commercial use • Restaurants • Passive and Active Recreational uses

					• Medical Clinics • Public and Private Clubs • Personal Service Shops • Service Shop • Uses, buildings and structures accessory to a permitted use. Restaurant uses shall be limited to not more than seven (7) tables. Retail commercial uses shall not include supermarkets or foot stores, but shall permit convenience stores. Lot frontage and area shall not be less than 13.9 metres and 0.06 hectares respectively.
	150 Talisman Mountain Drive	420839000412500	H	044	Permitted uses shall be limited to a Golf course. Structures shall not be permitted.
	No address	420814000603295 420814000603290	C2	045	Permitted uses shall be limited to the following: • Professional and Business Office • Retail Commercial • A residential use accessory to the principal commercial use • Financial Institutions • Passive and Active Recreational uses • Motor Vehicle Service Station • Medical Clinics • Personal Service Shops • Service Shops • Uses, buildings and structures accessory to a permitted use. At a minimum, a tertiary septic system is required with a minimum of 42% nitrate reduction and maximum sewage volume of 1,690 litres per day to service the development on each lot.
	74 Lorne St	420814000117700	C2	046	The use shall be limited to a Building Supply Centre and Yard.
	Lagoon Road	420818001011900		047	The following provisions apply: • Permitted uses are limited to a Storage Facility. • Multiple Buildings are permitted to accommodate the Principal Use. • Uses, Buildings, and Structures that are accessory to a permitted use are permitted.

	10 th Concession	420814000606700	MEX	048	The following provisions apply: No temporary or permanent asphalt or ready-mix plant will be permitted.
	155208 7 th Line	420839000905050	RUR	049	The following provisions shall limit the number of animal units to be kept and/or housed on the property is 11.
	208 Cedar's Resort	420818000710000		050	The lands may be used, and buildings thereon may be erected, enlarged, repaired or renovated on a private road, provided all other provisions of the By-law are complied with.
	206 Cedar's Resort	420818000709800			
	119 Hawthorn	420818000708700			
	117 Hawthorn	420818000708500			
	111 Hawthorn	420818000708200			
	116 Magee Lane	420818000706200			
	114 Magee Lane	420818000706100			
	113 MacDonalds Road	420818000716920			
	173 MacDonalds Road	420818000716600			
	No address	420818000713900			
	125 South Shores	420818000923500			

	105 South Shores	420818000922700			
	229 Canrobert Street	420818000911520			
	233 Inkerman Street	420818000916100			
	201 Blue Mountain Maples Road	420818000920701			
	169 Blue Mountain Maples Road	420818000919200			
	No address	420818000934833			
	No address	420818000934832			
	116 Whittaker Way	420818000934830			
	110 Whittaker Way	420818000934829			
	106 Whittaker Way	420818000934828			

	125 Point Road	420818000934827			
	127 Point Road	420818000934826			
	129 Point Road	420818000934825			
	131 Point Road	420818000934824			
	105 Baragar Road	420818000934823			
	111 Baragar Road	420818000934822			
	No address	420818000934821			
	227 Flewelling	420818000935301			
	204 Lakeshore Boulevard	420818000726402			
	No address	420818000726401			
	149 Lakeshore Boulevard	420818000726418			

	114 Lakeshore Boulevard	420818000722900			
	111 Lakeshore Boulevard	420818000722901			
	446495 Lakeshore Boulevard	420818000726612			
	446499 Lakeshore Boulevard	420818000726611			
	446495 Lakeshore Boulevard	420818000726612			
	No address	420818000726716			
	151 Sir Williams Lane	420818000726722			
	145 Sir Williams Lane	420818000726719			
	141 Sir Williams Lane	420818000726718			
	135 Sir Williams Lane	420818000726721			

	110 Penny Lane	420818000726916			
	109 Penny Lane	420818000726927			
	No address	420818000726925			
	184 Wiles Lane	420818000721600			
	180 Wiles Lane	420818000721500			
	146 Lakeshore Boulevard	420818000724400			
	119 Blue Mountain Maples Road	420818000917600			
	112 Green Acres	420818000925600			
	215 MacDonalds Road	420818000715100			
	177 MacDonalds Road	420818000716400			
	137 Island View Drive				

	118 Victoria Court	420818000714400			
	120 Sunset Point	420818000727030			
	110 Sunset Point	420818000712900			
	231 Canrobert Street	420818000712600			
	107 South Shores	420818009011506			
	163 Blue Mountain Maples Road	420818000922900			
	164 Wiles Lane	420818000918900			
	100 Lakeshore Boulevard	420818000720900			
	734687 West Back Line	420818000722400			
	104 Magee Lane	420818000110700			

	201 MacDonalds Road	420818000705910 420818000715600			
	134 Cedars Resort 128 Cedars Resort	420818000709400 420818000708900	RS	-051	The following provisions shall apply: • Shall be limited to a maximum of 9 recreational tourist cabins, a two-storey administration centre containing a registration area, games room, fast food service, and a convenience store/gift shop, as well as those uses buildings and structures accessory to the permitted use including a miniature putting golf course • A single detached dwelling and structures accessory thereto shall be permitted.
	236720 Grey Road 13	420839000203100	H	-052	The following provisions shall apply: • Additional permitted uses include a commercial use relating to the operation of a recreational based business and is limited to the parking and storing of boats including canoes and kayaks and the congregation of patrons as a base for the business prior to leaving the site on organized off-site tours. • Parking requirements – 5 spaces are required • No loading spaces are required • No commercial storage or parking may occur within a 100-year flood designated area • No overnight occupancy of this site is permitted as part of the commercial use • A maximum lot coverage of 3.5% is permitted. • Lands are subject to site plan control.
	12 Toronto Street South	420824000135903	C1	-053	The following provision in addition to any other provision within the Downtown Commercial (C1) zone shall apply: • All structures existing as of the date of passage of the By-law shall be deemed to conform. • Parking on site shall be 6 parking spaces. • Zero (0) loading spaces shall be provided. • Access to parking shall be deemed to conform. • Existing driveway surface shall be deemed to conform. • Parking on adjacent lands shall be permitted. • An exterior side yard setback of 0 metres shall be permitted. • The lands are subject to a holding provision (h) in accordance with Section 36(1) of the Planning Act, R.S.O. 1990, as amended. Removal of the holding provision will require the completion of a stormwater management plan and servicing plan to the satisfaction of the Municipality of Grey Highlands.

					Lands are subject to Site Plan Control.
	2 to 6 Toronto Street South	420824000135901	C1	-054	The following provision in addition to any other provision within the Downtown Commercial (C1) zone shall apply: • All structures existing as of the date of passage of the By-law shall be deemed to conform. • Parking on site shall be 8 parking spaces. • Zero (0) loading spaces shall be provided. • Access to parking shall be deemed to conform. • Existing driveway surface shall be deemed to conform. • Parking on adjacent lands shall be permitted. • An exterior side yard setback of 0 metres shall be permitted. • The lands are subject to a holding provision (h) in accordance with Section 36(1) of the Planning Act, R.S.O. 1990, as amended. Removal of the holding provision will require the completion of a stormwater management plan and servicing plan to the satisfaction of the Municipality of Grey Highlands. Lands are subject to Site Plan Control.
	280423 Artemesia- Southgate Townline	420818000307001	RUR	-055	The following provision in addition to any other provisions pertaining to the Rural Residential (RUR-271) Zone, shall apply: Additional Permitted use being a Kennel subject to the following conditions: The maximum area of any buildings and/or structures used for the kennel shall not exceed 5% of the aggregate accessory buildings and/or structures on site. Buildings and/or structures for the kennel use shall not be built closer to the front lot line (within the front yard) than the main buildings on the lot. All chain link enclosures shall be situated behind the front wall of the principal dwellings facing the front line, and complies with all other yard requirements of the By-law Any area of the lot used for the kennel shall be screened from public exposure and adjacent rural residential uses by buildings and/or planting strip and/or privacy fence
	249105 Grey Road 9	420814000201900	H	-056	Permitted uses shall be limited to a Small-Scale Retail Commercial.

	545747 Sideroad 4A	420839000904900	RU	-057	The following provision in addition to any other provisions shall apply: Additional Permitted use shall include: a) Therapeutic Riding Facility Additional Definition: Therapeutic Riding Facility shall be defined as encompassing a range of treatments that includes activities with horses and other equines to promote physical, occupational and emotional growth in persons with neurological diseases or disordered and physical disabilities.
	714229 Baseline	420818000405610	I	-058	The following provision in addition to any other provisions shall apply: Permitted uses shall be limited to: • Private school including playing fields • Place of worship • Uses, buildings and structures accessory to a permitted use Exemption to permit a gravel surface parking area.
		420814000708402	RU	-059	The following provision in addition to any other provisions shall apply: Permitted uses shall be limited to private open space, forestry, uses connected with conservation of water, soil, wildlife and other natural resources and uses, buildings and structures accessory to a permitted use.
	Bowles Bluff Road	420839000900154 420839000900153 420839000900152 420839000900155 420839000900151 420839000900150 420839000900149 420839000900148	R	-060	The following provision in addition to any other provisions, shall apply: • Minimum lot area required shall be not less than 200m² • Minimum lot frontage shall be not less than 25 metres • Maximum height of 8 metres The height shall be defined as "with reference to a building, the vertical distance measured from the average finished grade level of such building to: • In the case of a flat roof, the highest point of the roof surface or the parapet, whichever is the greater, and • In the case of a pitched roof, to the peak. Minimum front yard setback of 25 metres.

	Bowles Bluff Road	420839000900146	R	-061	The following provision in addition to any other provisions shall apply: • Minimum lot area required shall e not less than 200m² • Maximum height of 8 metres. The height shall be defined as with reference to a building, the vertical distance measured from the average finished grade level of such building to: • In the case of a flat roof, the highest point of the roof surface, or the parapet, whichever is the greater, and • In the case of a pitched roof, to the peak.
		420824000103384	RM	-062	The following provision in addition to any other provision shall apply: • Permitted uses shall be limited to fourteen (14) multi-attached dwellings units and uses, buildings, structures accessory to the permitted use. • Minimum Front Yard Setback shall be 6.0 metres. • A private road shall be considered an improved street for the purposes of the by-law. Site Plan Approval shall apply.
	159 Prince St	420818005101100	D	-063	The following provision in addition to any other provisions shall apply: Additional Permitted use shall be a small scale commercial use being a nature retreat operation including related accommodation for guests and staff subject to the followings provisions: • A nature retreat shall mean a place where people receive instructions and shall include temporary gathering locations and walking trails but does not include restaurant hotel or motel. • A maximum of twelve (12) cabins shall be permitted for guest accommodation. • A maximum of twenty four (24) guests are permitted at any given time. • The existing residence may be used for staff accommodation rooms and a meeting room. The staff accommodation rooms shall not be available for renumeration. • The meeting room and gathering areas shall only be used for the purpose of the nature retreat and ancillary uses, and shall not be available to the general public. All new development relating to the commercial use is subject to Site Plan Approval

	267145 South Line B	420814000101900		-064	The following provision in addition to any other provisions shall apply: Additional Permitted use being a Kennel subject to the following conditions: • The maximum area of any buildings and/or structures used for the kennel shall not exceed 5% of the aggregate accessory buildings and/or structures on site. • Buildings and/or structures for the kennel use shall not be built closer to the front lot line (within the front yard) than the main buildings on the lot. • All chain link enclosures shall be situated behind the front wall of the principal dwellings facing the front line, and complies with all other yard requirements of the By-law • Any area of the lot used for the kennel shall be screened from public exposure and a adjacent rural residential uses by buildings and/or plantings trip and/or privacy fence. The lands are subject to Site Plan Approval.
	No address	420842000132905	R	-065	The following provisions in addition to any other provisions, shall apply: • Maximum lot coverage required shall be not more than 55% • Minimum front yard setback shall be not less than 6.0 m. • Minimum Interior Side Yard Setback shall not be less than 1.2 m.
	No address	420824000132905	R	-066	The following provision in addition to any other provisions shall apply: • Minimum lot frontage shall be not less than 12.2 m. • Minimum lot area shall be not less than 414.8 m. • Maximum lot coverage required shall be not more than 55%. • Minimum front yard setback shall be not less than 6.0m. • Minimum Interior Side Yard Setback shall be not less than 1.2 m
	No address No address No address 349233 4 th Concession B	420818000105902 420818000102200 420839000702300 420814000505400	A1	-067	The following provisions shall apply: • Agricultural uses only will be permitted on the subject lands.

	309289 Centre Line B	420814000214300	A1 & RU	-068	The following provision in addition to any other provisions shall apply: Minimum Lot Area- 7.7 Hectares For the purposes of Section 5.2(b) of the By-law the lands shall be deemed to have frontage on an improved street. For the purposes of Section 5.2(b) of the By-law the lands shall be deemed to comply with the lot frontage requirements. Existing livestock facility shall be used for dry storage purposes only A dog breeding kennel for the breeding and keeping of Bichon Frise dogs is permitted as an accessory use. The kennel use is subject to site plan control. Such kennel (buildings and structures and chain link enclosures) shall not cover an area greater than 1260 square meters; Any area of the property used for the kennel shall be screened from public exposure and adjacent properties by buildings an/or earthen berms and planting strips The maximum number of adult dogs permitted shall be twenty-four (24). An adult dog is defined as being older than one calendar year and does not include puppies.
	428167 8 th Concession A	420814000602700	A1	-069	Area be limited to 0.8 hectares Maximum Number of Guests – 195 per event Events to be held between May 1 – October 31 annually Weekend Hours of Operation – Friday and Saturday – ending at 12:00am Weekday Hours of Operation – Sunday thru Thursday – ending at 10:00pm Exception to noise requirements for Hours of Operation Parking Spaces to be provided – 57 Existing building as of the date of passage of this bylaw shall be deemed to comply
	636785 Euphrasia- Holland Townline	420839000811704	RU	-070	The following provision in addition to any other provision shall apply: The number of animal units to be kept and/or housed on the subject lands shall be 10 (based on an animal unit to tillable acres ratio)
	140 Windy Lane Drive	420839000900139	R	-071	The following provisions apply:

	141 Windy Lane Drive	420839000900141			• The maximum height shall be 7.65 metres from the finished grade at the front of the lot to the peak of the roof. Any variance to this maximum will require the completion of a visual impact study that satisfies the requirements of the Niagara Escarpment Commission. • Structures are prohibited in the No Development Zone. • The No Development Zone is to be maintained as a vegetative buffer consisting primarily of native coniferous trees and native deciduous trees. • A driveway is permitted through the No Development Zone.
	148 Windy Lane Drive	420839000900142			
	No address	420839000900143			
	No address	420839000900144			
	No address	420839000900145			
	158 Napoleon Street	420818000902900	C2	-072	The following provisions shall apply: Activities that generally relate to the regular operations of a landscaping business. Permitted uses are limited to and include: • The construction and use of administrative office buildings. • The construction of storage buildings. • Indoor and outdoor storage of landscaping materials including but not limited to stone, soil, gravel, and mulch. • Storage of landscaping vehicles and equipment. • Occasional sales of landscaping materials directly from the property. • Occasional cutting of stone on-site to facilitate the transportation of materials to off-site locations. For clarity, the by-law does not intend to permit business activities that involve consistent and extensive daily use of stone-cutting saws on-site.
	329337 3 rd Concession	420814000304800	A1	-073	The following provisions shall apply: • A dog kennel/breeding operation comprising a maximum floor area of 90 square metres is permitted. • A maximum of 24 adult Shih Tzus are permitted.
	160 Napoleon Street	420818000904200	C2	-074	The following provisions shall apply: Permitted uses are as follows: • One single detached dwelling Uses, buildings and structures accessory to a residential use • The production of horticultural crops within hoop houses and outdoor gardens

					• The sale of horticultural crops • Five hoop houses, four of which having a maximum floor area of 300 square metres, and one of which having a maximum floor area of 100 square metres. • A single workshop building with a maximum floor area of 90 square metres
	406313 Grey Road 4	420818000703820	A1	-075	The following provisions shall apply: • A greenhouse structure with a maximum Floor Area of 155 square metres is permitted to be located 19 metres from the front lot line. • A farm building with a maximum Floor Area of 80 square metres is permitted to be located 26 metres from the front lot line. • A related picnic area is permitted and is to be located a minimum of 20 metres from the front lot line. • Related parking facilities shall be provided and are to be located a minimum of 26 metres from the front lot line. • A pavilion with a maximum Floor Area of 85 square metres is permitted generally 45 metres from the eastern interior lot line and 80 metres from the front lot line. • The activities that are to be permitted in the farm building and the pavilion are considered commercial uses and the construction of these structures is therefore subject to site plan control. The commencement of these uses is not permitted prior to site plan approval. The construction of the greenhouse and the related greenhouse activities are not considered commercial uses and are therefore not subject to site plan control. • All uses permitted by the A1 zone are permitted. The following uses shall be permitted in the farm building: • The processing and storage of food. • The preparation and sale of meals. • Retail sales of artisan materials such as: food boxes, freeze dried foods, bees wax products, live edge furniture, and crafts The following uses shall be permitted in the pavilion: • Occasional special events and dinners with a maximum of 20 guests. The guest maximum may be exceeded provided a special events permit is obtained.
	135299 9 th Line	420839000907900	RU	-076	The following provision applies:

					• A restaurant that serves a maximum of 20 guests is a permitted use.
	409470 Grey Road 40	420814000700500	RUR	-077	The following provision applies: • 3 horses may be kept on the subject property.
	30, 32, 34, 36, 38 Ellen Street	420818001019101 420818001019000	RM	-078	The following provisions shall apply: • All uses permitted in the RM zone are permitted. • A maximum of ten (10) multi-attached/apartment dwelling units that are serviced by municipal wastewater in combination with private on-site well water are permitted. The zone provisions for attached dwellings are as follows: • Minimum lot frontage – 40 metres • Minimum lot area – 2,600 square metres • Maximum lot coverage – 49% • Minimum front yard setback – 2.8 metres • Minimum interior side yard setback – 12 metres • Minimum exterior side yard setback – 3 metres • Minimum rear yard setback – 1.4 metres • Maximum height – 11 metres The minimum number of on-site parking spaces shall be 1.5 per dwelling unit. A 6 metre wide laneway that provides internal access to the driveways of individual units is permitted to have a 0 metre setback from the interior lot line. There shall be no maximum unit density per hectare. There shall be no minimum outdoor amenity area requirement. Townhome/multi-attached dwellings that are oriented towards Ellen Street shall have a minimum on-site driveway length of 3 metres.
	37, 39 and 41 Margaret Street	420818001020000 420818001020007 420818001020008	R	-079	The following provisions apply: That the lands may be developed on partial municipal services; The holding provision may be removed after: • A Servicing Study has been approved and implemented to the satisfaction of the Municipality of Grey Highlands; • A Stormwater Management Study has been approved and implemented to the satisfaction of

					the Municipality of Grey Highlands and the Grey Sauble Conservation Authority, and; A Road Improvement Plan noting the urbanization of Margaret Street fronting the lands owned by Barnyard Builders has been approved by the Municipality of Grey Highlands
	156392 7 th Line	420839000511306	R	-080	The holding provision prohibits the development of any structures. The holding provision may be removed through a lift and hold application provided the applicant submits a grading and drainage plan to the satisfaction of the Municipality. Notwithstanding the standard minimum rear yard setback of 9 metres for the Residential Zone, the minimum rear yard setback shall be 15 metres. The rear yard setback shall also apply to all components of the septic system. The entirety of all structures shall not encroach within 15 metres of the rear yard in order to maintain adequate buffering from the municipal drain on the abutting property.
	687139 Sideroad 19	420839000201800	A1	-081	The following provisions shall apply: • In addition to all uses that are permitted in the AG Zone, a maximum of 3 cabins is permitted for accommodating overnight guests. • The Maximum Gross Floor area for each Cabin shall be 10 square metres. • The minimum Interior Side Yard is 10 metres. • The Cabins shall only be occupied by guests when the owner is present on the property.
	813615 East Back Line	420818000804953	I	-082	The following provisions shall apply: • Permitted uses are limited to crop farming, a place of worship, a cemetery, and uses, buildings, and structures accessory to the permitted uses. • Parking spaces for motorized vehicles must have a gravel or hard-top surface. Parking spaces for horses and buggies may be established on a gravel surface, hard-top surface, or grass or other turf-like surface. • Parking spaces intended for horse-drawn buggies are not required to comply with the minimum parking space dimension requirements of this by-law, provided the spaces are of a size that is suitable for accommodating horse-drawn buggies. Suitable parking space dimensions for horse-drawn buggies shall be confirmed through site plan review and approval. • A minimum of 20 parking spaces is required. • Any new or expanding place of worship or cemetery must comply with Minimum Distance Separation requirements in relation to existing livestock facilities. The standard setback, lot area, lot coverage, lot frontage, and height provisions of the Institutional zone shall apply

	8 Toronto Road	420818001002200	C1	-083	The following provisions shall apply: Permitted Use: A Mixed-Use Dwelling is permitted. “Mixed Use Dwelling” means one or two Dwelling Units that are contained within a Building used for Commercial purposes and that are situated above and/or to the rear of the principal Commercial Use. The Gross Floor Area of a Dwelling Unit located on the ground floor of the Building shall not exceed 50% of the Gross Floor Area of the Commercial portion of the Building. Where a Mixed-use Dwelling is permitted, the intent is to permit any Commercial Use that is also permitted by the Zone within a portion of the Building that contains the Mixed-use Dwelling". • The minimum total number of parking spaces that shall be required for any combination of permitted uses shall be three (3). • The required parking spaces have no minimum setback from any lot line. • The required parking spaces have no minimum aisle or driveway requirements. • There is no required minimum number of loading spaces.
	725807 Sideroad 22B	420839000511300	A2	-084	The following provisions shall apply: • A resort establishment is defined as a building with a maximum ground floor area of 360 square metres and a maximum of 9 total bedrooms that is used for the temporary lodging of guests. • A resort establishment may not be expanded in area without amendment to this By-law. • The resort establishment shall require a minimum of 3 parking spaces. • All parking spaces related to the resort establishment must fall within the area zoned A2-084 on the lot.
	51 Main Street West	420824000138300	C1	-085	The following provisions shall apply: • All the standard provisions of the By-law that apply to uses within the C1 zone continue to apply except where they conflict with the provisions of this section. Where there is a conflict, the provisions of this section shall prevail. • A detached accessory apartment unit is permitted. • The minimum interior side yard setback for the accessory apartment structure shall be 0.3 metres. • The minimum rear yard setback for the accessory apartment shall be 0.9 metres. • A residential Dwelling Unit is a permitted use on the upper floor of the main commercial building. • The maximum lot coverage permitted for an accessory use is 15%. • Notwithstanding any provisions to the contrary, the minimum number of on-site parking

					spaces for the lot shall be 2 spaces. There shall be no minimum interior side yard setback requirement for the parking spaces.
	126, 130, 134 Inkerman Street	420818000901600 420818000901606 420818000901607	R	-086	The following provisions shall apply: • All the standard provisions of the By-law that apply to uses within the C1 zone continue to apply except where they conflict with the provisions of this section. Where there is a conflict, the provisions of this section shall prevail. • An accessory apartment is not permitted as of-right. A total of one unit is therefore permitted on the subject property as-of-right. • It may be appropriate to permit an additional unit through a site-specific amendment subject to the results of a nitrate modelling exercise.
	247 Canrobert Street	420818000911508	R	-087	The following provisions shall apply: • The standard provisions of the By-law that apply to uses within the Residential zone continue to apply except where they conflict with the provisions of this section. Where there is a conflict, the provisions of this section shall prevail. • The minimum required lot area is 2,700 square metres. • The eastern lot line abutting the Kinburn Street road allowance is defined as the front lot line, and the western lot line that is opposite the front lot line is defined as the rear lot line. • Notwithstanding any other provision of this by-law to the contrary, the subject lands may be used, and buildings and structures may be built upon the land in accordance with the zone provisions despite the lack of frontage on an improved public street. Notwithstanding the provisions of this section that recognize 2,700 square metres as the minimum required lot area, the subject lands are deemed not to have the required minimum lot area for an accessory apartment. An accessory apartment is therefore not permitted on the subject property due to the lot not being at least 4,000 square metres in area.
	245 Canrobert Street	420818000910300	R	-088	The following provisions shall apply: • The standard provisions of the By-law that apply to uses within the Residential zone continue to apply except where they conflict with the provisions of this section. Where there is a conflict, the provisions of this section shall prevail. • The minimum required lot area is 700 square metres. • The minimum required lot frontage is 25 metres. • The minimum required interior side yard setback is 1 metre. • The eastern lot line abutting the Kinburn Street road allowance is defined as the front lot line,

					and the western lot line that is opposite the front lot line is defined as the rear lot line. Notwithstanding any other provision of this by-law to the contrary, the subject lands may be used, and buildings and structures may be built upon the land in accordance with the zone provisions despite the lack of frontage on an improved public street. Notwithstanding the provisions of this section that recognize 700 square metres as the minimum required lot area, the subject lands are deemed not to have the required minimum lot area for an accessory apartment. An accessory apartment is therefore not permitted on the subject property due to the lot not being at least 4,000 square metres in area.
	243 Canrobert	420818000910400	R	-089	The following provisions shall apply: - The standard provisions of the By-law that apply to uses within the Residential zone continue to apply except where they conflict with the provisions of this section. Where there is a conflict, the provisions of this section shall prevail. - The minimum required lot area is 700 square metres. - The minimum required lot frontage is 28 metres. - The minimum required rear yard setback is 1 metre. Notwithstanding the provisions of this section that recognize 700 square metres as the minimum required lot area, the subject lands are deemed not to have the required minimum lot area for an accessory apartment. An accessory apartment is therefore not permitted on the subject property due to the lot not being at least 4,000 square metres in area.
	Loon Call	420818000100306	R	-090	The following provisions shall apply: - The zone provisions of the Residential Zone shall prevail except where they conflict with the provisions of this section. Where there is a conflict, the provisions of this section shall prevail. - The following lot development provisions shall apply: Zones Standard R (singles) Min. lot area (m²) 300 Max. lot coverage (m) 55% Min. lot frontage (m) 10.0 Min. front yard (m) 7.0 Min. exterior side yard (m) 3.0 Min. interior side yard (m) 1.2 Min. rear yard (m) 6.0 Max. height (m) 11.0 - Notwithstanding any provision in this by-law to the contrary, the minimum rear yard setback for a deck shall be 3 metres. The holding provision shall prohibit the issuance of building permits for the subject lands such time that water and wastewater capacity are formally allocated for the proposed development. The holding provision may be lifted from a portion of the subject lands in alignment with whichever lots Council has allocated water and wastewater capacity to.

	Loon Call	420818000100306	RM	-091	The following provisions shall apply: • The zone provisions of the Residential Multiple Zone shall prevail except where they conflict with the provisions of this section. Where there is a conflict, the provisions of this section shall prevail. • The following lot development provisions shall apply: Zones Standard RM (towns) Min. lot area (m2) 180 Max. lot coverage (m) 55% Min. lot frontage (m) 6.0 Min. front yard (m) 7.0 Min. exterior side yard (m) 3.0 Min. interior side yard (m) 1.2 Min. rear yard (m) 6.0 Max. height (m) 11.0 • The standard special provisions of the RM zone shall not apply. • Notwithstanding any provision in this by-law to the contrary, the minimum rear yard setback for a deck shall be 3 metres. • Notwithstanding any provision in this by-law to the contrary, a row of connected townhouse units may span a maximum of 8 consecutive lots. • Notwithstanding the minimum interior side yard setback requirement of 1.2 m, the common wall of semi-detached and townhouse dwellings may be centred on the mutual lot line. The holding provision shall prohibit the issuance of building permits for the subject lands such time that water and wastewater capacity are formally allocated for the proposed development. The holding provision may be lifted from a portion of the subject lands in alignment with whichever lots Council has allocated water and wastewater capacity to.
	Loon Call	420818000100306	OS	-092	The following provisions shall apply: • The zone provisions of the Open Space Zone shall prevail except where they conflict with the provisions of this section. Where there is a conflict, the provisions of this section shall prevail. Notwithstanding the minimum lot frontage requirement of the OS Zone, the minimum required lot frontage shall be 5 metres.
	No address	420818000212201	MEX	-093	The following provisions shall apply in the MEX-478 Zone: • The zone provisions of the Extractive Industrial Zone shall prevail except where they conflict with the provisions of this section. Where there is a conflict, the provisions of this section shall prevail. • Equipment storage and maintenance buildings that relate to uses permitted in the MEX Zone shall be considered "main buildings" for the purpose of applying the zone provisions. Notwithstanding the Lot Development Requirements, buildings and structures may be erected and the land may be used for the uses permitted in the MEX zone despite the lack of frontage on an

					improved public street.
	280456 Road 190	420818000302400	RU	-094	The following provisions apply: • An Accessory Dwelling Unit can be located more than 75 metres from the principal dwelling. • An Accessory Dwelling Unit can be accessed through a separate entrance than the principal dwelling.
	No address	420818000935303	RS	-095	The following provisions apply: • Any permitted use that requires a septic system shall be serviced by a tertiary septic system.
	316673 3 rd Line Drive	420839000208400	A1	-096	The following provisions apply: • A single residence for Farm Help Accommodation is permitted on the subject property within the portion of the lands zoned A1-096. • A single detached Accessory Apartment is permitted on the subject property within the portion of the lands zoned A1-096.
	233 Main Street West	420824000146700	RM	-097	The following provisions shall apply: Permitted uses are limited to: 1. An Apartment Dwelling with a maximum of 180 dwelling units and a minimum of 25 dwelling units. 2. Uses, buildings, and structures accessory to a permitted use. • The maximum permitted height is 20.5 m. • The minimum front yard setback is 3.5 metres. • A minimum outdoor amenity area of 15 square metres per unit in consolidated form, an outdoor amenity area that is at least 800 square metres in area is required. • A minimum of one principal entrance of the Main Building shall be oriented to face Main Street West, and a hard surfaced pedestrian walkway shall extend from this principal entrance to the public sidewalk along Main Street. • A planting strip of trees is required along the eastern interior lot line abutting the rail trail. The planting strip shall include a minimum of 20 deciduous trees that are a minimum of 2 metres tall with a minimum caliper of 60 mm at breast height. • A maximum unit density of 40 units per hectare, does not apply. • A minimum setback of 22.9 metres from the centre line of a County Road, does not apply. • The minimum required number of parking spaces is 0.75 1.0 spaces per unit, rounding up to the closest whole space.

					- An area equipped with bicycle racks shall be provided to accommodate a minimum of 30 bicycles. The lands are subject to a holding provision. No buildings or structures may be erected, and no building permits may be issued prior to the removal of the holding provision. The hold may be lifted by Council subject to the following conditions being completed: 1. A record of site condition for the subject property is accepted by the MECP, and if necessary, the site has been remediated to the standards necessary to issue a permit for an apartment in accordance with the Ontario Building Code. 2. Site Plan Control approval has been issued and a site plan agreement has been entered into between the land owner and the Municipality. The site plan agreement shall require the following: a. That 5.18 metres of wide widening be provided to the County of Grey as a condition of site plan control approval and at the sole expense of the developer. b. That on-street parking be constructed along the frontage of the property within the right of way of Main Street to the satisfaction of the County of Grey and the Municipality of Grey Highlands, and that the construction is at the sole expense of the developer. c. That the on-site parkette is constructed by the developer in accordance with plans that have been provided to and approved by the Municipality. 3. Water and wastewater capacity for the apartment has been confirmed to be available and has been formally allocated through a decision of Council.
	466646 12 th Concession B	420818000935500		-098	The following provisions shall apply: 1. Permitted uses are limited to a Campground including related principal and accessory building and structures. 2. Notwithstanding the standard definition of Campground, which permits accommodation in tents, cabins, cottages, lodges or recreational vehicles, Accommodation shall only be provided in Seasonal Cottages. 3. A Seasonal Cottage means a Building or Structure that is used for temporary, short-term human habitation that contains heating facilities, washroom facilities, and cooking facilities, that may be occupied between and including the months of March and December, and that shall not be occupied during the months of January or February. 4. A seasonal cottage shall not constitute a dwelling and shall not be used for the purpose of a residence. 5. Each seasonal cottage shall have a maximum ground floor area of 50 square metres. 6. Each Seasonal Cottage shall have a maximum building height of 9 metres. 7. Each Seasonal Cottage shall have a minimum interior side yard setback of 15 metres. 8. A maximum of 10 Seasonal Cottages are permitted.

					9. Notwithstanding any provision to the contrary, the minimum required number of parking spaces is 1 space per unit. There is no required minimum aisle width between spaces. 10. The lands are subject to a holding provision. No buildings or structures may be erected, and no building permits may be issued prior to the removal of the holding provision. Site alteration is permitted prior to removal of the holding provision. The hold may be lifted by Council subject to the following conditions being completed: a. The preparation of a geotechnical study by a licensed engineer that determines the suitability of the soils for the construction of the Seasonal Cottages in the campsite area to the satisfaction of the Municipality of Grey Highlands. b. A suitable driveway has been constructed from 12th Concession B to the building site. A “suitable” driveway shall have been approved by the Conservation Authority, shall have demonstrated “safe access” to the satisfaction of the Conservation Authority, and shall either be wide enough to accommodate 2 vehicles passing each other in opposite directions or shall include signalization to ensure traffic flow in only one direction at a time.
	466646 12 th Concession B	420818000935500	RU	-099	The following provisions shall apply: 1. In addition to all uses that are permitted in the RU Zone, the following uses are permitted: a. A maximum of 50 square metres of a single-detached dwelling may be used as a check-in area for the Seasonal Cottages. b. A septic system for the Seasonal Cottages. 2. One accessory structure with a maximum ground floor area of 100 square metres may be used as a structure to house the water treatment and pumping facilities for the Seasonal Cottages. 3. Two accessory structures with a combined maximum ground floor area of 350 square meters may be used for storage purposes in relation to the use of the Seasonal Cottages.
	23 Elizabeth Street	420818001023500	R	-100	The following provisions shall apply: • An Accessory Dwelling Unit can be located more than 75 metres from the principal dwelling. • An Accessory Dwelling Unit can be accessed through a separate entrance than the principal dwelling. • An Accessory Dwelling Unit can have a maximum height of 11 metres.
	468264 Grey Road 31	420814000802000	A1	-101	The following provisions shall apply: • A plant fibre pulping facility shall be permitted in addition to all uses permitted in the A1 zone. • A “plant fibre pulping facility” means a building with a maximum ground floor area of 7,000 square metres in which local plant fiber will be processed and pulped to be shipped off-site

					for manufacturing. - Notwithstanding any provision to the contrary, the maximum building height for the plant fibre pulping facility shall be 15 metres. - Notwithstanding any provision to the contrary, the minimum required number of parking spaces for the agricultural cluster on the property is 40. Notwithstanding any provision to the contrary, the minimum required number of loading spaces for the agricultural cluster on the property is 4.
	494283 Grey Road 2	420814000615101	C2	-102	Permitted uses on lands zoned C2 shall be limited to the following: - Professional and Business Offices - Retail Commercial - A residential accessory use accessory to the principal commercial use - Financial Institutions - Passive and Active Recreational Uses - Medical Clinics - Personal Service Shops - Service Shops - Uses, buildings and structures accessory to a permitted use A Day Care Centre and Private School that shall not occur concurrently with the other permitted uses, other than uses, buildings and structures accessory to the Day Care Centre and Private School use.
	468264 Grey Road 31	420814000802000	A1	-103	The following provisions shall apply: - Notwithstanding any provision to the contrary, the minimum required number of parking spaces for the agricultural cluster on the property is 40. - Notwithstanding any provision to the contrary, the minimum required number of loading spaces for the agricultural cluster on the property is 4.
	466546 12 th Concession B	420818000934800	RUR	-104	The following provisions shall apply: - The minimum rear yard setback provisions of Section 7.4.2 g) of the By-law 2004-50 shall apply to all future developments on the subject property. Section 7.4.2 g) states the following "30 metres measured from the average highwater mark (i) or 9 metres from the rear property line, whichever is greater." - Any future permitted use (i.e. Residential Dwelling) that requires a septic system shall be serviced by a tertiary septic system. - Any tree proposed for removal over 10 centimeters diameter breast height shall be

					replanted at a 2:1 compensation rate, regulated by the County of Grey
	166 Prince Street	420818005100902	R	-105	The following provision shall apply: A Dwelling, Mobile Home Dwelling, Mobile Home is defined as the following "A factory-built, single-family dwelling designed to be towed on its own chassis (notwithstanding that its running gear is or may be removed), placed on permanent foundations and connected to public utilities, equipped for year-round occupancy and containing therein facilities for cooking or for the installation of cooking equipment as well as sanitary facilities including a flush toilet and a shower or bathtub. This definition shall not include a tourist trailer or modular home as defined herein."
	201 Evans Street	420818000910705	R	-106	The following provisions shall apply: Permitted Uses will be limited to: • One 4-unit residential use is permitted within the building that existed on the date of passing of this by law. • Buildings and structures accessory to a permitted use. • An accessory dwelling unit is not permitted on the subject property.
	Rocklyn	420839000511308	R-h	-107	Permitted uses shall be restricted to uses that are existing on the date of passing of this by-law. The holding provision prohibits all site alteration and the development of any structures. The holding provision may not be removed through a lift of hold application but shall instead be removed through a full zoning by-law amendment that accompanies a fully-planned development proposal. The intent of the holding provision is to prohibit any development of the subject property until such time that a comprehensively planned development that complies with the Official Plan is proposed and approved through a plan of subdivision, a zoning by-law amendment, or a combination of the two. The proposed development must also have adequate consideration for the location and capacity of the existing municipal drain on the subject property, and must address any upgrades or reconstruction of the drain that may be necessary to ensure the drain continues to function appropriately. The existing unoccupied barn may not be used to house livestock.
	Loon Call	420818000100306	R & RM	-108	The following provisions shall apply in the R-108 Zone: - The provisions of the R-108 zone shall apply for single-detached dwellings. - The provisions of the RM-108 zone shall apply for townhouses.
	636707 Euphrasia-Holland Townline	420839000811600	RU-h	-109	The lands are subject to a holding provision. No buildings or structures may be erected, no site alteration is permitted, and no building permits may be issued prior to the removal of the holding provision. The holding provision may be removed through a lift of hold application provided the following condition being completed:

					The applicant satisfies the mitigation measures as established within the Environmental Impact Study (Birks Environmental, April 10, 2024) to the satisfaction of the County of Grey and Municipality of Grey Highlands.
	075644 Grey Road 12	420839000707300	RU-467	-110	On lands zoned RU-467, the following provisions shall apply: i. The provisions of the RU Zone shall apply except where they conflict with this section. Where there is a conflict, the provisions of this section shall apply. ii. Notwithstanding any provision of this By-law to the contrary, an accessory structure is permitted on the property prior to the construction of a primary dwelling. The removal of the holding provision will require the demonstration that any new development will not negatively impact the natural heritage feature as per the direction in the Official Plan.
	075644 Grey Road 12	420839000707300	RU-468	-111	On lands zoned RU-468, the following provisions shall apply: i. The provisions of the RU Zone shall apply except where they conflict with this section. Where there is a conflict, the provisions of this section shall apply. ii. The minimum interior side yard setback shall be 6 metres. The removal of the holding provision will require the demonstration that any new development will not negatively impact the natural heritage feature as per the direction in the Official Plan.