MUNICIPALITY OF GREY HIGHLANDS

Comprehensive Zoning By-law 2025-___

Draft – Volume 6

Committee of the Whole

June 24, 2025

Prepared by:

Ashley Meghan Consulting Corp.

Adopted by Council _____

Municipality of Grey Highlands

By-law No. _____

A BY-LAW OF THE CORPORATION OF THE MUNICIPALITY OF GREY HIGHLANDS regulating the use of all land, and the density, size, location and use of all *Building*s within its territory.

WHEREAS an Official Plan was approved for the Municipality of Grey Highlands and on September 22, 2017,

AND WHEREAS an Official Plan was approved for the Grey County, on June 6, 2019,

AND WHERAS Section 27 of the *Planning Act* requires that the Zoning By-law of the Municipality of Grey Highlands be amended to conform to the Official Plan of Grey County and the Official Plan of Municipality of Grey Highlands,

AND WHEREAS Section 24 of the *Planning Act* states that no Zoning By-law may be passed that does not conform with the Official Plan of Grey County and the Official Plan of the Municipality of Grey Highlands,

AND WHEREAS it is now deemed necessary and expedient to enact a new Zoning By-law for the Municipality of Grey Highlands which will be in conformity to the County Official Plan and the Municipal Official Plan,

NOW THEREFORE the Council of the Corporation of the Municipality of Grey Highlands, pursuant to Section 34 of the *Planning Act,* R.S.O. 1990, chapter P.13, enacts as follows:

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By-law No.	Location	Legal Description	Amended Section	Amended Schedule	Purpose of Amendment

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PREAMBLE

This section explains the purpose of this Zoning By-law and how it should be used. The preamble does not form part of the Zoning By-law and is intended to assist the reader in understanding how to use the Zoning By-law.

PURPOSE OF ZONING BY-LAW

The purpose of this Zoning By-law is to implement the policies of the Municipality of Grey Highlands Official Plan, the Grey County Official Plan, and the requirements of the Provincial Planning Statement (PPS). The Official Plan contains general policies that guide the use of land throughout the Municipality. These policies specify where certain land uses are permitted and what conditions the permission may be reliant upon.

The Official Plan is a general document that identifies a vision, desired outcomes, features that are to be protected, and policies that are to be adhered to when an application under the Planning Act is triggered. The Official Plan does not regulate every aspect of the built form. The Zoning By-law is a regulatory document that applies to all aspects of the built form identified within the By-law. Any Zoning By-law passed by Council must conform to both the Official Plan for Grey County and the Official Plan for Grey Highlands. For example, because the Official Plan states that *Development* shall not occur in Hazard areas or Provincially Significant Wetlands, the Zoning By-law must prohibit *Development* within these areas.

A portion of the Municipality is located within the Niagara Escarpment Plan Area. The Municipality's Zoning By-law does not possess regulatory authority within the Development Control Area of the Niagara Escarpment Commission (NEC). Areas subject to NEC Development Control are identified in the Zone Schedules (maps) of this By-law. If land is located outside of the Development Control Area, but within the Niagara Escarpment Plan (NEP), the Niagara Escarpment Plan (NEP) must govern. All *Development* within the NEC Development Control area requires a permit or exemption from the NEC. Any inquiries regarding *Development* requirements on lands that are subject to Niagara Escarpment Development Control should be directed to the Niagara Escarpment Commission at:

Niagara Escarpment Commission
Telephone: 519-371-1001
Email: nec@ontario.ca
Website: www.escarpment.org
Address: 1450 7th Avenue, Owen Sound, ON, N4K 2Z1

HOW TO USE THIS BY-LAW

The steps listed below should be followed to determine what uses are permitted on a property.

LOCATE THE PROPERTY ON A MAP

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Maps in a Zoning By-law are called 'Schedules'. The first step to using this By-law is to refer to the Zone Schedules that are contained at the back of the By-law to determine in which Zone(s) your property is located.

The Zone is indicated on the Schedules by a symbol or abbreviation. For example, you may see a symbol such as "C1" that applies to your property. This symbol indicates that your property is within the "Downtown Commercial (C1)" Zone. The Zone symbols or abbreviations are identified on the first page of Section 2.0 (Establishment of Zones) of the By-law.

Section 2.0 (Establishment of Zones) provides guidance on the interpretation of Zone boundaries. If your property appears close to a Zone boundary and you are not sure how to determine exactly where that boundary is located, refer to Section 2.4 (Determining Zone Boundaries) of the By-law.

An indication from this By-law that a given use is permitted on a lot does not mean that you do not need to confirm compliance with other relevant by-laws and/or legislation. For example, while this By-law may permit a certain use, the Site Plan Control By-law may require a formal approval through the Planning Department prior to obtaining a *Building* permit. Permits may also be required from the relevant Conservation Authority if the lands are within a regulated area, or from the Ministry of Transportation if the property is within the controlled area along Highway 10 or its intersecting concession roads.

For information on what requirements may exist for your property, please contact the Planning Department for assistance at planning@greyhighlands.ca.

PERMITTED USES AND ZONE STANDARDS

The next step to using this By-law is to determine what uses are permitted on your property. Section 6.0 to 18.0 of the By-law identifies the permitted uses for each Zone. The definitions in Section 3.0 (Definitions) can assist you if you are not sure of the nature of a use or how it has been defined for the purposes of this By-law.

Words that are defined in Section 3.0 are *italicized* throughout the By-law.

Uses that are not identified as permitted uses within a particular Zone are not permitted in that specific Zone.

The next step is to determine what Zone standards may apply to the uses on your property. Sections 6.0 to 18.0 of the By-law identifies the standards for each Zone including minimum lot area, minimum lot frontage, minimum yard setbacks, maximum lot coverage for *Building*s, and the maximum permitted height of *Building*s.

GENERAL PROVISIONS

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Once you are aware of the uses permitted on your property and the specific Zone standards that apply to those uses, refer to Section 4.0 (General Provisions) and Section 5.0 (Parking Provisions) of this By-law. Section 4.0 contains a generic set of standards known as 'General Provisions' that must be reviewed for applicability to any use in any zone. Section 5.0 contains a generic set of standards known as 'Parking Provisions' that must be reviewed for applicability to any use in any zone.

SECTION 1.0 INTERPRETATION AND ADMINISTRATION

1.1 TITLE

This By-law shall be cited as the "Municipality of Grey Highlands Comprehensive Zoning By-law".

1.2 DEFINED AREA

This By-law applies to all lands included on Schedule X to X to this By-law within the boundaries of the Municipality of Grey Highlands, except for those lands under the Development Control Regulations of the Niagara Escarpment Commission.

1.3 EFFECTIVE DATE

This By-law shall come into effect on the day it is passed by the Municipality of Grey Highlands subject to the appeal provisions of the *Planning Act*.

1.4 SCOPE

No person shall change the *Use* of any *Building*, *Structure* or land or *Erect*, alter, enlarge or use any *Building* or *Structure* or occupy any land, *Building* or *Structure*, except in accordance with the provisions of this By-law. *Uses* not listed as permitted or otherwise provided for in this By-law shall be prohibited.

1.5 REPEAL OF EXISTING BY-LAWS

From the date of the coming into force of this By-law, all previous By-laws passed under Section 34 of the Planning, R.S.O. 1990, or predecessor thereof, shall be deemed to have been repealed.

1.6 SEVERABILITY

A decision of a court that one or more of the provisions of this By-law are invalid in whole or in part does not affect the validity, effectiveness or enforceability of the other provisions or parts of the provisions of this By-law.

1.7 APPLICATIONS AND PLANS

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In addition to the requirements of this Zoning By-law, every application for a permit to use lands, or to *Erect*, alter, enlarge, or use any *Buildings* or *Structures*, shall be accompanied by plans drawn to scale and showing:

1. The true shape and dimensions of the lot to be used or upon which it is proposed to erect any *Building* or structure,
2. The proposed location, height and dimensions of the *Building*, structure or work in respect of which the permit is applied for,
3. The location of every *Building* or structure already erected on or partly erected on such lot, and the location of every use, *Building* or structure upon adjacent lots,
4. The proposed location of parking spaces, loading spaces, driveways, landscaping areas, planting strips, as well as any curbing drainage and retaining walls, as may be required, and
5. Other such information as may be necessary to determine whether every such *Building*, structure and work conforms to the requirements of this By-law.

Every such application shall be signed by the owner of the lot or the owner's agent duly authorized thereunto in writing.

The lack of a survey, or a mistake or an error or omission by any person required to comply with the provisions of this By-law does not relieve that person from liability for failure to comply with the provisions of this By-law.

The Chief Building Official or the By-law Enforcement Officer may require that any plans accompanying an application be prepared by an Ontario Land Surveyor, Professional Engineer or Architect where, in their opinion, such plans are necessary to determine the exact extent to which a variance or amendment is required.

1.8 ILLUSTRATIONS

Any illustrations or photos in this By-law are deemed to not be part of this By-law and are included only to assist with the interpretation of this By-law.

1.9 GENERAL INTERPRETATION AND APPLICATION

1. No person shall within “the defined areas” change the *Use* of any *Building*, *Structure* or land or *Erect* or *Use* any *Building* or *Structure* except in conformity with the provisions of this By-law.
2. In their interpretation and application, the provisions of this By-law shall be held to be the minimum requirements adopted for the promotion of the public health, safety, convenience, or general welfare. Whenever the requirements of this By-law are at variance with the requirements of any other By-law, the most restrictive, or the By-law

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imposing the higher standards shall govern and apply. Nothing in this By-law shall be construed to exempt any person from complying with the requirements of any By-law of the Municipality or the Corporation of the County of Grey or from any law of the Province of Ontario or of Canada, or any regulations under the provisions of the *Conservation Authorities Act, R.S.O. 1990*, as amended from time to time.

3. In this By-law the word "shall" is mandatory and directory; words used in the present tense include the future; words in the singular include the plural and words in the plural include the singular. Words imparting the masculine gender shall include the feminine and the converse.

4. Unless the context clearly indicates the contrary, where a regulation involves two or more terms, conditions, provisions or events connected by the conjunction "and", "or" or "either-or", the conjunction shall be interpreted as follows:

   (a) "and" indicates that all connected items, conditions, provisions or events shall apply in any combination,

   (b) "or" indicates that the connected items, conditions, provisions or events may apply single or in combination, and

   (c) "either-or" indicates that the connected items, conditions, provisions or events shall apply single but not in combination.

5. If an obvious grammatical or graphical error has been made in the preparation of this By-law, the Administrator of this By-law may interpret the intent of this By-law in a reasonable manner without amendment to this By-law.

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1.10 ADMINISTRATION AND ENFORCEMENT

This By-law shall be administered by the Municipality of Grey Highlands, and no permit for the use of land or for the erection of any *Building* or structure within the area to which this By-law applies, shall be issued where the proposed *Use*, *Building* or *Structure* would be in violation of any provision of this By-law.

Any person or directors or officers of any corporation convicted of a violation of this By-law is liable to penalties in accordance with the provisions of Section 67 and 67.1 of the *Planning Act*.

1.11 CONFORMITY

No land to which this By-law applies shall hereafter be used and no *Building* or structure shall hereafter be erected or used except in accordance with the general and special provisions of this By-law, but nothing in this By-law prevents the use of any land, *Building* or structure for any use prohibited by this By-law if such land, *Building* or structure was lawfully used for such purpose on the day this By-law comes into effect.

1.12 LICENSES, PERMITS AND OTHER BY-LAWS

Nothing in this By-law shall exempt any person from complying with requirements of the *Ontario Building Code*, Building By-law or any other By-law in force or from obtaining any permit, license, permission, authority or approval required by this or any other By-law or by any other law in force from time to time.

Any use established in violation of a predecessor of this By-law will be deemed to have been established unlawfully.

1.13 GREATER RESTRICTIONS

This By-law shall not be effective to reduce or mitigate any restrictions lawfully imposed by a governmental authority having jurisdiction to make such restrictions.

1.14 INSPECTION OF PROPERTY AND PREMISES

The By-law Enforcement Officer or any designated employee of the Municipality of Grey Highlands acting under his direction may, at any reasonable hour and upon producing property identification, enter and inspect any property, but shall not enter any *Building* or structure used as a dwelling unit without:

1. The consent of the occupier, or
2. The authority of a search warrant issued pursuant to the provisions of Section 158 of the *Provincial Offences Act, R.S.O. 1990*, as amended.

1.15 LICENSES AND PERMITS

1. In addition to fulfilling the requirements of this By-law, no person shall commence to *Erect*, *Alter* or *Repair* any *Building* or structure without first a *Building* permit from the Municipality, where necessary.
2. No municipal permit or license shall be issued where said permit is required for a proposed use of land or the proposed erection, *Alteration*, enlargement, or use of any *Building* or structure that is in violation of any provision of this By-law.
3. In all zones, any *Building* or structure which is moved from one location to another, whether within the zone or from one zone to another, or from any location beyond the boundary of the Municipality, into any zone, shall be considered as being a new *Building* or *Structure* and shall comply with the provisions of this By-law.

1.16 VIOLATION AND PENALTY

1. Pursuant to Section 429 of the *Municipal Act, R.S.O., 2001, Chapter 25* and to Section 67 of the *Planning Act, R.S.O., 1990, Chapter P13*, as amended respectively, any person who breaches any provision of this By-law is guilty of an offence and, on conviction, is liable:

    (a) On a first conviction to a fine of not more than $25,000, and

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(b) On a subsequent conviction, to a fine of not more than $10,000 for each day, or part thereof, upon which the contravention has continued after the day on which he was convicted.

2. Where a corporation breaches any provision of this By-law and is found guilty of an offence on conviction is liable:

   (a) On a first conviction, to a fine of not more than $50,000, and

   (b) On a subsequent conviction, a fine of not more than $25,000 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted.

   All of the provisions of which shall apply, except any term of imprisonment for default of the payment of the fine and costs imposed under this By-law shall not exceed six (6) months. The imposition of the penalty for contravention of this By-law shall not excuse the condition or matter resulting in such contravention or permit it to continue.

3. In addition to any penalty provided by this By-law, any contravention may be restrained by action at the instance of any ratepayer or of the Municipality to the provisions of Section 45 of the *Planning Act, R.S.O., 1990, Chapter P13*, as amended, in that behalf.

1.17 REPETITION OF OFFENCES

The conviction of an offender upon a breach of any of the provisions of this By-law, shall not prevent prosecution against the same offender upon any subsequent breach of the same or any other provision of this By-law.

1.18 REMEDIES

Where any *Building* or *Structure* is or is proposed to be *Erected*, reconstructed, extended or enlarged, or any *Building* or *Structure* or part thereof is or is proposed to be used, or any land is or is proposed to be used, in contravention of any requirements of this By-law such contravention may be restrained by action at the instance of any ratepayer or of the Municipality pursuant to the provisions of the *Planning Act*.

1.19 TECHNICAL REVISIONS

Revisions may be made to this by-law without the need for a zoning by-law amendment in the following cases:

1. Correction of grammar, punctuation or typographical errors, or revisions to format in a manner that does not change the intent of a provision,

2. Adding or revising technical information on maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updating and correcting infrastructure information, keys, legends, or title blocks,

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3. Adding or revising technical information on maps or schedules related to the Hazard Zone upon confirmation of the actual boundary by either the Conservation Authority and Environmental Impact Study conducted by professional environmental consultant or other hazard assessment (i.e. floodplain study or geotechnical assessment) carried out by a qualified professional, with the exception of the boundaries of Provincially Significant Wetland that are defined by the Province, and

4. Changes to appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, historical or reference information, page numbering, footers, and headers, which do not form a part of this by-law and are editorially inserted for convenience of reference only.

1.20 TRANSITIONAL PROVISION

Minor Variances

Any minor variance granted by the Committee of Adjustment under a predecessor zoning by-law and in effect as of the date this By-law comes into force shall remain valid, provided that a complete building permit application is submitted within two (2) years of the date of the Committee of Adjustment decision granting the variance. Where a building permit has already been issued prior to the effective date of this By-law, the minor variance shall continue to apply for the life of that permit. A minor variance for which a building permit application has not been submitted within the two (2) year period shall be deemed to have lapsed.

Site-Specific Zoning By-law Amendments

Any site-specific Zoning By-law Amendment approved by Council within two (2) years prior to the date this By-law comes into force, and for which a building permit application has not yet been submitted, shall remain valid for a period of two (2) years from the date of the original approval. Where a building permit has been issued prior to the effective date of this By-law, the approval shall continue to apply for the life of that permit.

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SECTION 2.0 ESTABLISHMENT OF ZONES

2.1 ZONES

For this By-law, all land within the boundaries of the Municipality of Grey Highlands is hereby divided and established into Zones, which are shown on the attached Schedules by the accompanying symbols:

Symbol	**Zone**
A1	Agriculture Zone
A2	Restricted Agricultural Zone
RU	Rural
RUR	Rural Residential
R	Residential Zone
RM	Residential Multiple Zone
RS	Residential Shoreline Zone
C1	Downtown Commercial Zone
C2	Highway & Service Commercial Zone
C3	Mixed Use
M1	Light Industrial Zone
M2	Heavy Industrial Zone
MEX	Extractive Industrial Zone
MSX	Space Extensive Commercial and Industrial Zone
I	Institutional Zone
H	Hazard Zone
W	Wetland Zone
OS	Open Space Zone
REC	Recreational Resort Zone
NEP	Niagara Escarpment Plan Zone
FD	Future Development

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2.2 ZONE SYMBOLS

1. The *Zone* symbols may be used to refer to *Lots*, *Buildings* and *Structures*, and to the Use of *Lots*, *Buildings* and *Structures* permitted by this By-law.

2. Special Exception Zones and Temporary Uses

   Where a zone symbol is followed by a dash and a number (for example "M1-1"), the lands so designated shall be subject to all of the provisions of the zone represented by such symbol, except as otherwise provided by the special exception provisions. These special provisions are listed separately under the appropriate special exception section of the parent zone (e.g. M1) in the text of this By-law.

3. Holding Zones

Other than the general holding zones identified in this By-law under Section 16.0, any zone classification may be placed in a Holding Zone by adding to the zone symbol the letter "h". No *Development* is permitted on lands where the "h" symbol appears until the applicable conditions have been met, and the "h" is lifted by an amendment to this By-law under Section 36 of the *Planning Act*.

2.3 SCHEDULES

Schedules X to X attached hereto, together with notations and references shown thereon, are hereby declared to form part of this By-law.

2.4 ZONE BOUNDARIES

When determining the boundary of any *Zone* as shown on any Schedule forming part of this By-law, the following provisions shall apply:

1. A boundary following a Public Street, Lane, Private Street, railway right-of-way, utility corridor, or Watercourse shall be the Centreline of such Public Street, Lane, Private Street, railway right-of-way, utility corridor, or Watercourse,
2. A boundary indicated as substantially following Lot Lines shown on a Registered Plan of Subdivision, or the municipal boundaries of the Municipality shall follow such Lot Lines,
3. A boundary indicated as following a Lot Line abutting an unopened road allowance shall follow the Centreline of such road allowance, and
4. Where a Lot falls into two or more Zones, each portion of the Lot shall be used in accordance with the provisions of this By-law for the applicable Zone.

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CONVERSION TABLE

Metric units of measurement identify length, distance and area within this By-law. To assist in the review of this By-law, the following conversion factors are provided:

- To convert inches to centimeters, multiply by 2.54
- To convert centimeters to inches, multiply by 0.39

- To convert feet to meters, multiply by 0.3
- To convert meters to feet, multiply by 3.28

- To convert square feet to square meters, multiply by 0.093
- To convert square meters to square feet, multiply by 10.764

- To convert yards to meters, multiply by 0.91
- To convert meters to yards, multiply by 1.09

- To convert miles to kilometers, multiply by 1.61

- To convert kilometers to miles, multiply by 0.62

- To convert acres to hectares, multiply by 0.4
- To convert hectares to acres, multiply by 2.47

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SECTION 3.0 DEFINITIONS

The table in Section 3 specifies defined terms that are used in this By-law and provides corresponding definitions for the defined terms. The words that combine to form a defined term are sometimes reorganized within the table to group related terms in alphabetical order—for example, "*Dwelling, Additional Residential Unit*". The term may then be referenced throughout the rest of the By-law as "Additional Dwelling Unit". Where this occurs, these terms may be used interchangeably and shall mean the same thing. Defined terms are *Italicized* and Capitalized throughout the By-law.

Defined Term	Definition
Abattoir	Means a *Building* or *Structure* designed for the slaughter and semi-processing of live animals, which may include the packing, treating, storing, and sale of the product on the premise, that has acquired all necessary licenses by all agencies and can meet the Minimum Distance Separation (MDS) regulations.
Accessory Building or Structure	Means a detached *Building* or *Structure* that is not used for *Human Habitation*, the *Use* of which is naturally and normally incidental to, subordinate to and exclusively devoted to a *Principal Use* and located on the same *Lot*. The term "Ancillary" shall have the same meaning as "Accessory" when used in relation to a *Building* or *Structure*.
Agricultural	Means a *Use* naturally and normally incidental to, subordinate to, or exclusively devoted to a *Principal Use* and located on the same *Lot*. The term "Ancillary" shall have the same meaning as "Accessory" when used in relation to a *Use*.
Agricultural Bulk Sales Establishment	Shall mean a facility or establishment engaged in the storage, wholesale, and retail sale of bulk agricultural products, including but not limited to animal feed, seed, grain, fertilizers, pesticides, herbicides, and other agricultural inputs. This use may include the accessory packaging, processing, and distribution of such products, as well as outdoor or indoor storage areas. The use shall not include manufacturing or blending of agricultural chemicals.
Agricultural Uses	Means the use of land, *Building*s or structures for the purpose of: (1) animal husbandry, (2) apiaries (3) maple syrup production, (4) horticulture, (5) aquaculture, (6) dairying, (7) fallow, (8) non-*Commercial* greenhouses,

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	(9) forestry, (10) field crops and pasturage, (11) all related activities such as soil preparation, manure or fertilizer spreading, planting, spraying, irrigating, harvesting and also including the storage and sale of crops, (12) the growing, raising, packing, treating, storing and sale of produce produced on the premises, and/or (13) other similar uses customarily carried on in the field of general agriculture. It shall exclude any uses defined as *Intensive Agriculture*.
Agricultural Uses, Intensive	Shall mean an agricultural use in which the predominant economic use of the land, *Building*s, or structures include the growing of mushrooms, a *Commercial* greenhouse, Concentrated Animal Feeding Operations (such as poultry operations and feedlots), or large-scale cash crops, or as otherwise defined in the *Nutrient Management Act*. Intensive agricultural operations shall include any or all of the types listed below: i. Concentrated Animal Feeding Operations (CAFO) Where the number of livestock units on the farm is 100 or more and the ratio of livestock units to tillable acres on the farm unit is 2 or greater, or the number of livestock units on the farm unit is 150 or more and the ratio of livestock units to tillable acres is greater than one. ii. Large Scale Cash Crop Where the farm acreage exceeds 2,000 hectares. iii. Mushroom Operations and Commercial Greenhouses Where the area devoted to the operation (land and *Building*s) exceeds 6 hectares or greater than 2 hectares of the land used for the operation is covered by *Building*s and structures. (1) Aquaculture, (2) Manure Storage Facility, (3) Compost Facility, (4) Agricultural Research Station

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Agricultural-Related Uses	Means those farm-related *Commercial* and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations and provide direct produce and/or services to a farm operation as a primary activity. *Use*s are defined in the local Official Plan.
Alteration	Means any modification to the structural component of a *Building* or *Structure* that results in a change of *Use* or structural change, or any change in the *Height*, bulk, or floor area of a *Building* or *Structure*.
Arena	Means a *Building* or *Structure* used for indoor sporting or community activities.
Art Gallery	Means an establishment used for any combination of the preservation, exhibition, or sale of paintings and other works of art.
Asphalt Plant	Means a *Building* used for the manufacturing of asphalt and aggregate in a form suitable for immediate use in paving of roads or *Driveway*, and damp proofing.
Assembly Hall	Means a *Building* used for the non-*Commercial* purposes of hosting meetings for civic, educational, political, charity, religious or social purposes, and may or may not include cooking facilities.
Backyard Hens	Means the keeping of a *Hen* or *Hen*(s) in accordance with the provisions the Urban Agriculture section of this By-law. For the purposes of this By-law, *Backyard Hens* are deemed not to be livestock or an *Agricultural Use* and do not include roosters.
Bakery	Means a building for producing, mixing, compounding or baking bread, biscuits, cakes or other baked products for limited wholesale and retail sale and may include an eating area within the same building but does not include a facility that produces and packages baked goods primarily for wholesale purposes.
Balcony	Means an outdoor living area on a partially enclosed platform attached to or extended horizontally from one or more main walls of a *Building* and that is only directly accessible from within the *Building*.
Banquet Hall	Means an establishment used for the purpose of catering to banquets, weddings, receptions, or similar functions for which food and beverages are prepared and served.
Basement	Shall mean a story that has 50% or more of its height/volume above the average level of the ground surrounding the *Building*.
Battery Energy Storage System (BESS)	Means an energy storage system that uses batteries to store and discharge electricity for later use, including grid stabilization, renewable energy integration and backup power. All BESS must be subject to Ontario Fire Marshall guidance.
Bed and Breakfast	Shall mean sleeping accommodations for vacationing public within a single dwelling which is the principal residence of the proprietor, to a maximum of four guest rooms, and may include the provision of breakfast and other meals and services, facilities

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	or amenities for the exclusive use of the occupants. The guest rooms shall not have kitchen facilities, nor in any other way resemble a motel or Inn, and guests should not have access to kitchen facilities.
Biomass Energy System	Means a renewable electrical generation facility using renewable biomass resources and/or waste products that produces electrical power for needs of a user or to feed into the transmission or local distribution grid. A *Biomass Energy System* includes all components, supporting infrastructure, and out*Building*s. A *Biomass Energy System* includes anaerobic digesters used principally for the generation of electricity. "Biomass" in the context of a *Biomass Energy System* means (a) peat, (b) wood, other than woodwaste, or (c) organic materials that are grown or harvested for the purpose of being burned to generate electricity. "Waste products" in the context of a *Biomass Energy System* means agricultural waste, sewage, woodwaste and gases generated from the decomposition of organic materials.
Boathouse	Means a detached *Accessory Building* or *Structure* that is designed or used for the sheltering of watercraft and watercraft-related equipment but does not include open walkways or uncovered docking facilities. No habitable living space is permitted in a boathouse. It may be considered permanent or portable or floating in nature. To be considered portable or floating in nature, the boathouse must be seasonal or temporary in nature and removed prior to the winter months. A boathouse may not have a dwelling unit located above it.
Brewery	Means a *Building* or *Structure* that is used for the self-contained manufacturing, production, storage, bottling, canning and shipping of beer, authorized by and licensed under the Liquor Licence Act of Ontario, and can be associated with a restaurant. Self-contained means that the emission of odour, fumes, noise, cinder, vibration, heat, glare or electrical interference is not possible.
Brewery, Micro	Means a *Building* or *Structure* that is used for the manufacturing, production, storage, bottling, canning and shipping of beer, and that has a maximum *Ground Floor Area* of 600 square metres. Operations will further include the cold storage of beer products manufactured on site, and retail and distribution sales of those beer products. The facility shall include related *Restaurant* and/or tasting facilities.
Brewery, Nano	A small-scale establishment for the production of beer or other fermented beverages in limited quantities, typically involving craft or artisanal production methods, which has a maximum *Ground Floor Area* of 70 square metres. A nanobrewery shall not use any

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	open flames as part of their production process and shall be limited in terms of deliveries.
Building	Means a *Structure* occupying an area greater than 15 square metres consisting of a wall, roof and floor.
Building Supply Establishment	Means a *Building* and *Lot* for the sale and storage of *Building* materials and equipment and may include incidental assembly/fabrication for the purpose of sales and service only.
Bulk Fuel Sales Establishment	Means the *Use* of lands or *Building*s for the purpose of buying and selling fuel, oil, wood, and coal, and allied commodities but does not include any manufacturing, assembling, or processing *Use*s.
Bunkie	Means a *Building* or *Structure* used as a temporary sleeping place that does not contain washroom or cooking facilities.
Cabin	Means a *Building* or *Structure* used for temporary *Human Habitation* that contains heating facilities and washroom facilities and shall not contain cooking facilities.
Camper Trailer	Means a structural unit designed, intended, and used for travel, recreation, or vacation. The unit is capable of being drawn by a motor vehicle and shall include *Tent* trailers or similar transportable accommodation used for living, sleeping, or eating on a temporary or occasional basis, and does not include a *Mobile Home*.
Campground	Means an establishment used for the overnight and/or temporary camping or parking of travel/tent trailers, truck campers, *Tent*s, yurts, geodesic domes, or *Cabin*s for recreational or vacation *Use* and designed for seasonal occupancy only. Includes *Accessory Uses* and facilities such as administrative offices, sanitary facilities, recreational facilities, and a *Convenience Store*. This includes a *Commercial* trailer park.
Cemetery	Means a *Cemetery* means land set aside to be used for the interment of human remains and includes a mausoleum, columbarium or other structure intended for the interment of human remains, as defined under the *Funeral, Burial and Cremation Services Act, 2002, S.O.*
Centreline	Means, with reference to a *Public Street*, a line drawn parallel to and equidistant from the limits of the *Public Street* and with reference to a *Private Street* a line drawn parallel to and equidistant from the edges of the paved surface of the *Private Street*.
Child Care Centre	Means a *Child Care Centre* within the meaning of the Child Care and Early Years Act, 2014, S.O, which means a premise operated by a person licensed under this Act to operate a chid care centre at the premises. For the purpose of this By-law, this includes early years programs and services. .
Cidery	Means a farm on which *Buildings* and *Structures* are used for the making of wines or ciders from fruit predominantly grown, crushed and fermented locally by that farm operation and may include storage, display, processing, wine tasting and retail,

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	administrative facilities and outdoor patio area, but shall not include a restaurant or banquet facility.
Clinic, Medical	Means a *Building* or part thereof used by qualified medical practitioners, dentists, chiropractors, or other drugless practitioners for public or private medical, surgical, physio therapeutic or other human health purposes, except when included within or accessory to a private or public *Hospital*.
Clinic, Veterinary	Means a *Building*, or part thereof, used by a veterinary surgeon for the treatment and care of animals.
Club	Means an association of persons, whether incorporated or not, united by a common interest that meets periodically for cooperation. *Club* shall also mean, where the context requires, premises owned or occupied by members of such associations within which the activities of the *Club* are conducted. This definition includes fraternal and not-for-profit organizations.
Commercial Motor Vehicle	Means a motor vehicle with an attached delivery body, or that may attach to a delivery body, and includes ambulances, hearses, casket wagons, fire apparatuses, buses and tractors used for hauling purposes on highways. For the purpose of this By-law, a Commercial Motor Vehicle must be licensed.
Commercial	Means the *Use* of lands, *Building*s, or *Structure*s for the purpose of buying and selling commodities, and supplying of services, as distinguished from such uses as manufacturing or assembling of goods, warehousing, *Transport Terminal*s, construction, and other similar *Use*s.
Community Centre	Means a multi-purpose facility or part of a facility that offers a variety of programs of a recreational, cultural, community service, informational, or instructional nature.
Compatible	Means the development or redevelopment if uses which may not necessarily be the same as or similar to the existing development but can coexist with the surrounding area with limited impacts.
Concrete Plant	Means an establishment where concrete or concrete products used in *Building* or construction is produced, and includes facilities for the: 1. Administration or management of the business; 2. Stockpiling of bulk materials used in the production process or of finished products manufactured on the premises; and/or, Storage and maintenance of required equipment but does not include the retail sale of finished concrete products.
Connecting Link	Any portion of Highway 10 that is owned by the *Municipality*.
Conservation Use	Means an area of land that is generally left in its natural state and which is used for any combination of preservation, protection, or improvement of components of the natural heritage system or other lands for the benefit of people and the natural environment and which may include, as an *Accessory Use*, hiking trails and cross-country ski trails, and *Nature Interpretation Centre*s.

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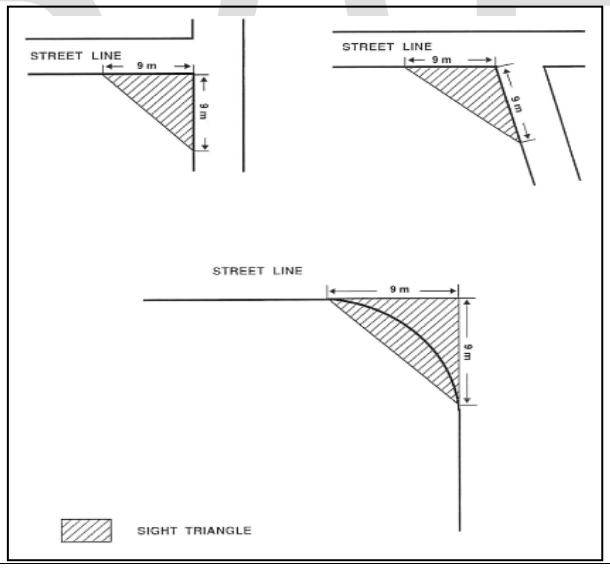
Condominium	Shall mean an individual ownership in a multiple unit *Development* with common elements, as defined by the *Condominium Act, R.S.O. 1998*.
Contractor's Yard	Means an establishment used by any general contractor or builder where equipment and materials are stored, or where a contractor and/or builder performs shop and assembly work, and/or offers a trade or service, which is not generally open to the public, and includes, but is not limited to, landscaping services, excavators, roofing, industrial electricians, general construction services, and welding services, or other similar services, but does not include any other *Use* as defined by this By-law.
Convenience Store	Means a *Retail Store* servicing the immediate area with a variety of household items such as groceries, patent medicines, sundries, tobacco, stationary, and hardware.
Coop	Means a *Building* and an attached outdoor area which is enclosed by fencing and/or wire (the outdoor enclosure area), which is designed and constructed to provide for the accommodation and/or housing of *Backyard Hens*.
Corner Visibility Triangle	Means the triangular space formed by the *Street Line*s of a *Corner Lot* and a line drawn from a point in one *Street Line* to a point in the other *Street Line* or railway line, each such point being nine metres from the point of intersection of the *Street Line*s. 
Council	Means the *Council* of the Corporation of the Municipality of Grey Highlands.
County	Means the Corporation of the *County* of Grey.
County Official Plan	Means the *County* Official Plan as amended from time to time.
Crematorium	Means a *Building* fitted with the proper appliances for the purposes of the cremation of human remains and includes everything incidental or accessory thereto.
Deck	Means a *Structure* that rests upon the ground or is supported by posts or blocks that extend from the ground, which is intended for

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	use as an outdoor amenity area but does not include a *Balcony* or *Porch*.
Delivery Space	Means a designated on-site space for short-term stops by courier or light delivery vehicles, typically for parcel or small cargo drop-offs.
Development	Means the construction, *Erection*, or placing of one or more *Structures* on land or the making of an *Alteration* to a *Building*.
Dock	Means a *Structure* in the form of a platform used for loading or unloading passengers and equipment into a boat. To be considered portable or floating in nature, the *Dock* must be seasonal or temporary, and removed prior to the winter months. Examples of portable or floating *Dock*s are those *Structure*s, which sit on top of the ground or sand in the water and are not permanently fastened.
Drive-Through Service Facility	Means the *Use* of land, *Structure*s, or parts thereof including *Stacking Lane*s, to provide or dispense products or services, either wholly or in part, through an attendant or a window or an automated machine, to customers remaining in motor vehicles. A *Drive-Through Service Facility* shall only be permitted as an *Accessory Use* in relation to a *restaurant,* motor vehicle washing station, motor vehicle gasoline station or *financial institution*, where they are permitted in the applicable *Zone*.
Driveway	Means a defined area providing access for motor vehicles from a public or *Private Street* or a *Lane* to facilities such as a *Parking Area*, *Parking Lot*, *Loading Space*, *Private Garage*, *or Structure*.
Dry Cleaning Establishment	Shall mean a building in which the business of dry cleaning, dye drying, cleaning or pressing of articles or goods of fabric is carried on in which only non-combustible and non-flammable solvents are used which emits no odours, fumes, noises, etc.
Dry Manufacturing Plant	Shall mean an industrial facility engaged in the assembly, fabrication, or processing of goods and materials that does not involve the use of significant amounts of water in the production process and does not generate liquid industrial effluent. This use may include the manufacturing of products such as textiles, electronics, furniture, machinery, and similar dry-process goods. A dry manufacturing plant may also include ancillary offices, warehousing, and distribution of finished products but shall not include heavy industrial uses, chemical processing, or any activity requiring significant water consumption or wastewater discharge.
Dwelling	A *Building* that contains at least one *Dwelling Unit* and that is principally used for permanent *Human Habitation*.
Dwelling Unit	Means a room or suite of rooms contained within a permanent *Building* that are capable of supporting continuous year-round domestic *Use* of one or more individuals living as a single house-keeping unit and contains heating, cooking, living, sleeping and sanitary facilities. Any travel trailer, camper, *Hotel*s/*Motel*s, a

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	home for the aged, nursing home, or *Hospital* does not constitute a *Dwelling Unit*.
Dwelling, Additional Residential Unit	Means a self-contained *Dwelling Unit* that exists on a *Lot* in addition to the main use of the property.
Dwelling, Apartment	Means a detached *Building* of two or more storeys consisting of 3 or more dwelling units with shared access and exits from a common entrance at street level.
Dwelling, Duplex	Means a detached *Building* that contains two *Dwelling Units* stacked on top of each other, where each unit has its own separate entrance.
Dwelling, Triplex	Means a detached *Building* that contains three *Dwelling Units* either stacked on top of each other or located side-by-side, where each unit has its own separate entrance.
Dwelling, Fourplex	Means a detached *Building* that contains three *Dwelling Units* either stacked on top of each other or located side-by-side, where each unit has its own separate entrance.
Dwelling, Group Home	Means a supervised *Dwelling* in which 3 to 10 persons live under responsible supervision consistent with the particular requirements of its residents which includes support functions for daily living but excludes correctional facilities and shelters.
Dwelling, Modular	Means a prefabricated dwelling that is built in a factory, in sections called modules, and then transported to the *Building* site for permanent assembly on a *Building Code* compliant foundation. Modular dwellings are an accepted form of residential *Development* in any residential, agricultural and/or rural zone.
Dwelling, Rooming House	A *Building* where four or more rooms are rented out to separate people. Tenants may share the kitchen and/or washroom but they do not live together as a single housekeeping unit.
Dwelling, Semi-Detached	Means a detached *Building* that contains two *Dwelling Units* side-by-side, where each unit has its own separate entrance.
Dwelling, Single Detached	Means a detached *Building* that contains one *Dwelling Unit*.
Dwelling, Townhouse	Means a detached *Building* that contains three or more attached principal dwelling units divided vertically, each of which has an independent entrance directly from the outside of the *Building*.
Easement	Means the legal right acquired by contract to pass over, along, upon or under the lands of another.
Emergency Service Facility	Means emergency shelters or facilities that provide temporary lodging, board, and personal support services to displaced individuals in a 24-hour supervised setting.
Electric Power Facility	A facility that produces and generates electricity through a grid to homes, businesses and industries. These facilities include power plants powered by various sources like nuclear, hydro, natural gas, wind and solar.
Equestrian Centre	Means the *Use* of land or *Buildings* for the boarding of horses, the training of horses and riders, the staging of equestrian events, but does not include the racing of horses.

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Equipment Sales and Rentals	Means an establishment where machinery and equipment are offered for sale or kept for rent, lease or hire under agreement for compensation.
Erect	Means with reference to a *Building* or *Structure*, to build, construct, replace/reconstruct or enlarge.
Established Building Line	Means the average distance from the *Street Line* of existing *Building*s on one side of one block where more than one-half of the *Lot*s having street access upon the said side of the block have been built upon.
Farm Equipment Repair Shop	Means an establishment where farm equipment is repaired and serviced.
Farmer's Market	Means a *Building* or *Structure,* or designated area*,* in which farm produce comprises the major portion of goods offered or kept for sale directly to the public in either indoor or outdoor venues.
Fence	Means a *Structure* which forms a barrier for enclosing, bounding, delineating, or protecting land.
Financial Institutions	Means an establishment in which financial services are offered to the public and includes a bank, credit union, trust company, savings office, cheque cashing company, or any other retail banking operation. A *Drive-Through Service Facility* is permitted on any financial institution/bank establishment.
Finished Grade	Means the average elevation of proposed or finished ground adjoining a *Building* at all exterior walls.
Fitness Facility	Means an establishment in which facilities are provided for recreational or athletic activities such as bodybuilding, martial arts, and exercise classes and may include associated facilities such as a sauna, a *Swimming Pool*, squash or tennis courts, gymnasia, ancillary sports field or sport *Arena*, a solarium, a cafeteria, and/or an accessory *Retail Store*.
Floor Area, Gross	Means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding: (a) Floor area occupied by shared mechanical, service and electrical equipment that serve the *Building*, (b) Common hallways, corridors, stairwells, elevator shafts and other voids, steps and landings, (c) Bicycle parking, motor vehicle parking or loading facilities, (d) Common laundry, storage and washroom facilities that serve the *Building* or tenants, (e) Common storage areas that are accessory to the principal use of the *Building*, (f) Common amenity areas and play areas accessory to a principal use on the lot, and (g) Living quarters for a caretaker of the *Building*.

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Floor Area, Gross Leasable	Means the total floor area designed for tenant occupancy and exclusive use, measured from the interiors of outside walls excluding floor area occupied by party walls and excluding: (a) Floor area occupied by mechanical, service and electrical equipment that serve the *Building*, (b) Hallways, corridors, stairwells, elevator shafts and other voids, steps and landings, (c) Pedestrian malls serving as a common area between stores, (d) Administration or management offices, (e) Bicycle parking, (f) Motor vehicle parking or loading facilities, (g) Common washroom facilities that serve the *Building* or tenant, (h) Storage areas that are accessory to the principal use of the *Building,* and (i) Living quarters for caretaker for the *Building*.
Floor Area, Ground	Means the floor at or nearest grade.
Food Processing Facility	Means lands, *Building*s or *Structure*s used for the industrial manufacture, processing, packaging, storage and shipping of food and/or beverages for human consumption. This may include, but not be limited to *Breweries*, *Wineries* and distilleries, but shall not include non-human food production, edible cannabis production, or *Use*s otherwise defined or prohibited in this By-law.
Forestry	Means the *Use* of land for the purpose of conservation and/or the growing and cutting of trees for the purpose of producing *Commercial*/non-*Commercial* wood products but shall not include the manufacturing or processing of such products.
Food Truck	A motorized vehicle, registered and able to be operated on the public streets of Grey Highlands, or on a private property as an *Accessory Use*, in which ready-to-eat food is cooked, wrapped, packaged, processed or portioned for sale or distribution.
Funeral Home	Means an establishment used for the temporary placement of human remains, so that persons may attend funeral services and pay their respects.
Gas Station	Means an establishment used only for the sale of motor vehicle fuels and motor vehicle accessories and may also include accessory retail sales of foods and beverages, car washes, propane filling station, but does not include the performance of repairs to a motor vehicle.
Golf Course	Shall mean the use of public or private lands for the purpose of playing golf, including *Club*house facilities, but excluding driving ranges, miniature golf courses, and similar *Commercial* uses.
Golf Driving Range	Shall mean the *Commercial* use of lands, *Buildings*, or structure for the purpose of practicing the driving of golf balls in a manner which does not require a golf course.

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Grain Storage Structure	A structure that is used for the storing and/or drying of grain from farms. The *Grain Storage Structure* may store and dry grain from farms that are not owned by the same owner of the *Lot* on which the *Grain Storage Structure* is located and may be used in relation to the purchase and sale of grain in accordance with the *Agriculture-related Use* provisions.
Greenhouse, Commercial	Means a *Building* for the purpose of growing flowers, plants, shrubs, trees and other similar vegetation which are not necessarily transplanted outdoors on the same lot containing such greenhouse but are sold directly from such lot at wholesale or retail.
Greenhouse, Farm	Means a *Building* for the growing of plants, shrubs, trees or similar vegetation, which are primarily transplanted outdoors on the same lot containing such greenhouse and includes no retail sales directly from the lot.
Grocery Store	A *Building*, or a portion of a *Building*, where food and other household items are kept for sale at retain to the general public and which operates on a self-service, cash and carry basis and may include facilities for parcel pick-up.
Ground-mount Solar Panel	Means a *Solar Panel* mounted to the ground on its own foundation and that has a maximum *Height* of 11.0 metres and that has a maximum surface area of 100.0 square metres.
Guest	For the purpose of short-term accommodation, *Bed and Breakfast*, hotel and/or motel, a person who contracts for accommodation and includes all members of the person's party.
Guest Room	For the purpose of short-term accommodation, *Bed and Breakfast*, hotel and/or motel, a room, suite or rooms used or maintained for the accommodation of the public.
Height	Means, with reference to a *Building*, the vertical distance measured from the average *Finished Grade* level of such *Building* to: 1. In the case of a flat roof, the highest point of the roof surface, or the parapet, whichever is the greater; and 2. In the case of a pitched roof, to the peak.
Hen	Means a domesticated female chicken that is at least four months old.
High-Water Mark	Means the mark made by the action of water under natural conditions on the shore or bank of a body of water, which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark. The high-water mark in the context of Lake Eugenia shall be further defined as the 434.23 Canadian Geodetic Datum (649.0 feet), which is also the maximum operating elevation of the dams.

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Home Business	Means the *Use* of part of a *Dwelling Unit* for legal business activities that results in a product or service, and which is clearly accessory to the principal *Residential Use* of the *Dwelling Unit*.
Home Industry	Means a *Use* that is clearly incidental or secondary to the *Dwelling* and is principally operated by the primary resident of the *Dwelling*. Such *Use*s may include a blacksmith, carpentry, electrical, HVAC, plumbing, metal working, metal fabricating, welding, light manufacturing, small engine repair, tool repair, or woodworking shop, or similar shop to the above, but shall not include an automobile mechanic shop.
Horticultural Nurseries	Shall mean a place where trees, shrubs, flowers, and other plants are grown for the purposes of transplanting, for use as stock for grafting, or for sale. This use may include the retail or wholesale sale of such plants and related gardening supplies but shall not include a garden centre unless specifically permitted. The use may also include greenhouses, shade houses, storage *Buildings,* and other structures incidental to the operation of the nursery.
Hospital	Means a facility established for the purpose of the treatment of persons, and that is approved as a public *Hospital* under The Public Hospitals Act, R.S.O. 1990, Chapter P.40, as amended, or any successor legislation.
Hotel	Means an establishment that contains one *Building* or two or more connected or adjacent *Building*s that, throughout all or part of a calendar year, caters to the needs of the public by furnishing guest rooms for a fee, including all such establishments as defined from time to time by the Hotel Registration or Guests Act, R.S.O. 1990 c.H.17, as amended, but not including any other establishment otherwise defined or classified in this By-law. A *Hotel* may: 1. Supply food; 2. Have an on-site management office; 3. Include permanent staff accommodation; 4. Include convention facilities; 5. Include one or more dining rooms; 6. Include recreational facilities for use by the guests; and, 7. Be licensed under the Liquor Licence Act of Ontario.
Industrial, Extractive	Shall mean a sand, gravel, stone, earth, clay, fill or mineral pit as defined and licensed by the *Aggregate Resources Act* and shall include the processing of natural materials extracted from the subject site including screening, sorting, washing, crushing, storing and other similar operations allied to an extractive industrial operation but shall not include a ready-mix plant or hot mix plant.
Industrial, Light	Means the use of land, *Building* or structure for the manufacturing, assembly, storage, or processing of component parts of finished products suitable for wholesale or retail trade but

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	does not include food, beverage, tobacco, rubber, leather, textile and knitting, printing, metal fabrication or similar industries if these industries involve stamping, presses, furnaces, machinery, or the emission of any air, water, or noise pollution that creates a nuisance outside of the *Building* or structure or beyond the limits of the lot.
Infrastructure	Means physical *Structure*s (facilities and corridors) that form the foundation for *Development*. *Infrastructure* includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities and transmission and distribution systems, utilities, electricity transmission and distribution systems (e.g. hydro corridors), communications/telecommunications, public airports, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.
Kennel	Means an establishment where four or more dogs and/or cats are maintained, boarded, trained, bred or cared for in return for remuneration or kept for the purposes of sale, and may include enclosed outdoor exercise areas or pens.
Landscaping	Means trees, shrubs, flowers, grass or other horticultural elements, decorative stonework, screening or other architectural elements, all of which are designed to enhance the visual amenity of a property and shall not include *Parking Area*s.
Laundry Shop/Establishment	Means an establishment where clothing or other articles of fabric may be cleaned, dried, and pressed and shall include laundry machines made available for use to the general public and/or performed by the proprietor in service of the public.
Library	Means a facility used for the collection of printed, electronic, and pictorial material for *Public Use* for the purposes of study, reference, and recreation, and which may include meeting rooms for community use, activity areas, cafeteria, and space for recreational *Use*s.
Livestock	Shall mean chickens, turkeys, cattle, hogs, horses, mink, rabbits, sheep, goats, or any other domestic animal used for human consumption.
Livestock Unit	Means the equivalent of various types of animals and poultry based upon manure production and production cycles, as defined in the Minimum Distance Separation Formula, and as defined in the *Nutrient Management Act*.
Livestock Facilities	Means the livestock barns, *Buildings* or structures where animals or poultry are housed and shall include beef feedlots and the associated manure storage facilities.
Loading Space	Means an unobstructed area of land, on or off-street, that is used for the temporary parking of one or more *Commercial Motor Vehicle*s while merchandise or materials are being loaded to or unloaded from such vehicle.

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Long Term Care Facility	Means a place that is licensed as a long-term care home under the Long-Term Care Homes Act, 2007, S.O. 2007, c.8..
Lot	Means an individual parcel of land that may be legally conveyed.
Lot Area	Means the total horizontal area within the *Lot Line*s of a *Lot*.
Lot Coverage	Means the percentage of the *Lot Area* covered by all *Building*s and *Structure*s including *Decks* that are more than 0.6 metres above finished grade and *Porch*es. Pools are not included in any calculation of *Lot Coverage*.
Lot Depth	Means the horizontal distance between the mid-point of the *Front Lot Line* and the mid-point of the *Rear Lot Line*.
Lot Frontage	Means the horizontal distance between the side *Lot Line*s measured along the *Front Lot Line*. Where the *Front Lot Line* is not a straight line, or where the side *Lot Line*s are not parallel, the *Lot Frontage* shall be measured from a line 7m back from and parallel to the chord of the *Lot Frontage*. For the purpose of this by-law, the chord is a straight line joining the two points where the side *Lot Line* intersects the *Front Lot Line*s. Where access to a lot of record is obtained over a private road or a right-of-way, the lot line adjacent to the private road shall be considered lot frontage.
Lot Line	Means a line delineating any boundary of a *Lot*.
Lot Line, Exterior Side	Means a *Street Line* or a property line that abuts public lands, other than the *Rear Lot Line* and *Front Lot Line*.
Lot Line, Front	Means the *Street Line* but in the case of: 1. A corner *Lot*, the shortest of the *Lot Line*s that divides the *Lot* from a public or *Private Street* shall be deemed to be the *Front Lot Line*. If both such *Lot Line*s are of equal length, the *Front Lot Line* shall be the *Street Line* through which the entrance to the *Lot* is situated. 2. A *Through Lot*, the longest of the *Lot Line*s, which divides the *Lot* from the *Public Street*s, shall be deemed to be the *Front Lot Line*. If both such *Lot Line*s are of equal length, the *Front Lot Line* shall be the *Street Line* through which the *Driveway* entrance to the *Lot* is situated.
Lot Line, Interior Side	Means a *Lot Line*, other than a *Rear Lot Line or Front Lot Line* that does not abut a public or *Private Street*.
Lot Line, Rear	Means the *Lot Line* opposite from the *Front Lot Line*.
Lot, Corner	Means a *Lot* at the intersection of two or more *Public Street*s or upon two parts of the same *Public Street* with such *Public Street* or *Public Street*s containing an angle of not more than 135 degrees.
Lot, Interior	Means a *Lot* that is not a *Corner Lot* or a *Through Lot*.
Lot, Through	Means a *Lot* that is not a *Corner Lot* but has *Frontage* on more than one a public or *Private Street*.
Main Building	Means a *Building* that functions as the *Building* in which the *Principal Use* of the *Lot* is carried out.

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Manse	Means a single detached *Dwelling* for the housing of a church clergy and family that is accessory to a principal *Place of Worship* use.
Manufacturing Plant	Means a *Building* or *Structure* in which a product is fabricated and from which such product is shipped to a wholesale or retail outlet.
Marina	Means an establishment where a boathouse, boat storage, boat repair facilities, boat rental, pier, *Dock* or jetty facilities or any combination of the foregoing are available for all types of marine craft and may include a gasoline pump for the fueling of marine craft and a *Building* or structure for the sale of marine craft, accessories and/or refreshments.
Metal Works Shop	Means a facility where various metals are cut, shaped, and assembled to create a wide range of metal products, including pressure vessels.
Minimum Distance Separation (MDS)	Means formulae and guidelines developed by the Province of Ontario, as amended from time to time, to separate *Use*s to reduce incompatibility concerns about odour from livestock and manure storage facilities.
Mobile Home	Means a factory-built, dwelling unit 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 or private services, 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 dwelling as defined herein.
Mobile Home Park	Means a lot developed and managed under single or corporate ownership which has been planned, divided into mobile home sites, improved and provided with approved water and sewer services and intended to be used for the placement of mobile homes for permanent residential use.
Mobile Home Site	Means the space for the placement of one mobile home for the exclusive use of its occupants, in a *Mobile Home Park*.
Model Home	Means a *Building* that is constructed as a *Dwelling Unit and* that is used on a temporary basis as a sales office and/or as an example of the type of *Dwelling Unit* that is for sale in a related *Development* and which is not occupied or used for *Human Habitation*.
Motel	Means an establishment that contains guest rooms with no private cooking facilities that are rented on a temporary basis with each room being accessed from the outside. A *Motel* may include such *Accessory Uses* as a *Restaurant*, meeting rooms, *Swimming Pools*, and/or recreational facilities for the use of guests.
Motor Home	Means a self-propelled vehicle designed, intended and used for travel recreation or vacation, and in addition, used for living, sleeping, and eating on a temporary basis.

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Motor Vehicle Body Shop	Shall mean an establishment where motor vehicles are repaired, restored, or refinished, including services such as collision repair, bodywork, painting, dent removal, frame straightening, rustproofing, and glass replacement. This use may include indoor paint booths, sanding areas, and welding but shall not include the sale of fuel or general vehicle servicing unrelated to body repair.
Motor Vehicle Sales and Service Establishment	Means a *Building* or *Lot* used for the display and sale and/or rental of new and/or used motor vehicles including motor homes and may include the servicing, repair, cleaning, polishing, lubrication, and/or painting of motor vehicles, the sale of automotive parts, and the leasing or renting of motor vehicles.
Motor Vehicle Service Station	Means an establishment used for the repairing and/or washing of motor vehicles and recreational trailers, vehicles or boats, and may include the sale of vehicle parts or accessory products but shall not include the sale of vehicles. This use shall not include bodywork, painting or major mechanical repairs. For the purpose of this definition, a propane exchange station shall be considered a permitted *Accessory Use*.
Municipality	Means the Municipality of Grey Highlands.
Museum	Means an establishment used for the preservation of a collection of paintings, other works of art, objects of natural history, mechanical scientific or philosophical inventions, instruments, models or designs and which may also include *Libraries*, reading rooms, laboratories and accessory office.
Nature Interpretation Centre	Means premises owned by a public authority in which maps, exhibits and documents are displayed for the purpose of explaining the natural heritage system to the public.
Non-Complying	Means a *Lot, Building* or *Structure* that does not meet the regulations of the Zone in which it is located as of the date of passage of this By-law.
Non-Complying, Legal	Means a *Lot, Building* or *Structure* that does not meet the regulations of this Zone in which it is located, but that was legally *Erected* at the time of construction.
Non-Conforming	Means an existing *Use* or activity on any land, *Building* or structure that is not a permitted *Use* in which it is located as of the date of passing of this By-law.
Non-Conforming, Legal	Means an existing *Use* or activity on any land, *Building* or structure, that is not a permitted *Use* in which it is located, but that was legally established on the date it was established.
Nursery	Means a day nursery operated for pre-school age children with the meaning of the *Day Nurseries Act, R.S.O. 1990*, as amended from time to time.
Office, Business or Professional	Means an establishment used by an agency, business, or organization for the transaction of administrative, clerical, or management business, the practice of a profession and/or, the provision of government or social services and other similar services, but which does not include a medical office.

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Official Plan	Means the *County Official Plan* and the *Grey Highlands Official Plan* when used without the "County" or "Grey Highlands" prefix.
On-Farm Diversified Use (OFDU)	Means *Use*s that are secondary to the principal *Agricultural Use* of the property, and that are limited in area. *On-farm Diversified Use*s \ are as defined in the local Official Plan.
Open Storage Area	Means the storage of goods, merchandise or equipment outside of a *Building* or structure on a lot or portion thereof, including such uses as automobile and trailer sales lots, *Building* materials supply yards but does not include the outdoor display of a limited number of samples of the goods, merchandise or equipment for the purpose of sales and advertisement, or the storage of vehicles or equipment for sale or repair. This definition shall not include the open storage of goods and equipment incidental to the residential occupancy of a lot.
Outdoor Display Area	Means a display area, used in conjunction with the *Main Building* or *Structure* on the same *Lot*, for the accessory outdoor display and/or sales of produce or merchandise. Such a display and/or sales area may be wholly or partially contained within a *Tent Structure*.
Outdoor Storage	Means the storage of goods, merchandise, or equipment outside of a *Building* or *Structure* on a *Lot* or portion thereof, including such *Use*s as automobile and trailer sales *Lot*s, and *Building Supply Establishment,* but does not include the outdoor display of samples of the goods, merchandise or equipment for the purpose of sales and advertisement, or the storage of vehicles or equipment for sale or repair. This definition shall not include the open storage of goods or equipment incidental to the residential occupancy of a *Lot*.
Park, Private	Means an open space or recreational area other than a public park, which is operated on a *Commercial* and/or private member basis, and which includes one or more *Passive Recreation Use*s.
Park, Public	Means any area of land under the jurisdiction of a *Public Authority* that is designed and/or maintained for recreational purposes. Without limiting the generality of the foregoing, a *Public Park* may include municipal parks and playgrounds, *Golf Course*s, *Swimming Pool*s, tennis courts, bowling greens, *Arena*s, boating facilities, sports fields, and accessory retail *Use*s.
Parking Area	Means an open area of land not located within a *Public Street* or *Lane* that is intended for the use of parking of motor vehicles in marked *Parking Space*s but does not include a *Driveway* or any area where motor vehicles that are for sale, rent, or repair are kept or stored.
Parking Aisle	Means the portions of a *Parking Area* which provides direct access to individual *Parking Spaces*.
Parking Lane	Means a subsidiary thoroughfare providing access from within a lot, principally from parking or loading spaces to a public street or to an abutting property.

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Parking Lot	Means an area of land used for the parking of motor vehicles, with such *Use* forming the *Principal Use* of a *Lot*.
Parking Space	Means an area of land which is provided for the temporary parking or storage of one motor vehicle other than the purpose of sale or display.
Parking Space, Bicycle	Means an area equipped with bicycle racks that is used for the purpose of parking and securing a bicycle.
Passive Recreation	Means *Outdoor Recreation*al activities such as nature observation, walking trails, hiking, canoeing or kayaking that require no physical facilities or *Development* and that have minimal impact on the environment. A *Nature Interpretation Centre* on lands owned by a *Public Authority* is also considered to be a *Passive Recreation Use*.
Person	Means an individual, association, firm partnership, corporation, trust, incorporated company, organization, trustee or agent, and their heirs, executors, or other legal representatives of a person to whom the same can apply according to the law.
Personal Livestock for Non-Farm Use	Means the keeping of a limited number of livestock by the occupant of a lot for personal, recreational, or hobby purposes only, and not for commercial use, sale, breeding, or boarding. This use is accessory to a permitted rural residential use and shall not constitute an agricultural operation or livestock facility under the Minimum Distance Separation (MDS) formulae. Personal livestock may include animals such as horses, ponies, donkeys, goats, sheep and alpacas, but shall not include roosters, exotic animals, or animals prohibited under the Municipality's Animal Control By-law.
Pit	Means a place licensed under the Aggregate Resources Act, where unconsolidated gravel, stone, sand, earth, clay, fill, aggregate or other material is being or has been removed by means of an excavation to supply materials for construction, industrial, or manufacturing purposes, but does not include a *Wayside Pit*.
Place of Entertainment	Means a motion picture amusement arcade or other theatre, auditorium, billiard or pool room, bowling alley, ice- or roller-skating rink, curling rink, or dance hall.
Place of Worship	Means a building or part of a building used primarily for religious, spiritual, or faith-based gatherings, ceremonies, education, or practices. This may include associated facilities such as *Assembly Halls*, classrooms, administrative offices, kitchens, meeting rooms, daycares, and residential accommodations for faith leaders or members of religious orders."
Plant, Hot Mix	Means a *Building* used for the manufacturing of asphalt and aggregate in a form suitable for immediate use in paving of roads or driveways, and damp proofing.

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Plant, Ready Mix	Means a *Building* used for the manufacturing of concrete in a form suitable for the immediate use in the construction of *Buildings*, structures, roads or driveways.
Planting Strip	Means an area of land that is used exclusively for *Landscaping* and can be crossed by *Driveway*s and walkways accessing a *Lot*.
Pond	Means a naturally existing or man-made body of standing water, which exists on a year-round basis and occurs in a depression of land or expanded portion of a stream, and that does not meet the definition of *Swimming Pool*.
Porch	Means a *Structure* with a roof and at least one side that is open and unenclosed, and which provides access to the *Dwelling Unit*.
Post Office	Means a *Building* that is used for the sorting, storage, handling, and delivering of letters, parcels, and packages. Also includes the sale of stamps.
Principal Use	Means the primary purpose for which a *Lot*, *Building* or *Structure* is used or intended to be used. Where the word *Principal* is italicised and used as a prefix to a defined *Use*, it shall be interpreted to indicate that the defined *Use* constitutes the *Principal Use*.
Private Garage	Means an *Accessory Building* which is designed or used for the sheltering of a private motor vehicle(s) and storage of household equipment incidental to the residential occupancy, and which is fully roofed and may or may not be fully enclosed.
Private School	Means a *Building* or *Structure* or part thereof used as an academic school which secures the majority of its funding from sources other than government agencies.
Private Street	Means a private right-of-way and/or access over private property that affords access to abutting *Lot*s and is not maintained by a public body.
Processing Plant	Means the *Use* of lands, *Building*s, or *Structure*s, where agricultural produce, including meat and poultry products, is washed, cleaned, dusted, waxed, or otherwise prepared or packaged and from which such produce is shipped to a wholesale or retail outlet.
Produce Stand	*Produce Stand* means a *Building* or *Structure* not exceeding 10 square metres in area, and providing for the retail sale of fresh agricultural produce which is produced on the same farm on which the stand is located,
Propane Exchange Station	A small-scale secure facility used for the sale, storage, and exchange of standard-sized propane cylinders, typically used for residential barbecues or small appliances. A propane exchange station shall be considered an *Accessory Use t*o a permitted *Commercial* or industrial use, and may include an outdoor cage or cabinet structure designated to store filled and empty cylinders in compliance with all applicable safety standards and regulations.

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Public Authority	Means the Government of Canada, Province of Ontario, the *County* or the *Municipality* and any agency, board or commission thereof.
Public Highway or Street	Means a road, street, avenue, alley, or thoroughfare of any kind, or a bridge, tunnel, or subway that is owned by a *Public Authority* and over which the public has a right to pass and repass.
Public School	Means a facility used as an academic school under the jurisdiction of a provincially approved educational institution or parochial school operated on a non-profit basis.
Public Use	Means any *Use* of land, *Building*s or *Structure*s by or on behalf of a *Public Authority* including but not limited to government offices, *Arena*s, *Emergency Service Facilities*, *Community Centres*, and *Stormwater Management Facilities*, but shall not include a *Public Works Yard* or a *Waste Disposal Site*.
Public Works Yard	Means a facility where salt and/or sand is stored in addition to motor vehicles and equipment owned and operated by a *Public Authority*. Maintenance on such vehicles and equipment also occur on the property. Fuel tanks may be present.
Quarry	Means a place licensed under the Aggregate Resources Act, where consolidated rock has been or is being removed by means of an open excavation to supply material for construction, industrial, or man-made purposes.
Recreational Vehicle	A boat, all-terrain vehicle, RV camper, *Motor Home*, *Camper Trailer*, snowmobile, or similar vehicle that is used primarily for recreational purposes.
Recreational Vehicle Sales and Services	Shall mean a *Commercial* establishment engaged in the retail sale, lease, rental, or display of new and/or used recreational vehicles, including but not limited to motorhomes, travel trailers, fifth-wheel trailers, camper vans, boats, all-terrain vehicles (ATVs), snowmobiles, and personal watercraft. This use may also include the servicing, repair, detailing, and maintenance of recreational vehicles, the sale of parts and accessories, and outdoor or indoor storage of inventory. The use shall not include a salvage or wrecking yard.
Recycling Depot	Means a special waste management facility which serves as a temporary storage site for clean materials such as glass, paper, cardboard, plastic, metal, and other similar products that will be transferred to another location for reuse. This definition does not include any other type of waste management system.
Refreshment Vehicles	Means any vehicle or device from which food or refreshment is prepared and sold, for consumption by the public, that is capable of being moved including chip trucks, mobile canteens, and food trucks.
Renewable Energy System	Means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy, tidal forces..

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Repair	In relation to the whole or part of a *Building* or *Structure*, means to restore to a safe or acceptable condition.
Replace	In relation to the whole or part of a *Building* or *Structure*, means to reconstruct what has been destroyed or demolished.
Reserve	Means a strip of land abutting a *Public Street* and owned by a *Public Authority* having jurisdiction over the *Public Street*. For the purposes of this By-law, a *Lot* separated from a *Public Street* by a *Reserve* shall be deemed to abut that *Public Street*.
Restaurant	Means an establishment, or part thereof, in which the principal business is the preparation and serving of food and refreshments to the public for consumption at tables within or outside the *Building* and which may include the preparation of food in a ready-to-consume state for consumption off the premises. A *Drive-Through Service Facility* is considered as an *Accessory Use* to the Restaurant. For the purpose of this definition, a *Food Truck* is not considered a *Restaurant*.
Retail Store	Means a *Building* or part of a *Building* in which goods, wares, merchandise, substances, articles, things or services are offered or kept for sale at retail or on a rental basis, and would include supermarkets, pet stores and food stores, including Bakeries, Butcher Shops, and similar Uses, but does not include any manufacturing, construction *Use*s, or *Outdoor Storage*. Outdoor display areas may be permitted.
Retirement Home	Means a facility that provides accommodation primarily to retired persons where each private bedroom or living unit or assisted living *Dwelling Unit*s has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and where common lounges, recreation rooms and medical care facilities may also be provided.
Rooftop Solar Panel	Means a *Solar Panel* mounted on top of a roof.
Safe Access	Means locations where during the Regulatory Flood, the flow velocity does not exceed 1.7 m/s, the depth of flooding along the access route does not exceed 0.3 metres, and the product of depth and velocity does not exceed 0.4 m^2/s.
Salvage Yard	Means an area outside of an enclosed *Building* where scrap metal and motor vehicles are disassembled and dismantled, or where motor vehicles in an inoperable condition or used motor vehicle parts are stored or re-sold. Crushing is considered permitted within a salvage yard.
Sawmill	Means a *Building*, *Structure* or area where lumber is stored, cut, sawed or planed, and may include woodturning, facilities for kiln drying of lumber, and the distribution of such products on a wholesale basis. Also permitted is the storage of both raw materials (logs) and finished products (timber).
Shopping Centre	Shall mean a group of two or more *Commercial* uses designed, developed, and managed as a unit by a single owner or tenant, or

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	group of tenants, and has an off-street parking area provided on the site.
School Portable	Means a temporary *Building* or *Structure* designed to serve as a classroom and that is an *Accessory Building* to a *Public School* or *Private School* on a *Lot*.
Sensitive Receptor	Means: 1. Recreational *Uses* which are deemed by the *Municipality* or provincial agency to be sensitive; and/or, 2. Any *Building* or associated amenity area (i.e., may be indoor or outdoor space) which is not directly associated with the *Industrial Use*, where humans or the natural environment may be adversely affected by emissions generated by the operation of a nearby industrial facility. For example, the *Building* or amenity area may be associated with residences, senior citizen homes, schools, day care facilities, *Hospitals*, churches and other similar *Institutional Uses*, or *Campgrounds*. For clarity, the amenity area associated with private *Dwellings* in the countryside shall not constitute a *Sensitive Receptor*.
Shoreline Buffer	Shall mean a natural area, adjacent to a shoreline, maintained or re-established in its predevelopment state, with the exception of minimal pruning of vegetation and the removal of trees for safety reasons, for the purpose of protecting natural habitat and water quality and minimizing the visual impact of *Buildings* or structures on a lot. Where the natural shoreline of a property is a natural beach or is a rock outcropping with little or no soil, such shall be deemed to comply.
Personal Service and Service Shop	Means a *Building* or part of a *Building*, not otherwise defined or classified herein, for the performance of personal services such as a barber shop, beauty parlour, animal grooming shop, or for the sale or repairing of articles, goods or materials, and in which no product is manufactured and includes radio, television and appliance repair shops but does not include industrial or manufacturing *Uses* or motor vehicle repair shops.
Secondary	Means a use that is clearly subordinate to the principal use of the property in terms of scale, intensity and function. For the purpose of on-farm diversified uses, this means that the farm remains the primary activity on the lot, while the secondary use: • Occupies a smaller proportion of the total and area (e.g., capped by percentage/size thresholds in policy or by-law) • Does not displace or impair the ongoing agricultural production of the property • Remains *Compatible* with surrounding agricultural and rural uses.

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Services, Municipal	Water and wastewater services that are owned and operated by the *Municipality*.
Services, Private	Water and wastewater services that are not owned and maintained by the *Municipality*, and, in the case of sewage services, are defined in O. Reg. 332/12 under the Building Code Act, 1992.
Setback	Means the horizontal distance from the *Lot Line* of the *Lot* to the nearest part of any *Building* or *Structure* on the *Lot*.
Shipping Container	Means a freight container that is used for the transportation and storage of goods and materials that are loaded onto trucks, trains, or ships, for the purpose of moving of goods and materials. A *Shipping Container* shall also include, but not be limited to the body of a *Transport Trailer* or a straight truck and any prefabricated portable metal storage unit. For the purpose of this definition, a *Shipping Container* does not have wheels or include a motor vehicle or a *Transport Trailer*.
Shoreline	Means *High-Water Mark* when referring to a *Setback*, and in all other instances means the line where a body of water and the shore meet.
Short Term Accommodations	Means a *Dwelling* or any part thereof that operates or offers a place of temporary residence, lodging or occupancy by way of concession, permit, lease, licence, rental agreement or similar *Commercial* arrangement for a period less than twenty-eight (28) consecutive calendar days, throughout all or any part of a calendar year. *Short term Accommodation* shall not mean or include a *Motel*, *Hotel*, inn, *Cabin*, *Bunkie*, *Campground* accommodation, *Hospital, Commercial* resort unit, or *Institutional Use*.
Sign	Means a name, identification, description, device, display, or illustration which is affixed to, or represented directly or indirectly upon a *Building*, *Structure*, or *Lot* and which directs attention to an object, product, place, activity, person, institution, organization or business.
Site Alteration	Means activities, such as filling, grading and excavation, that would change the landform and/or natural vegetative characteristics of a site.
Ski Resort	Means a *Commercial* or private establishment where snow skiing facilities are provided. Related facilities may include *Hotel* facilities, *Restaurant* facilities, *Banquet Hall* facilities, related retail facilities, equipment rental facilities, and snow-making equipment storage and repair facilities.
Small-Scale Wind Turbine	Means any piece of electrical generating equipment that converts the kinetic energy of blowing wind into electrical energy using airfoils or similar devices to capture wind and that has a maximum height of 17.0 metres.
Solar Panel	Means any photovoltaic energy system designed for the generation of electric power from the collection of sunlight,

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	including the photovoltaic panels, foundations, support Structures, braces and related equipment.
Stacking Lane	Means an area of land that is used exclusively for motor vehicles whose occupants are waiting to be provided with goods, materials or services, such as in a *Drive-Through Service Facility*.
Stockyard	Means a large yard containing pens and sheds in which livestock is kept and sorted.
Storage Facility	Means the *Use* of lands or *Building*s for storing materials, goods, or produce to preserve them in a condition that makes them usable at a later date.
Stormwater Management Facility	Means end-of-pipe management facilities being a detention or retention basin, which may include a permanent pool, designed to temporarily store and treat collected stormwater runoff and release it at a controlled rate.
Storey	Means that portion of a *Building* between the surface of a floor and the floor, ceiling, or roof immediately above.
Street Line	Means the dividing line between a *Lot* and a *Public Street* or *Private Street*.
Structure	Means anything that is *Erected*, built or constructed of parts joined together and attached or fixed permanently to the ground. For the purpose of this By-law, a *Fence*, a light standard, transformer, and a *Sign* are deemed to not be *Structure*s. For the purpose of *Setback* calculations, natural gas or electricity meters, dog houses, antennas, freestanding mailboxes, *Driveway* entrance features, statues, storage lockers under 1 metre high, pool pumps and filters not inside *Accessory Building*s, flag poles, freestanding trellises, shopping cart enclosures, waste receptacles, school bus shelters, composters, planters, *Produce Stand*s, ground level decking and/or patio stones, and barbeques are not considered *Structure*s for the determination of *Setback*s.
Swimming Pool	Means an artificial body of water of more than 9 square metres in surface area, located wholly or partially outdoors, the container of which is constructed of man-made materials, in which the depth of the water at any point can exceed 0.5 metres and shall include above-ground pools, hot tubs and whirlpools, but shall not include a natural, dug or damned *Pond* that is primarily used for aesthetic, stormwater management or agricultural purposes.
Temporary Farm Help Accommodation	Means a *Mobile Home* or *Camper Trailer* used for seasonal accommodation of workers employed by the owner or operator of the farm.
Temporary Sales Office	Means the temporary *Use* of land or the temporary *Use* or *Erection* of a *Building*, *Structure*, or trailer for a sales and rental office incidental to the construction of one or more *Dwelling*s approved under a Plan of Subdivision, Plan of Condominium, or Site Plan Approval.

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Tent	Means every kind of temporary shelter for sleeping or storage that is not permanently affixed to the site and that is capable of being easily moved.
Transport Terminal	Means an establishment used for the purpose of storing, servicing, washing, repairing, or loading of trucks and *Transport Trailer*s with materials or goods that are not manufactured, assembled, warehoused, or processed on the same *Lot*.
Transport Trailer	Means any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle and is capable of being used for the transport of goods, materials, equipment, or livestock notwithstanding that such vehicle is jacked up or that its running gear is removed.
Urban Horticulture	Means the growing of flowers, plants, or produce either for personal use or for sale from the premises within a *Settlement Area*.
Use	Means the purpose for which any portion of a *Lot*, *Building* or *Structure* is designed, arranged, intended, occupied, or maintained.
Utility Building	Means a *Building* used in conjunction with the supplying of local utility services, including a water or sewage pumping station, a water storage reservoir, a gas regulator *Building*, a hydro substation, a telephone *Building* for exchange, long distance, or repeater services.
Warehouse	Means an establishment that is used primarily for the housing, storage, adapting for sale, packaging or wholesale distribution of goods, wares, merchandise, food substances, and articles.
Waste Disposal Site	Means any land upon, into, or through which, a *Building* or *Structure* in which, waste is deposited, disposed of, handled, stored, transferred, treated, or processed and includes any operation carried out or machinery or equipment used in connection with the depositing, disposal, handling, storage, transfer, treatment, or processing of waste.
Watercourse	Means the natural or altered channel for a stream or water body and, for the purpose of this By-law, includes the channel for intermittent streams.
Wayside Pit	Means a temporary *Pit* or *Quarry* opened and used by a *Public Authority* solely for the purpose of a particular project or contract of road construction or maintenance and that is not located within the right-of-way of a *Public Street*.
Wholesale Use	Means a *Building* or *Structure* used for the bulk sale and distribution of goods and materials.
Winery	Means a farm on which *Buildings* and *Structures* are used for the making of wines or ciders from fruit predominantly grown, crushed and fermented locally by that farm operation and, may include storage, display, processing, wine tasting and retail,

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	administrative facilities and outdoor patio area, but shall not include a restaurant or banquet facility.
Yard	Means an open, uncovered space on a *Lot* adjacent to a *Building* and unoccupied by *Building*s or *Structure*s except as specifically permitted in this By-law.
Yard, Exterior	Means the *Yard* of a *Corner Lot* extending from the *Front Yard* to the *Rear Yard* between the *Exterior Side Lot Line* and the nearest main wall of the *Main Building* or *Structure* on the *Lot*.
Yard, Front	Means a *Yard* extending across the full width of the *Lot* between the *Front Lot Line* and the nearest main walls of the *Main Building* or *Structure* on the *Lot*.
Yard, Interior	Means a *Yard* other than an *Exterior Yard* that extends from the *Front Yard* to the *Rear Yard* between the *Interior Side Lot Line* and the nearest main walls of the *Main Building* or *Structure* on the *Lot*.
Yard, Maximum	Means the maximum distance of a *Yard* measured horizontally from the nearest point of a *Building* or *Structure* to the applicable *Lot Line*.
Yard, Minimum	Means the minimum distance of a *Yard* measured horizontally from the nearest point of a *Building* or *Structure* to the applicable *Lot Line*.
Yard, Rear	Means a *Yard* extending across the full width of the *Lot* between the *Rear Lot Line* and the nearest main walls of the *Main Building* or *Structure* on the *Lot*.
Zone	Means an area of land shown on the Zoning Schedules of this By-law that is designated for specific *Use(s)*.

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SECTION 4.0 GENERAL PROVISIONS

4.1 CORNER VISIBLITY TRIANGLE

Within any area defined as a *Corner Visibility Triangle*, the following *Use*s shall be prohibited:

1. A *Building, Structure* or *Use* which would obstruct the vision of drivers of motor vehicles,
2. A *Fence*, tree, hedge, bush, or other vegetation, the top of which exceeds 1.0 metre in *Height* above the elevation of the *Street Line*, or
3. A *Finished Grade*, which exceeds the elevation of the *Street Line* by more than 1.0 metre.

4.2 FRONTAGE REQUIREMENTS

No person can *Erect* any *Building* or *Structure*, and no person can use any *Building* or *Structure* or *Lot,* unless:

1. The Lot abuts or fronts on a *Public Street* that is assumed by by-law by a Public Authority for maintenance purposes, or,
2. The *Building* or *Structure* is being legally constructed pursuant to a Subdivision Agreement with a Public Authority, but the streets and services have not yet been assumed until the end of the maintenance period, or,
3. The Lot fronts on a *Private Street* within a Plan of Condominium that either provides direct access to a *Public Street* or that connects with other *Private Streets* within a Plan of Condominium or other Plans of Condominium to access a *Public Street,* or,
4. The Lot is accessible only by water provided access to the water is obtained directly by an improved *Public Street*.
5. The new *Building* or *Structure* being erected is an *Accessory Use* to a permitted *Principal Use*, and a Main *Building* that is *Legal Non-Conforming* with respect to the requirement for the *Lot* to have *Frontage* on a *Public Street* exists on the lot.

Where access to a lot of record is obtained over a private road or right-of-way, as defined above, the lot line adjacent to the private road shall be considered lot frontage, and in the case of a corner lot, shall be considered an exterior side yard for setback purposes.

Notwithstanding the requirement for a *Lot* to have frontage on a *Public Street, Buildings* and *Structures* that are *Legal Non-Conforming* with respect to frontage on a *Public Street* may be *Repaired*, *Replaced*, or *Altered* without amendment to this By-law provided the *Repair*, *Replacement*, or *Alteration* complies with all other provisions of this By-law.

4.3 SETBACK AND LOT REQUIREMENTS

1. Setback in Built-Up Areas

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Notwithstanding the yard and setback provisions of this By-law to the contrary, where a *Building* is to be erected within a defined settlement area where there is an *Established Building Line*, such *Building* may be erected closer to the street line than required by this By- law, provided such *Building* is not erected closer to the street line than the average setback of the *Buildings* on the lots immediately adjacent on each side, providing such adjacent *Building*s are not more than 30.0 metres apart. At no time shall the established front yard be less than 2.5 metres in any Residential Zone.

For the purposes of this By-law, a defined settlement area shall include all Urban and Hamlet areas in the Municipality, and shall not include any rural subdivisions, rural residential lots or shoreline residential areas.

4.5 NON-COMPLYING LOTS, BUILDINGS AND STRUCTURES

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1. Non-Complying Lots

   A *Lot* in existence prior to the effective date of this By-law that does not meet the *Lot Area* and/or *Lot Frontage* requirements of the applicable *Zone*, is permitted to be used and *Building*s and *Structure*s thereon be *Erected*, *Repaired, Replaced,* and *Altered* provided the *Use* is permitted in the *Zone* and the *Building*s or *Structure*s comply with all other applicable provisions of this By-law. Notwithstanding this, an on-farm diversified use in the A1 zone, shall be permitted only on lots 20 hectares or larger in area.

   Notwithstanding this provision, vacant lots zoned "Residential Shoreline (RS)" that are less than 0.4046 hectares, will require a servicing report, displaying the suitability of the property to be serviced by individual on site systems, and identifies that it will not create or contribute to any long-term problems of water quality or quantity for itself or the surrounding area.

2. Non-Complying Buildings and Structures

   Nothing in this By-law shall prevent the *Replacement*, *Repair*, or *Alteration* of a *Legal Non-Complying Building* or *Structure* which, at the date of the passing of this By-law, is used for a purpose specifically permitted within the *Zone* in which it is located, provided that such *Replacement, Repair*, or *Alteration* does not increase the extent of any non-compliance with the provisions of this By-law. Where an increase in the extent of non-compliance is proposed, such as a reduced setback, increased lot coverage or increased height, beyond what is permitted in the Zoning By-law, , a minor variance shall be required in accordance with the *Planning Act*.

3. Non-Conforming Uses, Buildings and Structures

(a) No lands shall be used, and no *Building* or *Structure* shall be used except in conformity with the provisions of this By-law unless such *Use* existed before the date of passing this By-law and provided that the *Use* has continued and continues to be used for such purpose, and that such *Use*, when established, was not contrary to any By-law in force at that time. A *Legal Non-Conforming Use,* or a *Building* that is used in conjunction with a *Legal Non-Conforming Use* may not be expanded without a minor variance, if it can meet the applicability of the four tests. If it cannot meet the applicability of the four tests, the amendment shall be done by Zoning By-law Amendment.

(b) Exterior Extension, Permitted

No *Building* or structure, which at the date of passing of this By-law, was used for a purpose not permitted within the Zone in which it is located, shall be enlarged or extended unless such *Building* is thereafter to be used for a purpose permitted within such Zone and complies with all requirements of this By-law or the granting of a minor variance.

(c) Interior Alterations, Permitted

Nothing in this By-law shall prevent the reconstruction or *Alteration* of the interior of any *Building* or structure which, at the date of passing of this By-law was used for a purpose not permitted in the Zone in which it is located, in order to render such interior more convenient or commodious for the same purpose for which, at the passing of this By-law, such *Building* or structure was used.

(d) Reconstruction of Damaged Buildings or Structures

Nothing in this By-law shall prevent the reconstruction of any *Building* or structure that is damaged by causes beyond the control of the owner, subsequent to the date of the passing of this By-law, provided the reconstruction of such *Building* or structure does not increase the height, size, or volume of the *Building* or structure, change the use of the *Building* or structure, or reduce or eliminate any parking spaces, loading spaces, or landscaped open space area which existed prior to said damage, except where such increase in height, size, or volume, change of use or decrease in parking space, loading spaces, or landscaped open space areas complies with the provisions of the Zone in which such *Building* or structure is located.

4.6 MORE THAN ONE USE OR ONE ZONE ON A LOT

When a lot contains more than one *Use*, each *Use* shall conform to the provision of this By-law for such use in the Zone where it is located. When a *Lot* is divided into more than one zone, each such portion of the lot shall be used in accordance with the provisions of this By-law for the applicable zones, and the setbacks shall be those associated with that part of the lot that is so zoned, and the zone line shall not be considered as a *Lot Line*.

4.7 RESTRICTIONS ON CHANGES

1. The purpose for which any land or *Building* is used shall not be changed, no new *Building* or addition to any existing *Building* shall be erected and no land shall be severed from a lot, if such change, erection or severance creates a situation that contravenes any of the provisions of this By-law applicable to each individual remaining *Building*, *Accessory Building* or lot, unless a minor variance or Zoning By-law Amendment is passed to recognize the deficiency.

2. Notwithstanding the provisions of Section 4.7.1, no person shall be deemed to have contravened any provisions of this By-law if only a part or parts of any lot or parcel has or have been conveyed to or acquired by the Municipality, the County of Grey, Her Majesty in the Right of Ontario or Canada.

4.8 SERVICING

1. General Requirements

(a) A *Use* is not permitted on a *Lot* unless the servicing requirements in the following tables are met. If a *Lot* does not meet the servicing requirements for its *Zone*, site-specific relief for the requirements may be applied through a Zoning By-law Amendment subject to the guidance of higher-level policy documents.

Symbol	Name	Explanation
M	Municipal	Services must be provided by a municipal system. If a municipal system is not available, the *Lot* must be rezoned to a different *Zone* or to apply suitable site-specific alternatives.
MIA	Municipal if Available	Services must be provided by a municipal system where they are available. If *Municipal Services* are not available, *Private Services* may be used.
P	Private	Services must be provided by a private system, approved and authorized by the applicable agency. This includes communal.

Zone	Water Requirement	Wastewater Requirement
Residential		
R	MIA	MIA
RM	M	M
RS	MIA	MIA

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Commercial		
C1	MIA	MIA
C2	MIA	MIA
C3	MIA	MIA
Industrial		
M1	MIA	MIA
M2	MIA	MIA
MEX	P	P
MSX	P	P
Rural		
A1	P	P
A2	P	P
RU	P	P
RUR	P	P
Other		
I	MIA	MIA
OS	MIA	MIA
REC	M	M

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2. Repairs and Replacement

(a) *Repairs* of existing *Uses* that do not use full Municipal Services within Settlement Areas are permitted.

3. Alterations to Existing Uses

(a) Alterations to existing Uses that require full Municipal Services and do not have full Municipal Services are permitted provided the *Alteration* does not require new water or wastewater facilities or the expansion of the existing private water or wastewater facilities.

4. Partial Service Restrictions

(a) Partial Services shall only be permitted where:

i. It is necessary to address and existing service failure for public health and safety, or
ii. The *Development* represents infill within an existing serviced area, and it has been demonstrated that full municipal services are not feasible within the planning horizon.
iii. Partial services shall not be permitted for new greenfield *Development*.

5. Shoreline Servicing Requirement

(a) All new sanitary servicing *Development* or redevelopment shall maintain a minimum 30.0 metre setback from water bodies to prevent nutrient loading.

4.9 ACCESSORY BUILDINGS AND STRUCTURES

1. The following provisions apply to *Accessory Buildings and Structures*:

(a) *Accessory Building*s and *Structures* shall not be used for any form of *Human Habitation* unless said *Building*s comply with the provisions of *Additional Residential Dwelling Units, Cabins,* or *Bunkies* sections in this By-law. All other forms of *Accessory Building*s and *Structures* are prohibited from having the combination of heated living space, washroom facilities, and cooking facilities. An *Accessory Building* that does not comply with the provisions of *Additional Residential Dwelling Units, Cabins,* or *Bunkies*, such as a *Private Garage,* is permitted to have heating facilities and washroom facilities in the absence of cooking facilities provided the *Accessory Building* is not used for *Human Habitation*.

(b) *Additional Residential Dwelling Unit*s, *Bunkies*, and *Cabin*s are regulated by the provisions of their own respective sections in this By-law, and by the provisions of this section. Where there is a conflict, the provisions of the *Additional Residential Dwelling Unit*, *Bunkies*, and *Cabin*s sections of this By-law shall prevail.

(c) Boathouses are not permitted in any *Zone*.

(d) *Docks* are permitted on a *Lot* having lake access, including within a Hazard Zone, provided:

i. They are setback a minimum of 2.0 metres from the *Interior Side Lot Line*.
ii. The width of all *Docks* shall not exceed 30.0 percent of the width of the *Lot*.
iii. The maximum combined surface area of all *Docks*, including any attached fingers, and open *Decks* above the water shall be 100.0 square metres.

Prior to the placement of a portable or floating dock, approval must be obtained from the appropriate approval authority (i.e. Municipality, County, Conservation Authority, Niagara Escarpment Commission) and Ontario Power Generation (where the dock or boathouse is located on Ontario Power Generation lands).

(e) Boat lifts shall be located within or adjacent to the permitted *Dock and/or Boathouse*.

(f) An *Accessory Building* shall not be *Erected* on a *Lot* prior to the *Main Building* to which it is to be accessory thereto. Notwithstanding the above, on *Lot*s greater than 5.0 hectares within the A1, A2 and RU *Zone*, *Building*s such as barns and drive sheds that have a minimum *Ground Floor Area* of 40.0 square metres and that support an *Agricultural* or *Forestry* operation shall qualify as *Main Buildings* and are therefore permitted prior to the *Erection* of a *Dwelling* on a *Lot*.

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(g) An *Accessory Building* or *Structure* shall not be considered an *Accessory Building* or *Structure* if attached to the main *Building* in any way, or if located completely underground.

(h) A common or mutual semi-detached garage, erected simultaneously on both sides of the lot line as one *Building*, may be centered on the mutual side and/or rear lot line, with respect to the common or dividing wall of said *Building*.

(i) The *Setback* and size provisions established in the table below apply to *Accessory Building*s.

Provision	Standard
Front Yard and *Exterior Yard*	1. Must not be located closer to the Front and *Exterior Side Lot Line*s than the *Main Building* unless the *Building* is within an A1, A2, RU or RS *Zone*. 2. If located within an A1, A2 or RU Zone, the *Accessory Building* must comply with the *Front Yard* and *Exterior Yard* provisions of the applicable *Zone*. 3. If located within the RS Zone, an *Accessory Building* shall be setback a minimum of 1.2 metres from the *Front Lot Line* and must comply with the *Exterior Yard* provisions of the applicable *Zone*. 4. If located within the R or RUR Zone, where a *Main Building* is located at a distance greater than the minimum required setback, a detached garage or other *Accessory Building* may be located in front of the *Main Building,* provided that the *Accessory Building* is located no closer to the front lot line than the minimum required front yard setback for the zone in which it is located, and all other applicable yard and lot line setbacks are maintained.
Minimum Rear Yard	1.2 metres
Minimum Interior Yard	1.2 metres unless in a Commercial, Institutional and Industrial Zones Abutting Residential Uses, in which case the Minimum Interior Yard shall be 3.0 metres.
Maximum *Ground Floor Area*	1. 80% of the *Ground Floor Area* of the *Main Building* or 5% of the *Lot Area*, whichever is greater. 2. All *Accessory Building*s on a *Lot* share the Maximum *Ground Floor Area* allocation. For clarity, the *Ground*

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	Floor Area of multiple *Accessory Building*s located on a *Lot* must be added together to ensure that the total *Ground Floor Area* of the *Building*s is less than 80% of the *Ground Floor Area* of the *Main Building* or 5% of the *Lot Area*.
Maximum *Height* Residential, Commercial, and Recreational Resort *Zone*s	8.0 metres
Maximum *Height* all other *Zone*s	The maximum height specified within the standard provisions for the *Zone*.
Minimum Distance from Main Building	1.2 metres

(j) Notwithstanding the yard and setback provisions of this By-law to the contrary, awnings, clothes poles, flag poles, garden trellises, retaining walls, permitted signs, or similar uses shall be permitted in any required yard or in the area between the street line and the required setback, so long as the regulations in the Corner Visibility Triangle are maintained.

(k) For greater certainty, accessory buildings and/or structures are not permitted within the Hazard (H) Zone.

4.10 GENERAL REGULATIONS ON HABITABLE SPACE

4.10.1 BUNKIES

Bunkies shall comply with the following provisions:

1. Where identified as a permitted *Use*, a single *Bunkie* is permitted on a *Lot* as an *Accessory Building* provided:

   (a) One *Dwelling* exists on the *Lot*.
   (b) No detached *Additional Residential Dwelling Unit* exists on the *Lot*.
   (c) The *Bunkie* is within 50.0 metres of the *Dwelling*.
   (d) The *Lot* is at least 0.4 ha in area.

2. The *Setback* and *Height* provisions that apply to *Accessory Buildings and Structure*s shall apply to *Bunkies*.

3. The maximum permitted *Ground Floor Area* of a *Bunkie* is 15 square metres.

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4.10.2 CABINS

*Cabin*s shall comply with the following provisions:

1. In Rural (RU) areas, a single *Cabin* can be permitted as a primary use of the property.

2. In all other Zones where a *Cabin* is identified as a permitted *Use*, a single *Cabin* is permitted on a *Lot* as an *Accessory Building* only, provided:

   (a) One *Dwelling* exists on the *Lot*.
   (b) The *Cabin* is within 75.0 metres of the *Dwelling*.
   (c) The *Lot* is at least 0.4 ha in area.

3. In the Residential Shoreline (RS) Zone, in order for a *Cabin* to be permitted, there must not be a detached *Additional Residential Dwelling Unit* on the *Lot*.

4. Notwithstanding the above, it is expected that multiple *Cabin*s may be permitted through site-specific zoning by-law amendments in relation to planned resource-based recreation sites. Where site-specific amendments permit multiple *Cabin*s, the number and location of the *Cabin*s shall be determined through said site-specific zoning.

5. Notwithstanding the default definition of *Cabin* within this By-law, where multiple *Cabin*s are permitted on a *Lot* through site-specific zoning, said *Cabin*s are permitted to have cooking facilities.

6. The *Setback* and *Height* provisions that apply to *Accessory Buildings and Structure*s shall apply to *Cabin*s.

7. The maximum permitted *Ground Floor Area* of a *Cabin* is 40.0 square metres.

4.10.3 DWELLINGS

1. No *Dwelling* shall in its entirety be located below grade, except where one wall of the *Dwelling Unit* is completely exposed to the exterior and contains a door and windows for the *Dwelling Unit* below grade.

2. A *Dwelling* must be constructed on a permanent foundation.

3. A *Dwelling* must be connected to suitable municipal water services or private water services. Private water services may not be used as the domestic water source where the Zone provisions require full municipal services.

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4. A new *Dwelling* where the access (i.e., the Driveway) to the *Dwelling* traverses a Hazard or Wetland Zone is only permitted, provided it is demonstrated that *Safe Access* can be ensured, and unacceptable *Alterations* to natural heritage and hazard features are not required.

5. *Dwelling*s are primarily intended to be used as permanent residences or as seasonal residences for the personal use of the owner of said seasonal residence. A *Dwelling* is not permitted to be used for *Commercial* and/or temporary rental accommodation except as provided for in this By-law and under By-law 2019-122, a Consolidated By-law to License, Regulate and Govern Short Term Accommodations.

4.10.4 FARM HELP ACCOMMODATIONS

This By-law does not provide as-of-right permission for *Farm Help Accommodation* above and beyond what is permitted through the *Additional Residential Dwelling Unit* provisions. A detached *Additional Residential Dwelling Unit* may be used to house temporary farm labourers as this By-law does not discriminate on the basis of who occupies a *Dwelling Unit*. Additional Temporary *Farm Help Accommodation* Structures, such as Mobile Homes or Recreational Trailer, may be permitted by way of a temporary use by-law. Permitting additional permanent farm help accommodation *Structure*s through site-specific amendment in addition to a detached *Additional Residential Dwelling Unit* is discouraged in order to avoid circumventing the intent of this By-law.

4.10.5 ADDITIONAL RESIDENTIAL DWELLING UNITS

A maximum of two attached *Additional Residential Dwelling Units* (ADU) or a maximum of one attached ADU and one detached ADU, are permitted where appropriately zoned, to a maximum of three dwelling units on any property this section of policy is applicable to, and shall comply with the provisions contained in this section:

1. A home industry shall not be permitted in an attached or detached ADU.
2. A lot with an attached ADU and/or detached ADU shall have one and not more than one driveway.
3. An addition to facilitate an attached ADU shall not alter the existing use of the subject property.
4. A *Balcony* or *Deck* shall not be permitted on the second storey of a two-storey detached ADU, except in a *Commercial* zone.
5. A detached ADU shall not have a height greater than the primary dwelling on the lot nor be of a size that is greater than the primary dwelling on the lot on which they are located.
6. The *Additional Residential Dwelling Unit* shall be located on the same property as the principal dwelling.

7. ADUs in a *Commercial* zone shall be attached to the principal *Building*, and at no time shall a detached ADU be permitted. A maximum of one (1) ADU is permitted in select Commercial and Industrial Zones to act as a caretaker's unit.
8. In a situation where the ADU is accessed by traversing a Hazard Zone, an ADU may be permitted provided that safe access can be achieved. The Conservation Authority must be consulted to confirm safe access.
9. An ADU shall not be permitted within any agricultural or livestock *Building*.
10. On properties that are not municipally serviced or are partially serviced, the following provisions shall apply:

    (a) On full private services:
        i. the lot must meet the minimum lot area requirements identified in the respective zone. An ADU may be permitted on smaller *Lots* subject to a minor variance being supported by an analysis to confirm that the *Development's* septic system will not cause unacceptable nitrate levels in the groundwater.
        ii. Confirmation is received by the Building Official that the existing private systems can handle the additional loads, or the necessary upgrades to the septic/well are complete to ensure proper functioning and servicing capacity.

    (b) On partial services (septic, with municipal water):
        i. the lot must meet the minimum lot area requirements identified in the respective zone. An ADU may be permitted on smaller *Lots* subject to a minor variance being supported by an analysis to confirm that the *Development*'s septic system will not cause unacceptable nitrate levels in the groundwater.
        ii. Confirmation is received by the Building Official that the existing septic can handle the additional load(s), or the necessary upgrades to the septic are complete to ensure proper functioning and servicing capacity.

    (c) On partial services (municipal sanitary, with private water):
        i. The lot must meet the minimum lot area requirements identified in the respective zone. An ADU may be permitted on smaller Lots subject to a minor variance being supported by an analysis confirming adequate water supply. See the servicing requirements of the Official Plan for direction.

11. When implementing ADUs, the following lot requirements are required:

    (a) The ADU is not permitted in the front or exterior side yard and must be located within the rear or interior side yard.
    (b) Must not be located in the Hazard (H) Zone.
    (c) Must comply with the standard zone provisions and the *Accessory Buildings* and structures provisions.

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(d) Must be a minimum of 75.0 metres from the principal dwelling in the Agriculture Zones.

12. On lands that fall within the Niagara Escarpment Plan (NEP) area, accessory residential dwelling units in detached structures are not currently permitted under NEP policies. Should this change in the future, this regulation can be removed via housekeeping amendment.

4.11 USES WITHOUT BUILDINGS

Where a main use is established on a lot without the construction of a main *Building*, the main use or any *Accessory Use* shall be subject to all provisions of the Zoning By-law as would be applicable to a main *Building*. This general provision shall not apply to a park under the jurisdiction of a public authority.

4.12 PUBLIC USES PERMITTED

The provision of this By-law shall not apply to the use of any land or to the erection or use of any *Building* or structure for the purpose of public utility or service by any Public Authority, or Ministry of the Government of Ontario or Canada, including the Hydro One and Ontario Power Generation, or any telephone, telegraph, broadband or cellular or gas company, provided that where such land, *Building* or structure is located in any zone:

(a) No goods, material or equipment shall be stored in the open except as permitted in such zone;
(b) The lot coverage and yard requirements described for such zones shall be complied with;
(c) Parking and loading requirements as contained in this By-law shall be complied with.

Nothing in this By-law shall prevent, in any zone, the installation of a watermain, sanitary sewer, storm sewer, gas main, pipeline or overhead or underground hydro and telephone line provided that the location of such pipe or line has been approved by the appropriate authority.

4.13 HOME BUSINESS

1. Home businesses are permitted as *On-Farm Diversified Uses (OFDU), and* within the Rural Residential (RUR), Residential (R), Multiple Residential (RM) and Residential Shoreline (RS) Zone, subject to the following conditions:

(a) Can be located in an out *Building* or *Accessory Building* or *Structure*, so long as it meets all other applicable regulations in this Zoning By-law,
(b) When located inside the dwelling, not more than 25% of the gross floor area of the dwelling can be used for the purpose of home business uses,
(c) Only persons residing in the dwelling can operate the home business,
(d) Any *Sign* related to the *Home Business Use* shall comply with any *Sign* by-law in effect in the *Municipality*,

(e) Such home business is clearly secondary to the main residential use and does not change the residential character of the dwelling house or unit nor create or become a public nuisance, particularly regarding traffic, parking, noise, noxious odours, or emission of smoke,
(f) One additional off-street parking space is provided.

2. Such *Home Business* uses may include a business or professional office, a medical or drugless practitioner, massage or physiotherapist, personal services or service shop, a nanobrewery, a *Child Care Centre* with no more than 5 children, music and/or singing instructor, teaching/tutoring centre with no more than two (2) students at a time, or urban horticulture, urban agriculture, however, a health clinic, nursing home, private hospital, veterinary clinic, and an animal kennel shall be deemed not to be a home business;

(a) The operation of a barber or beauty shop shall be limited to two (2) operators at any one time, so long as one additional off-street parking space is provided for each outside employee(s) that do not reside on the property; and

(b) A nanobrewery shall have no outside employees.

(c) No outdoor storage or display of materials or goods in support of such home business shall be permitted.

4.14 HOME INDUSTRY

1. No home industry shall be permitted in any zone unless defined as a permitted use and conforms to the following provisions:

(a) A *Dwelling Unit* must exist on the property and must be occupied.
(b) In agricultural zones, agricultural use and a dwelling must exist.
(c) In the Agricultural Zone on properties between 5 and 20 hectares, and in the Rural Residential (RUR) zone, the maximum square footage of a *Home Industry* shall be 100 square metres. All other provisions of the Zoning By-law within that zone must be met.
(d) All *Home Industries* proposed on properties above 20 hectares in the Agricultural Zone, and all properties in the Rural Zone, shall be treated as On-Farm Diversified Use, and the On-Farm Diversified Use provisions of this By-law apply.
(e) The *Home Industry* must be located within and *Accessory Building and/or Structure*,
(f) All *Building*s and structures must be located within 75.0 metres of the principal dwelling on the lot,
(g)
(h) The Use is located on a lot that has a minimum lot area of 4.0 hectares where in a Rural Zone.
(i) Persons residing in the dwelling operate the *Home Industry*,

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(j) A maximum of two (2) outside employees that do not reside on the property shall be permitted,
(k) One additional off-street parking space is provided for each outside employee(s) that do not reside on the property,
(l) Not more than one (1) Home Industry is permitted on a lot.
(m) Any *Sign* related to the *Home Industry Use* shall comply with any *Sign* by-law in effect in the *Municipality*,
(n) There shall be no retail sales from the property, unless occurring entirely online,
(o) A *Home Industry* that involves motor vehicles shall be limited to a maximum of two (2) bays.
(p) Only currently licensed motor vehicles, associated with the home industry, are parked or stored on the lot and within an interior side or rear yard,
(q) Such home industry is clearly secondary to the main residential use of the lot and does not change the residential character of the dwelling house or unit nor create or become a public nuisance, particularly in regard to traffic, parking, noise, noxious odours, or emission of smoke,
(r) Any *Outdoor Storage* related to the *Home Industry Use* shall be screened from view of neighbouring properties and the public realm using *Planting Strip*s, *Fence*s, berms, or other appropriate means,
(s) The use of noxious chemicals, as outlined by the policies and guidelines of the Ministry of the Environment, shall not be permitted in the *Home Industry* to protect groundwater resources.

4.15 ON-FARM DIVERSIFIED USES

1. When determining the size of the on-farm diversified use, it shall include all *Building*s, laneways, parking, outdoor storage, servicing, exhibition areas, and/or amenity areas occupied by the on-farm diversified uses. Shared laneways/servicing, farm *Building*s, or landscaped areas used by the farm shall not be included in the calculation of total use size.

2. The following is the maximum size permitted for as-of-right on-farm diversified uses:

Property Size	**On-Farm Diversified Uses Maximum Size**
20 hectares (50 acres) or greater All Rural and Agricultural Zones)	The lesser of: • 2% of the total size of the property, or • A maximum combined area of the use of 8,000 square metres (2 acres)
Less than 20 hectares (Agricultural Zones)	*Bed and Breakfasts* and/or home rural occupations within the dwelling only. All other OFDUs not permitted.
Less than 20 hectares (Rural Zones)	The lesser of: • 2% of the total size of the property, or

	• A maximum combined area of the use of 2,000 square metres

3. The gross floor area of the *Building*s (combined total for all *Building*s associated with the on-farm diversified use) shall not exceed 250 square metres, with a maximum of 750 square metres for outdoor storage.

4. The Municipality reserves the right to request a Traffic Impact Study, Servicing Study and/or Noise Study, and implement the recommendations in each of the noted studies, for all new or expanded on-farm diversified or *Agricultural-Related Uses* at the Site Plan Control stage.

5. New wineries, cideries, distilleries, breweries, and meaderies (micro or otherwise) proposed as an on-farm diversified use are subject to a Zoning By-law Amendment, unless:

   5.1 The wine, cider, etc. is made predominantly from fruit grown within the Municipality of Grey Highlands by that farm operation, with the balance being predominantly from Ontario fruit,

   5.2 All wines, ciders, etc. produced are to be made predominantly from fruit crushed and fermented by that farm operation,

   5.3 Premises for the retail sale of wine, cider, etc. produced by the farm operation are permitted up to a maximum gross floor area of 18.5 square metres.

   In this instance, an accessory tasting room shall be permitted on lots equal to or greater than 10 hectares in the Rural zones, and on lots equal or greater than 20 hectares in the Agricultural zone. The combined gross floor area for any retail sales and tasting room shall not exceed 75 square metres.

4. Site Plan Control

   All On-Farm Diversified Uses shall be subject to Site Plan Control.

4.16 PERSONAL LIVESTOCK FOR NON-FARM USE

1. Maximum Number of Animals

   a) Up to two (2) large animals (horses, donkeys, llamas), or
   b) Up to four (4) small animals (goats, sheep, miniature ponies), or
   c) The number and type of animals is below the MDS threshold (< 5 nutrient units).

2. Setback Requirements

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All livestock enclosures, shelters, and manure storage areas must be set back a minimum of:

a) 15 metres from any lot line,
b) 30 metres from any dwelling on an adjacent lot, and
c) 100 metres from any municipal well or watercourse.

3. Restrictions

The keeping of animals under this section:

a) Shall not constitute a livestock facility under the Minimum Distance Separation (MDS) formulae,
b) Shall not involve breeding, boarding, sale or *Commercial* activity,
c) Shall not exceed the nutrient loading capacity of the lot, as determined by staff or OMAFRA guidelines.

4.17 URBAN AGRICULTURE

Urban agriculture uses are permitted both for personal use and as a form of *Home Business* subject to the provisions of the Backyard Hen and Urban Horticulture subsections. Urban agriculture is only permitted as a Use that is Accessory to a Residential Use, and a Dwelling must be present on the subject Lot for urban agriculture to be permitted, except where Urban Horticulture occurs within the Open Space (OS) Zone or Institutional (I) Zones on lands owned by the Municipality or County. Where Urban Agriculture takes the form of a *Home Business*, the following provisions shall also apply:

(a) Only residents of the *Dwelling Unit* shall be engaged in the *Home Business*.
(b) An attached garage and/or detached *Accessory Structures* may be used for purposes related to the *Home Business*.
(c) Harvested products or products for sale shall be stored in a *Rear Yard, Interior Yard, or Structure*.

1. BACKYARD HENS

The keeping of *Backyard Hens* is subject to the provisions of By-law 2022-055, being a By-law to regulate the keeping of backyard poultry in the Municipality of Grey Highlands.

(a) *MDS* shall not apply to *Backyard Hens*.
(b) The keeping of *Backyard Hens* shall be considered an *Accessory Use*.
(c) *Backyard Hens* shall be kept in a *Coop*, and such *Coop* is subject to the following provisions:
    i. A maximum of one (1) *Coop* is permitted on a *Lot*.
    ii. A maximum of four (4) Hens are permitted on a *Lot*.
    iii. A maximum *Gross Floor Area* of 10 square metres.

iv. A maximum *Height* of 2 metres.
v. A *Minimum Rear Yard* or *Interior Yard* of 1.5 metres.
vi. A *Minimum Setback* of 10 metres from a Type A or Type B land *Use* as defined in the Provincial *Minimum Distance Separation* Guidelines.
vii. A minimum *Setback* of 30 metres from any dug well.
viii. A minimum *Setback* of 15 metres from any drilled well.
ix. Shall be located in an *Interior Yard* or *Rear Yard*.
x. *Coop*s and manure storage *Structure*s shall be considered *Accessory Structure*s and *Use*s and shall contribute to any available *Lot Coverage* for such *Use*s.

2. URBAN HORTICULTURE

Urban Horticulture is subject to the following provisions:

(a) *Greenhouses* are permitted as part of an Urban Horticulture Use and are subject to the *Accessory Building* provisions of this by-law, including lot coverage.

(b) *Greenhouses* shall use materials that minimize glare or reflection onto adjacent properties where feasible.

(c) *Use*s related to horticulture, such as intensive composting and the *Use* of large quantities of manure, are not permitted as part of an *Urban Horticulture Use* if such *Use*s create noxious odours that are present on adjacent properties. Composting activities and the use of bagged manure typical of residential gardening operations are permitted, provided they do not create persistent odours detectable beyond the Lot Line. No more than 20 kg of manure may be stored at any time. Intensive composting facilities exceeding 1 cubic metre shall require further approval from the Municipality.

(d) Raised garden boxes:

i. Raised garden boxes are permitted *Use*s in conjunction with *Urban Horticulture*;
ii. Raised garden boxes shall not be included in any calculations of *Lot Coverage*;
iii. Raised garden boxes are permitted in any *Rear Yard* or *Interior Yard*.
iv. Raised garden boxes may be permitted in the *Front Yard*, provided they do not exceed 0.75 m in height and comply with the *Corner Visibility Triangle*.

(e) Flowers, produce, and other plants grown in relation to an *Urban Horticulture Use* can be grown in any yard provided they do not obstruct visibility triangles as per this By-law. In areas within 2.0 metres of a Street Line, plants shall not exceed 1.0 metre in height.

4.18 STORAGE OF UNLICENSED OR INOPERABLE VEHICLES

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The outdoor storage of unlicensed, inoperable, or derelict motor vehicles shall not be permitted on any lot, in any zone, except as otherwise provided in this section.

Zone	**Restriction**
Urban Residential, Rural Residential or Residential Shoreline	No more than one (1) unlicensed or inoperable vehicle may be stored in an accessory structure.
Rural and Agricultural	The outdoor storage of up to three (3) unlicensed or inoperable vehicles shall be permitted per lot, provided that the vehicles are accessory to a residential or agricultural use, and are not used for the purpose of salvage, parts resale, or wrecking, and are stored in a location that is not within a required front yard or exterior side yard and is visually screened from the public view to the extent possible.

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4.19 DEMOLITION OF RENTAL UNITS

Regulations and further agreement for the Demolition of Rental Units shall be set out in a separate Rental Housing Protection By-law, passed by *Council*. Provisions regarding lands where the by-law shall apply, approval of the agreement and other provisions will be laid out therein.

4.20 KENNELS

Kennels are subject to the following provisions:

1. Kennels as a *On-Farm Diversified Use* shall be subject to the *On-Farm Diversified Uses* provisions of this By-law.

2. The kennel shall be in a separate *Building* and shall not be attached to any *Building* used or capable of being used for human habitation.

3. The maximum *Gross Floor Area* of a *Kennel* shall not exceed 150 square metres including outdoor exercise areas and pens;

4. The minimum *Setback* of *kennel* and any related facilities from a *Sensitive Receptor* is 200 metres; and,

5. Where dogs are permitted to use an outside area, a *Fence* is required that has a *Height* of at least 1.2 metres. The wall of an adjacent *Building* may be included as part of such *Fenced* area.

Kennels are also subject to the By-law 2021-071 being a By-law to Control and License Dogs and Kennels.

4.21 MODEL HOMES AND TEMPORARY SALES OFFICE

*Model Home*s and/or a *Temporary Sales Office* shall only be permitted on lands that have received Draft Plan of Subdivision or Condominium approval for residential purposes provided that:

1. Not more than 10% of the total number of residential units contained in the Draft Approved Plan are constructed as *Model Home*s to a maximum of 4 *Model Home*s at a time;

2. The *Model Home* is built within a *Lot* defined by the Draft Approved Plan; and,

3. The *Model Home* complies with all other requirements of this Zoning By-law for the applicable type of *Dwelling Unit*;

4. A *Model Home* may be constructed prior to being connected to Municipal water or wastewater services;

5. The *Temporary Sales Office* is not used for *Human Habitation*;

6. The *Temporary Sales Office* is built within a *Lot* defined by the Draft Approved Plan or an approved Site Plan Control Agreement under the *Planning Act*;

7. The maximum *Ground Floor Area* of a *Temporary Sales Office* shall be 250.0 square metres;

8. A *Temporary Sales Office* may be located within a *Model Home*.

A *Parking Area* that is associated with a *Temporary Sales Office* may be established on a *Lot* defined by the Draft Approved Plan that abuts the *Lot* on which the *Temporary Sales Office* is located throughout the duration of the *Use* of the *Temporary Sales Office*.

4.22 PROHIBITED USES

The following *Use*s are not part of any *Use* permitted by this By-law except where explicitly stated otherwise:

1. The *Use* of any *Tent*, trailer or motor vehicle for *Human Habitation*, except where such *Tent*, trailer or motor vehicle is located in a *Campground*.

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2. The *Use* of any *Accessory Building or Structure* for *Human Habitation* except where specifically provided for.

3. Any *Boathouse* aside from those legally established prior to the date of passing of this By-law.

4. The storage or *Use* of *Shipping Container*s on a *Lot* except as specifically provided for in section 4.34.

5. The *Use* of a truck, bus, or coach body for storage purposes.

6. The storage of disused or partially dismantled motor vehicles, rail cars, streetcars, buses, truck bodies or trailers, unless otherwise permitted by this By-law.

7. The parking or storage of trailers or *Commercial Motor Vehicle*s on a vacant *Lot*, unless otherwise permitted by this By-law.

8. The manufacturing, refining, rendering or distillation of dangerous goods including but not limited to chemicals, coal, creosote, explosives, fireworks, gas, glue, petroleum or tar.

4.23 PERMITTED YARD ENCROACHMENTS

1. Every part of any yard required to be provided in any Zone shall be open and unobstructed by any structure from the ground to the sky, except that:

   (a) Ornamental Structures such as: sills, chimneys, cornices, eaves, gutters, parapets, pilasters, overhangs, or gutters may project into any required yard or setback a maximum of 0.5 metres. For the purpose of this requirement, the "required yard" is described as the minimum setback area from a lot line to a *Building* or structure that must be maintained in accordance with the provisions of this By-law.

   (b) Unenclosed porches, balconies, steps, and patios may project into any required yard or setback a maximum of 1.5 metre provided that, in the case of porches, steps, or patios, such uses are not more than 1.0 metre above grade. The exception is that where the required setback is only 1.5 metres, then the permitted encroachment shall be limited to 1.0 metre.

   (c) Fences, freestanding walls, flagpoles, antennae, light standards and similar structures and appurtenances, and hedges, trees and shrubs are permitted in any yard except that:

      i. no structure, hedge or obstruction that is more than 0.75 metres in height is permitted within 3 metres of any street line; and

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ii. no structure, hedge or other obstruction is permitted in a sight triangle except as provided for.

2. Nothing in this By-law prevents the establishment of barrier-free entrances in accordance with the requirements of the *Ontario Building Code*.

4.24 SETBACKS ON DEVELOPMENT FRONTING ON COUNTY ROADS

1. No *Building* or structure shall be erected 22.86 metres from the *Centreline* of any County Arterial or Collector Road, unless within a settlement area.

2. Additional *Development* or *Building* additions shall not build any closer to the County Road *Centreline* than the setback of the existing *Building*s.

4.25 SETBACKS ON LAKES AND WATERBODIES

1. Buildings and structures (excluding docks and boathouse which are portable or floating in nature) will be setback 30.0 metres from the *High-Water Mark*.

2. No *Development* shall be permitted within 30.0 metres of the *High-Water Mark,* unless an Environmental Impact Study concludes setbacks may be reduced and/or where it has been determined by the appropriate Conservation Authority that these setbacks may be reduced.

4.26 SHORELINE BUFFER

1. A minimum 75.0% of the area of land 30.0 metres wide abutting and running parallel to the *High-Water Mark* shall contain a Shoreline Buffer.

4.27 HEIGHT RESTRICTIONS

1. Notwithstanding the *Height* requirements of any Zone, the *Height* requirements of this By-law shall not apply to:

(a) Place of Worship belfries and spires;
(b) Clock towers and flagpoles;
(c) Communication towers and antennas;
(d) Drive-in theatre screen,
(e) Water storage tanks;
(f) Silos, cooling towers, chimneys and other stacks;
(g) Monuments;

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(h) Any ornamental roof construction features including but not limited to domes, towers, cupolas, and steeples that are not used and/or designed for Human Habitation;
(i) All heating, ventilation and air conditioning equipment (HVAC) that is not enclosed in a mechanical penthouse;
(j) Aggregate processing facilities;
(k) Buildings and Structures associated with a Public Works Yard;
(l) Agricultural *Building*s and Structures, including silos and Grain Storage Structures or,
(m) Any mechanical features, such as Structures containing a mechanical penthouse or the equipment necessary to control an elevator.

2. Step-Back Height Regulations

a. Purpose and Intent

The step-back requirement is intended to:

- Preserve a pedestrian-friendly streetscape
- minimize visual impact and *Building* massing
- maintain access to daylight and sky views
- reduce wind tunnel effects
- protect the character of historic or small-scale commercial areas

b. Application

This regulation applies to all *Building*s exceeding 11 metres in height in the following zones: (1) Downtown Commercial.

c. Required Step-Back

Where a *Building* exceeds 11 metres in height, any portion of the *Building* above this height must be stepped back a minimum of 3.0 metres from the front lot line (street-facing façade).

d. Corner Lots

For *Building*s located on corner lots, the step-back shall apply to both street-facing facades.

e. Side and Rear Yard Transitions

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Where a mid-rise *Building* abuts a low-rise residential zone, the height must also be stepped back a minimum of 2.5 metres from the side and/or rear yard.

f. Exemptions

The following may project into the step-back zone:

(1) balconies, railings or decorative architectural features (up to 1.0 metre), (2) Green roof features or rooftop amenity areas, provided they do not contain enclosed habitable space.

4.28 MINIMUM DISTANCE SEPARATION (MDS)

1. Outside of a *Settlement Area*, no *Use* defined as a Type A or Type B land *Use* as per the Provincial *MDS* Guidelines shall be *Erected* or enlarged unless it complies with the *Minimum Distance Separation* (*MDS* I) formula calculated using the Province of Ontario's *Minimum Distance Separation* (*MDS*) Formulae as amended from time to time.

2. No residential, institutional, *Commercial*, industrial, or recreational use, located on a separate lot and otherwise permitted by this By-law shall be erected or enlarged unless it complies with the Minimum Distance Separation (MDS I) formula calculated using the Province's Minimum Distance Separation (MDS) Formulae as amended from time to time.

3. Notwithstanding any other yard or setback provision in this By-law, no livestock facility shall be erected or enlarged unless it complies with the Minimum Distance Separation Formula (MDS II) calculated using the Province's Minimum Distance Separation (MDS) as amended from time to time.

4. For the purpose of applying MDS, the following are considered Type A land uses:

   (a) On-Farm Diversified Uses,
   (b) Institutional Uses, such as schools, churches and cemeteries, required by the horse and buggy community,
   (c) All cemeteries within municipal jurisdiction.

4.29 FENCE

1. No fence shall exceed 1.8 metres in height in any Residential Zone except where such a fence would directly enclose a sporting court, provided the fence is no higher than 2.5 metres in height and located 3.0 metres from the lot line.

2. When abutting a Commercial or Industrial Zone, property line fences can expand to 2.5 metres, to act as a visual buffer to the commercial/industrial nature of the property.
3. In a Commercial/Industrial Zone, maximum height is 2.5 metres.
4. A fence is permitted in any zone and within any required yard subject to complying with the provisions for *Corner Visibility Triangle*s and height restrictions on structures within 1.0 metre of a street line.

4.30 SWIMMING POOLS

A *Swimming Pool* shall be permitted as an *Accessory Use* to any permitted *Residential Use* subject to the following provisions:

1. A *Swimming Pool* may be located in the *Interior Yard* and *Rear Yard of* any *Lot* if:

   (a) No part of such *Swimming Pool* is located closer to any *Lot Line* or *Street Line* than the minimum distance required for the *Accessory Building* located on such *Lot*;
   (b) The maximum *Height* of such pool or associated *Deck* is 1.8 metres above the average *Finished Grade* level of the ground adjoining; and,
   (c) Any *Building* or *Structure*, other than a *Dwelling* required for changing clothing or for pumping or filtering facilities or other similar *Accessory Uses*, complies with the provisions of this By-law respecting *Accessory Building*s on such *Lot*.

2. A *Swimming Pool* may not be located in the *Front Yard* or *Exterior Yard* of any *Lot* unless the *Lot* is *Zone*d A1, A2 and RU and provided:

   (a) A *Dwelling* exists on the *Lot*;
   (b) No part of such *Swimming Pool* is located closer to any *Lot Line* or *Street Line* than the minimum distance required for the *Accessory Building* located on such *Lot*;
   (c) The maximum *Height* of such pool or associated *Deck* is 1.8 metres above the average *Finished Grade* level of the ground adjoining; and,
   (d) Any *Building* or *Structure*, other than a *Dwelling* required for changing clothing or for pumping or filtering facilities or other similar *Accessory Uses*, complies with the provisions of this By-law respecting *Accessory Building*s on such *Lot*.

3. A *Swimming Pool* may be located in the *Rear Yard* of any *Lot* if no part of such *Swimming Pool* or associated *Deck* is located closer to any *Lot Line* or *Street Line* than the minimum distance required for any *Accessory Building* located on such *Lot*.

4. A *Swimming Pool* shall not be considered as part of a *Lot Coverage* provided no part of the *Swimming Pool* or its railing protrudes more than 1.2 metres above the ground level surrounding the *Swimming Pool*.

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5. Every swimming pool shall be enclosed by a fence with a lockable gate in accordance with all Municipal By-laws and shall have a minimum height of 1.5 metres above average grade level.

6. For greater certainty, swimming pools are not permitted within the Hazard (H) Zone.

4.31 PONDS

Naturally occurring *Ponds* are permitted in any *Zone*. Artificial *Ponds* shall be permitted subject to the following provisions:

1. Within the Residential, Commercial, Other Employment, Open Space, Future Development and Agricultural *Zone*s, *Ponds* are permitted as *Accessory Uses* in any *Yard* subject to maintaining a minimum 3.0 metre *Setback* from any *Lot Line*.

2. *Ponds* are permitted within any Hazard *Zone*. It is the responsibility of the landowner to confirm compliance with any other applicable legislation relating to the establishment of a *Pond* in a Hazard *Zone*, such as obtaining permits from the relevant Conservation Authority.

3. Artificial *Ponds* are not permitted in a wetland *Zone* except as part of an approved project by the relevant Conservation Authority or Ministry.

The owner of the property, upon construction of an artificial pond, acknowledges that this may attract certain species to the property, and could result in the pond being recognized as a natural heritage system by the Ministry of Natural Resources and Forestry. In this instance, there may be a need for *Planning Act* approval in the future, should there be a need to remove the pond and/or construct in and around the pond.

4.32 TEMPORARY CONSTRUCTION

Nothing in this By-law shall prevent *Uses* incidental to construction, such as a construction camp or other such temporary work camp, tool shed, scaffold or other *Building* or *Structure* incidental to the construction, only for so long as the same are necessary for work inprogress that has neither been finished nor abandoned. A *Building* permit related to the primary *Use* must be active for this permission to apply.

Within the A1, A2 and RU *Zone*s only, a single motor home, *Mobile Home*, or trailer may be used for *Human Habitation* on a *Lot* during the construction of the primary *Dwelling* for a maximum period of 18 months. A *Building* permit relating to the primary *Dwelling* must be active for this permission to apply.

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4.33 OUTDOOR STORAGE

On *Lot*s where *Outdoor Storage* of goods and materials is included as a permitted *Use*, the location shall be permitted in an *Interior Yard* or *Rear Yard* only and shall be screened by a *Planting Strip*, *Fence*, or *Accessory Structure*.

On *Lots* where *Outdoor Storage* of goods and materials is included as a permitted Use and associated with *Commercial* and industrial uses that back onto a highway or County Road, the *Outdoor Storage* is to be screened or appropriately located and not visible to the traveling public.

Notwithstanding the above, any *Outdoor Storage* that abuts a Residential *Zone* must comply with the *Minimum Yard* requirements for the *Zone* and must be visibly sheltered from view.

4.34 REFRESHMENT VEHICLES

Where identified as a permitted *Use*, a *Refreshment Vehicle* is subject to the following provisions:

1. All *Refreshment Vehicles* are permitted as *Accessory Uses* in the C1, C2, C3 and M1 zones of this By-law.

2. A temporary by-law to permit a food truck as the primary use on a vacant property that is currently underutilized shall generally be supported. Temporary by-law amendments must consider the following provisions:

   (a) The food truck is located more than 90.0 metres from a brick-and-mortar establishment that offers similar selections of goods,
   (b) The property does not immediately abut a Residential Zone.

3. All *Refreshment Vehicle*s must obtain a license through the *Municipality*'s *Refreshment Vehicle* Licensing By-law.

4. *Refreshment Vehicle*s are not required to comply with the *Setback*s of a *Zone* but must be set back a minimum of 3 metres from any *Street Line* and *Residential Use*.

5. Notwithstanding anything in this By-law to the contrary, any number of *Refreshment Vehicle*s may be permitted on a *Lot* and in any *Zone* as part of a temporary event that is approved by the *Municipality* through the issuance of a special event permit.

6. Notwithstanding any *Zone* provisions to the contrary, *Refreshment Vehicle*s are permitted on any lands owned by the *Municipality* provided the *Municipality* has granted permission for the *Use* through a formal permitting process.

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4.35 RENEWABLE ENERGY SYSTEMS & ENERGY STORAGE SYSTEMS

Renewable Energy Systems (RES) and *Energy Storage Systems (ESS)* shall be permitted as-of-right in designated zones as specified in this Section as an *Accessory Use* only. Larger-scale RES and ESS shall require site-specific zoning amendment to assess land use compatibility. *Renewable Energy Systems* and *Energy Storage Systems* that are permitted through site-specific zoning provisions shall not be regulated by the provisions of this section as the site-specific zoning shall contain the relevant provisions.

1. *Renewable Energy Systems* and *Energy Storage Systems* that are permitted and regulated by the provisions of this section shall be limited to the following defined *Uses*:

   (a) Small-scale Wind Turbine
   (b) Ground-Mount Solar Panel
   (c) *Rooftop Solar Panels*

2. *Rooftop Solar Panels*

   (a) General Regulations

      i. *Rooftop Solar Panels* are permitted on the roof of any legal *Building* in any *Zone*.
      ii. *Rooftop Solar Panels* may cover the entire roof surface of a *Building*.
      iii. *Rooftop Solar Panels* may exceed the maximum height permitted in the zone by 1.0 metre.
      iv. *Rooftop Solar Panels* shall be setback at least 1.0 metres from the roof edges, where required for emergency access.
      v. Any rooftop solar installation must comply with the structural and fire safety standards under the Ontario Building Code.

3. *Ground-Mount Solar Panels*

   (a) Permitted Zones

      Ground-Mount Solar Panels shall be permitted as an *Accessory Use* in the A1, A2 and RU zones.

   (b) Development Standards

      i. A maximum of two (2) *Ground-mount Solar Panel* is permitted on a *Lot*.

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ii. The maximum footprint of a *Ground-Mount Solar Panel* system shall be $100m^2$.

iii. *Ground-Mount Solar Panels* shall comply with setback requirements for *Accessory Buildings and Structures* in the applicable zone.

iv. No *Ground-Mount Solar Panels* shall be located in a front yard unless screened by landscaping.

v. *Ground-Mount Solar Panels* in designated heritage or environmental areas shall require Site Plan Control.

4. Small-Scale Wind Turbines

(a) Permitted Zones

Small-Scale Wind Turbines shall be permitted as an *Accessory Use* in the A1, A2 and RU zones.

(b) Development Standards

i. A maximum of one (1) *Small-Scale Wind Turbine* per *Lot*.

ii. Maximum Height is 20.0 metres, measured from ground level to the tip of the rotor blade at its highest point.

iii. Setbacks:

a. A *Small-Scale Wind Turbine* must be setback a minimum distance of its total height plus 10.0 metres from any lot line.

b. A *Small-Scale Wind Turbine* shall not be located within 120.0 metres of a residential dwelling on an adjacent property.

(c) Environmental Noise Impact Required

Any *Small-Scale Wind Turbine* above 3 kW capacity must submit a Noise Impact Statement demonstrating compliance with *Ontario Regulation 359/09*. The Turbine would also be subject to Renewable Energy Approval.

(d) Compliance with Transport Canada & NAV Canada

Any *Small-Scale Wind Turbine* taller than 15 metres must comply with Transport Canada regulations regarding aeronautical safety and lighting.

Any Renewable Energy System and *Energy Storage System* exceeding the scale and capacity limits in this Section shall require a Zoning By-law Amendment.

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Renewable Energy Systems and *Energy Storage Systems* must be removed within twelve (12) months if they are non-operational for two consecutive years. The owner must restore the site to its previous condition, including removing foundations and underground cabling where feasible.

4.36 SHIPPING CONTAINERS

1. During periods when there is no active construction on a *Lot,* the temporary placement of one *Shipping Container* is permitted per *Lot* in a Residential, Commercial, Industrial, Rural or Agricultural Zone, provided the *Shipping Container*:

    (a) Is located on the *Driveway* or *Parking Area*;
    (b) Is set back a minimum of 1.0 metre from any *Lot Line*;
    (c) Has a maximum *Height* of 2.5 metres, a maximum width of 2.5 metres and a maximum length of 7.0 metres; and,
    (d) Is not located on the *Lot* for more than 30 days in a calendar year.

2. During periods where there is active construction on a Lot, the temporary placement of one Shipping Container for the purpose of securely storing tools, equipment or materials related to active and permitted construction is permitted per Lot in a Residential, Commercial, Industrial, Rural or Agricultural Zone, provided it meets the following:

    (a) Location and Duration
        i. The container shall only be permitted after a valid Building Permit has been issued for construction on the lot.
        ii. The container may remain on the lot for a maximum period of six months, or until final occupancy or completion of construction, whichever occurs first.
        iii. One extension of up to 3 months may be granted at the discretion of the Chief Building Official.
    (b) Setback and Placement
        i. The container shall comply with the minimum setback requirements for *Accessory Buildings* in the applicable zone.
    (c) Appearance and Maintenance
        i. The container must be kept in a safe, clean, and structurally sound condition.
    (d) Removal
        i. The container shall be removed within 14 days of occupancy or project completion, whichever occurs first, or upon expiry of the approved temporary use period.

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3. *Shipping Container*s are not permitted as permanent *Accessory Building*s except in the A1, A2, RU, C2, M1, M2, MX *Zone*s subject to the provisions of the *Accessory Building*s section of this By-law and the following:

    (a) In the Commercial and Light Industrial zones, they must be sheltered from view of the road and residential neighbours by using plantings/fencing and there is a maximum of two (2) per property.

4.37 SHORT TERM ACCOMMODATIONS

Where permitted as a *Use* within a Zone, the following provisions shall apply to *Short Term Accommodations:*

1. *Short Term Accommodations* are only permitted within *Buildings* that constitute a *Dwelling*. Cabins and Bunkies may not be used for Short Term Accommodations. Multiple *Cabins* on a Lot that have been permitted through site-specific zoning as "*Campground*" are not subject to the provisions of this Section.

2. Only one (1) *Dwelling Unit* on a Lot may be used for *Short Term Accommodation*.

3. *Short Term Accommodations* must comply with an additional municipal By-law in effect that regulates their use, including and not limited to By-law 2019-122, a Consolidated By-law to License, Regulate and Govern Short Term Accommodations.

4.38 BED AND BREAKFAST

A *Bed and Breakfast Establishment* shall be permitted in any Zone in which a single-detached residential dwelling is a permitted use, however, is not permitted in combination with any other type of accommodation such as roomers and boarders and accessory apartments.

Bed and Breakfast establishments are considered a *Home Business* and are governed according to the General Provisions identified in Section 4.13.

4.39 CAMPGROUND

1. No person shall use any land or erect, alter or use any *Building* or structure for a *Campground*, except in accordance with the following provisions:

    (a) Permitted Uses shall include a *Campground* and uses *Building*s and structures accessory thereto, and one single detached dwelling and uses *Building*s and structures accessory thereto for one gatekeeper or caretaker of the *Campground*.

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2. Zone Provisions for Campground Uses

   (a) The following provisions shall apply in addition to the zone provisions contained in Section 6.3.

Standard	Requirement
Minimum Lot Frontage (m)	60.0
Minimum Lot Area (sq. m)	8,000.0
Minimum Exterior Side Yard Setback (m)	9.0
Minimum Interior Side Yard Setback (m) - if abutting a residential zone	7.5 15.0
Minimum Camp Site Area (sq. m)	150.0
Maximum Number of Camp Sites	36 per hectare
Minimum Camp Site Frontage (m)	7.5

   (b) The driveway and access roads shall have a minimum width for one-way traffic of at least 3.5 metres and a minimum width for two-way traffic of at least 7.5 metres.
   (c) *Camper Trailer*s and *Motor Homes* that intended to be used seasonally can be parked on each camp site area throughout the year.
   (d) *Tent Structures* for the purpose of overnight accommodation are permitted on each camp site area.

4.40 STORAGE OF COMMERCIAL VEHICLES IN RESIDENTIAL ZONES

1. In any Residential *Zone* located within settlement boundaries, no storage of *Commercial* vehicles is permitted.

2. In the Rural Residential (RUR) Zone, the storage of one (1) *Commercial Motor Vehicle* is permitted, subject to the following regulations:

   (a) A *Dwelling* exists on the *Lot*.
   (b) The vehicle is owned or used by the owner or occupant of such *Lot*, *Building* or *Structure*;
   (c) The *Commercial* vehicle has a maximum carrying capacity of 11,000 kg
   (d) Not more than one *Commercial* vehicle is stored in accordance with this Section; and,
   (e) The storage of the one (1) *Commercial* vehicle is not located in the *Front Yard*.

3. In any Agricultural and Rural *Zones*, the storage of one (1) *Commercial Motor Vehicle* and one (1) *Transport Trailer* is permitted, subject to the following regulations:

   (a) A *Dwelling* exists on the *Lot*.

(b) The vehicle is owned or used by the occupant of such *Lot*, *Building* or *Structure*;
(c) Not more than one *Commercial Motor Vehicle* is stored in accordance with this Section; and,
(d) The storage of the one (1) *Commercial Motor Vehicle* and/or *Transport Trailer* is not located in the *Front Yard*.

4.41 STORAGE OF RECREATIONAL VEHICLES IN RESIDENTIAL ZONES

1. *Recreational Vehicles* shall not be stored in the *Front* or *Exterior Yard* in a Residential *Zone*.

2. A maximum of three (3) *Recreational Vehicle*s may be stored on a *Lot* within an *Interior Yard* or *Rear Yard*.

3. Notwithstanding the above, only one motor home and/or RV *Camper Trailer* may be stored on a *Lot* unless site-specific provisions provide otherwise.

4. No storage of any *Recreational Vehicle* shall be permitted unless a *Main Building* has been constructed.

5. There is no limit on the number of *Recreational Vehicle*s that may be stored within an *Accessory Building* on a *Lot* provided they are either owned by the primary resident of the *Lot* or are being stored for no monetary gain by the owner.

6. *Recreational Vehicle*s may not be stored outdoors within 2.0 metres of the rear or *Interior Side Lot Line*.

4.42 PLANTING STRIP REQUIREMENTS

1. Location

   (a) The requirements of this section shall not be triggered for existing *Building* or structures unless the Development involves establishing a new *Building* or *Structure* or an expansion to the *Height* or *Ground Floor Area* of an existing Building or Structure by more than 10 percent.

   (b) For existing *Uses*, the requirements of this section shall only apply where a *Planting Strip* exists on the date of passing of this By-law.

   (c) A 3.0-metre-wide *Planting Strip* adjacent to the full length of the *Lot Line* shall be required:

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i. Where a *Lot* in any C1, C2, C3, M1, M2, I or REC *Zone* Abuts an *Interior Side* or *Rear Lot Line* of a *Lot* in any Residential *Zone*;
ii. Where a parking area, access driveway and/or laneway in any C1, C2, C3, M1, M2, I or REC Zone abuts a Residential (R) or Residential Multiple (RM) Zone;
iii. Where a *Lot Zone*d Residential Multiple (RM) contains an *Apartment Dwelling* and abuts an Residential (R) *Zone*.

(d) Where *Parking Area*s are connected to *Parking Area*s on adjacent *Lot*s, a *Planting Strip* is not required.

(e) Where there is an opaque wall or opaque *Fence* having a *Height* of 1.5 metres or more, the width of the *Planting Strip* may be reduced to 1.8 metre in width.

1. Contents

Required *Planting Strip*s shall contain one or more of the following screening devices:

(a) A continuous row of trees;
(b) A continuous hedgerow of evergreens, bushes or shrubs;
(c) A berm;
(d) A wall; or,
(e) A *Fence*.

2. Design

Screening devices comprising a required *Planting Strip* shall:

(a) Be arranged so as to form a dense or opaque screen or barrier,
(b) Be designed to have an ultimate *Height* of not less than 1.5 metres above the elevation of the ground at the nearest *Lot Line*, provided they do not obstruct a *Corner Visibility T*riangle,
(c) Be uninterrupted except where traversed by pedestrian walkways or permitted *Driveway*s, in which case no such screening devices shall be required within 1.0 metre thereof.

4.43 DEVELOPMENT WITHIN REGULATED AREA

A permit may be required from the applicable Conservation Authority pursuant to the *Conservation Authorities Act* where *Development* activity and/or interference with a wetland or

watercourse is proposed within a Regulated Area as shown on mapping filed with the Conservation Authority, , or otherwise generally within or near the Hazard Zone or Wetland Zone.

Information on the location of hazards as of the date of writing this Zoning By-Law is illustrated in the Wetland and Hazard Zones. For the most up to date information the applicable Conservation Authority should be contacted."

4.44 SAFE ACCESS

This section applies to all development on, or requiring access through, the Hazard (H) Zone, or area regulated by a Conservation Authority under the Conservation Authorities Act.

1. No new development shall be permitted:

    a. On lands where safe access, as defined in this By-law, cannot be achieved; or
    b. Within a floodplain, regardless of whether the area of inundation contains high points of land not subject to flooding.

2. Where dry access cannot feasibly be achieved, ingress and egress for pedestrians and vehicles during a Regulatory Flood Event shall meet all of the following:

    a. The depth of flooding does not exceed 0.3 metres;
    b. The velocity of flow does not exceed 1.7 metres per second; and
    c. The produce of flood depth and velocity does not exceed 0.4 square metres per second.

3. Despite Section 4.44.2, development may be permitted where access to or from the site is via an existing roadway subject to flooding that does not meet the standards in Section 4.44.2, provided that all of the following are satisfied:

    a. Flood depths and velocities to and from the site are equal to or less than those experienced on the existing roadway during a Regulatory Flood Event;
    b. Safe alternate or secondary access appropriate to the nature of the development and the natural hazard is provided for pedestrians and emergency vehicles; and
    c. The Conservation Authority has issued a permit under Section 28 of the Conservation Authorities Act, where applicable.

4.45 RECOGNITION OF PRIOR HOLDING REMOVALS

Where lands were previously subject to a Holding ("H") provision related to environmental features or adjacent lands under a predecessor Zoning By-law, and where that Holding provision was removed by Council following receipt of supporting technical studies, including but not

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limited to an Environmental Impact Study or scoped environmental review, or following review and clearance by the Conservation Authority and/or the County of Grey, such removal shall be recognized as satisfying the equivalent requirements of this By-law.

In such cases, a new or additional study shall not be required for the same purpose, provided that:

a) the proposed development is substantially consistent with the development contemplated at the time of the original Holding provision removal;

b) there have been no material changes to the environmental conditions, applicable policy framework, or regulatory requirements since the date of removal; and

c) the Conservation Authority and/or County of Grey confirm, upon request by the Municipality, that the original studies or approvals remain adequate in the circumstances.

Where the conditions in (a), (b), and (c) are satisfied, the Municipality shall not require the resubmission of studies previously accepted for the purpose of removing the Holding provision.

Nothing in this section shall be interpreted to permit development beyond what was previously authorized through the removal of the Holding provision, nor to limit the Municipality's ability to require updated studies where material changes to conditions or policy have occurred.

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SECTION 5.0 PARKING PROVISIONS

5.1 GENERAL PARKING REQUIREMENTS

1. Use of Parking Areas

(a) Parking is permitted in all *Zones* as an *Accessory Use* to a permitted *Use*. Parking is not permitted as the *Principal Use* of any *Lot* except where the *Lot* is owned by a conservation authority or a municipal, provincial, or federal government.

(b) Where a parking area or parking space is required by the By-law in any Zone, no person shall use such parking area or parking space for parking any motor vehicle unless such motor vehicle bears a motor vehicle license plate or sticker which is currently valid.

2. Applicability of Parking Standards

(a) Parking Space Requirements

In all Zones described in this By-law, the owner or occupant of any *Building* or *Structure Erected*, shall provide, and maintain off-street parking in accordance with the table under 5.2, unless a Parking Justification Study is provided to demonstrate that parking can be reduced without impact to neighbouring property owners and to the taxpayers of Grey Highlands. The Parking Justification Study is further explained in the Special Parking Provisions section of this By-law.

(b) Parking Space Requirement Round Up

When the minimum *Parking Space* requirement is a fraction of a whole number, the minimum *Parking Space* requirement shall be rounded up to the next whole *Parking Space*.

(c) Change of Use

Whenever a use is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, and would require an additional number of parking space or loading spaces, then such additional parking and loading shall be provided on the same basis as the requirements set out in this Section.

When a *Building* or structure has insufficient loading spaces on the date of passing of this By-law to comply with the requirements herein, this By-law shall not be interpreted to require that the deficiency be made up prior to the construction of any addition. However, no addition may be built, and no change of use may occur, if the effect of which would be to increase that deficiency, without a minor variance or approval under a Cash-In-Lieu of Parking By-law.

(d) Mixed Occupancies

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In the case of two or more Uses in the same Building or on the same Lot, the total requirements for off-street Parking Spaces and Bicycle Parking Spaces shall be the sum of the requirements for the several Uses calculated separately. Parking facilities for one Use shall not be considered as providing required parking for any other Use unless otherwise specified by this By-law.

In the case of two or more Uses in the same Building or on the same Lot, the total requirements for Loading Spaces shall be one Loading Space.

(e) Use Not Described

In the case of a use not specifically mentioned, the requirements for off-street parking shall be based on the requirements for the most comparable use specified therein.

5.2 REQUIRED PARKING SPACES

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Parking Designation	**Minimum Vehicle Parking Space Requirements**
Residential	
Bed and Breakfast	1 space per unit + 1 for each guest room
Dwelling, Apartment Building	1 space per unit + 0.25 spaces per unit for visitor's parking
Dwelling, Single, Semi, Duplex	2 spaces per unit
Dwelling, Triplex, Fourplex, Townhouse & Additional Residential Dwelling Unit (ADU)	1 space per unit
Dwelling, Group Home	1 space per 4 residents + 1 space per staff member
Dwelling, Rooming House	1.25 space per rooming unit
Short Term Accommodation	1 space per guest room
Rural and Agricultural Uses	
Agricultural Use	0 spaces
Agricultural Processing	1 space per 100 m^2 of gross floor area
Farm Equipment Sales and Servicing	1 space per 40 m^2 of gross floor area
Greenhouses, Nurseries & Garden Centres	1 space per 40 m^2 of gross floor area
Wineries, Cideries	1 space per 10 m^2 of tasting area or retail space 1 space per 50 m^2 of production area
Agri-Tourism & Farm Markets (Pumpkin Patches, Apple Orchards, etc.)	1 space per 30 m^2 of gross floor area + Area designated for bus/overflow parking if event hosting

Grain Elevators, Feed Mills & Agricultural Processing	1 space per 100m^2 of processing area
Commercial Uses	
Arena	1 space per 15 m^2 of GFA
Art Gallery	1 space per 30 m^2 of GFA
Assembly Hall/Community Centre/Banquet Hall	1 space per 15 m^2 of GFA
Bakery	1 space per 20 m^2 of retail space and 50 m^2 of production
Brewery Production Area Tasting Room/Taproom/Bar/ Restaurant/Dining Room	 1 space per 100 m^2 of GFA 1 space per 10 m^2 of GFA
Club	1 space per 20 m^2 of GFA
Equipment Sales and Rentals	1 space per 30 m^2 of retail/showroom space 1 space per 300 m^2 of outdoor storage/display area 3 spaces per service bay
Funeral Home	1 space per 25 m^2 of GFA
Gas Station	1 space per fueling position 1 space per 20 m^2 of retail/*Convenience Store* space
Hotel or *Motel*	1 space per guest room, 2 spaces per 100 m^2 GFA for those areas open for use by the public or guests
Home Business & *Home Industry*	0 additional spaces, unless falling under one of the requirements in the Home Business and/or Home Industry general provisions.
Kennel	1 space per 5 kennels + 1 per 30 m^2 of office space
Medical *Building*, clinic, office	1 space per 20 m^2 of GFA
Motor Vehicle Sales & Service Establishment	3 spaces per service bay 1 space per 20 m^2 of showroom space 1 space per 50 m^2 of outdoor vehicle display area
Motor Vehicle Service Station	3 spaces per service bay 1 space per fueling position 1 space per 30 m^2 of customer service area
Office, Business or Professional	1 space per 40 m^2 of GFA
Refreshment Vehicle	2 customer spaces per vehicle 1 space per 15 m^2 of service area if seating provided
Restaurant	1 space per 10 m^2 of GFA
Retail Store, Convenience Store, Personal/Service Shop, Post Office, Financial Institution, Laundry Shop,	1 space per 20 m^2 of GFA

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Dry Cleaning Establishment, Fitness Facility, Place of Entertainment	
Shopping Centre, Grocery Store	1 space per 25 m^2 of GFA
Industrial Uses	
Building Supply Establishment	1 space per 30 m^2 of retail + 1 space per 100 m^2 of warehouse
Bulk Fuel Establishment, Processing Plants, Contractor's Yard,	1 space per 50 m^2 of office/administration space 1 space per 200 m^2 of warehouse/storage space
Metal Works Shop	1 space per 200 m^2 of manufacturing space 1 space per 50 m^2 of office space 1 space per 100 m^2 of customer service area (if applicable) 1 space per 200 m^2 of outdoor storage (if applicable)
Recycling Depot	1 space per 100 m^2 of drop-off area 1 space per 50 m^2 of office/admin space 1 space per 200 m^2 of sorting/processing area
Shopping Centre	4 spaces per 100 m^2 of GFA
Storage Facility	2 spaces per 100 m^2 of GFA for the accessory office space
Transport Terminal	1 space per 100 m^2 of terminal office space
Wholesale/Warehousing, Storage/ Salvage	1 space per 200 m^2 of GFA 1 space per 50 m^2 of retail display
Institutional Uses	
Cemetery Burial Land Mausoleum/Columbarium	 5 spaces per hectare of burial land 1 space per 20 m^2 of GFA
Child Care Centre/Nursery	2 spaces per 50 m^2 of GFA
Hospital	1 space per 40 m^2 of GFA
Library/Museum	1 space per 30 m^2 of GFA
Places of Worship	1 space per 10 m^2 of main assembly area
Retirement Home or *Long-Term Care Facility*	1 space per 40 m^2 of GFA
School Elementary School Secondary School/Private School Post-Secondary School	 1 space per 50 m^2 of GFA 1 space per 40 m^2 of GFA 1 space per 30 m^2 of GFA
Open Space Uses	
Campground	1 space per campsite 1 space per 5 campsites for visitor parking

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	1 space per 20 m^2 of common area/recreational space
Driving Range	1 space per tee
Golf Course	4 spaces per hole + 1 per 20 m^2 of GFA of Clubhouse
Marina	1 space per 20 m^2 of retail floor area + 1 space per boat slip
Ski Resort	Parking Justification Study required

5.3 SPECIAL PARKING PROVISIONS

1. Downtown Commercial (C1) Zone Adjustments

Notwithstanding the parking requirements established in this By-law, required parking spaces for any use within the Downtown Commercial (C1) Zone may be provided off-site, subject to the execution of a registered agreement with the owner of the off-site property, ensuring compliance with the provisions of this By-law. This shall also be captured in the site plan control agreement.

New surface parking shall not be located between the front lot line and the principal *Building*, to ensure pedestrian-oriented design and streetscape continuity.

2. Parking Justification Study

The Parking Justification Study must include:

(a) An analysis of the anticipated parking demand based on industry best practices, observed site conditions and comparable land uses.
(b) Consideration of shared parking opportunities and peak-hour demand variations.
(c) An assessment of alternative parking solutions, but not limited to, off-site parking agreements, staggered use patterns, or transportation demand management strategies.
(d) Justification for any reduction in required parking spaces, demonstrating that the proposed parking supply is sufficient to meet the needs of the *Development*.

The Parking Justification Study shall be submitted to the Municipality for review and approval prior to Site Plan Approval, Building Permit issuance, or other applicable *Development* approvals. The Municipality may require peer review of the Parking Justification Study, at the applicant's expense, where deemed necessary. The Municipality may approve, modify, or deny the request exemption based on the findings of the Study and in consideration of municipal objectives and policies, and may request cash-in-lieu of parking based on the Cash-In-Lieu of Parking By-law.

3. Cash-In-Lieu of Parking Regulations

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Notwithstanding the parking requirements set out in Section 5.0 of this By-law, the *Municipality*, at its sole discretion, may accept cash-in-lieu of parking. In accordance with Section 40 of the *Planning Act*, where an owner must provide parking facilities, *Council* may enter into an agreement exempting the owner or occupant from the requirement of providing or maintaining parking facilities.

The regulations and further agreement for the acceptance of cash-in-lieu of parking shall be set out in a separate Cash-in-Lieu By-law, passed by *Council*. Provisions regarding lands where the by-law shall apply, approval of the agreement and other provisions will be laid out therein.

5.4 PARKING DESIGN STANDARDS

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1. Parking Space Dimensions and Layouts

(a) A *Parking Space* shall have a minimum size in accordance with the following table:

Type of Parking Space	**Minimum Width**	**Minimum Length**
Perpendicular	2.8 metres	6.0 metres
Parallel or Angled	2.8 metres	7.0 metres
Queuing	2.8 metres	6.0 metres
Type A Accessible, Perpendicular	3.4 metres	6.0 metres
Type B Accessible, Perpendicular	2.8 metres	6.0 metres
Type A Accessible, Parallel or Angled	3.4 metres	7.0 metres
Type B Accessible, Parallel or Angled	2.8 metres	7.0 metres

(b) A maximum of 50% of the area of a Front Yard or Exterior Yard may be used for Driveways and Parking Areas in combination within an RF, RW, RP, or RM Zone.

(c) Notwithstanding the above, new Parking Spaces in the C1 Zone shall only be permitted in a Rear Yard or Interior Yard except where a Parking Lot is permitted as a Principal Use in accordance with the provisions of this By-law.

(d) New Parking Spaces must be located a minimum of 1 metre from any Lot Line and 3 metres from a Street Line within any Commercial Zone or Other Employment Zone.

2. Accessible Parking Requirements

(a) The minimum number of required accessible parking spaces shall be in accordance with the table below.

Total Number of Parking Spaces Required	**Number of Accessible Parking Spaces Required**	**Type of Spaces Required**
1 to 25 spaces	Minimum of 1 space	Equally divided between Type A and Type B, if an even number of parking spaces is required. Any additional 'odd' space may be either Type A or Type B. A minimum of one Type A space shall be provided.
26 to 50 spaces	Minimum of 2 spaces	
51 to 100 spaces	Minimum of 3 spaces	
Over 100 spaces	2% of the total required parking	

(b) Accessible parking spaces shall be above and beyond the total calculation of required parking spaces for any lot, *Building* or use.

(c) Each *Parking Space* shall be paved and the access from the *Parking Space* to the main entrance of the main *Building* on the lot shall be paved.

(d) Each space shall have a vertical clearance of 3.0 metres and access aisle, having a minimum width of 1.5 metres and extending the full length of the parking space shall be provided adjacent to all barrier-free parking spaces. An aisle may be shared by two barrier-free parking spaces.

3. Bicycle Parking Requirements

(a) The minimum number of required bicycle spaces for residential and non-residential uses shall be in accordance with the table below.

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Type of Use	Number of Bicycle Spaces Required
Residential *Building* that contains 5 dwelling units or more	0.7 bicycle spaces per dwelling unit to a total maximum of 15 bicycle spaces
All other non-residential *Building*s	10% of the required parking spaces for motor vehicles but in no case shall the required bicycle spaces be less than 4

(b) A Bicycle Parking Space shall have a minimum length of 1.8 metres and a minimum width of 0.6 metres measured at right angles to the length.

(c) Unless otherwise provided for herein, Bicycle Parking Spaces may be located in any Yard.

(d) .

(e) Exceptions

There shall not be a requirement to provide bicycle parking in the C1 zone.

4. Surface Treatment and Drainage

The provisions of this section apply to *Commercial*, employment area and high-density residential uses only. This does not apply to *Bicycle Parking Spaces*.

New *Driveway*s, *Parking Aisles, Loading Space*s, and *Parking Space*s shall be provided and maintained with a concrete, asphalt, or bituminous double surface treatment. *Driveway*s and *Parking Space*s that are existing on the date of passing of this By-law, and that are surfaced with gravel, crushed stone, or a similar granular surface may be expanded and surfaced with gravel, crushed stone or similar surface.

All other uses (residential and institutional) are required to provide driveways, loading spaces and parking that is maintained with concrete, asphalt, bituminous double surface treatment, gravel, crushed stone or similar surface.

5. Illumination of Parking Areas

When parking and loading areas and/or *Driveway*s are illuminated, lighting fixtures shall be so arranged to divert the light away from adjacent *Lot*s and streets.

5.5 QUEUING AND LOADING SPACE REQUIREMENTS

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1. Queuing Space Standards for Drive-Throughs

(a) Where a *Drive-Through Service Facility* is provided on a lot, a queuing aisle shall also be required.

(b) The minimum number of required vehicle spaces in a queuing aisle for a Drive-Through *Service Facility* shall be in accordance with the following table:

Type of Use	**Minimum Number of Queuing Spaces Required**
Restaurant	8 spaces
Financial Institution	4 spaces
Motor Vehicle Wash	8 spaces per wash bay
Motor Vehicle Gasoline Station	1 space per gas pump
All other uses not otherwise listed	3 spaces

(c) The required vehicle spaces of a *Drive-Through Service Facility* are in addition to the required parking spaces for any lot, *Building* or use.

2. Delivery & Loading Spaces

(a) Delivery Spaces

i. This section applies to all new *Commercial*, industrial, institutional and mixed-use *Development*s that require *Delivery Space* for business operations. The minimum number of *Delivery Spaces* shall be provided as follows:

Use Type	**Delivery Space Requirement**
Retail Store	1 space per 2,000 m^2 GFA
Restaurant	1 space per 1,500 m^2 GFA
Office and Clinics less than 2,000 m^2	1 space

ii. Any required *Delivery Space* shall be provided on the same lot as the principal use, unless an alternative arrangement is approved through Site Plan Control.

iii. Delivery Spaces shall be located to the rear or side of the *Building* where possible, and not obstruct pedestrian access, customer parking or fire

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routes. Delivery Spaces are to be designed to avoid conflicts with pedestrian areas, customer parking, and site circulation.

iv. Shared Delivery Spaces are permitted in multi-tenant *Commercial Developments*, subject to Site Plan Control approval.

(b) Loading Spaces

i. Any *Use*, other than a farm, involving the receiving, shipping, loading or unloading of persons, animals, good, wares, merchandise or raw materials, shall provide and maintain at the premises facilities comprising one or more loading spaces, in accordance with the following:

Use Type	**1 Loading Space**	**2 Loading Spaces**	**3+ Loading Spaces**
Shopping Centre	176 - 2,000 m^2 GFA	2,001 – 4,000 m^2 GFA	1 additional space per 2,000 m^2
Offices and Clinics	2,000 – 10,000 m^2 GFA	> 10,000 m^2 GFA	N/A
Hotels / Convention Centres	176 – 3,000 m^2 GFA	3,001 – 7,000 m^2 GFA	1 additional space per m^2
Warehouse/Distribution/ Manufacturing	500 – 1,500 m^2 GFA	1,501 – 5,000 m^2 GFA	1 additional space per 3,000 m^2
Grocery Stores	176 – 1,000 m^2 GFA	1,001 – 3,000 m^2 GFA	1 additional space per 2,000 m^2

ii. A Loading Space shall be a minimum of 3.75 metres in width, 9.0 metres in length, and a minimum vertical clearance of 4.0 metres.

iii. A Loading Space shall have a required setback to any street or highway of a minimum of 6.0 metres.

iv. Any required Loading Spaces shall be provided on the same lot as the principal use, unless an alternative arrangement is approved through Site Plan Control.

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v. Loading Spaces shall be located to the rear or side of the *Building* where possible, and not obstruct pedestrian access, customer parking or fire routes. Loading Spaces are to be designed to avoid conflicts with pedestrian areas, customer parking, and site circulation.

vi. Access to the required Loading Space shall be provided by means of a driveway at least 6.0 metres wide contained within the lot on which the space is located and leading to a street or land located within or adjoining the zone in which the use is located.

5.6 DRIVEWAY AND ENTRANCE WIDTHS

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1. Residential Entrance Widths

(a) The entrance width for a single detached dwelling, semi-detached dwelling, duplex dwellings, townhouse dwelling or a boarding home shall not exceed a maximum width of 7.0 metres or 50% of the lot frontage, whichever is the lesser.

(b) The entrance width for a group of dwellings, including a private road for a plan of *Condominium*, shall be a minimum of 7.5 metres.

(c) No Driveway shall be established closer than 1.0 metre to a side Lot Line, with the exception of abutting Driveways along a common Lot Line if their combined width does not exceed 9.0 metres.

2. Commercial and Industrial Driveways

(a) Access to the required *Parking Space*s and *Parking Area*s shall be provided by means of unobstructed *Driveway*s or passageways at least 3.0 metres for single direction traffic and 6.0 metres for two-way traffic, to a maximum of 9.0 metres.

(b) The *Aisle*s between *Parking Space*s within a *Parking Area* that are two-way aisle width shall have a minimum width of 6.0 metres. If angled parking spaces and/or one-way aisles are being proposed, the following regulations apply:

Parking Angle	**One-Way Aisle Width**
30 degrees	4.0 metres
45 degrees	4.5 metres

60 degrees	5.5 metres

5.7 UNDERGROUND PARKING GARAGES

1. An underground parking garage shall be located in accordance with the following:

Yard	Required Setback
Front Yard	Half of that required for the main B*uilding* or main use
Exterior Side Yard	Half of that required for the main *Building* or main use
Interior Side Yard	Nil
Rear Yard	Nil

2. Despite the Table above, where a zone has a front yard or an exterior side yard of nil, then the required setback for the underground parking garage to the front yard of the exterior side yard may also be nil.

3. Any underground parking garage, or any portion thereof, that is not located under a *Building* shall have its roof a minimum of 0.6 metres below existing grade. This provision shall not apply to a single detached dwelling, semi-detached dwelling or townhouse dwelling.

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5.8 SNOW STORAGE AND MINIMUM PARKING REQUIREMENTS

1. Snow Storage Requirement

   Every *Development* required to provide parking under this By-law shall also provide adequate on-site space for the storage of snow resulting from parking lot and driveway clearing.

2. Exclusion from Parking Count

   Under no circumstances shall areas designated or used for snow storage be counted toward the minimum number of parking spaces required by this By-law.

3. Location and Safety

   Snow storage shall not obstruct any required fire route, emergency access, pedestrian walkway, visibility triangle or barrier-free parking space.

SECTION 6.0 AGRICULTURE AND RURAL ZONES

6.1 AGRICULTURE (A1) ZONE

Within an Agriculture (A1) Zone, no person shall use any land, or erect, locate or use any *Building* or structure for or except such purposes and according to such provisions as may be set out in the following subsections.

All other provisions of this By-law also apply. This Section must be read in conjunction with the additional reference and requirements found in Section 3: Definitions, Section 4: General Provisions and Section 5: Parking Requirements.

a) Permitted Uses

i. All *Agricultural Uses*, including *Intensive Agricultural Uses*,
ii. *Agriculture-Related Uses*
iii. *Bed and Breakfast*
iv. *Dwelling, Additional Unit(s)*
v. *Dwelling, Single Detached*
vi. *Cabin*
vii. Electric Power Facilities
viii. *Equestrian Centre*
ix. Forestry
x. *Greenhouse, Farm*
xi. Home Industry
xii. Institutional Uses including Places of Worship, schools, cemeteries, community halls, public use, airstrips, communication towers and historic sites on Existing Lots
xiii. Livestock Facilities
xiv. Manure, Liquid and Solid Facility
xv. *On-Farm Diversified Use* (associated with an Agricultural Main Use Only)
xvi. Passive and Active Recreational Uses
xvii. Personal Livestock for Non-Farm Use
xviii. *Renewable Energy System*
xix. *Short Term Accommodation*
xx. Wayside pits and quarries (excluding stockpiling of sand/salt mixtures)
xxi. Uses, *Building*s and structures accessory to a permitted use

b) Zone Provisions

Zone Standard	**All Uses**
Minimum Lot Frontage	200.0 metres
Minimum Lot Area	20.0 hectares

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Maximum Lot Coverage	5%
Minimum Front Yard (m)	30.0
Minimum Exterior Yard (m)	20.0
Minimum Interior Yard (m)	15.0
Minimum Rear Yard (m)	15.0
Maximum *Height* (m)	11.0
Maximum Lot Coverage for Outdoor Storage for On-Farm Diversified Uses	250 square metres

c) Special Provisions for Lots Having Less than 1 Hectares of Lot Area

All existing lots of record as of the date of passage of this By-law, within the A1 Zone with lot areas less than 1.0 hectare, shall comply with the following provisions:

Permitted Uses:

i. *Bed and Breakfast*
ii. Backyard Hens
iii. *Cabin*
iv. Dwelling, Additional Unit(s)
v. Dwelling, Single Detached
vi. Personal Livestock for Non-Farm Use
vii. Home Business
viii. Uses, *Buildings* and structures accessory to a permitted use

Zone Standard	**Dwellings & structures accessory thereto**
Minimum Lot Frontage	100.0 metres
Minimum Lot Area	0.8 hectares
Maximum Lot Coverage	10%
Minimum Front Yard (m)	17.0
Minimum Exterior Yard (m)	10.0
Minimum Interior Yard (m)	6.0
Minimum Rear Yard (m)	15.0
Maximum *Height* (m)	11.0

6.2 RESTRICTED AGRICULTURE (A2) ZONE

The uses and provisions of the "Agriculture (A2)" Zone detailed in Section 6.1 apply to all lands zoned Restricted Agriculture, except that intensive agricultural operations are not permitted.

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6.3 RURAL (RU) ZONE

Within a Rural (RU) Zone, no person shall use any land, or erect, locate or use any *Building* or structure for or except such purposes and according to such provisions as may be set out in the following subsections.

All other provisions of this By-law also apply. This Section must be read in conjunction with the additional reference and requirements found in Section 3: Definitions, Section 4: General Provisions and Section 5: Parking Requirements.

a) Permitted Uses

i. All *Agricultural Uses*, excluding *Intensive Agricultural Uses*
ii. Agriculture-Related Uses
iii. *Bed and Breakfast*
iv. Bunkie
v. Cabin
vi. Conservation Uses
vii. Dwelling, Additional Residential Unit(s)
viii. Dwelling, Single Detached
ix. Electric Power Facilities
x. Equestrian Centre
xi. Forestry
xii. Golf Course
xiii. Greenhouse, Farm
xiv. Home Business
xv. Home Industry
xvi. Institutional Uses including churches, schools, cemeteries, community halls, public use, airstrips, communication towers and historic sites
xvii. Kennel
xviii. Livestock Facilities
xix. On-Farm Diversified Use (Associated with Agricultural Main Use Only)
xx. Personal Livestock for Non-Farm Use
xxi. Public Works Yard
xxii. Passive and Active
xxiii. Recreational Uses
xxiv. Renewable Energy System
xxv. Short Term Accommodation
xxvi. Wayside pits and quarries (excluding stockpiling of sand/salt mixtures)
xxvii. Uses, *Building*s and structures accessory to a permitted use

b) Zone Provisions

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Zone Standard	All Uses
Minimum Lot Frontage	150.0 metres
Minimum Lot Area	20.0 hectares
Maximum Lot Coverage	10%
Minimum Front Yard (m)	30.0
Minimum Exterior Yard (m)	20.0
/*Minimum Interior Yard* (m)	15.0
Minimum Rear Yard (m)	15.0
Maximum *Height* (m)	11.0
Maximum Outdoor Storage for On-Farm Diversified Uses	250 square metres

c) Special Provisions for Lots Having Less than 1 Hectare of Lot Area

All existing lots of record as of the date of passage of this By-law, within the Rural (RU) Zone with lot areas less than 1 hectare, shall comply with the following provisions:

Permitted Uses:

i. Backyard Hens
ii. *Bed and Breakfast*
iii. *Cabin*
iv. Dwelling, Additional Unit(s)
v. Dwelling, Single Detached
vi. Home Business
vii. Personal Livestock for Non-Farm Use
viii. Uses, *Building*s and structures accessory to a permitted use

Zone Standard	Permitted Uses
Minimum Lot Frontage	100.0 metres
Minimum Lot Area	0.8 hectares
Maximum Lot Coverage	10%
Minimum Front Yard (m)	17.0
Minimum Exterior Yard (m)	10.0
Minimum Interior Yard (m)	6.0
Minimum Rear Yard (m)	15.0
Maximum *Height* (m)	11.0

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RURAL RESIDENTIAL (RUR) ZONE

Within a Rural Residential (RUR) Zone, no person shall use any land, or erect, locate or use any *building* or structure for or except such purposes and according to such provisions as may be set out in the following subsections.

All other provisions of this By-law also apply. This Section must be read in conjunction with the additional reference and requirements found in Section 2.0 Definitions and Section 4.0 General Provisions.

a) Permitted Uses

i. Backyard Hens
ii. *Bed and Breakfast*
iii. Bunkie
iv. Cabin
v. Dwelling, Single Detached
vi. Dwelling, Additional Residential Unit(s)
vii. Home business
viii. Home Industry
ix. Personal Livestock for Non-Farm Use
x. Short Term Accommodation
xi. Uses, *Building*s and structures accessory to a permitted use

b) Zone Provisions

Zone Standard	**Permitted Uses**
Minimum Lot Frontage	100.0 metres
Minimum Lot Area	0.8 hectares
Maximum Lot Coverage	10%
Minimum Front Yard (m)	17.0
Minimum Exterior Yard (m)	10.0
Minimum Interior Yard (m)	6.0
Minimum Rear Yard (m)	15.0
Maximum *Height* (m)	11.0

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SECTION 7.0 RESIDENTIAL ZONES

Within a Residential (R) Zone, the Residential Multiple (RM) Zone and the Residential Shoreline (RS) Zone, no person shall use any land, or erect, locate or use any *Building* or structure for or except such purposes and according to such provisions as may be set out in the following sub-sections.

All other provisions of this By-law also apply. This Section must be read in conjunction with the additional reference and requirements found in Section 3: Definitions, Section 4: General Provisions and Section 5: Parking Requirements.

7.1 RESIDENTIAL (R) ZONE

a) Permitted Uses

i. Backyard Hens
ii. Bed and Breakfast
iii. Dwelling, Additional Residential Unit(s)
iv. Dwelling, Duplex
v. Dwelling, Semi-Detached
vi. Dwelling, Single Detached
vii. Home Business
viii. Short Term Accommodation
ix. Dwelling, Triplex
x. Urban Horticulture
xi. Uses, *Building*s and structures accessory to a permitted use

b) Zone Provisions

Zone Standard	**Full Service**	**Municipal Sanitary Only**	**Municipal Water Only**	**Private Services**
Minimum Lot Frontage (m) all uses semi-detached or triplex stacked side-by-side	 10.0 8.0 per unit	 20.0 10.0 per unit	 30.0 18.0 per unit	 30.0 18.0 per unit
Minimum Lot Area (sq. m.) - all uses	 300 per unit	 1,400 600 per unit	 4,000 Not permitted	 4,000 Not permitted

- semi-detached or triplex stacked side-by-side				
Maximum Lot Coverage	45%	45%	30%	30%
Minimum Front Yard (m)	6.0	6.0	7.5	7.5
Minimum Exterior Yard (m)	3.0	3.0	6.0	6.0
Minimum Interior Yard (m)	1.5	1.5	3.0	3.0
Minimum Rear Yard (m)	7.0	7.0	9.0	9.0
Maximum *Height* (m)	11.0	11.0	11.0	11.0

c) Notwithstanding the interior side yard setback requirements above, the common wall of a semi-detached dwelling, duplex, triplex or fourplex may be centered on the mutual lot line.

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7.2 RESIDENTIAL MULTIPLE (RM) ZONE

a) Permitted Uses

i. Backyard Hens
ii. Dwelling, Apartment
iii. Dwelling, Group
iv. Dwelling, Rooming House
v. Dwelling, Townhouse
vi. Dwelling, Fourplex
vii. Home Business
viii. Short Term Accommodation
ix. Urban Horticulture
x. Uses, *Building*s and structures accessory to a permitted use

b) Zone Provisions

Zone Standard	**Fourplex & Townhouse**	**Apartment**
Minimum Lot Frontage (m)	6.0 per unit	30.0
Minimum Lot Area (sq. m.)	500	1,200
Maximum Lot Coverage	50%	60%
Minimum Front Yard (m)	6.0	7.0
Minimum Exterior Yard (m)	3.0	6.0
Minimum Interior Yard (m)	1.5	3.0

Minimum Rear Yard (m)	7.0	6.0
Maximum *Height* (m)	11.0	22.0

c) Special Provisions

i. Notwithstanding the interior side yard setback requirements above, the common wall of a townhouse may be centered on the mutual lot line.

ii. The maximum number of attached townhouses permitted in a row is eight (8).

iii. The minimum number of attached townhouses permitted in a row is four (4).

iv. A maximum density of townhouse or apartment *Development* is 40 units per hectare.

v. Where *Development* is proposed by Plan of Condominium or rental by Site Plan Control Approval, the following additional standards apply:

1. A minimum outdoor amenity area of 15.0 square metres per unit in consolidated form is required.
2. Townhouse units require a minimum driveway length of 6.0 metres

vi. A minimum outdoor amenity area of 5 square metres per *Dwelling Unit* shall be provided on a *Lot* where an *Apartment Dwelling* is located except where the *Lot* directly abuts parkland owned by the *Municipality*.

vii. Site Plan Control

All uses and *Development*s involving more than ten (10) dwelling units, or between six (6) and ten (10) units and the parcel of land is located within 120.0 metres of a wetland, lake, or river, within this zone shall be subject to Site Plan Control, in accordance with the provisions of the Planning Act and the applicable Site Plan Control By-law of the Municipality. No *Development*, redevelopment, or expansion of any *Building* or structure shall proceed until a Site Plan Control Agreement has been executed to the satisfaction of the Municipality. Such agreement shall address, but is not limited to, matters related to site design, access, servicing, drainage, landscaping, buffering, lighting, parking, and environmental protection to ensure compatibility with surrounding land uses and compliance with applicable municipal and provincial policies.

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7.3 RESIDENTIAL SHORELINE (RS) ZONE

a) Permitted Uses

i. Backyard Hens
ii. Dwelling, Single Detached
iii. Additional Dwelling Units, Maximum One (1)
iv. *Bed and Breakfast*
v. Cabin
vi. Bunkie
vii. Home Business
viii. Short Term Accommodation
ix. Urban Horticulture
x. Uses, *Building*s and structures accessory to a permitted use

b) Zone Provisions

Zone Standard	**Permitted Uses**
Minimum Lot Frontage (m)	30.0
Minimum Lot Area (sq. m.)	4,000
Maximum Lot Coverage	25%
Minimum Front Yard (m)	10.0
Minimum Exterior Yard (m)	3.0
Minimum Interior Yard (m)	2.0
Minimum Rear Yard (m)	30.0 from high water mark or 9.0 metres from rear property line, whichever is greater
Maximum *Height* (m)	11.0

c) Special Provisions

i. If on island, permitted uses shall be limited only to recreational uses.

ii. Prior to the issuance of any *Building* permits for properties zoned Residential Shoreline (RS), the owner must provide confirmation that the septic system servicing the property conforms to current standards.

iii. Notwithstanding the 30 metre setback requirement from the high water mark as defined above, where a *Building* or structure has legally been erected prior to the passage of this By-law, and which does not comply with the 30 metre

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setback requirement, such *Building* or structure may be enlarged (including the construction of a *Basement*) to dimensions which equal the width of the existing *Building* or structure, and which is proposed to be situated away from the lake but within the 30 metre setback, subject to the following:

1. All other provisions of this By-law are complied with;
2. Determination of Hazard Lands in consultation with the Conservation Authority;
3. Such enlargement shall increase the height of the existing *Building* a maximum of 0.9 metres (3 metres) from the highest point of the peak;
4. Such enlargement shall be located immediately in-line with and abutting the existing *Building* or structure.

iv. For Residential Shoreline (RS) lots, the front yard is defined as the lot line abutting the public or private road, and the rear yard is that portion of the property abutting the lake. Where access is obtained over a private road, refer to Section 4.2 of this By-law.

v. Site Plan Control

All uses and *Developments* within this zone shall be subject to Site Plan Control, in accordance with the provisions of the Planning Act and the applicable Site Plan Control By-law of the Municipality. No *Development*, redevelopment, or expansion of any *Building* or structure shall proceed until a Site Plan Control Agreement has been executed to the satisfaction of the Municipality. Such agreement shall address, but is not limited to, matters related to site design, access, servicing, drainage, landscaping, buffering, lighting, parking, and environmental protection to ensure compatibility with surrounding land uses and compliance with applicable municipal and provincial policies.

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SECTION 8.0 COMMERCIAL ZONES

Within a Downtown Commercial (C1) Zone and Highway and Service Commercial (C2) and Mixed-Use Commercial (C3) Zone, no person shall use any land, or erect, locate or use any *Building* or structure for or except such purposes and according to such provisions as may be set out in the following sub- sections.

All other provisions of this By-law also apply. This Section must be read in conjunction with the additional reference and requirements found in Section 3: Definitions, Section 4: General Provisions and Section 5: Parking Requirements.

8.1 DOWNTOWN COMMERCIAL (C1) ZONE

1. Permitted Uses

i. Arena
ii. Art Gallery
iii. Assembly Hall
iv. Bakery
v. Banquet Hall
vi. Brewery, Micro
vii. Clinic, Medical or Veterinary
viii. Club
ix. Convenience Store
x. Community Centre
xi. Conference Centre
xii. Dry Cleaning Establishment
xiii. Dwelling Units, above or behind main use only
xiv. Farmer's Market
xv. Financial institutions
xvi. Fitness Facility
xvii. Funeral Home
xviii. Grocery Store
xix. Hotel or Motel
xx. Laundry Shop/Establishment
xxi. Library
xxii. Motor vehicle sales and service establishment
xxiii. Museum
xxiv. Office, Business or Professional
xxv. Park
xxvi. Parking Garage
xxvii. Personal Services

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xxviii. Place of Entertainment
xxix. Place of Worship
xxx. Post Office
xxxi. Private School
xxxii. Public School
xxxiii. Refreshment Vehicle (Accessory)
xxxiv. Retail Store
xxxv. Restaurant
xxxvi. Service Shop
xxxvii. Urban Horticulture
xxxviii. Uses, *Building*s and structures accessory to a permitted use

2. Zone Provisions

Zone Standard	**Full Service**	**Municipal Sanitary Only**	**Municipal Water Only**	**Private Services**
Minimum Lot Frontage (m)	4.5	4.5	30.0	30.0
Minimum Lot Area (sq. m.)	50	250	3,000	3,000
Maximum Lot Coverage	80%	80%	25%	15%
Minimum Front Yard (m)	0.6	0.6	0.6	0.6
Maximum Front Yard (m)	1.5	1.5	N/A	N/A
Minimum Exterior Yard (m)	3.0	3.0	3.0	3.0
Minimum Interior Yard (m)	0.0	0.0	3.0	3.0
Minimum Rear Yard (m)	3.0	3.0	7.0	7.0
Maximum *Height* (m)	22.0	22.0	22.0	22.0
Minimum *Height* (m)	7.5	7.5	7.5	7.5

3. Special Provision for Dwelling Units located in a Non-Residential Building

Dwelling units may be located within a non-residential *Building* in the C1 Zone provided that the dwelling unit is located above or behind a *Commercial* or institutional use which has frontage. The dwelling unit shall have a separated access from the *Commercial* portion of the non-residential *Building*.

8.2 HIGHWAY AND SERVICE COMMERCIAL ZONE (C2) ZONE

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a) Permitted Uses

i. Arena
ii. Assembly Hall
iii. Bakery
iv. Banquet Hall
v. Building Supply Establishment
vi. Bulk Fuel Sales Establishment
vii. Brewery
viii. Clinics, Medical or Veterinary
ix. Club
x. Convenience Store
xi. Community Centre
xii. Conference Centre
xiii. Dwelling, Additional Residential Unit (Maximum 1)
xiv. Dry Cleaning Establishment
xv. Farmer's Market
xvi. Farm Supply Outlet
xvii. Farm Produce Outlet
xviii. Financial Institutions
xix. Fitness Facility
xx. Food Catering Shop
xxi. Funeral Home
xxii. Gas Station
xxiii. Greenhouse
xxiv. Grocery Store
xxv. Horticultural Nurseries
xxvi. Hotel or Motel
xxvii. Kennel
xxviii. Laundry Shop/Establishment
xxix. Motor Vehicle Sales and Service Establishment
xxx. Motor Vehicle Service Station
xxxi. Office, Business or Professional
xxxii. Parking Garage
xxxiii. Passive and Active Recreational Uses
xxxiv. Personal Services
xxxv. Place of Entertainment
xxxvi. Place of Worship
xxxvii. Post Office
xxxviii. Private School
xxxix. Public School
xl. Refreshment Vehicle (Accessory)
xli. Restaurant
xlii. Retail Store
xliii. Service Shop
xliv. Shopping Centre
xlv. Urban Horticulture
xlvi. Uses, *Building*s and structures accessory to a permitted use

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b) Zone Provisions

Zone Standard	**Full Service**	**Municipal Sanitary Only**	**Municipal Water Only**	**Private Services**
Minimum Lot Frontage (m)	15.0	15.0	30.0	30.0
Minimum Lot Area (sq. m.)	1,000.0	1,000.0	3,000.0	3,000.0
Maximum Lot Coverage	50%	50%	25%	15%
Minimum Front Yard (m)	9.0	9.0	15.0	15.0
Minimum Exterior Yard (m)	6.0	6.0	6.0	6.0
Minimum Interior Yard (m)	5.0	5.0	5.0	5.0
Minimum Rear Yard (m)	9.0	9.0	9.0	9.0
Maximum *Height* (m)	11.0	11.0	11.0	11.0

c) Special Provisions

i. Notwithstanding the setback requirements of Section 8.2, the minimum setback from an abutting residential zone shall be 6.0 metres, or the amount set out in the Table in Section 8.2, whichever is greater.

ii. Outdoor storage shall be prohibited in any yard adjacent to a residential zone.

iii. Any residential use permitted in Section 8.2 must be accessory to the principal *Commercial* use on the property.

iv. Site Plan Control

All uses and *Development*s within this zone shall be subject to Site Plan Control, in accordance with the provisions of the Planning Act and the applicable Site Plan Control By-law of the Municipality. No *Development*, redevelopment, or expansion of any *Building* or structure shall proceed until a Site Plan Control Agreement has been executed to the satisfaction of the Municipality. Such agreement shall address, but is not limited to, matters related to site design, access, servicing, drainage, landscaping, buffering, lighting, parking, and environmental protection to ensure compatibility with

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surrounding land uses and compliance with applicable municipal and provincial policies.

8.3 MIXED USE COMMERCIAL (C3) ZONE

a) Permitted Uses

i. Arena
ii. Assembly Hall
iii. Bakery
iv. Banquet Hall
v. Building Supply Establishment
vi. Brewery
vii. Clinics, Medical or Veterinary
viii. Club
ix. Convenience Store
x. Community Centre
xi. Conference Centre
xii. Dry Cleaning Establishment
xiii. Dwelling, Dwelling Units
xiv. Dwelling, Apartment
xv. Financial institutions
xvi. Fitness Facility
xvii. Funeral Home
xviii. Hotel or Motel
xix. Gas Station
xx. Grocery Store
xxi. Laundry Shop/Establishment
xxii. Long-Term Care Facility
xxiii. Motor Vehicle Sales and Service Establishment
xxiv. Motor Vehicle Service Station
xxv. Office, Business or Professional
xxvi. Parking Garage
xxvii. Passive and Active Recreational Uses
xxviii. Personal Service
xxix. Place of Entertainment
xxx. Place of Worship
xxxi. Post Office
xxxii. Private School
xxxiii. Public School
xxxiv. Refreshment Vehicle (Accessory)
xxxv. Restaurant
xxxvi. Retail Store
xxxvii. Retirement Home
xxxviii. Service Shop
xxxix. Storage Facility

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xl. Urban Horticulture
xli. Uses, *Building*s and structures accessory to a permitted use

b) Zone Provisions

Zone Standard	**Full Service**	**Municipal Sanitary Only**	**Municipal Water Only**	**Private Services**
Minimum Lot Frontage (m)	15.0	15.0	30.0	30.0
Minimum Lot Area (sq. m.)	1,000.0	1,000.0	3,000.0	3,000.0
Maximum Lot Coverage	50%	50%	25%	15%
Minimum Front Yard (m)	9.0	9.0	15.0	15.0
Minimum Exterior Yard (m)	6.0	6.0	6.0	6.0
Minimum Interior Yard (m)	5.0	5.0	5.0	5.0
Minimum Rear Yard (m)	9.0	9.0	9.0	9.0
Maximum *Height* (m)	20.0	20.0	20.0	20.0

c) Special Provisions

i. Notwithstanding the setback requirements of Section 8.3, the minimum setback from an abutting residential zone shall be 6.0 metres, or the amount set out in the Table in Section 8.3, whichever is greater.

ii. Outdoor storage shall be prohibited in any yard adjacent to a residential zone.

iii. The dwelling unit shall have a separated access from the *Commercial* portion of the non-residential *Building*. A dwelling unit and the *Commercial* portion may share a common hallway, vestibule or similar space.

iv. Site Plan Control

All uses and *Development*s within this zone shall be subject to Site Plan Control, in accordance with the provisions of the Planning Act and the applicable Site Plan Control By-law of the Municipality. No *Development*, redevelopment, or expansion of any *Building* or structure shall proceed until a Site Plan Control Agreement has been executed to the satisfaction of the Municipality. Such agreement shall address, but is not limited to, matters related to site design, access, servicing, drainage, landscaping, buffering,

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lighting, parking, and environmental protection to ensure compatibility with surrounding land uses and compliance with applicable municipal and provincial policies.

SECTION 9.0 EMPLOYMENT ZONES

Within a Light Industrial (M1) Zone, Heavy Industrial (M2) Zone, Extractive Industrial (MEX) Zone, and Space Extensive Industrial and Commercial (MSX) Zone no person shall use any land, or erect, locate or use any *Building* or structure for or except such purposes and according to such provisions as may be set out in the following sub-sections.

All other provisions of this By-law also apply. This Section must be read in conjunction with the additional reference and requirements found in Section 3: Definitions, Section 4: General Provisions and Section 5: Parking Requirements.

9.1 LIGHT INDUSTRIAL (M1) ZONE:

a) Permitted Uses

i. Assembly
ii. Brewery
iii. Building Supply Establishment
iv. Contractor's Yard
v. Clinics, Medical or Veterinary
vi. Dwelling, Additional Residential Unit (maximum 1)
vii. Equipment Sales and Rentals
viii. Farm Equipment Repair Shop
ix. Fuel Storage Tank
x. Gas Station
xi. Kennel
xii. Metal Works Shop
xiii. Motor Vehicle Sales and Service Establishment
xiv. Motor Vehicle Service Station
xv. Office, Business or Professional
xvi. Outdoor Display Area
xvii. Public Works Yard
xviii. Refreshment Vehicle (Accessory)
xix. Repairing
xx. Salvage Yard
xxi. Storage Facility
xxii. Transportation Terminal
xxiii. Warehousing
xxiv. Uses, *Building*s and structures accessory to a permitted use

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b) Zone Provisions

Zone Standards	**Full Services**	**Municipal Sanitary Only**	**Municipal Water Only**	**Private Services**
Minimum Lot Frontage (m)	30.0	30.0	60.0	60.0
Minimum Lot Area (sq. m.)	1,000.0	2,000.0	8,000.0	8,000.0
Maximum Lot Coverage	50 %	50 %	35 %	25 %
Minimum Front Yard Setback (m)	15.0	15.0	15.0	15.0
Minimum Interior Side Yard Setback (m)	7.5	7.5	7.5	7.5
Minimum Exterior Side Yard Setback (m)	7.5	12.0	12.0	12.0
Minimum Rear Yard Setback (m)	7.5	7.5	15.0	15.0
Maximum Height (m)	11.0	11.0	11.0	11.0

c) Special Provisions

i. Notwithstanding the setback requirements of Section 9.1(b), the minimum setback from an abutting residential zone shall be 20.0 metres, or the amount set out in the Table in Section 9.1.2, whichever is greater.

ii. Notwithstanding the setback requirements of Section 9.1(b), increased minimum setbacks may be required as defined in the Ministry of the Environment Guideline D-6 (Compatibility Between Industrial Facilities and Sensitive Land Uses).

iii. Outdoor storage shall be prohibited in any yard adjacent to a residential zone.

iv. Any residential use permitted in Section 9.1(b), must be accessory to the principal *Commercial* use on the property.

v. Site Plan Control

All uses and *Development*s within this zone shall be subject to Site Plan Control, in accordance with the provisions of the Planning Act and the applicable Site Plan Control By-law of the Municipality. No *Development*, redevelopment, or expansion of any *Building* or structure shall proceed until a Site Plan Control Agreement has been executed to the satisfaction of the Municipality. Such agreement shall address, but is not limited to, matters

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related to site design, access, servicing, drainage, landscaping, buffering, lighting, parking, and environmental protection to ensure compatibility with surrounding land uses and compliance with applicable municipal and provincial policies.

9.2 HEAVY INDUSTRIAL (M2) ZONE:

a) Permitted Uses

i. All permitted uses in Light Industrial (M1)
ii. Agricultural Produce or Livestock Terminals
iii. Feed Mill or Grain Elevators
iv. Food Processing Facility
v. Fuel Distribution Depots
vi. Manufacturing
vii. Metal Works Shop
viii. Motor Vehicle Body Shop
ix. Public Works Uses
x. Processing Plant
xi. Recycling Depot
xii. Salvage Yard
xiii. Storage Facility
xiv. Uses, *Building*s and structures accessory to a permitted use

b) Zone Provisions

Zone Standards	**All Uses**
Minimum Lot Frontage (m)	60.0
Minimum Lot Area (sq. m)	8,000.0
Maximum Lot Coverage	20 %
Minimum Front Yard Setback (m)	15.0
Minimum Interior Side Yard Setback (m)	7.5
Minimum Exterior Side Yard Setback (m)	7.5
Minimum Rear Yard Setback (m)	7.5
Maximum Height (m)	7.5

c) Special Provisions

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i. Notwithstanding the setback requirements of Section 9.1(b), the minimum setback from an abutting residential zone shall be 20.0 metres, or the amount set out in the Table in Section 9.1(b), whichever is greater.

ii. Outdoor storage shall be prohibited in any yard adjacent to a residential zone.

iii. Notwithstanding the setback requirements of Section 9.1(b), increased minimum setbacks may be required as defined in the Ministry of the Environment Guideline D-6 (Compatibility Between Industrial Facilities and Sensitive Land Uses).

iv. Site Plan Control

All uses and *Developments* within this zone shall be subject to Site Plan Control, in accordance with the provisions of the Planning Act and the applicable Site Plan Control By-law of the Municipality. No *Development*, redevelopment, or expansion of any *Building* or structure shall proceed until a Site Plan Control Agreement has been executed to the satisfaction of the Municipality. Such agreement shall address, but is not limited to, matters related to site design, access, servicing, drainage, landscaping, buffering, lighting, parking, and environmental protection to ensure compatibility with surrounding land uses and compliance with applicable municipal and provincial policies.

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9.3 EXTRACTIVE INDUSTRIAL (MEX) ZONE

a) Permitted Uses

i. Aggregate extraction and accessory and incidental uses such as crushing, screening, blending, washing, stockpiling and recycling, all of which occur above the water table.
ii. Agriculture
iii. Forestry
iv. Wildlife and fisheries management
v. Asphalt Plant
vi. Concrete Plant
vii. Portable Asphalt Plant and Wayside Pit and Quarry
viii. Pit and Quarry
ix. Uses, *Buildings* and structures accessory to a permitted use

b) Zone Provisions

Zone Standards	**All Uses**
Minimum Lot Frontage (m)	100.0
Minimum Lot Area (sq. m.)	No Minimum
Maximum Lot Coverage	10 %
Minimum Front Yard Setback (m)	30.0
Minimum Interior Side Yard Setback (m)	30.0
Minimum Exterior Side Yard Setback (m)	30.0
Minimum Rear Yard Setback (m)	30.0
Maximum Height (m)	8.5

c) Special Provisions

i. Notwithstanding the setback requirements of Section 9.3(b), agricultural *Building*s and agricultural *Accessory Buildings and Structures* require a minimum front yard setback of 55.0 metres.

ii. Site Plan Control

All uses and *Development*s within this zone shall be subject to Site Plan Control, in accordance with the provisions of the Planning Act and the applicable Site Plan Control By-law of the Municipality. No *Development*, redevelopment, or expansion of any *Building* or structure shall proceed until a Site Plan Control Agreement has been executed to the satisfaction of the Municipality. Such agreement shall address, but is not limited to, matters related to site design, access, servicing, drainage, landscaping, buffering, lighting, parking, and environmental protection to ensure compatibility with surrounding land uses and compliance with applicable municipal and provincial policies.

9.4 SPACE EXTENSIVE COMMERCIAL AND INDUSTRIAL (MSX) ZONE

a) Permitted Uses

i. *Agricultural Bulk Sales Establishment*
ii. Agricultural Produce and Livestock Terminals
iii. Building Supply Establishment
iv. Bulk Fuel Sales Establishment
v. Dry Manufacturing Plants, including assembly, repair and storage services
vi. Equipment Sales and Rentals

vii. Farm Equipment Repair Shop
viii. Feed Mill or Grain Elevators
ix. Horticultural Nurseries
x. Motor Vehicle Service Station
xi. Recreational Vehicle Sales and Services
xii. Sawmills
xiii. Transport Terminals
xiv. Warehouse
xv. Wholesale
xvi. Uses, *Building*s and structures accessory to a permitted use

b) Zone Provisions

Zone Standards	**All Uses**
Minimum Lot Frontage (m)	75.0
Minimum Lot Area (sq. m)	20,000.0
Maximum Lot Coverage	20 %
Minimum Front Yard Setback (m)	20.0
Minimum Interior Side Yard Setback (m)	15.0
Minimum Exterior Side Yard Setback (m)	20.0
Minimum Rear Yard Setback (m)	20.0
Maximum Height (m)	11.0

c) Special Provisions

i. Notwithstanding the setback requirements of Section 9.4(b), increased minimum setbacks may be required as defined in the Ministry of the Environment Guideline D-6 (Compatibility Between Industrial Facilities and Sensitive Land Uses).

ii. Site Plan Control

All uses and *Development*s within this zone shall be subject to Site Plan Control, in accordance with the provisions of the Planning Act and the applicable Site Plan Control By-law of the Municipality. No *Development*, redevelopment, or expansion of any *Building* or structure shall proceed until a Site Plan Control Agreement has been executed to the satisfaction of the Municipality. Such agreement shall address, but is not limited to, matters related to site design, access, servicing, drainage, landscaping, buffering, lighting, parking, and environmental protection to ensure compatibility with

surrounding land uses and compliance with applicable municipal and provincial policies.

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SECTION 10.0 INSTITUTIONAL ZONE

Within an Institutional (I) Zone, no person shall use any land, or erect, locate or use any *Building* or structure for or except such purposes and according to such provisions as may be set out in the following sub-sections.

All other provisions of this By-law also apply. This Section must be read in conjunction with the additional reference and requirements found in Section 3: Definitions, Section 4: General Provisions and Section 5: Parking Requirements.

1. Permitted Uses

   i. Arena
   ii. Assembly Hall
   iii. Cemetery
   iv. Child Care Centre
   v. Clinics, Medical or Veterinary
   vi. Club
   vii. Community Centre
   viii. Emergency Service Facility
   ix. Funeral Home
   x. Group home, Dwelling
   xi. Hospital
   xii. Library
   xiii. Long Term Care Facility
   xiv. Place of Worship
   xv. Private School
   xvi. Public School
   xvii. Manse (Maximum 1)
   xviii. Museum
   xix. Nursery
   xx. Nursing Home
   xxi. Retirement Home
   xxii. School, Commercial Private and Public
   xxiii. Urban Horticulture
   xxiv. Uses, *Building*s and structures accessory to a permitted use

2. Zone Provisions

	Full Services	Municipal Sanitary Only	Municipal Water Only	Private Services

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Minimum Lot Frontage	15 m	15 m	30 m	30 m
Minimum Lot Area	550 m^2	1,000 m^2	3,000 m^2	3,000 m^2
Maximum Lot Coverage	50 %	50 %	25 %	20 %
Minimum Front Yard Setback	7.5 m	7.5 m	15 m	15 m
Minimum Interior Side Yard Setback	6 m	6 m	6 m	6 m
Minimum Exterior Side Yard Setback	6 m	6 m	9 m	15 m
Minimum Rear Yard Setback	7.5 m	7.5 m	12 m	12 m
Maximum Height	20 m	20 m	20 m	20 m

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Special Provisions:

i. Site Plan Control

All uses and *Developments* within this zone shall be subject to Site Plan Control, in accordance with the provisions of the Planning Act and the applicable Site Plan Control By-law of the Municipality. No *Development*, redevelopment, or expansion of any *Building* or structure shall proceed until a Site Plan Control Agreement has been executed to the satisfaction of the Municipality. Such agreement shall address, but is not limited to, matters related to site design, access, servicing, drainage, landscaping, buffering, lighting, parking, and environmental protection to ensure compatibility with surrounding land uses and compliance with applicable municipal and provincial policies.

SECTION 11.0 FUTURE DEVELOPMENT ZONE

Within a Future Development (D) Zone, no person shall use any land, or erect, locate or use any *Building* or structure for or except such purposes and according to such provisions as may be set out in the following sub-sections.

All other provisions of this By-law also apply. This Section must be read in conjunction with the additional reference and requirements found in Section 3: Definitions, Section 4: General Provisions and Section 5: Parking Requirements.

1. Permitted Uses

   i. One Single Detached Dwelling
   ii. Uses legally existing on the date of adoption of the Zoning By-law
   iii. Uses, *Building*s and structures accessory to a permitted use

   No other as-of-right uses are permitted in this zone.

2. Zone Provisions

	Permitted Uses
Minimum Lot Frontage	Existing on the date of adoption of this By-law
Minimum Lot Area	Existing on the date of adoption of this By-law
Maximum Lot Coverage	30 %
Minimum Front Yard Setback	7.5 m
Minimum Interior Side Yard Setback	6.0 m
Minimum Exterior Side Yard Setback	6.0 m
Minimum Rear Yard Setback	7.5 m
Maximum Height	11.0 m

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SECTION 12.0 HAZARD ZONE

Within a Hazard (H) Zone, no person shall use any land, or erect, locate or use any *Building* or structure for or except such purposes and according to such provisions as may be set out in the following sub-sections.

All other provisions of this By-law also apply. This Section must be read in conjunction with the additional reference and requirements found in Section 3: Definitions, Section 4: General Provisions and Section 5: Parking Requirements.

1. Permitted Uses

   i. Forestry
   ii. Flood and erosion/sediment control structures
   iii. Non-Intensive Agriculture
   iv. Passive Recreational Uses
   v. Uses connected with the conservation of water, soil, wildlife and other natural resources
   vi. Minor additions, non-habitable accessory structures, conversions and replacement of existing buildings and similar uses associated with a legally existing use, where exempt or permitted by the applicable Conservation Authority.

2. Zone Provisions

   a) New *Development* or construction requiring access through Hazard lands must meet the provisions for safe access in this By-law and may require a permit from the appropriate Conservation Authority.

   b) Development and site alteration is not permitted unless for flood and erosion control structures approved by the Conservation Authority.

   c) The Hazard (H) Zone boundaries identified on the Schedules to this By-law are intended to generally identify areas of existing or potential natural hazards. Notwithstanding Section 2.4, the boundaries of the Hazard (H) Zone are subject to minor changes without formal amendment to this By-law or Schedules to this By-law when approved by the appropriate approval authority (i.e. Municipality, County, Conservation Authority, Niagara Escarpment Commission). This may occur where detailed resources mapping and/or site inspection results in a minor re-interpretation of the limits of the Hazard zone boundary.

      The word 'minor' in the context of this Section is intended to represent a technical exercise of reviewing a site-specific property in greater detail than was undertaken as part of the preparation of this By-law. A minor adjustment must maintain the intent

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of the Hazard zone as established in this By-law. Changes to the Hazard Zone boundary shall be incorporated in subsequent consolidations of this By-law.

SECTION 13.0 WETLAND ZONE

Within a Wetland (W) Zone, no person shall use any land, or erect, locate or use any *Building* or structure for or except such purposes and according to such provisions as may be set out in the following sub-sections.

All other provisions of this By-law also apply. This Section must be read in conjunction with the additional reference and requirements found in S Section 3: Definitions, Section 4: General Provisions and Section 5: Parking Requirements.

1. Permitted Uses

   a) Forestry in the form of reforestation and regeneration, excluding *Commercial* logging and managed woodlots
   b) Uses connected with the conservation of water, soil, wildlife and other natural resources.

2. Zone Provisions

   a) Development and site alteration is not permitted except for structures associated with the conservation or flood and erosion control and approved by the Conservation Authority.

SECTION 14.0 OPEN SPACE ZONE

Within an Open Space (OS) Zone, no person shall use any land, or erect, locate or use any *Building* or structure for or except such purposes and according to such provisions as may be set out in the following sub-sections.

All other provisions of this By-law also apply. This Section must be read in conjunction with the additional reference and requirements found in Section 3: Definitions, Section 4: General Provisions and Section 5: Parking Requirements.

1. Permitted Uses

   i. Conservation Uses
   ii. Forestry
   iii. Park
   iv. Playground

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v. Passive and Active Recreational Uses
vi. Stormwater Management
vii. Urban Horticulture

2. Zone Provisions

Zone Standard	All Uses
Minimum Lot Frontage	20 m
Minimum Lot Area	(no minimum)
Maximum Lot Coverage	5 %
Minimum Front Yard Setback	6 m
Minimum Interior Side Yard Setback	6 m
Minimum Exterior Side Yard Setback	6 m
Minimum Rear Yard Setback	6 m
Maximum Height	11 m

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SECTION 15.0 RECREATIONAL RESORT ZONE

This zone is intended to be for land that is within the Niagara Escarpment Plan Area and is subject to the Niagara Escarpment Plan (NEP) but is not within the Development Control of the Minister or his delegates under the Niagara Escarpment Planning and Development Act.

Within a Recreational Resort (REC) Zone, no person shall use any land, or erect, locate or use any *Building* or structure for or except such purposes and according to such provisions as may be set out in the following sub-sections.

All other provisions of this By-law also apply. This Section must be read in conjunction with the additional reference and requirements found in Section 3: Definitions, Section 4: General Provisions and Section 5: Parking Requirements.

1. Permitted Uses

(a) On Prominent Escarpment Slope

- Recreational facilities which require the slope for the proper functioning of the operation, such as snowboard runs, ski runs, ski lifts and slides
- Pedestrian and snowmobile trails
- Passive open space areas, and conservation, forestry and wildlife areas

(b) Outside Prominent Escarpment Slope

- Ski facilities such as runs and lifts, and *Accessory Buildings*, structures and facilities
- Snowmobile and pedestrian trails for both summer and winter use, in addition to toboggan runs and slide rides
- Ski chalets and *Commercial Development* such as lodges, retail stores and service establishments associated with the centre
- Passive open space areas
- Conservation, forestry and wildlife management practices
- Detached, attached and multi-attached residential dwelling units, cottages and chalets
- Resort/tourist *Development* and related recreational uses and facilities such as golf courses, tennis courts, public or private parks, trail uses, attractions and other similar uses provided the impact on the escarpment is minimal
- Ski centre including associated day use base lodges, maintenance facilities and parking facilities
- Resort, hotel, motel and related *Commercial* and recreational uses and facilities
- Bed and breakfast establishments

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- Home occupations
- *Accessory Uses*

2. Zone Provisions

	Full Services	**Municipal Sanitary Only**	**Municipal Water Only**	**Private Services**
Minimum Lot Frontage (m)	15.0	20.0	30.0	30.0
Minimum Lot Area (sq. m)	500.0	1,400.0	4,000.0	4,000.0
Maximum Lot Coverage	30%	30%	15%	15%
Minimum Front Yard Setback	7.5 m	7.5 m	9.0 m	9.0 m
Minimum Interior Side Yard Setback	3.0 m	3.0 m	6.0 m	6.0 m
Minimum Exterior Side Yard Setback	7.5 m	7.5	9.0	9.0
Minimum Rear Yard Setback	9.0	9.0	9.0	9.0
Maximum Height	11.0	11.0	11.0	11.0

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3. Additional Requirements for Compliance

To ensure alignment with the Niagara Escarpment Plan, Grey County Official Plan, and Grey Highlands Official Plan, and any other applicable law or legislation, all *Development* within the REC Zone shall comply with the following:

a) Compliance with the Niagara Escarpment Plan (NEP, 2017)

All permitted uses and *Development*s shall conform to the NEP Development Criteria, specifically, but not limited to:

- Minimizing visual impact through site-sensitive design and buffering.
- Retaining natural vegetation, with limited clearing for essential infrastructure.
- Protecting natural heritage features such as wetlands, woodlands, and watercourses.

- Ensuring all new *Development*s are concentrated within existing or planned resort areas.

b) Environmental and Impact Assessments

To safeguard the natural environment, all major *Development*s shall require:

- Environmental Impact Studies (EIS) for any new resort, expansion, or high-intensity recreational use.
- Stormwater Management Plans to ensure sustainable drainage and runoff control.

c) Servicing and Infrastructure

- New resort *Development*s must connect to full municipal services where available.
- Private servicing (wells/septic) shall only be permitted where municipal services are not feasible and must meet all environmental and public health regulations.

d) Compatibility with Adjacent Land Uses

- Noise and lighting mitigation measures must be implemented to reduce impact on surrounding areas.
- Buffering and setbacks shall be enforced where a resort abuts residential or conservation zones.

e) Site Plan Control Requirement

All *Development*s within the REC Zone shall be subject to Site Plan Control, which shall:

- Ensure proper *Building* placement, access, and parking.
- Require landscaping and screening measures to preserve scenic resources.
- Address natural heritage protection and integration strategies.

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SECTION 16.0 NIAGARA ESCARPMENT PROTECTION ZONE

Within a Niagara Escarpment Protection (NEP) Zone, no person shall use any land, or erect, locate or use any *Building* or structure for or except such purposes and according to such provisions as may be set out in the following sub-sections.

All other provisions of this By-law also apply. This Section must be read in conjunction with the additional reference and requirements found in Section 3: Definitions, Section 4: General Provisions and Section 5: Parking Requirements.

1. Permitted Uses

    f) No as-of-right uses are permitted within this zone.

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SECTION 17.0 HOLDING ZONES

1. Holding Provision 1 (H1) Zone - Wetlands

The holding provision 1(H1) applies to lands within 120.0 metres of a Provincially Significant Wetland, and those lands within 30.0 metres of Locally Significant Wetlands. The H1 hold may be lifted subject to Council's (or delegate) approval provided it is demonstrated there will be no negative impact to the wetland feature as per the direction of the Official Plan and *Provincial Planning Statement*.

Any Development application that requires a Building Permit within the area shown as subject to this hold shall be required to lift hold before proceeding, with the following exceptions:

a. Replacement of existing Buildings or Structures provided the Replacement Building or Structure is located no closer to the wetland feature than the Building or Structure that is being Replaced.
b. *Alterations* to existing Buildings and Structures provided the *Alteration* does not involve an addition that is closer to the wetland feature than the existing Building or Structure, and
c. New residential *Accessory Buildings* that are located further from the feature than an existing Dwelling on the Lot.

2. Holding Provision 2 (H2) – Natural Heritage Features

The holding provision 2 (H2) applies to select Natural Heritage Features and those lands within 50.0 metres of the feature. The H2 hold may be lifted subject to Council's approval provided it is demonstrated there will be no negative impact to the wetland feature as per the direction of the *Official Plan* and *Provincial Planning Statement*.

Any Development application that requires a Building Permit within the area shown as subject to this hold shall be required to lift hold before proceeding, with the following exceptions:

a. Within a natural heritage feature
    i. Replacement of existing Buildings and Structures within the adjacent lands of a feature provided the Replacement Building or Structure is located no closer to the feature than the Building or Structure that is being Replaced.
    ii. *Alterations* to existing Buildings and Structures provided the *Alteration* does not involve and addition that is closer to the feature than the existing Building or Structure.
    iii. New residential *Accessory Buildings* that are located further from the feature than an existing Dwelling on the Lot.

b. Within the adjacent lands of a natural heritage feature

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i. Replacement of existing Buildings and Structures within the adjacent lands of a feature provided the Replacement Building or Structure is located no closer to the feature than the Building or Structure that is being Replaced.
ii. *Alterations* to existing Buildings and Structures provided the *Alteration* does not involve and addition that is closer to the feature than the existing Building or Structure.
iii. New residential *Accessory Buildings* that are located further from the feature than an existing Dwelling on the Lot.
iv. New Buildings and Structures that are directly related to an Agricultural Use, such as barns, drivesheds, and manure storage areas. Buildings and Structures related to On-farm Diversified Uses and Agriculture-related Uses are not included in this exemption.

3. Holding Provision 3 (H3) – Landfill Sites

The holding provision 3 (H3) applies to closed or open landfill sites and may be lifted once a study has been prepared by a qualified engineer and submitted for review in accordance with the Ministry of Environment, Conservation and Parks D-4 Guideline. The study will indicate that the lands to be developed are secure from potential methane gas and/or leachate migration from the landfill site or what remedial measures or conditions are required prior to any Development approval being granted.

Any Development application that requires a Building Permit within the area shown as subject to this hold shall be required to lift hold before proceeding, with the following exceptions:

a. Replacement of existing Building and Structure,
b. Alterations to existing Buildings and Structures provided the Use is not changed, and
c. Construction of *Accessory Buildings and Structures*.

4. Holding Provision 4 (H4) – Municipal Wastewater Facility

The holding provision 4 (H4) applies to land uses and *Development* which may be sensitive to the odours, noise and other contaminants within 100.0 metres of a municipal wastewater facility. The holding provision may be lifted once appropriate buffering and separation distances are established in conformity with the Ministry of Environment and Climate Change D-2 Guidelines.

Any Development application that requires a Building Permit within the area shown as subject to this Hold shall be required to lift the hold before proceeding, with the following exceptions:

a. Replacement of existing Building and Structures,
b. Alterations to existing Buildings and Structure provided the use is not changed,
c. Construction of *Accessory Buildings and Structures*.

5. Holding Provision 5 (H5) – Lands with Mapped Karst Areas

The holding provision 5 (H5) applies to lands identified as having karst features within the County Official Plan. The H5 hold may be lifted once a study has been prepared by a qualified engineer to demonstrate that karst is not present on the subject lands, or despite the presence of karst, there is no structural risk to the proposed Building or environmental risk to the karst feature.

Any Development application that requires a Building Permit within the area shown as subject to this Hold shall be required to lift the hold before proceeding, with the following exceptions:

a. Replacement of existing Building and Structures,
b. Alterations to existing Buildings and Structure provided the use is not changed and the footprint of the sale Building or Structure is not increased by more than 100%.

6. Holding Provision 6 (H6) – Lands Subject to a Future Site Plan or Plan of Condominium

The Holding Provision 6 (H6) provision applies to lands that have received Zoning Approval and/or Draft Plan Approval for a future Plan of Condominium, or lands that are subject to site plan control and that require site plan approval prior to the issuance of any Building permit, conditional or otherwise. Any Development application that requires a Building permit within the area shown as subject to this hold shall be required to lift the hold before proceeding. The holding Provision (h6) may be lifted upon the following:

a. Granting of Site Plan Approval; or,
b. The execution of a *Development* agreement or *Condominium* agreement.

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SECTION 18.0 TEMPORARY USES

Where on Schedules to this By-law, a *Zone* symbol is followed by the letter "t", a number for example RU-t1, one or more additional but temporary *Use*s are permitted on the lands noted until the permission granted by the site-specific Temporary Use By-law expires in accordance with the policies of the *Official Plan* and Section 39 of the *Planning Act*. Table 9.1, below, identifies the Temporary Use *Zone*s within the *Municipality*.

Table 9.1—List of Temporary Use *Zone*s

Temporary use number	**Zone**	**Provisions**	**Date Enacted**	**Date Expires**

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SECTION 19.0 INTERIM CONTROL BY-LAWS

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