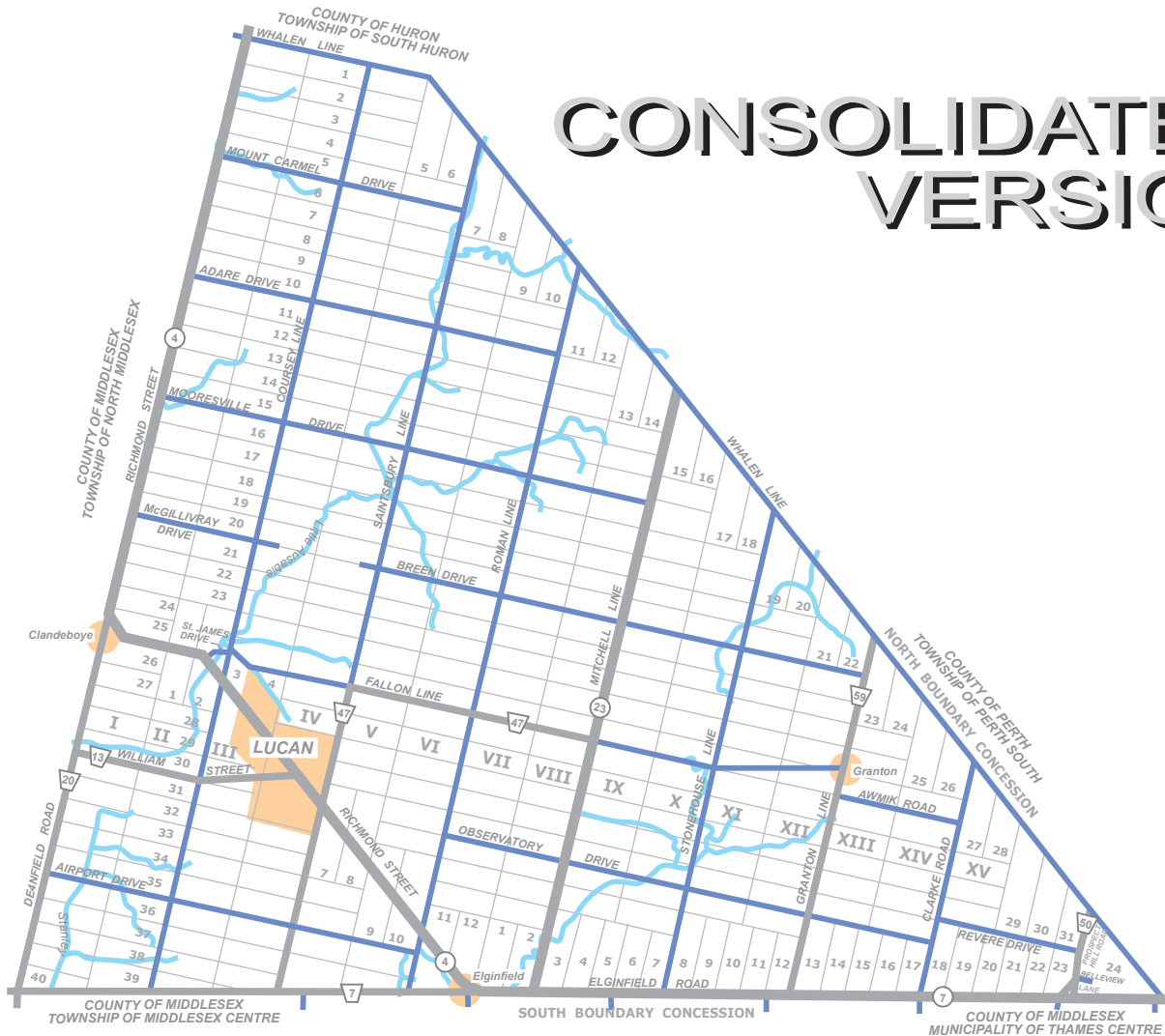


TOWNSHIP OF

LUCAN BIDDULPH

ZONING BY-LAW

CONSOLIDATED
VERSION



OCTOBER 2023

Township of Lucan Biddulph
Zoning By-Law No. 100-2003, as amended

C O N S O L I D A T E D V E R S I O N

August 22nd 2024

This document constitutes a consolidated version of the Township of Lucan Biddulph's comprehensive zoning by-law as of **August 22, 2024**. The Comprehensive Zoning By-law was adopted on October 7, 2003 and has been subsequently amended on numerous occasions. The consolidated version incorporates all amendments to the Zoning By-law. In addition, it lists all minor variances/permissions granted by the Committee of Adjustment as of **August 22, 2024** in a table and on the Zone Maps.

The consolidated version is intended for administrative and convenience purposes only. Reference numbers may, therefore vary, to facilitate the use of the by-law. In addition, grammatical changes have been made where necessary. For legal purposes, reference should be made to the actual adopted version of the zoning by-law, subsequent amendments adopted by Council and the written decisions of the Committee of Adjustment.

AMENDMENTS
as of August 22nd, 2024
Township of Lucan Biddulph

BY-LAW NO.	DATE OF ADOPTION	APPLICANT	LOT/PT.	CON/PLAN	SCH.	MAP	EFFECT	
102-2004	03/25/04	Elson	7	SLR	B	16	<ul style="list-style-type: none"> ▪ OS to R1 	
103-2004	07/19/04	General Amendment	Township wide					<ul style="list-style-type: none"> ▪ regulating wind towers ▪ regulations for accessory structures in A1 & A2 zones ▪ miscellaneous matters
104-2004	12/20/04	Kemps	38	II	A	11	<ul style="list-style-type: none"> ▪ A2 to RR-4-H 	
105-2004	12/20/04	Sloetjes, Scott & Kress	31	II	A	8	<ul style="list-style-type: none"> ▪ A1 to A1-7 	
			30	III	B	5, 6, 12		
33-2005	06/20/05	Scott	30 3, 4	III SLR	B	5, 6, 12	<ul style="list-style-type: none"> ▪ permits two existing single unit dwellings ▪ expires 06/20/15 	
106-2005	01/17/05	Sloetjes	31	III	B	12	<ul style="list-style-type: none"> ▪ remove 'H' symbol 	
107-2005	04/18/05	St. Patrick's Church & Cemetery / Frans Livestock Ltd.	10	NLR	A	29	<ul style="list-style-type: none"> ▪ A1 to A1-8 & I 	
108-2005	07/05/05	Kemps/Grimminck	38	II	A	11	<ul style="list-style-type: none"> ▪ remove 'H' symbol 	
109-2005	07/18/05	Susan Waugh	24	SBC	A	61	<ul style="list-style-type: none"> ▪ A1 to A1-9 	
110-2005	08/25/05	Peter Shipley	29	VI	B	11	<ul style="list-style-type: none"> ▪ FR to R1 ▪ R2 to FR 	
111-2006	01/16/06	General Amendment	Township wide					<ul style="list-style-type: none"> ▪ regulations for sight visibility triangles ▪ miscellaneous matters
112-2006	03/20/06	Lock, Pugh & Benner	4	NLR	B	2	<ul style="list-style-type: none"> ▪ C2-1 to C2-5 & C2-6 	
113-2006	04/17/06	1659875 Ont. Inc. (Radcliffe)	Blk. 43, Lot 7-17, Pt Lot 18	33M-563	B	15	<ul style="list-style-type: none"> ▪ FR to R1-H ▪ FR & R1-H to R3-3-H 	
114-2006	09/18/06	Shipley	29	VI	B	11	<ul style="list-style-type: none"> ▪ FR to R1 & OS 	
115-2006	10/16/06	Knip/Triebner	15	I	A	4	<ul style="list-style-type: none"> ▪ A1 to A1-10 & RR 	
116-2006	12/04/07	General Amendment	Township wide					<ul style="list-style-type: none"> ▪ SD & A3 zones ▪ R1 zone – front yard depth ▪ miscellaneous matters
117-2007	02/05/07	Nelson-Wolfe Developments Inc.	169-173	340 (c)	B	7	<ul style="list-style-type: none"> ▪ FR to R3-4-H 	
118-2007	01/05/07	Loyens (2098816 Ontario Inc.)	27	IV	B	8	<ul style="list-style-type: none"> ▪ FR to R1-3-H ▪ FR to OS 	
119-2007	03/19/07	Radcliffe	1-42 Block 44	33M-563	B	15	<ul style="list-style-type: none"> ▪ remove 'H' symbol 	
120-2007	03/29/07	Smith	Parts 1 & 2	33R-16829	B	8	<ul style="list-style-type: none"> ▪ remove 'H' symbol 	
121-2007	06/18/07	Haskett	24	IV	A	18	<ul style="list-style-type: none"> ▪ A1 to SD & A3-1 	
122-2007	08/23/07	Glendon Residential	24	XII	C	2	<ul style="list-style-type: none"> ▪ remove 'H' symbol ▪ repealed by Bylaw 123-2007 	
123-2007	09/17/07	Glendon Residential	24	XII	C	2	<ul style="list-style-type: none"> ▪ remove 'H' symbol 	

BY-LAW NO.	DATE OF ADOPTION	APPLICANT	LOT/PT.	CON/PLAN	SCH.	MAP	EFFECT
124-2007	10/15/07	Loyens (2098818 Ont. Inc.)	27	IV	B	7	▪ remove 'H' symbol
125-2007	10/15/07	Sobeys Capital Inc.	127 & 128	R.P. 213 (c)	B	10	▪ R2 to C1
126-2007	10/15/07	Nelson-Wolfe Developments Inc.	169-171 & 173	R.P. 340 (c)	B	7	▪ remove 'H' symbol
128-2008	01/21/08	Young	156	R.P. 340 (c)	B	7	▪ FR to R1 & R2
129-2008	01/21/08	Glendon Residential Inc.	24	XII	C	2	▪ C1 to R1
130-2008	04/16/08	Boersma	28	I	A	8	▪ A3 to A3-2
134-2008	09/15/08	Atchinson & McIlhargey	25	IV	A	18	▪ remove 'H' symbol
131-2008	04/07/08	General Amendment	Township wide				<ul style="list-style-type: none"> ▪ group homes ▪ MDS I & MDS II ▪ miscellaneous matters
132-2008	06/04/08	Frans Livestock	10	NLR	A	29	▪ A1-8 to SD & A3-3
133-2008	25/10/08	Gilmour	1	33R-17320 I	A	9	▪ A2 to RR
135-2008	10/20/08	Abel	32, Pt. 8 Pt. 33	RR 350	B	9	▪ FR to MUR-H
136-2008	10/20/08	Beauchamp	7	NLR	B	11	▪ R1 to C2-7-H
137-2009	01/01/09	Lucan Estates	1-48, Blk 49	39T-LB701	B	11	<ul style="list-style-type: none"> ▪ FR & C2-3 to R1-H ▪ FR & C2-3 to R2-H ▪ FR to OS
138-2009	05/01/09	Lucan Estates & MacNeil	7 & 29	V	B	11	<ul style="list-style-type: none"> ▪ FR to R1-H ▪ FR to OS-H ▪ FR to I ▪ FR-1 to R1-H ▪ FR-1 to R3-H ▪ FR-1 to R3-5-H
139-2009	24/08/09	Hattayer	35	RII	D		▪ HR-H to HR
140-2009	24/08/09	Vanderhyden	20	XI	A	48	<ul style="list-style-type: none"> ▪ permits two single unit dwellings ▪ expired 08/24/12
141-2009	08/08/09	Grace	19	VIII	A	34	▪ C3-2 to A1
142-2009	21/09/09	Beauchamp	Pt 1-4	33R-9250	B	11	▪ remove 'H' symbol
143-2009	05/10/09	1525020 Ontario Ltd. (Taylor/Van Geel)	30	II	A	8	<ul style="list-style-type: none"> ▪ A1 to OS-1 ▪ RR-H to OS-1 ▪ M3 to OS-1
144-2009	21/09/09	1659875 Ontario Inc. (Hardy/Radcliffe)	Pt 1-4 27	33R-17579 IV	B	3	<ul style="list-style-type: none"> ▪ A1 to A1-11 ▪ FR to FR-2
145-2010	08/03/10	Nicoline Developments Inc. (Campanale)	1-41 Blk 42 - 45	33M-614	B	15	▪ remove 'H' symbol
146-2010	19/04/10	Fletcher	24	XII	C	2	▪ remove 'H' symbol
147-2010	12/07/10	Oliver	20	II	A	5	<ul style="list-style-type: none"> ▪ permits two single unit dwellings ▪ expired 08/08/13
148-2010	03/08/10	1659980 Ontario Ltd. (Koricinia)	33 & 34	I	A	9	▪ C3-1 to C3-1-H
149-2010	07/10/10	Carroll	6	NBC	A	12	▪ A1 to A3-4
150-2010	20/10/10	Vanderhoek	35	IV	A	19	<ul style="list-style-type: none"> ▪ A1 to SD ▪ A1 to A3

BY-LAW NO.	DATE OF ADOPTION	APPLICANT	LOT/PT.	CON/PLAN	SCH.	MAP	EFFECT
151-2010	20/09/10	Vandeholm Farms Ltd.	21 & 22	IX	A	43	<ul style="list-style-type: none"> ▪ A1 to SD ▪ A1 to A3
152-2011	04/04/11	1515317 Ontario Ltd.	Lt. 5 25	Plan 178 I	D		<ul style="list-style-type: none"> ▪ C3-5 to C3-6-H
153-2011	02/05/11	VanGeel, Carter & Van Mierlo	30	I	A	8	<ul style="list-style-type: none"> ▪ remove 'H' symbol
154-2011	06/06/11	1075950 Ontario Ltd. (D. Soth)	1	NLR	A	7	<ul style="list-style-type: none"> ▪ A1 to SD ▪ A1 to A3-5
155-2011	06/10/11	Rose	22	IV	A	17	<ul style="list-style-type: none"> ▪ A1 to SD & A3
156-2012	06/02/12	Giesen	37	VI	A	30	<ul style="list-style-type: none"> ▪ A1 to SD
157-2012	06/02/12	Haskett	Pt. Lots 29-31	Plan 350	B	9	<ul style="list-style-type: none"> ▪ FR to R1-5 & R2
158-2012	02/04/12	Hardy	40	I	A	11	<ul style="list-style-type: none"> ▪ A1 & C3 to A1-12 ▪ A1 to RR-5
160-2012	22/05/12	Parkinson	21	I	A	6	<ul style="list-style-type: none"> ▪ M2-3 to M2-5
161-2012	22/05/12	Nicoline Developments Inc.	MPLAN		B	15	<ul style="list-style-type: none"> ▪ R1-H to R1
162-2012	07/16/12	Twp of Lucan Biddulph	25	IV	A	18	<ul style="list-style-type: none"> ▪ remove 'H' symbol
163-2012	01/10/12	Hodgins	35	I	A	9	<ul style="list-style-type: none"> ▪ A1 to SD-1 & A3-6
164-2013	11/01/13	Lucan Estates Inc.	All lots	33M-563	B	11	<ul style="list-style-type: none"> ▪ remove 'H' symbol
165-2013	21/01/13	Rushton	39	II	A	11	<ul style="list-style-type: none"> ▪ A1 to SD & A3-7
166-2013	04/02/13	Van Arentals Farms Ltd.	3	II	A	1	<ul style="list-style-type: none"> ▪ A1 to SD & A3
167-2013	18/03/13	Jones	3&4 Pt 2, 3, 4	Plan 220 33R-18537	B	8	<ul style="list-style-type: none"> ▪ FR to R1, R1-6 & FR-3
168-2013	05/06/13	Cunningham	13	II	A	4	<ul style="list-style-type: none"> ▪ permits two single unit dwellings ▪ expires 05/06/16
169-2013	12/08/13	Dumonlin	Pt 4, 7, 10	33R-11533	B	10 & 13	<ul style="list-style-type: none"> ▪ R2 to R1
170-2013	09/16/13	Bloemen Dairy Farms	20	VIII	A	34	<ul style="list-style-type: none"> ▪ permits two single unit dwellings ▪ expires 09/16/16
171-2013	16/09/13	2219260 Ontario Inc. (Ridge Crossing)	Lots 1- 97 Blk. 98- 114	DP	B	3 & 7	<ul style="list-style-type: none"> ▪ FR, R1-H, R2-H to R1-6-H ▪ FR to R2-1-H ▪ FR to R3-6-H ▪ FR to R3-7-H ▪ FR, OS to OS
172-2013	15/10/13	Greaves	Pt 7-9	Range 2 RP 178 (c)	D		<ul style="list-style-type: none"> ▪ permit accessory building without a dwelling ▪ expires 15/10/16
173-2013	21/10/13	Damen	Pt 12 Pt 2	NBC 33R-18641	A	31	<ul style="list-style-type: none"> ▪ A1 to RR
174-2013	18/11/13	1075230 Ontario Inc. (Pickard Construction)	Pt 26	IV	B	3	<ul style="list-style-type: none"> ▪ I to M1-H
175-2013	16/12/13	Kaumanns Farms Ltd	8	III	A	13	<ul style="list-style-type: none"> ▪ A1 to SD & A3

BY-LAW NO.	DATE OF ADOPTION	APPLICANT	LOT/PT.	CON/PLAN	SCH.	MAP	EFFECT
176-2014	20/01/14	General Amendment	Township Wide				<ul style="list-style-type: none"> ▪ Parking dimensions – handicapped spaces ▪ Driveway setbacks ▪ Wind generation systems ▪ A1, A2, A3 side yard width ▪ R1 & R2 side yard width ▪ R1, R2 & R3 lot coverage
177-2014	03/03/14	Van Kasteren	32	VIII	A	37	▪ A1 to SD & A3-8
178-2014	07/04/14	Oudekerk & Heckman	7	III	A	13	<ul style="list-style-type: none"> ▪ permits two single unit dwellings ▪ expires 07/04/17
179-2014	02/07/14	2381414 Ontario Ltd. (Bosta)	Part 1	33R-18833	B	2	<ul style="list-style-type: none"> ▪ I to R3-9-H ▪ allowed and modified by OMB Order re PL 140422
180-2014	02/07/14	2381414 Ontario Ltd. (Bosta)	Parts 2-4	33R-18833	B	2	▪ I to MUR-2-H & I-3
181-2014	04/22/14	1075230 Ontario Inc. (Pickard Construction)	Pt. 26	IV	B	3	▪ remove 'H' symbol
184-2014	06/16/14	O'Shea	Pt. 25	XI	A	50	<ul style="list-style-type: none"> ▪ permits two single unit dwellings ▪ expires 06/16/17
185-2014	09/02/14	2381414 Ontario Ltd. (Bosta)	Part 2	33R-18833	B	2	▪ remove 'H' symbol
186-2014	10/20/14	2418532 Ontario Ltd. (Weersink)	Parts 2-6 & 8-16, 19	33R-19013	B	11	<ul style="list-style-type: none"> ▪ C2-3 to FR & R1 ▪ C2-3 retained
187-2014	10/06/14	Hodgins	Pt. 28	V	B	4	▪ FR to R1 & FR-4
188-2014	10/24/14	2219260 Ontario Inc. (Ridge Crossing)	All	33M-677	B	3 & 7	▪ remove 'H' symbol
189-2014	11/03/14	Chapman	9 & 10	Plan 221	C	2	▪ C1 to C1-1
190-2014	11/03/14	Knip Farms Inc.	16	II	A	4	▪ A1 to SD & A3
191-2014	11/04/14	Quadro Communications	2	33R-19023	B	3	▪ M1 to U
192-2015	01/26/2015	TE Smith Transport	21	I	A	6	▪ M2-3
193-2015	02/02/2015	Kaschper Racing Shells Ltd	1, 2 & 3	33R-19062	B	11	<ul style="list-style-type: none"> ▪ M1-1 & R1 to M1-1 ▪ M1-1 & R1 to R1
194-2015	02/03/2015	Carter	17	I	A	5	<ul style="list-style-type: none"> ▪ permits two single unit dwellings ▪ expires 02/03/2018
195-2015	19/05/2015	Williams	Pt 10 2	Plan 210 33R-12871	B	15	▪ FR to R1
196-2015	02/05/2015	2301402 Ontario Ltd	Lots 135-143	Plan 188	B	14	▪ MUR to MUR-3
197-2015	06/07/2015	Avapal	Lots 84 & 85	Plan 211	B	7	▪ C1 to C1-1
198-2015	06/07/2015	Cannom	Pt Lot 159 & Lot 160	Plan 340	B	7	▪ FR to R1
199-2015	08/09/2015	Radcliffe (Dewan)	Pt Lot 7	S.L.R.	B	16	▪ I to C2-8
200-2015	21/09/2015	Roestenberg Welding Inc	Pt Lot 11	S.L.R.	A	39	▪ Remove 'H' symbol
195-2016	16/05/2016	Squire	3	S.B.C.	A	46	<ul style="list-style-type: none"> ▪ permits two single unit dwellings ▪ expires 05/16/2019

BY-LAW NO.	DATE OF ADOPTION	APPLICANT	LOT/PT.	CON/PLAN	SCH.	MAP	EFFECT
196-2016	07/11/2016	Knip	15	II	A	4	▪ A1 to SD & A3
197-2016	08/02/2016	Orr Company Inc.	1	33R-19062	B	11	▪ M1-1 to C2-9
198-2016	10/04/2016	Malcolm	22	N.B.C.	A	48	▪ A1 to SD & A3-4
199-2016	10/03/2016	Ridge Crossing	Pt Lot 27	IV	B	3	▪ R2-1-H to R2-1
200-2016	12/19/2016	Lucan Estates and 241 Ontario	Pt Lot 17	33M-653	B	11	▪ R2 & FR to R2-H
201-2017	02/21/2017	Van Arentthals	Pt Lot 38	IV 33R-19709	A	20	▪ A1 to SD & A3-9
202-2017	03/09/2017	England	Pt Lot 30	33R-12030	B	12	▪ M1 to A1
203-2017	03/20/2017	Vandermolen	Pt Lot 33	VII	A	38	▪ permits two single unit dwellings ▪ expires 03/20/2020
204-2017	03/20/2017	Vandermolen					▪ deletion of the words "an existing" in Section 12.3.2b
205-2017	04/18/2017	Hardy	Pt Lot 26	IV	B	3	▪ A1 to SD & A3-10
206-2017	06/05/2017	Gysbers	2	III	A	1	▪ A1 to SD-2 & A3
207-2017	06/05/2017	Gysbers	2	III	A	12	▪ A1 to SD & A3
208-2017	06/05/2017	214 Ontario	Pt Lot 7	NLR	B	11	▪ R1-H to R1-8-H & R3-5-H
209-2017	06/05/2017	216143 Ontario Inc	Lot 7	NLR	B	11	▪ R1-H to R1-8-H, R3-5-H & R3-8-H
211-2017	09/05/2017	Rushton	38	III & IV	A	20	▪ A1 to RR
212-2017	09/18/2017	Oliver	27	33R-12057	A	58	▪ RR-H to RR
213-2017	10/16/2017	Shenouda			B	2	▪ R3-9-H-1to R3-9
200-2018	02/20/2018	Lucan Estates Inc	17	33R-19013	B	11	▪ R2-H to R2
201-2018	03/19/2018	Melanson			B	16	▪ C2-8
202-2018	04/16/2018	2219260 Ontario Inc	27	IV	B	7 & 3	▪ R1-7-H to R1-7 ▪ R2-1-H to R2-1
203-2018	06/04/2018	Cabral	2 & 3	Plan 220	B	8	▪ FR to FR-5
204-2018	06/04/2018	Cabral	2& 3	Plan 220	B	8	▪ expires on 06/04/2021
205-2018	08/07/2018	Lucan Estates Inc	Pt Lot 7	33R-20141	B	11	▪ R1-8-H to R1-8
206-2018	10/16/2018	Paul Cieslak, Patrick and David Wojnas	10&11	Plan 221	C	2	▪ C1 to R2
207-2018	11/27/2018	Benjamin Douglas Loveday	Pt Lot 206	Plan 188	BR2	14	▪ I to MUR
200-2019	01/08/2019	Sire	Pt Lot 22	V	A	26	▪ permits two single unit dwellings ▪ expires on 01/08/2022
201-2019	01/22/2019	2161453 Ontario Inc	Pt Lot 7	33M-759	B	11	▪ R1-8-H to R1-8
202-2019	05/01/2019	2161453 Ontario Inc	Pt Lot 7	33M-759	B	11	▪ R3-5-H to R1-9-H
203-2019	08/13/2019	Van Engelen	Pt Lot 16	Con 3	A	15	▪ permits two single unit dwellings expires 08/13/2022
204-2019	08/13/2019	2219260 Ontario Inc	Prt Blk 103 & 106	33M-739	B	3	▪ R3-7-H to R2-1
205-2019	08/13/2020	Bacon Acre Farm Inc	Pt Lot 14 & 15	SB	A	57	▪ A1 to A3-11 & SD
206-2019	11/05/2019	Lawrence	Pt Lot 60	Plan 220	B	8	▪ R1-H to R1
207-2019	12/17/2019	Lee			B	14	▪ Addition to permitted uses
209-2019	12/17/2019	2219260 Ontario Inc	Blk 103	33M-739	B	3	▪ R3-7-H to R3-6-H
200-2020	01/21/2020	Murphy Bus Lines			B	6	▪ FR to M1
201-2020	02/18/2020	Great Escape RV					▪ Addition to permitted uses

BY-LAW NO.	DATE OF ADOPTION	APPLICANT	LOT/PT.	CON/PLAN	SCH.	MAP	EFFECT
202-2020	03/17/2020	VanGeel	Lot 27, Pt Lots 28-30	33R10096	B	9	▪ FR to FR-6 & R2
203-2020	06/16/2020	Finch	Pt Lot 2	Plan 220	B	8	▪ R3-1 to R3-10 & R2
205-2020	08/11/2020	Radcliffe	Part Lot 207	33R13399	B	14	▪ R1 to MUR
206-2020	08/17/2021	Adam Verhoog and Michelle Doornbosch	Block 29	Plan 33m759	B	11	▪ Text amendment to section 9.3.8
207-2020	09/15/2020	Questcapade Land Development	Lots 1-14	Plan 22M759	B	11	▪ R1-H-9 to R1-9
208-2020	10/20/2020	Walter Anton Lock	Part of Lot 4	33R-12915 & 33R16464	B	2	▪ C2-5 to C2-10
209-2020	12/01/2020	Westdell Development	Part of Lots 3 & 4	33R20363	B	6	▪ A1 to C2-11-H-2 & A1-13
210-2020	12/15/2020	Malbrecht	Part Lot 27 & 28	33R12037	A	36	▪ A1 to SD & A3-12
200-2021	01/19/2021	2647076 Ontario Inc.	Pt Lot 7, North of the Proof Line Road, Lots 1-33	RP 33M-792	B	11	▪ R1-8-H to R1-8
201-2021	01/19/2021	Holland Farms		33R-20895	A	2	▪ A1 to SD-3 & A3
202-2021	02/16/2021	2219260 Ontario Inc	Block 103	Plan 33M739	B	3	▪ Text amendment 9.3.6
203-2021	03/02/2021	Bryan and Mary Smith	Pt lot 60	Plan 220	B	8	▪ R1-H to R1
204-2021	03/02/2021	Bryan and Mary Smith	Pt Lot 60	Plan 220	B	8	▪ R1-H to R1
201-2022	04/19/2021	Hills of Dreams Farm Ltd.	Lot 32	Con 10	A	45	▪ A1 to A3 & A1 to SD
206-2021	05/18/2021	2219260 Ontario Inc.	Block 103	Plan 33M739	B	3	▪ R3-6-H to R3-6
207-2021	07/13/2021	Fernando Cabral	Lot 2 Part Lot 3	Plan 220	B	8	▪ FR to Temporary Use Future Residential expires 07/13/2024
208-2021	07/13/2021	Ryan Wayne Carroll and Lynn Marie Cowdrey-Carroll	Pt Lot 7	Con NB	A	21	▪ A1 to A3-13 & A1 to SD
209-2021	07/13/2021	John & Sandra Damen	PT Lot 16	Con 9	A	41	▪ A1 to SD & A1 to A3
210-2021	09/21/2021	John Damen	PT Lot 16	Con 9	A	41	▪ A1 to A3 & A1 to SD expires 09/21/2024
211-2021	09/21/2021	Michael Bast & Jodi Simons	PT Lot 162	Plan 340 RP 33R8340 Pt 2	B	7	▪ R1 to R1 Temporary Use – Accessory Building Expires 09/21/2024
212-2021	09/21/2021	1967172 Ontario Inc.	Pt 1,2, & 7 Lot 24	Con 12	C	2	▪ R1 to R1-10-H-4
200-2022	02/15/2022	1525020 Ontario Inc. (Matt Van Geel)	Lots 15 & 16, SLP PT Lot 4, Lot 27, PT Lots 28-30	Plan 350, Parts 2 & 3 RP 33R4506 Plan 350, Pt 1 of RP 33R10096	B B	9 6	▪ FR-6 to R2-H, FR-6 to R2-2-H, FR to R3-11-H-3, FR-6 to R2-3-H

BY-LAW NO.	DATE OF ADOPTION	APPLICANT	LOT/PT.	CON/PLAN	SCH.	MAP	EFFECT
203-2022	08/09/2022	Jim & Wendy Thomas	Pt Lot 29	Con 2 RP 33R175 92 Pt 4	A	8	<ul style="list-style-type: none"> permits two single unit dwellings expires 08/09/2032
205-2022	08/09/2022	2381414 Ontario Ltd. (Amir Shenoudah)	Pt Lot 4	Plan 340 Pt Lot 118 RP 33R206 27 Pt 6 to 12	B	2	facilitates the redevelopment of the former Lucan Public School site and to support the developer's request for a condominium exemption
206-2022	12/20/2022	Fernando Cabral	Pt Lot 2 & Pt Lot 3	Plan 220	B	8	<ul style="list-style-type: none"> FR-5 to R1 & FR-5 to FR-5-T-h
200-2023	01/17/2023	Jeffrey Fung	PT PART 1	7 RP 33R20141	B	11	<ul style="list-style-type: none"> R1-8-H to R1-8 R3-5-H to R3-5
201-2023	01/17/2023	Dillon Consulting obo 2219260 Ontario Inc.	Pt Lot 27 and Pt Lot 28	Con 5	B	4	<ul style="list-style-type: none"> FR & FR-4 to R1-11-H-4, R3-12-H-4, R1-12-H, OS & A1-14
202-2023	02/21/2023	1525020 Ontario Inc.	Lot 15 PT Lots 14 and 16 SLR Pt Lot 4 RP 33R2061 2 Part 2	Plan 350	B	6	<ul style="list-style-type: none"> Facilitates the development of three separate condominiums
203-2023	4/04/2023	Carmen McClure o.b.o. Pemco Kent Land Corp.	Part of Park Lots 3 and 4	Plan 220, Part 6 on Reference Plan 33R18537	B	8	<ul style="list-style-type: none"> FR-3 to R3-13-H Rezone a portion of the site subject to Residential First Density (R1) Zone The remaining lands rezoned to site specific Residential Third Density Exception (R3-13-H) Holding Zone Permit multi-unit dwelling developments primarily in the format of townhouses and semi-detached dwellings.
205-2023	05/23/2023	Kirk and Marie Hall	N Pt Lot 32	Con 4	A	19	<ul style="list-style-type: none"> A1 to SD & A1 to A3
208-2023	11/28/2023	Robert Daniel Avery	Part of Lot 7, North of the Proof Line Road	Reference Plan 33R21520	B	11	<ul style="list-style-type: none"> rezone a portion of the site subject to the consent application to a Residential First Density (R1) Zone in order to permit the development of one, single detached dwelling on each parcel. The remaining balance would remain Future Residential (FR) Zone.

BY-LAW NO.	DATE OF ADOPTION	APPLICANT	LOT/PT.	CON/PLAN	SCH.	MAP	EFFECT
201-2024	03/19/2024	Turf Drainage Systems Ltd. (c/o John and Melissa Van Roestel)	Part of Lot 5	Range 4, Plan 17	A	1	<ul style="list-style-type: none"> ▪ permit self-storage establishment ▪ permit a maximum lot coverage of forty five percent (45%) ▪ permit a minimum interior side yard setback of 3.0 metres ▪ permit a reduced front yard setback of 4.0 metres
200-2024	03/22/2024	Theresa VanderKant	LOT 248	PLAN 188 PTS 247,249	B	14	<ul style="list-style-type: none"> ▪ MUR to MUR-T
203-2024	05/29/2024	Thames Valley District School Board	PT LOT 2 PT LOT 3	PLAN 220	B	8	<ul style="list-style-type: none"> ▪ FR-5-T-h to I
204-2024	05/29/2024	Thames Valley District School Board	PT LOT 1 RP 33R2837 PARTS 1 & 2	PLAN 220	B	8	<ul style="list-style-type: none"> ▪ FR to FR-7 ▪ FR to I
206-2024	06/11/2024	Lindsay McDougall	PT LOT 38 Part 1	CON 3 RP 33R1987	A	20	<ul style="list-style-type: none"> ▪ RR to A2-4
208-2024	07/08/2024	Sutom Holsteins Inc.	Lot 14	Concession 8	A	30	<ul style="list-style-type: none"> ▪ A1 to A3 ▪ A1 to SD-4
Last Verified August 2024							

COMMITTEE OF ADJUSTMENT

as of August 22nd, 2024

Township of Lucan Biddulph

	APPLICATION NO.	DATE OF DECISION	APPLICANT	LOT/ PT.	CON./ PLAN	SCH.	MAP	EFFECT
1.	A-1/2004	2/2/04	Katherine MacDonald	11	210(c)	B	15	<ul style="list-style-type: none"> enlarge existing residential lot
2.	A-2/2004	6/7/04	K. & C. Jesson	30	XIV	A	56	<ul style="list-style-type: none"> permit swimming pool in front yard
3.	A-3/2004	10/18/04	Carol Sloetjes	31	III	B	12	<ul style="list-style-type: none"> relief from MDS I requirements
4.	A-4/2004	11/1/04	Peter Groenewegen	27	I	A D	7	<ul style="list-style-type: none"> relief from MDS II requirements
5.	A-5/2004	1/3/05	J. & L. Martens	14	SBC	A	57	<ul style="list-style-type: none"> permit reduction in minimum lot area
6.	A-1/2005	6/20/05	Dean Van Arenthals	22	V	A	26	<ul style="list-style-type: none"> relief from MDSII requirements
7.	A-2/2005	6/20/05	Glenn Dolmage	75	187	B	9	<ul style="list-style-type: none"> permit reduction in front yard depth
8.	A-3/2005	11/21/05	Edna Scott	30	III	B	12	<ul style="list-style-type: none"> permit reduction in lot area & lot depth
9.	A-1/2006	4/17/06	Robert & Linda Salts	18	VI	A	25	<ul style="list-style-type: none"> permit reduction in side yard width
10.	A-2/2006	5/1/06	R. Shoebottom S. Shearer	11	NLR	A	38	<ul style="list-style-type: none"> permit reduction in side yard width
11.	A-3/2006	5/1/06	Malcolm & Patricia Pigott	5	701	B	14	<ul style="list-style-type: none"> permit reduction in side yard width
12.	A-4/2006	11/20/06	Alan & Elizabeth Scott	30	III	B	12	<ul style="list-style-type: none"> relief from MDS II requirements
13.	A-6/2006	11/08/06	Rick Heywood	21	IV	A	17	<ul style="list-style-type: none"> permit increase in accessory building height
14.	A-1/2007	07/18/07	Frank & Ed Loyens	27 & 28	IV	B	7	<ul style="list-style-type: none"> permit reduction in side yard width
15.	A-2/2007	10/16/07	Frank & Ed Loyens	27 & 28	IV	B	7	<ul style="list-style-type: none"> relief from maximum lot coverage
16.	A-3/2007	11/19/07	Mike Radcliffe	31	IV	B	15	<ul style="list-style-type: none"> relief from the minimum side yard width, minimum outdoor amenity area & maximum lot coverage
17.	A-1/2008	04/25/08	Pat Williams	10	IV	B	15	<ul style="list-style-type: none"> permit garage

	APPLICATION NO.	DATE OF DECISION	APPLICANT	LOT/ PT.	CON./ PLAN	SCH.	MAP	EFFECT
18.	A-2/2008	04/26/08	Timothy Homes	31	IV	B	15	<ul style="list-style-type: none"> relief from maximum lot coverage
19.	A-3/2008	06/17/08	Pat McIlhargey	15	I	A	4	<ul style="list-style-type: none"> relief from minimum setback requirement
20.	A-1/2009	24/08/09	J & A Martens	2 28	SLR II	A	7 & 8	<ul style="list-style-type: none"> relief from minimum lot area requirement
21.	A-2/2009	24/08/09	C & W Thomas	29	II	A	7 & 8	<ul style="list-style-type: none"> relief from minimum lot area requirement
22.	A-3/2009	24/08/09	G & M Jefferies (G. Finch, agent)	2	II	A	7	<ul style="list-style-type: none"> relief from minimum side yard width
23.	A-1/2010	03/05/10	Elm Street Park	59 & 60	Plan 210	B	15	<ul style="list-style-type: none"> relief from minimum side yard width relief from minimum front yard depth
24.	A-2/2010	14/10/10	S & M Rummell	30	III	B	12	<ul style="list-style-type: none"> relief from minimum side yard width and maximum building height for accessory building
25.	A-1/2011	04/18/11	Grincourt	30	I	A	8	<ul style="list-style-type: none"> permit accessory building in front yard
26.	A-2/2011	06/22/11	Timothy Homes	23	33M- 614	B	15	<ul style="list-style-type: none"> permit covered porch relief from maximum lot coverage
27.	A-3/2011	07/05/11	Mosurinjohn	61	RP 340	B	7	<ul style="list-style-type: none"> relief from minimum lot frontage
28.	A-4/2011	07/05/11	Bycraft	24	IV	A	18	<ul style="list-style-type: none"> permit accessory building exceeding maximum height
29.	A-5/2011 WITHDRAWN		1343975 Ontario Ltd (Oasis Retirement Residence)	256 257 258	Plan 188	B	14	<ul style="list-style-type: none"> permit decreased minimum side and rear yard setback permit increased maximum lot coverage and building height permit decreased no. of minimum parking spaces permit decrease in minimum dimensions of parking spaces
30.	A-6/2011	11/24/11	K. Shouser	11	NLR	A	38	<ul style="list-style-type: none"> relief from minimum side yard width

	APPLICATION NO.	DATE OF DECISION	APPLICANT	LOT/ PT.	CON./ PLAN	SCH.	MAP	EFFECT
31.	A-1/2012	08/13/12	Groenewegen	27	I	A	7	<ul style="list-style-type: none"> relief from MDS II requirements
32.	A-2/2012	05/22/12	H & M Ewald	57	Plan 210	B	15	<ul style="list-style-type: none"> permit accessory building exceeding maximum coverage
33.	A-3/2012	06/04/12	Glendon Residential (G. Campbell)	30	III	B	12	<ul style="list-style-type: none"> relief from minimum lot frontage
34.	A-4/2012	11/05/12	G. Barker	15	IV	A	15	<ul style="list-style-type: none"> relief from MDS I requirements
35.	A-5/2012	11/05/12	D. Hewitt & K. Muir	30	I	A	8	<ul style="list-style-type: none"> permit accessory building exceeding maximum height
36.	A-6/2012	11/05/12	D. Drager	16	I	A	4	<ul style="list-style-type: none"> permit accessory building exceeding maximum height
37.	A-1/2013	21/10/2013	S. Shearer & R. Shoebottom	21	XI	A	49	<ul style="list-style-type: none"> relief from minimum side yard width
38.	A-1/2014	20/01/2014	Cocquyt	Pt Lot 4	S.L.R	B	6	<ul style="list-style-type: none"> relief from max. building height for accessory building & max. lot coverage
39.	A-2/2014 WITHDRAWN		Avery	29	V	B	11	<ul style="list-style-type: none"> permit converted dwelling with 3 units
40.	A-3/2014	pending	Vanderwielen	32	33M-653	B	11	<ul style="list-style-type: none"> permit reduced side yard width
41.	A-4/2014	16/06/2014	O'Shea	25	XI	A	50	<ul style="list-style-type: none"> relief from MDS I requirements
42.	A-1 2015	02/02/2015	Mueller	4	S.L.R	B	6	<ul style="list-style-type: none"> relief from minimum lot area and frontage requirements
43.	A-2/2015	02/02/2015	Lee	2	N.L.R	A	7	<ul style="list-style-type: none"> permit reduced minimum setback from Coursey Line permit accessory building located closer to streetline than main residential use
44.	A-3/2015	19/05/2015	Hess	21	VIII	A	35	<ul style="list-style-type: none"> permit reduced side yard with
45.	A-4/2015	10/08/2015	Parry Homes Inc	23	33M-677	B	3	<ul style="list-style-type: none"> permit increased maximum lot coverage
46.	A-1/2016	04/18/2016	2219260 Ontario Inc.		33M-677	B	3 & 7	<ul style="list-style-type: none"> permit increased maximum lot coverage for R1-7 and R2-1 zones

	APPLICATION NO.	DATE OF DECISION	APPLICANT	LOT/ PT.	CON./ PLAN	SCH.	MAP	EFFECT
47.	A-2/2016	05/16/2016	General Airspray Limited		III	A	20	<ul style="list-style-type: none"> • permit reduced minimum setback from Airport Line
48.	A-3/2016	11/07/2016	Orr Company Inc.	1	33R-19062	B	11	<ul style="list-style-type: none"> • relief to allow reduced on-site parking requirement
49.	A-1/2017	04/19/2017	Pat Ryan	1	33R-2837	B	8	<ul style="list-style-type: none"> • seek relief relative to maximum floor area, maximum height of exterior wall, and maximum building height
50.	A-2/2017	07/11/2017	Sherwood	97, 98	33R-966	B	7	<ul style="list-style-type: none"> • seek relief from minimum lot frontage and interior side yard • subject to OMB appeal
51.	A-3/2017	07/11/2017	2381414 Ontario Inc			B	2	<ul style="list-style-type: none"> • seek relief from rear yard depth
52.	A-4/2017	10/03/2017	Avery	Pt Lot 7	33R-12155	B	11	<ul style="list-style-type: none"> • seek relief from minimum lot frontage and exterior side yard width
53.	A-5/2017	09/18/2017	Sandy	Pt Lot 38	III	A	20	<ul style="list-style-type: none"> • seek relief from minimum setback requirement from Coursey Line
54.	A-1/2019	05/06/2019	Vanderkant	Pt Lot 247 & 249 Lot 248	Plan 188	B	14	<ul style="list-style-type: none"> • allow construction of a detached garage to accommodate a home-based business (tutoring)
55.	A-2/2019	12/18/2019	Ridge Crossing		Plan 739	B	3	<ul style="list-style-type: none"> • to seek relief from rear yard depth, exterior side yard depth, and rear deck setbacks
56.	A-1/2020	08/11/2020	2219260 Ontario Inc		Plan 739	B	3	<ul style="list-style-type: none"> • to seek relief from minimum rear yard setbacks for units 1 to 14
57.	A-2/2020	09/15/2020	Colden Homes	Lot 18	Plan 33M739	B	7	<ul style="list-style-type: none"> • to seek relief from rear yard setback for deck
58.	A-3/2020	11/03/2020	Deon and Jenelle Keller	PT Lot 129	Plan 340	B	7	<ul style="list-style-type: none"> • to allow for construction of an addition to an existing home and to increase the maximum permissible size for home occupation

	APPLICATION NO.	DATE OF DECISION	APPLICANT	LOT/ PT.	CON./ PLAN	SCH.	MAP	EFFECT
59.	A-4/2020	11/17/2020	Len Troiano	Pt Lot 30	Plan 33R18538	A	8	<ul style="list-style-type: none"> to permit construction of an accessory building in the front yard
60.	A-1/2021	03/17/2021	34340 Roman Line	Pt Lot 25	Con 7N	A	36	<ul style="list-style-type: none"> to allow for the construction of an accessory building within the front yard
61.	A-2/2021	04/21/2021	35025 Saintsbury Line	Pt Lot 17	Con 4S	A	16	<ul style="list-style-type: none"> to allow for the construction of an accessory building within the front yard
62.	A-3/2021	05/31/2021	Michael Radcliffe	Lot 21	PLAN 33M739	B	7	<ul style="list-style-type: none"> to seek relief from rear yard setback deck
63.	A-1/2022	02/15/2022	Lisa Campanale		Plan MVLCP 961 Level 1 Unit 12	B	3	<ul style="list-style-type: none"> to seek relief from exterior side yard setbacks
64.	A-2/2022	02/15/2022	Lisa Campanale		Plan MVLCP 961 Level 1 Unit 13	B	3	<ul style="list-style-type: none"> to seek relief from exterior side yard setbacks
65.	A-3/2022	04/19/2022	Jay & Brittany McKinnon	Lot 15 E/S Main	Plan 221	C	2	<ul style="list-style-type: none"> to allow for the construction of an oversized detached garage based on existing provisions
66.	A-4/2022	06/21/2022	Jim & Wendy Thomas	Pt Lot 29	Con 2 RP 33R17592 Part 4	A	8	<ul style="list-style-type: none"> to seek relief from a Minimum Distance Separation I setback and a reduction to the required front yard setback to permit an additional temporary dwelling
67.	A-5/2022	10/18/2022	Jason James Simpson	Pt Park Lot 4	Plan 220 RP 33R20878 Parts 4 6 and 7	B	8	<ul style="list-style-type: none"> to seek relief from setback requirements

	APPLICATION NO.	DATE OF DECISION	APPLICANT	LOT/ PT.	CON./ PLAN	SCH.	MAP	EFFECT
68.	A1-2023	03/21/2023	Henry Kox	PT LOT 8	CON SB S RP 33R311 1 PART 1	A	52	• seek relief from maximum permitted height for an accessory building requirement
69.	A-2/2023	05/23/2023	1879517 Ontario Ltd.	Lot 32 Pt Lot 31	Con 9 & Con 10	A	45	• to seek relief from minimum lot size requirements for lands zoned Agricultural (A1) as a result of Consent Applications B-10-11/2022
70.	A-3/2023	07/10/2023	Adam Finch Construction	Lot 25	Plan 33M739	B	7	• to seek relief from rear yard setback requirements
71.	A-1-2024	03/19/2024	David Citton	Lot 29	Conces sion 13 South, Part 2	A	56	• to seek relief from minimum accessory building height.
72.	A-2-2024	05/21/2024	Matt Van Geel	Pt Lot 30	Conces sion 2 Biddulph, 33R176 21 Pts 1 to 4	A	8	• To seek relief from rear yard setback requirements
73.	A-3-2024	05/21/2024	Matt Van Geel	Pt Lot 14, 18 & 35	Range 2, Plan 178	D	1	• To seek relief to reduce the minimum frontage requirements
74.	A-4-2024	05/21/2024	Claude Poirier	Pt Lot 32	Conces sion 7, RP 33R187 81 Part 1	A	37	• To seek relief to increase the maximum permitted height for an accessory building
75.	A-5-2024	07/16/2024	MacEwen Petroluem Inc.	PT LOT 7	CON NLR RP33R1 4260 PARTS 1 & 2	B	11	• To seek relief from minimum rear and side setbacks
Last Verified August 2024								

Zoning By-Law No. 100-2003 of the Corporation of the Township of Lucan Biddulph

TABLE OF CONTENTS

1. INTERPRETATION & ADMINISTRATION	1
2. DEFINITIONS	3
3. ZONES AND ZONING MAP	19
4. GENERAL REGULATIONS	23
5. GENERAL AGRICULTURAL (A1) ZONE	32
6. SPECIAL AGRICULTURAL (A2) ZONE	38
6A AGRICULTURAL (A3) ZONE	42
7. RESIDENTIAL FIRST DENSITY (R1) ZONE	46
8. RESIDENTIAL SECOND DENSITY (R2) ZONE	51
9. RESIDENTIAL THIRD DENSITY (R3) ZONE	54
10. MIXED USE RESIDENTIAL (MUR) ZONE	63
11. HAMLET RESIDENTIAL (HR) ZONE	67
12. RURAL RESIDENTIAL (RR) ZONE	70
12A SURPLUS DWELLING (SD) ZONE	73
13. FUTURE RESIDENTIAL (FR) ZONE	76
14. CENTRAL COMMERCIAL (C1) ZONE	79
15. HIGHWAY COMMERCIAL (C2) ZONE	83
16. FARM COMMERCIAL (C3) ZONE	91
17. GENERAL INDUSTRIAL (M1) ZONE	95
18. FARM INDUSTRIAL (M2) ZONE	98
19. EXTRACTIVE INDUSTRIAL (M3) ZONE	102
20. INSTITUTIONAL (I) ZONE	104
21. OPEN SPACE (OS) ZONE	107
22. PUBLIC UTILITY (U) ZONE	109

SCHEDULE "A" – TOWNSHIP OF LUCAN BIDDULPH

SCHEDULE "B" – LUCAN & AREA

SCHEDULE "C" – GRANTON

SCHEDULE "D" – CLANDEBOYE & AREA

1. INTERPRETATION & ADMINISTRATION

1.1 TITLE

This By-law shall be known as the “Township of Lucan Biddulph Zoning By-law”.

1.2 LANDS AFFECTED

The provisions of this By-law shall apply to all land within the corporate limits of the Township of Lucan Biddulph as now or hereafter legally constituted.

1.3 SCOPE

No land shall be used, no lot shall be altered, and no buildings or structures shall be erected, altered, or used within the Municipality except in conformity with this By-law.

1.4 INTERPRETATION

Unless specified otherwise, the following shall apply throughout the text of this By-law:

- a) The particular shall supersede the general. Where a term or phrase is defined in general terms in this By-law, it shall not be construed to mean any other term or phrase which is more specifically defined herein unless it is specifically stated otherwise;
- b) If a use is not listed as a permitted use, it is deemed to be prohibited with the exception of certain public uses as stipulated in Section 4 of this By-law;
- c) The word “shall” is to be construed as mandatory and not discretionary;
- d) Unless the contrary intention specifically appears otherwise, words imparting the singular number or the masculine gender only shall include more persons, parties, or things of the same kind than one, and females as well as males, and the converse;
- e) A “building” or “structure” shall include any part or portion thereof;
- f) Any Act or Regulation of the Province referred to herein shall include any amendments or revisions made thereto or any subsequent Act or Regulation enacted in place thereof.

1.5 LICENCES AND PERMITS

No municipal permit, certificate, or license shall be issued where the said permit is required for a proposed use of land or a proposed erection, alteration, enlargement or use of any building or structure that is in violation of this By-law.

1.6 VIOLATIONS AND PENALTIES

Every person, other than a corporation, who contravenes this By-law is guilty of an offence, and on conviction is liable on a first conviction to a fine of not more than \$20,000; and 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 the person was convicted.

Every corporation who contravenes this By-law is guilty of an offense and on conviction is liable on a first conviction, to a fine of not more than \$50,000; and, 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, as prescribed by the Planning Act.

1.7 REMEDIES

Where any building or structure is or is proposed to be erected, altered, reconstructed, extended or enlarged, or any building or structure is, or is proposed to be used, in contravention of this By-law, the same may be restrained by an action of any person or of the Municipality under the Planning Act, the Municipal Act, or the Courts of Justice Act.

Where a person or corporation is in default of the provisions of this By-law and has been notified or directed by the Municipality to remedy this default and fails to do that matter or thing required, such matter or thing shall be done at the person or corporation's expense. Where a person or corporation has refused or neglected to reimburse the Municipality for the cost of such work, thing or matter done, the same may be recovered by the Municipality in like manner as taxes.

1.8 REPEAL OF EXISTING BY-LAWS

All previous by-laws past under Section 34 of the Planning Act R.S.O.,1990 or a predecessor thereof by the former Township of Biddulph and by the former Village of Lucan shall be deemed to have been repealed save and except to the extent that they affect any minor variances duly granted to these by-laws pursuant to Section 45 of the Planning Act R.S.O.,1990 or a predecessor thereof.

1.9 APPLICATION OF OTHER LEGISLATION

Nothing in this By-law shall serve to relieve any person from the obligation to comply with the requirements of the Ontario Building Code or any other by-law of the Municipality in force from time to time or the obligation to obtain any license, permit, authority or approval required by the Municipality or any other public authority or body.

1.10 VALIDITY

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

1.11 EFFECTIVE DATE

This By-law shall come into force on the day it is passed subject to the Planning Act.

2. DEFINITIONS

For the purposes of this By-law, the definitions herein shall govern.

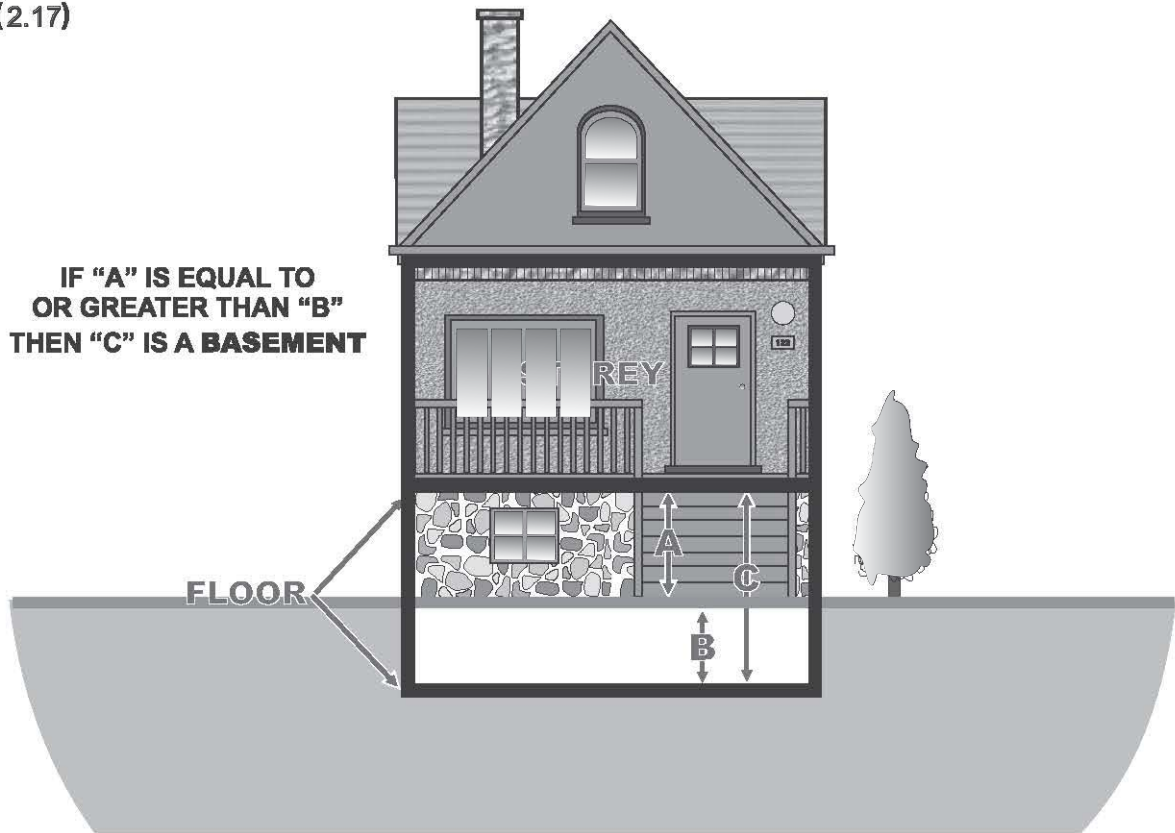
- 2.1 **ABATTOIR**, shall mean a building or structure where animals are slaughtered for the purposes of processing meat into food for human consumption; and where meat products are produced, processed, handled, or stored.
- 2.2 **ACCESSORY**, when used to describe a use, building, or structure shall mean a use, building, or structure that is:
- a) incidental, subordinate and exclusively devoted to a main use, building or structure;
 - b) located on the same lot as the main use, building or structure;
 - c) unless specified otherwise in this By-law, not used for human habitation.
- 2.3 **AGRICULTURAL USE**, shall mean the cultivation of land, the production of crops and the processing and selling of such products on a lot, and the breeding, raising, and care of livestock and the selling of such livestock or the products of such livestock raised on a lot and, without limiting the generality of the foregoing, may include animal husbandry, aquaculture, fur farming and the raising and harvesting of field, bush, tree or vine crops, market gardening, greenhouses, sod farming and mushroom farming.
- 2.4 **ALTER**, shall mean, when used in reference to a building or structure, to change any one or more of the internal or external dimensions of such building or structure or to change the type of construction of the exterior walls or roof thereof. When used in reference to a lot, the word "ALTER" means to decrease the width, depth, or area thereof or to decrease the frontage, depth, or area of any required yard, setback, or parking area, or to change the location of any boundary of such lot with respect to a road, whether such alteration is made by conveyance or alienation of any portion of the said lot, or otherwise.
- 2.5 **ANIMAL CLINIC**, shall mean a building, designed, used or intended for use by a veterinarian and his assistants for the purpose of providing for the care and treatment of pets raised or housed for recreational or hobby purposes, and without limiting the generality of the foregoing includes dogs, cats, and birds but does not include livestock.
- 2.6 **ANIMAL HOSPITAL**, shall mean a building designed, used or intended for use by a veterinarian and his assistants for the purpose of providing for the care and treatment of livestock, and may include an animal clinic.
- 2.7 **ANIMAL KENNEL**, shall mean a lot, building, or structure, on or within which four (4) or more dogs more than four (4) months of age are housed, groomed, bred, boarded, trained or sold and which may offer provisions for veterinary treatment.
- 2.8 **BASEMENT**, shall mean that portion of a building between two floor levels which is partly underground but which has at least one-half of its height from finished floor to finished ceiling above grade level.

SECTION 2 Definitions

basement (2.8)

cellar (2.17)

Basement



Cellar



NOTE:
THE ABOVE ILLUSTRATIONS ARE
FOR CLARIFICATION AND DO NOT
FORM PART OF THIS BY-LAW.

- 2.9 BED & BREAKFAST ESTABLISHMENT**, shall mean a single unit detached dwelling in which not more than four (4) rooms are made available by the person or persons occupying the said dwelling for the temporary accommodation of the travelling or vacationing public and within which meals may be offered.
- 2.10 BOARDING HOUSE, ROOMING HOUSE, or TOURIST HOME**, shall mean a building, in which the proprietor resides and supplies lodging for hire or gain to other persons and may include meals but shall not include a hotel, hospital, home for the young or the aged, or institution, or restaurant accommodating the general public.
- 2.10.1 BUFFER STRIP**, shall mean an area used for the planting and maintenance of a continuous row of trees or unpierced hedgerow of natural evergreens or shrubs not less than 1.2 metres in height at the time of planting with the remainder of the area used for both natural and man-made landscaping materials.
- 2.11 BUILDING**, shall mean a structure, whether temporary or permanent, designed, used or intended for sheltering any use or occupancy and consisting of a wall, roof and floor, or any one or more of these, or a structural system serving the functions thereof, including all the works, fixtures, and service systems appurtenant thereto, but shall not include a boundary wall, fence, travel trailer, camping trailer, truck camper, motor home or tent.
- 2.12 BUILDING LINE**, shall mean a line within a lot drawn parallel to a lot line which establishes the minimum distance between the lot line and any building or structure which may be erected. Where the lot line is a curve, the building line shall be a line drawn parallel to the chord of the arc constituting the lot line.
- 2.13 BUILDING LINE, ESTABLISHED**, a building line shall be considered to be established between existing single unit dwellings where at least five (5) single unit dwellings have been erected on any one side of a continuous one hundred and fifty (150) metre strip of land fronting on a road. The established building line shall thus mean the average setback of the existing dwellings.
- 2.14 BULK SALES ESTABLISHMENT**, shall mean the use of land, buildings or structures for the purpose of buying, selling, and storing fuel oil, wood, lumber, building materials or similar bulk commodities but excludes any manufacturing, assembling or processing of these commodities.
- 2.15 CAMPGROUND**, shall mean a use, consisting of at least five camping sites and comprising land used for seasonal recreational activity as grounds for the camping or parking of tents, motor homes, travel trailers, park models or truck campers, but not mobile homes.
- 2.16 CAR WASH**, shall mean a building designed, used, or intended for the installation and operation of automatic or semi-automatic equipment for the washing of motor vehicles, machinery and equipment.
- 2.17 CELLAR**, shall mean that portion of a building between two floor levels which is partly or wholly underground but which has more than one-half of its height from finished floor to ceiling below adjacent finished ground surface or grade.
- 2.18 CHURCH**, shall mean a building dedicated to religious worship and may include a church hall, church auditorium, parish hall, church day nursery, mosque or synagogue.
- 2.19 CLINIC**, shall mean a building designed, used or intended for the purposes of medical or dental practice and, without limiting the generality of the foregoing, may include the offices or consulting rooms of members of the medical or dental professions or of a chiropractor.

- 2.20 CLUB**, shall mean a building designed, used or intended for use as a meeting place for the members of an organization, association, fraternal order, or similar group, not operated for profit and wherein athletic facilities, dining rooms and beverage rooms may be provided.
- 2.21 COMMERCIAL USE**, shall mean the use of land, buildings or structures for the purposes of buying and/or selling commodities and supplying services for profit or intended for profit.
- 2.22 COMMUNITY CENTRE**, shall mean a building designed, used, or intended for community activities and not for commercial purposes, the control of which is vested in the Municipality, a local board or trustees.
- 2.22.1 CONSERVATION USE**, shall mean the use of land for the protection, preservation and enhancement of the natural environment and not as landscaped open space.
- 2.23 CONTRACTOR'S YARD OR SHOP**, shall mean the use of land, buildings or structures for the purpose of storing equipment, material and for performing shop work or assembly work.
- 2.23.1 CORRECTIONAL HOME**, shall mean a dwelling designed, used or intended for the accommodation of a maximum of five (5) persons, exclusive of staff who have been placed under the provisions of the Children's Probation Act, the Criminal Code (Canada) or any Act passed to replace the foregoing Acts; or who have been released on parole under the provisions of the Ministry of Correctional Services Act or Parole Act (Canada) or any Act passed to replace the foregoing Acts; or have been placed in open or closed custody under the Young Offenders Act (Canada).
- 2.24 COUNTY**, shall mean The Corporation of the County of Middlesex.
- 2.24.1 CRISIS CARE HOME**, shall mean a dwelling designed, used or intended for the accommodation of a maximum of ten (10) persons, exclusive of staff, who require immediate emergency shelter and aid for a temporary period of time and where such home is:
- a) supervised, or members of the group are referred, by a hospital, court or government agency; or
 - b) funded wholly or in part by any government, other than funding provided solely for capital purposes; or
 - c) regulated or supervised under any general or special Act.
- and without limiting the generality of the foregoing, includes hostels for battered or abused adults or children, hostels for youth requiring immediate emergency, temporary shelter and hostels for elderly persons.
- 2.25 CUSTOM GRAIN HANDLING FACILITY**, shall mean the use of land, buildings or structures for the commercial drying, cleaning, handling, or storing of crops, or combination thereof.
- 2.25.1 DAY NURSERY**, shall mean a building or structure designed, used or intended for accommodating more than five (5) children who are not of common parentage, primarily for the purpose of providing temporary care, or guidance, or both care and guidance, for a continuous period not exceeding twenty-four hours, where the children are:
- a) under eighteen (18) years of age in the case of a day care centre for children with a developmental disability, and
 - b) under ten (10) years of age in all other cases.

- 2.26 DOG POUND**, shall mean the use of land, buildings or structures for the purpose of impounding dogs pursuant to a by-law of the Municipality, and where such dogs are kept for a minimum redemption period as defined in the Animal for Research Act.
- 2.27 DRIVEWAY**, shall mean a private passageway for a motor vehicle, having at least one end thereof connected to a road, and providing the principal means of vehicular access to a lot.
- 2.28 DWELLING**, shall mean a building, occupied or capable of being occupied exclusively as a home, residence or sleeping place by one or more persons, but shall not include hotels, boarding houses, rooming houses, motels, institutions, mobile homes; or living quarters for a caretaker, watchman, or other person or persons using living quarters which are accessory to a non-residential building or structure.
- 2.29 DWELLING UNIT**, shall mean one or more habitable rooms occupied or capable of being occupied by a person or household as an independent and separate housekeeping establishment in which separate kitchen and sanitary facilities are provided for the use of such person or family, with a private entrance from outside the building or from a common hallway or stairway inside the building in which the dwelling unit is located.
- 2.30 DWELLING, APARTMENT**, shall mean a dwelling, consisting of four (4) or more dwelling units which units have a common entrance from the street level and the occupants of which have the right to use, in common, halls and/or stairs and/or elevators and yards.
- 2.31 DWELLING, CONVERTED**, shall mean a dwelling originally designed as a single unit detached dwelling, which because of its size or design, is or is capable of being converted by partition and the addition of sanitary facilities and cooking facilities into more than one dwelling unit.
- 2.32 DWELLING DUPLEX**, shall mean a dwelling that is divided horizontally into two (2) dwelling units each of which has an independent entrance either directly or through a common vestibule.
- 2.33 DWELLING, MODULAR**, shall mean a single unit dwelling typically constructed in a factory and transported to a building site, whole or in sections, and assembled and placed on a permanent foundation.
- 2.34 DWELLING, MULTIPLE UNIT**, shall mean a dwelling of three (3) or more dwelling units.
- 2.35 DWELLING, SEMI-DETACHED**, shall mean a dwelling that is divided vertically above grade into two (2) dwelling units, each of which has an independent entrance either directly or through a common vestibule.
- 2.36 DWELLING, SINGLE UNIT**, shall mean a completely detached dwelling unit designed, used or intended for occupancy by not more than one (1) household.
- 2.37 DWELLING, TOWNHOUSE**, shall mean a dwelling that is divided vertically into three (3) or more dwelling units, each of which has independent entrances, to a front and rear yard immediately abutting the front and rear walls of each dwelling unit.
- 2.38 DWELLING, TWO-UNIT**, shall mean a dwelling designed, intended and used for occupancy by not more than two (2) or more households living independently of each other in separate dwelling units but excludes a semi-detached dwelling or a duplex dwelling.



SINGLE UNIT DWELLING



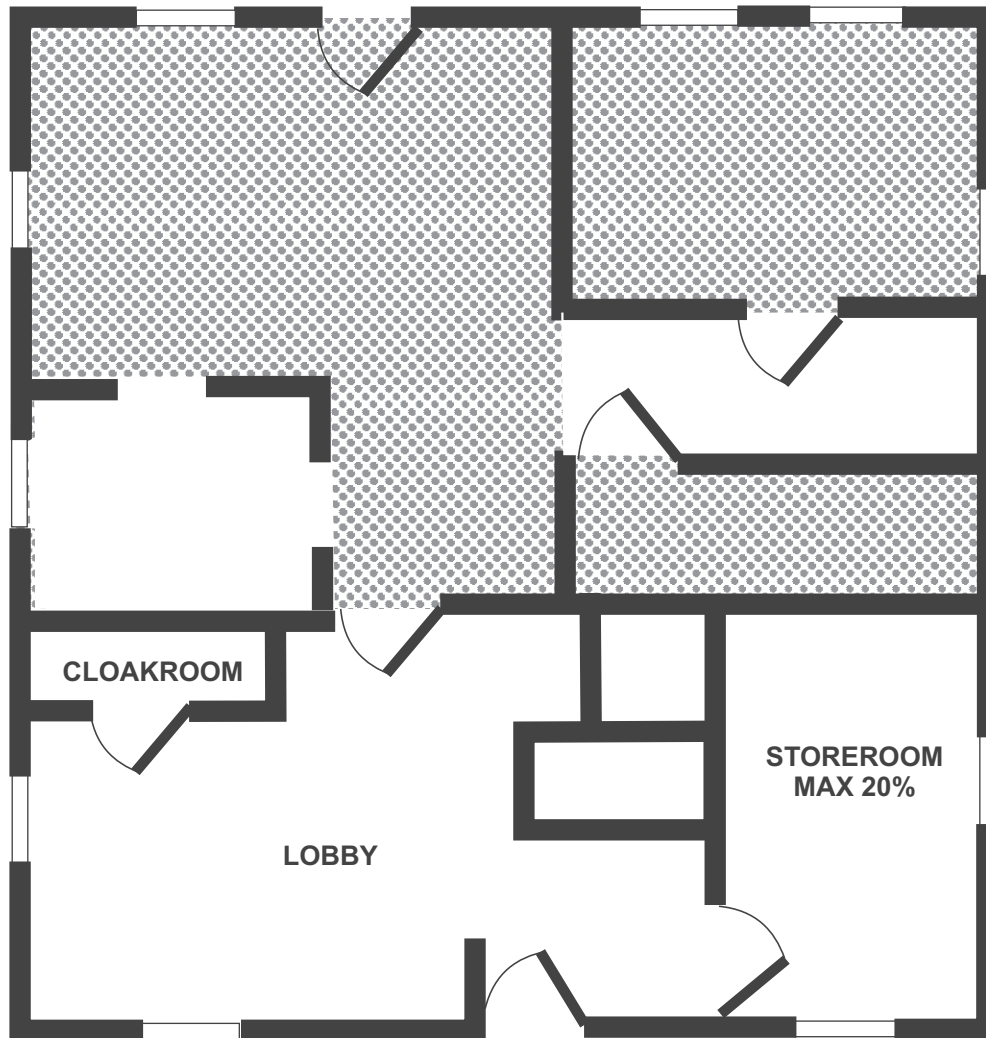
APARTMENT DWELLING
MULTIPLE DWELLING



TOWNHOUSE DWELLING

NOTE:
THE ABOVE ILLUSTRATIONS ARE
FOR CLARIFICATION AND DO NOT
FORM PART OF THIS BY-LAW.

- 2.39 ERECT**, shall include build, construct, reconstruct, alter and relocate and, without limiting the generality of the foregoing, shall include any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, structurally altering any existing building or structure by an addition, deletion, enlargement or extension.
- 2.40 EXISTING**, shall mean existing as of the date of the passing of this By-law.
- 2.41 FARM OR IRRIGATION POND**, shall mean a body of water located outdoors, contained by natural or artificial means and designed, used or intended for agricultural purposes including irrigation and watering for livestock but not for recreational purposes.
- ~~**2.42 FARM, MUSHROOM**, shall mean a farm for the purpose of growing mushrooms for gain or profit.
Deleted by By-law #176-2014~~
- 2.43 FARM EQUIPMENT SALES & SERVICE**, shall mean the use of land, buildings or structures where farm vehicles and equipment are stored for the purpose of sale, lease, or hire and where such vehicles and equipment are repaired or serviced for purposes of being maintained in an operable condition.
- 2.44 FINANCIAL INSTITUTION**, shall mean a building where money is deposited, withdrawn, kept, loaned, invested and/or exchanged and, without limiting the generality of the foregoing, includes a bank, trust company, credit union or an investment or brokerage firm.
- 2.45 FLEA MARKET**, shall mean the use of land, buildings or structures open to the general public and operated for gain or profit, for the sale of general merchandise, food, goods, crafts, antiques and wares, and may include outdoor displays and shows and the sale of prepared food out of a building or a portion thereof for consumption on the premises.
- 2.46 FLOOR AREA**, shall mean the sum of the areas of all floors of a building measured from the outside of all exterior walls exclusive of any attic, basement, garage, verandah, porch or sunroom unless such enclosed porch or sunroom is an integral part of the building and habitable in all seasons, and excluding any floor area with a floor ceiling height of less than two (2) metres.
- 2.47 FLOOR AREA, NET**, shall mean that portion of the floor area of a building which is used exclusively for a non-residential use defined herein or specifically permitted elsewhere in this By-law, but excluding:
- a) any part of such building used for any other non-residential use defined herein or specifically permitted elsewhere in this By-law;
 - b) any part of such building used as a dwelling unit, a public concourse or a common hallway or stairway not used exclusively by the said non-residential use;
 - c) any part of such building used solely for the storage of electrical equipment or of equipment to heat, cool or otherwise control the environment of such building or a portion thereof;
 - d) the thickness of any exterior walls of such building.
- 2.48 FUNERAL HOME**, shall mean a building or structure wherein a licensed undertaker prepares corpses for interment and includes facilities for accommodating the public.
- 2.49 FORESTRY USE**, shall mean the raising and harvesting of wood and, without limiting the generality of the foregoing, shall include the raising and cutting of fuel wood, pulp wood, lumber, Christmas trees and other forest products.



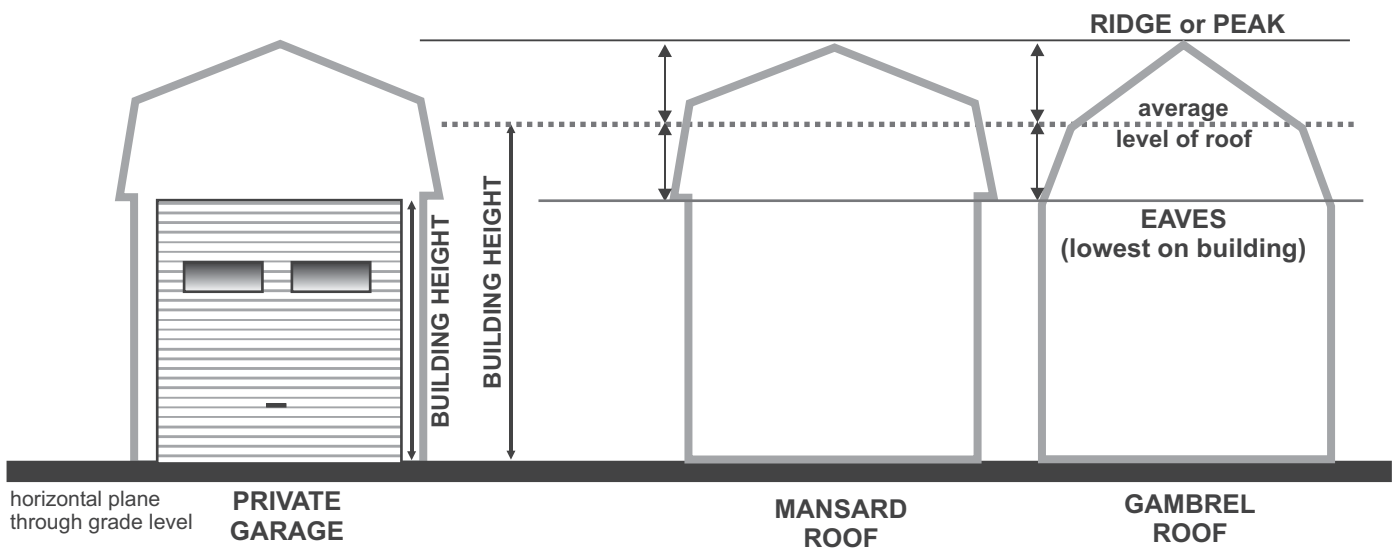
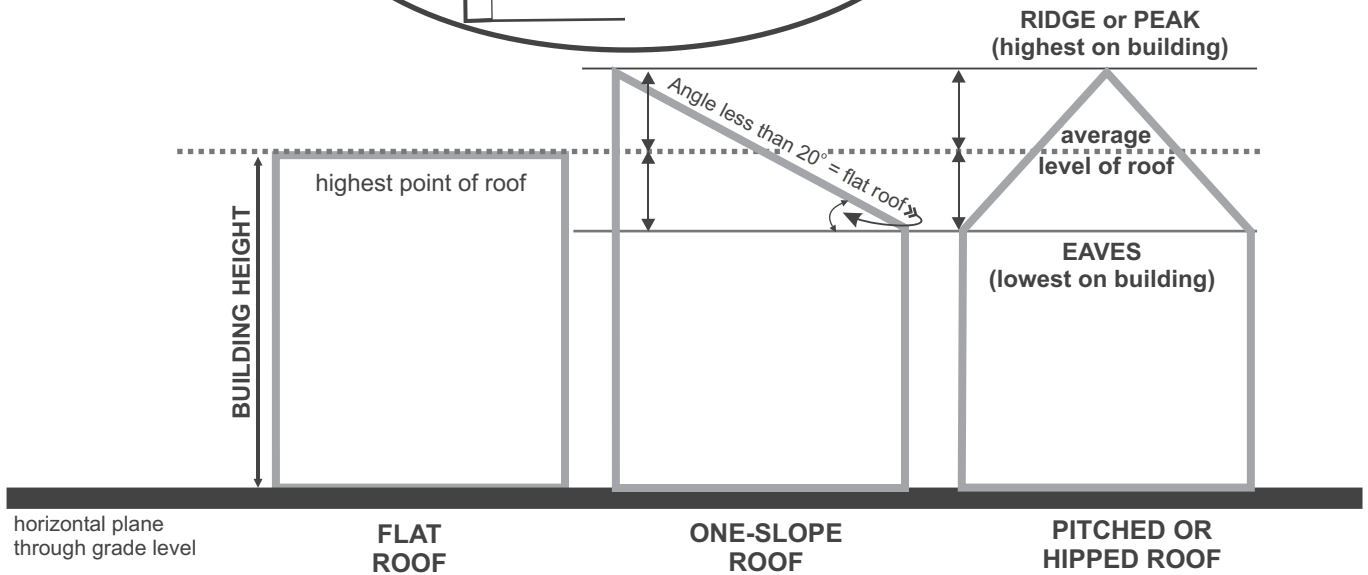
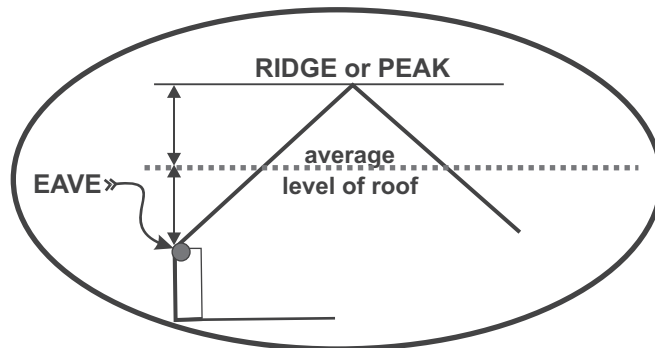
 NET FLOOR AREA

NOTES:
THE ABOVE ILLUSTRATIONS ARE FOR CLARIFICATION AND DO NOT FORM PART OF THIS BY-LAW.

- 2.50 GARAGE, PRIVATE**, shall mean a building or structure, designed, used, or intended for the storage of motor vehicles and the storage of household equipment incidental to residential occupancy, wherein no service for profit is rendered; and where such building or structure is within two (2) metres of the main building, it shall be deemed to be attached to or part of the main building and not an accessory building.
- 2.51 GARAGE, PUBLIC**, shall mean a building, structure other than a private garage, where motor vehicles are kept or stored for remuneration or repair, including the repair of motor vehicle bodies, frames or motors, and the painting, upholstering, washing, and cleaning of such vehicles, and may include a motor vehicle service establishment.
- 2.52 GARDEN CENTRE**, shall mean the use of land, buildings or structures for the purpose of selling trees, shrubs and plants, lawn and garden equipment, furnishings and supplies.
- 2.53 GAS BAR**, shall mean the use of land, buildings or structures for the sale of gasoline, propane, oil and allied products for motor vehicles and the introduction of such liquids into motor vehicles and may include the sale of small accessory items required for the operation of motor vehicles, but does not include provisions for motor vehicle repairs, oil changes, lubrications, or similar mechanical services and does not include a motor vehicle service establishment or a public garage.
- 2.54 GOLF COURSE**, shall mean the use of land for the purpose of playing golf and without limiting the generality of the foregoing includes a driving range, a miniature golf course or combination thereof.
- 2.55 GRADE LEVEL**, shall mean, when used with reference to a building, the average elevation of the finished surface of the ground where it meets the exterior of the front of such building, and when used with reference to a structure means the average elevation of the finished grade of the ground immediately surrounding such structure, exclusive in both cases of any artificial embankment, and when used with reference to a road means the elevation to the road established by the authority having jurisdiction.
- 2.56 GROUP HOME**, shall mean a dwelling designed, used, or intended for the accommodation of five (5) to ten (10) persons exclusive of staff, living under supervision, who by reason of their emotional, mental, social, or physical condition require a group living arrangement for their well-being.
- 2.57 HAZARD LANDS**, shall mean lands which exhibit a hazardous condition as a result of their instability; susceptibility to flooding, erosion, subsidence; or the presence of organic soils; or steep slopes and includes lands lying below the regulatory floodline as established from time to time by the conservation authority having jurisdiction and may include lands lying below the fill line as established from time to time by the conservation authority having jurisdiction.
- 2.58 HEIGHT**, shall mean, when used with reference to a building or structure, the vertical distance between the horizontal plane through grade level and a horizontal plane through:
- a) the highest point of the roof assembly in the case of a building with a flat roof or a deck roof;
 - b) the average level of a slope roof, between ridges and the eaves, provided that such roof having a slope of less than twenty (20) degrees with the horizontal shall be considered a flat roof;
 - c) the average level between eaves and ridges in the case of a roof type not covered in subsections a) and b).

SECTION 2 Definitions
building height (2.58)

Building Height



NOTE:
 THE ABOVE ILLUSTRATIONS ARE FOR CLARIFICATION AND DO NOT FORM PART OF THIS BY-LAW.

- 2.59 HEREIN**, meaning anywhere in this by-law.
- 2.60 HOME OCCUPATION**, shall mean an occupation for gain or support owned, managed and conducted by persons residing on the lot on which the home occupation is conducted including those who reside elsewhere as may be specified herein. Where a home occupation is permitted within a dwelling, such uses include the offices, workrooms or consulting rooms for a profession, trade, craft, or hobby but such uses do not include or permit group instruction, a hairdressing establishment if more than two persons are engaged in the business, a retail store, a service shop or a restaurant. Where a home occupation is permitted within an accessory building, such uses may, without limiting the generality of the foregoing, include a carpentry shop, a welding shop, a machine shop, a service shop, or a contractor's yard or shop.
- 2.61 HOTEL**, shall mean a building, used, or intended for the purposes of catering to the needs of the public by supplying food and furnishing sleeping accommodation for not less than six (6) guest rooms.
- 2.62 HOUSEHOLD**, shall mean a single and independent housekeeping unit occupying and using only one dwelling unit.
- 2.63 INDUSTRIAL USE, GENERAL**, shall mean the use of land, buildings or structures for the purpose of manufacturing, assembling, making, preparing, inspecting, ornamenting, finishing, treating, altering, repairing, distributing, warehousing, storing or adapting for sale any goods, substance, article or thing, including the storage of building and construction equipment and materials but not including any mine, pit, quarry or oil well and where the waste water discharges from such activities are limited to those facilities designed, used, or intended for the exclusive use of employees only, and to those facilities used for cooling or pressure testing of equipment, the washing of accessory vehicles, and similar accessory uses.
- 2.64 INDUSTRIAL USE, LIGHT**, shall mean the use of a building for the manufacturing, assembling, or processing of component parts to produce finished products suitable for retail, wholesale or service trade and includes repairing, services, distributing, warehousing and storing or adapting for sale any goods, substance, article or thing, and designed, used or intended for the exclusive use of employees only, and to those facilities used for cooling or pressure testing of equipment, the washing of accessory vehicles and similar accessory uses, provided such use does not include operations which create a nuisance as a result of the emission of any noise or air pollution that can be smelled, heard or otherwise detected outside of the building or structure in which the use is situated.
- 2.65 INSTITUTIONAL USE**, shall mean the use of land, buildings or structures for public or social purposes but not for the purpose of gain or profit and may include governmental, religious, educational, charitable, philanthropic or other similar but non-business uses such as public schools, churches, hospitals and museums.
- ~~**2.66 INTENSIVE LIVESTOCK OPERATION**, shall mean an agricultural use where the number of livestock units on a lot is fifty (50) or greater and the ratio of livestock units to hectares of tillable land of the lot is 3.75 or greater, or where the number of livestock units on the lot exceeds one hundred and fifty (150). Deleted by By-law #131-2008~~
- 2.67 LANDING STRIP**, shall mean a strip of ground used or capable of being used for the landing and taking-off of aircraft.
- 2.68 LANDSCAPED OPEN SPACE**, shall mean the area of a lot which is used for the growth and maintenance of grass, flowers, shrubbery and other landscaping materials, both natural and

artificial, and includes any surfaced walk, patio, or similar area, but does not include any access driveway or ramp, parking lot, deck or any open space beneath or land, within any building or structure.

2.69 LIQUID MANURE STORAGE FACILITY, shall mean a structure such as a concrete or metal holding tank or earth excavation commonly known as a lagoon, designed, used or intended for the storage of manure accessory to an agricultural use.

2.70 LIVESTOCK, shall mean farm animals kept for use, for propagation or intended for profit or gain and without limiting the generality of the foregoing include cattle, horses, swine, sheep, laying hens, chicken and turkey broilers, emus, turkeys, goats, geese, ducks, mink, and rabbit.

2.71 LOT, shall mean a parcel or tract of land, which is

- a) the whole of a lot on a registered plan of subdivision, so long as such registered plan is not deemed, pursuant to the Planning Act, or any predecessor or successor of such section, not to be a registered plan of subdivision; or,
- b) all of the land held or owned under distinct and separate ownership from the ownership of the fee or equity of redemption in abutting land.

2.72 LOT AREA, shall mean the total horizontal area within the lot lines of a lot, except in the case of a corner lot having street lines rounding at the corner, where the lot area of such lot shall be calculated as if the lot lines were projected to the intersection.

2.73 LOT CORNER, shall mean a lot situated at the intersection of and abutting upon two (2) roads which intersect at an angle of not more than one hundred and thirty-five (135) degrees.

2.74 LOT COVERAGE, shall mean the percentage of the area of any lot upon which buildings or structures are erected or permitted to be erected (not including an outdoor swimming pool erected entirely below grade) measured at grade level including all porches and verandahs, steps, cornices, eaves, bay windows and chimneys but shall not include decks.

2.75 LOT FRONTAGE, shall mean the horizontal distance between the side lot lines of a lot measured at right angles. Where such side lot lines are not parallel, the lot frontage shall be measured perpendicularly to the line joining the mid-point of the front and the centre of the rear lot line at a point six (6) metres back from the front line, and where such side lot lines meet, lot frontage shall be measured perpendicularly to the line joining the apex of the triangle formed by the side lot lines and a point six (6) metres back from the front lot line.

2.76 LOT DEPTH, shall mean the horizontal distance between the front and rear lot lines. Where these lines are not parallel, the lot depth shall mean the length of a straight line joining the mid-points of the front lot line and the rear lot lines. Where there is no rear lot line, lot depth shall mean the length of a straight line joining the middle of the front lot line with the apex of the triangle formed by the side lot lines.

2.77 LOT INTERIOR, shall mean a lot other than a corner lot.

2.78 LOT LINES, shall mean the boundary lines of a lot defined as follows:

- a) Front Lot Line, shall mean, except in the case of a corner lot, the line dividing the lot from the road. In the case of a corner lot, the shorter boundary line abutting the street shall be deemed the front lot line and the longer boundary line abutting the street shall be deemed

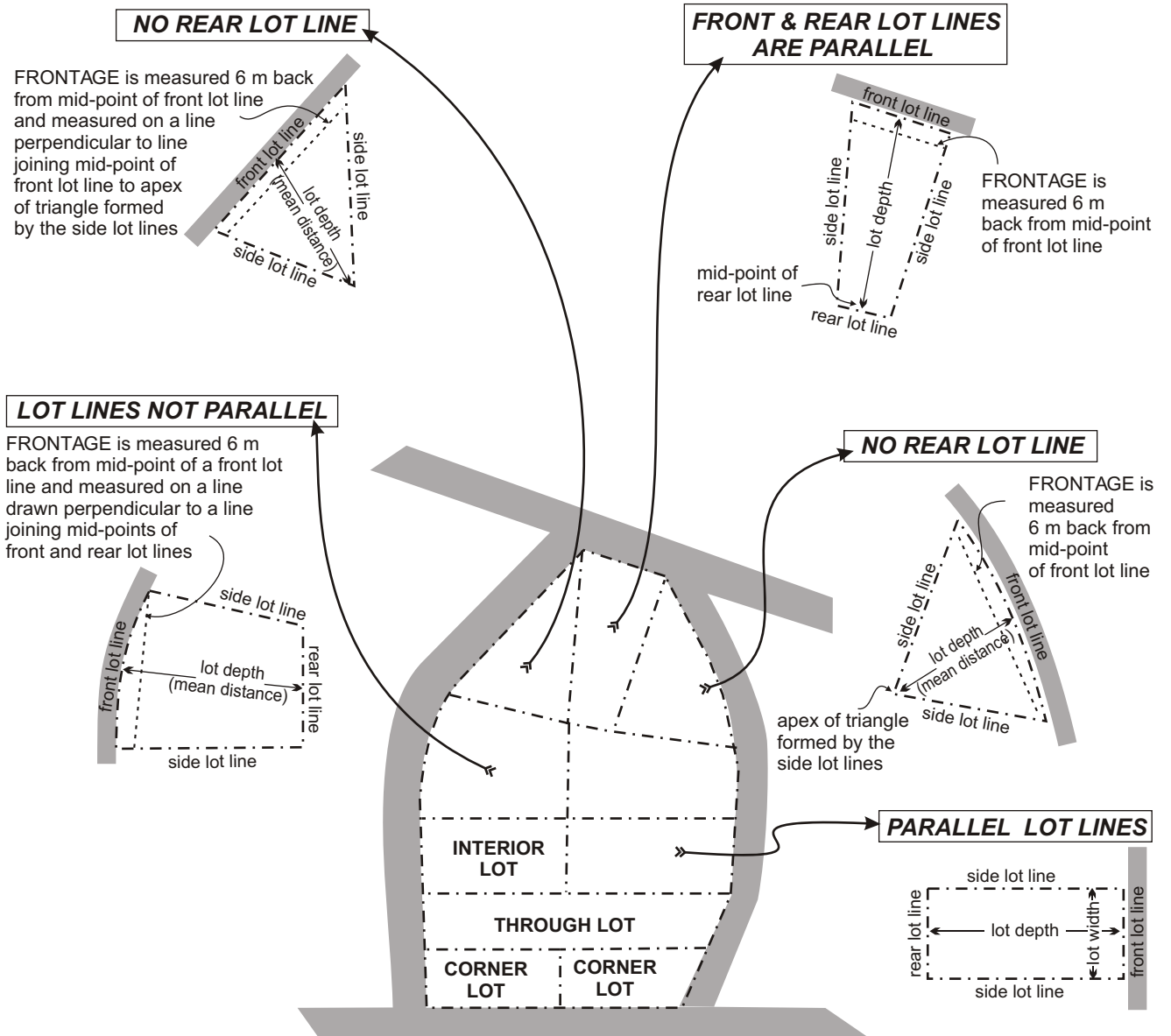
SECTION 2 Definitions

corner lot (2.73)
interior lot (2.77)
through lot (2.79)

lot depth (2.76)
lot frontage (2.75)
lot line (2.78)

front lot line (2.78a)
rear lot line (2.78b)
side lot line (2.78c)
exterior side lot line (2.78c)
interior side lot line (2.78c)

Lot Types Lot Lines and Dimensions



NOTES:

THE ABOVE ILLUSTRATIONS ARE FOR CLARIFICATION AND DO NOT FORM PART OF THIS BY-LAW.

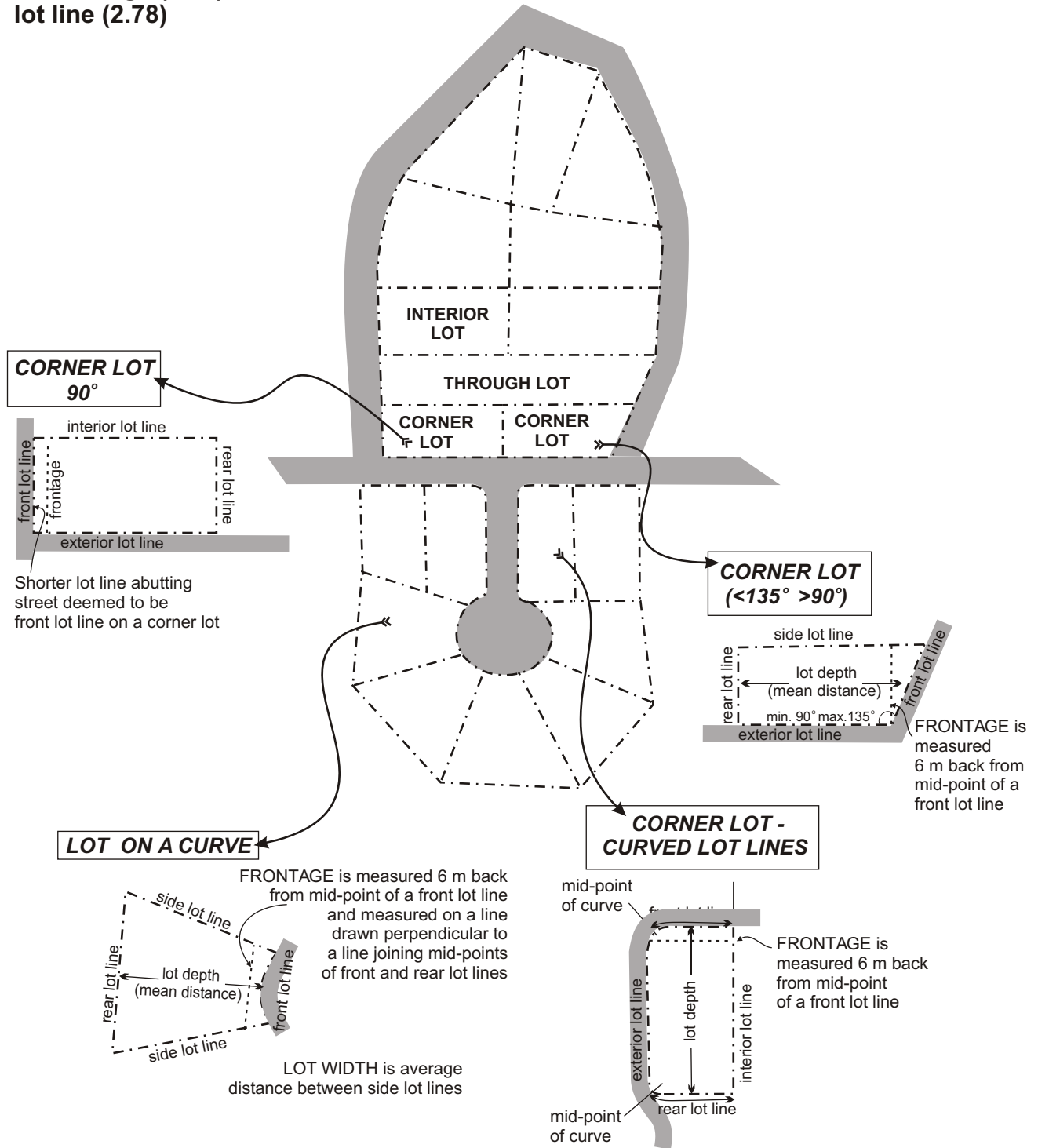
SECTION 2 Definitions

corner lot (2.73)
 interior lot (2.77)
 through lot (2.79)

lot depth (2.76)
 lot frontage (2.75)
 lot line (2.78)

front lot line (2.78a)
 rear lot line (2.78b)
 side lot line (2.78c)
 exterior side lot line (2.78c)
 interior side lot line (2.78c)

Lot Types Lot Lines and Dimensions (continued)



NOTES:

THE ABOVE ILLUSTRATIONS ARE FOR CLARIFICATION AND DO NOT FORM PART OF THIS BY-LAW.

to be the side lot line. In case each of such lot lines should be of equal length, the front lot line shall be deemed to be the front lot line as established in the block by prior construction. In the case of a through lot, the shorter boundary dividing the lot from the road shall be deemed the front lot line and the opposite longer boundary shall be deemed the rear lot line. In case each of such lot lines should be of equal length, the front lot line shall be deemed to be the front lot line as established in the block by prior construction.

- b) Rear Lot Line, shall mean the lot line of a lot having four (4) or more lot lines which is farthest from or opposite to the front lot line.
- c) Side Lot Line, shall mean a lot line other than a front or rear lot line. In the case of a corner lot, the side lot line dividing the lot from the street shall be deemed to be the exterior side lot line and the other side lot line shall be deemed to be the interior side lot line.

- 2.79** LOT, THROUGH, shall mean a lot bounded on two opposite sides by roads; provided, however, that if any lot qualifies as being both a corner lot and a through lot, such lot shall be conclusively deemed to be a corner lot.
- 2.80** m², shall mean square metres.
- 2.81** MAIN BUILDING, shall mean the building on a lot or portion thereof designed, used, or intended for the permitted and principle use of the lot or part thereof.
- 2.82** MAIN WALL, shall mean the exterior front, side or rear wall of a building, and all structural members essential to the support of a fully enclosed space or roof.
- 2.83** MARKET GARDEN, shall mean the use of land, buildings or structures for the purpose of buying and selling fruits and vegetables.
- 2.84** MICRO-BREWERY, shall mean a building or structure, or portion thereof, not exceeding four hundred (400) square metres in floor area, wherein beer and or wine are produced and offered for retail sale, exclusively for consumption off the premises.
- 2.85** MINIMUM SEPARATION DISTANCE (MDS I AND MDS II), shall mean formulae approved by the Ministry of Agriculture, Food and Rural Affairs used for the purposes of determining, in the case of MDS I, the minimum distance required for non-agricultural uses establishing or expanding in proximity to livestock facilities located on a separate lot, and in the case of MDS II, the minimum distance required for establishing or expanding livestock facilities in proximity to non-agricultural uses located on a separate lot.
- 2.86** MOBILE FOOD OUTLET, shall mean a structure designed as an integral part of a self-propelled motor vehicle or as a unit which is towed by a motor vehicle, from which food and refreshment is made available to the general public.
- 2.87** MOBILE HOME, shall mean a building designed to be transported after fabrication, either on its own wheels, on a flatbed, in other trailers, or on detachable wheels, which is suitable for occupancy as a dwelling unit except to minor and incidental unpacking and assembly operations, and placement on a mobile home stand, connection to utilities and the like.
- 2.88** MOBILE HOME STAND, shall mean that part of a lot which is reserved for the placement of a mobile home.

- 2.89 MOTEL**, shall mean a building, or two (2) or more detached buildings designed, used or intended for the purpose of catering to the needs of the travelling public by furnishing sleeping accommodation with or without supplying food.
- 2.90 MOTOR HOME**, shall mean a structure built on and made an integral part of a self-propelled motor vehicle chassis other than a passenger automobile chassis, primarily designed to provide temporary living quarters for recreation, camping and travel use.
- 2.91 MOTOR VEHICLE**, shall mean a wheeled self-propelling vehicle for the transportation of passengers and goods and without limiting the generality of the foregoing, includes automobiles, trucks, buses, ambulances, hearses, motor homes and tractors.
- 2.92 MOTOR VEHICLE, COMMERCIAL**, shall mean a vehicle licensed by the Province of Ontario:
- a) as a public vehicle under the Public Vehicles Act; or
 - b) as a public commercial vehicle under the Public Commercial Vehicles Act.
- 2.93 MOTOR VEHICLE, DERELICT**, shall mean a motor vehicle that is not currently licensed under the Highway Traffic Act.
- 2.94 MOTOR VEHICLE SALES ESTABLISHMENT**, shall mean the use of land, buildings or structures where motor vehicles are kept for sale, and where motor vehicles may be oiled, greased or and where repairs essential to the operation of motor vehicles are performed.
- 2.95 MOTOR VEHICLE SERVICE ESTABLISHMENT**, shall mean a building or a clearly defined space on a lot where gasoline, propane, oil, grease, antifreeze, tires, batteries and other accessories for motor vehicles are kept for sale, or where motor vehicles may be oiled, greased or cleaned, or have their ignition adjusted, tires inflated or batteries charged or where only minor or running repairs essential to the operation of motor vehicles are performed.
- 2.96 MUNICIPAL DRAIN**, shall mean a drainage works as defined by the Drainage Act.
- 2.97 MUNICIPALITY**, shall mean the Corporation of the Township of Lucan Biddulph.
- 2.98 NON-COMPLYING**, shall mean a building or structure which does not comply or agree with the regulations of this By-law but does not include a non-conforming use, building or structure.
- 2.99 NON-CONFORMING**, shall mean a use, building or structure which is not a use, building or structure permitted in the zone in which the said use, building or structure is situated.
- 2.100 NURSERY**, shall mean the use of land, buildings or structures where trees, shrubs, or plants are grown for the purposes of transplanting, for use of stocks for building or grafting, or for the purpose of retail or wholesale trade.
- 2.101 NURSING HOME or REST HOME**, shall mean a building in which the proprietor supplies lodging and provides nursing, medical and similar care and treatment, if required.
- 2.102 OCCUPANCY**, shall mean to reside in as owner or tenant on a permanent or temporary basis.
- 2.103 OFFICE, GENERAL**, shall mean a building in which one or more persons are employed in the management, direction or conducting of an agency, business, profession, labour or fraternal

organization, but excludes such uses as retail trade; the manufacturing, assembly or storage of goods; or places of assembly and amusement.

- 2.104 OFFICE, PROFESSIONAL**, shall mean an office used by professionally qualified persons for the purposes of giving advise, consultation or treatment to clients or patients.
- 2.105 OUTDOOR AMENITY AREA**, shall mean a contiguous landscaped space outside and accessible to a dwelling or dwelling unit and situated on the same lot therewith, designed, used or intended to be used for the passive enjoyment and recreational needs of the occupants and upon which no vehicle is parked or driven but which may include walkways and other space normally incidental to pedestrian traffic.
- 2.106 OUTSIDE STORAGE**, shall mean the storage of goods, materials or equipment in the open air on a lot or portion thereof.
- 2.107 PARK, PUBLIC**, shall mean a lot, maintained or owned by the Municipality or a public authority for the enjoyment, health and well-being of the public and normally open to the public.
- 2.108 PARKING LOT**, shall mean a lot used or intended for the temporary parking of two (2) or more motor vehicles and may include aisles, parking spaces and related entrance and exit lanes, but shall not include any part of a road.
- 2.109 PARKING SPACE**, shall mean a space, whether or not enclosed, having a minimum width not less than 2.7 metres and a minimum length not less than 5.5 metres, exclusive of aisles, entrance and exit lanes, accessible to a road, and designed, used or intended for the purpose of the temporary parking or storage of a motor vehicle.
- 2.109.1 PARKING SPACE (HANDICAPPED)**, shall mean a space, whether or not enclosed, having a minimum width not less than 3.7 metres and a minimum length not less than 5.5 metres, exclusive of aisles, entrance and exit lane, accessible to a road, and designed, used or intended for the purpose of the temporary parking or storage of a motor vehicle for which a valid handicapped permit has been issued.
- 2.110 PARK MODEL**, shall mean living quarters for recreational camping, designed and constructed in accordance with the specifications of the Canadian Standards Association (CAN/CSA – Z241) on a single unit chassis mounted on wheels and capable of being relocated and connected to utilities, and having a gross floor area, including lofts, not exceeding fifty (50) square metres when in the setup mode, and having a width greater than 2.6 metres in the transit mode.
- 2.110.1 PASSIVE RECREATION USE**, shall mean the use of land and water for the purposes of leisure type activities which are unobtrusive or non-invasive to the natural environment such as equestrian and hiking trails, canoeing, bird watching, hunting, fishing and similar activities.
- 2.111 PERMITTED**, shall mean permitted by this By-law.
- 2.112 PERSON**, shall include an individual, an association, a firm, a partnership, an incorporated company, municipal corporation, agent or trustee and their heirs, executors, or other legal representatives of a person to whom the context of this By-law can apply according to law.
- 2.112.1 PERSONAL CARE ESTABLISHMENT**, shall mean a building wherein a service is performed directly to an individual, and includes, without limiting the generality of the foregoing, a barber shop, a beauty salon, a tanning salon, a manicurist or a beautician's establishment, but does not include a massage or body-rub parlour or any adult entertainment parlour as defined in the

Municipal Act.

- 2.112.2 PERSONAL SERVICE ESTABLISHMENT**, shall mean a building wherein a service is provided for the alteration, care, making of, and repair of wearing apparel, and includes, without limiting the generality of the foregoing, a shoe repair shop, a tailor or dressmaking shop, a furrier, but does not include a massage or body-rub parlour or any adult entertainment parlour as defined in the Municipal Act.
- 2.113 PIT**, shall mean any opening, quarrying, or excavation of or in the ground, licensed under the Aggregate Resources Act, for the purpose of removing soil, rock, sand, gravel, earth, clay, muck, or limestone, and may include the processing thereof of such as screening, sorting, washing, crushing, and other similar operations.
- 2.114 PLANTING STRIP**, shall mean an area used for no other purpose than the planting and maintaining of a continuous row of evergreen trees, not less than two (2) metres high, and the remainder of which is used for landscaping and the planting of ornamental shrubs, flowering shrubs, flower beds, or a combination thereof.
- 2.115 PORCH**, shall mean a roofed, open gallery, or portico attached to the exterior of a building.
- 2.116 PORTABLE ASPHALT PLANT**, shall mean a temporary structure designed, used, or intended to be used for the heating and drying of aggregate and the mixing of aggregate with bituminous asphalt to produce paving material by a public road authority, its agents or contractors solely for the purpose of a particular project or road construction contract, and may include the stockpiling and storage of bulk materials used in the process.
- 2.117 PUBLIC AUTHORITY**, shall mean:
- a) the Municipality;
 - b) the Government of Canada or the Province of Ontario;
 - c) any agency, board, commission, committee or other body established or exercising any power or authority under any general or special statute of Ontario with respect to any of the affairs or purposes of the Municipality or a portion thereof, and includes any committee or local authority established by by-law of the Municipality;
 - d) the County;
 - e) Hydro One and Ontario Power Generation.
- 2.118 PUBLIC UTILITY**, shall mean any telephone, telecommunication, cable, natural gas company, or similar utility company other than an electric power company.
- 2.119 PUBLIC WATER SUPPLY**, shall mean a system of underground piping and related storage, pumping, and treatment facilities, operated by a public authority for public use, and to which a lot has access to make connection thereto.
- 2.120 REGULATORY FLOOD**, shall mean the standard used by the conservation authority having jurisdiction in a particular watershed to define the limit of the flood plain for regulatory purposes.

- 2.121 REGULATORY FLOODLINE**, shall mean the limits of the floodplain in the Municipality, based on a storm centred event equivalent to Hurricane Hazel of 1954.
- 2.122 REQUIRED**, shall mean required by this By-law.
- 2.123 RESIDENTIAL USE**, means the use of a building or structure as a dwelling.
- 2.124 RESTAURANT**, shall mean a building, designed, used or intended for the serving of food or refreshments to the public where the servicing and consumption of food or refreshments takes place entirely within such building or at outside tables immediately adjacent to such building and may include a dining lounge licensed under the Liquor License Act.
- 2.125 RESTAURANT, DRIVE-IN OR TAKE-OUT**, shall mean a building, designed, used or intended for the sale of food or refreshments to the general public, and where such food or refreshment may be made available to a person while in his motor vehicle or while within the building, and where provision may be made for the consumption of such food or refreshment by the person while in his motor vehicle, or within the building, or elsewhere on a lot.
- 2.126 RETAIL STORE**, shall mean a building, designed, used, or intended for the selling or buying of goods, wares, merchandise, articles, or things at retail or the providing of a service, primarily to or from the public, and uses accessory thereto.
- 2.127 RETAIL STORE, GENERAL**, shall mean a retail store within which is conducted the selling of groceries, cigarettes, tobacco, confectionery goods, sundry items and other general merchandise, and may also include part of a motor vehicle service establishment or gas bar.
- 2.128 ROAD**, shall mean an open common and public road, highway or commons vested in the Municipality, the County, the Province of Ontario or any other public authority having jurisdiction over the same, and includes a bridge or any other structure forming part of a road on, over, or across which a road passes and includes an unopened road allowance.
- 2.129 SATELLITE DISH**, shall mean ~~a parabolic or spherical antenna used for the purposes of receiving television or microwave transmissions or other signals from orbiting satellites or other similar devices.~~ Deleted by By-law #176-2014
- 2.130 SCHOOL, PUBLIC**, shall mean a school operated by and under the jurisdiction of a public authority.
- 2.131 SCHOOL, PRIVATE**, shall mean an educational or training establishment, which is not under the jurisdiction of a Board as defined by the Education Act.
- 2.132 SENIOR CITIZENS' HOME**, shall mean a building designed, used, or intended as a dwelling for senior citizens, sponsored and administered by a public authority, or any service club, church or other non-profit organization, either of which obtains its financing from the Government of Canada, the Province of Ontario, the County, the Municipality or its agencies, or by public subscription or donation, or by any combination thereof, and may include accessory uses such as club and lounge facilities.
- 2.133 SERVICE SHOP**, shall mean a building where appliances and household machinery are sold, serviced, or repaired and includes the business premises of a tradesman such as a carpenter, an electrician, a plumber and similar trades but excludes any manufacturing, processing or wholesaling.

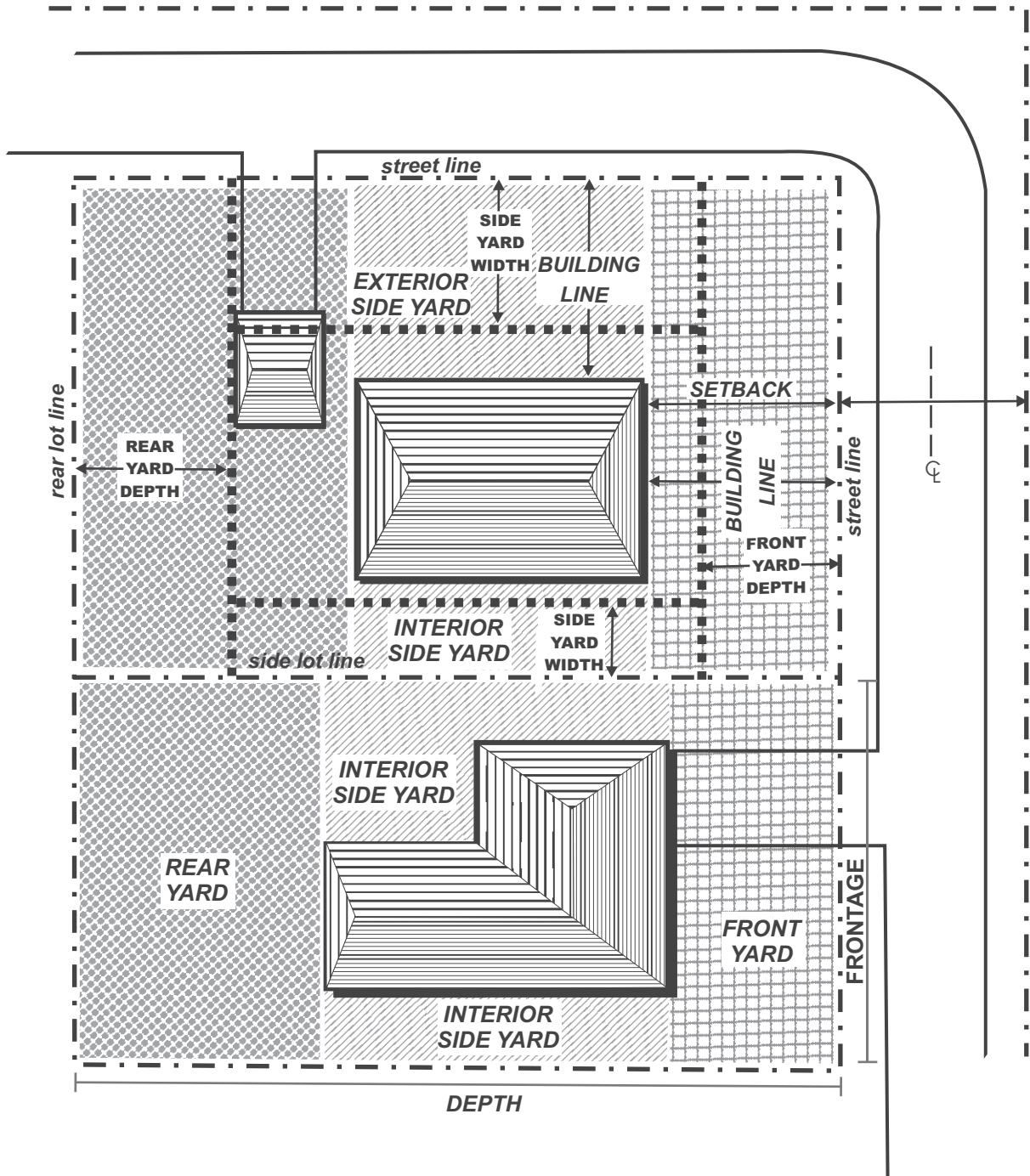
- 2.134 **SETBACK**, shall mean the horizontal distance from the centre line of the street allowance, measured at right angles to such centre line, to the nearest part of any building or structure on a lot.
- 2.135 **SEWAGE TREATMENT PLANT** shall mean lands, buildings or structures and all mechanical appurtenances thereto, designed and used for the collection and treatment of sanitary sewage, and for which a 'Certificate of Approval' has been issued by the Ministry of Environment.
- 2.136 **SHOPPING CENTRE**, shall mean a building or group of buildings designed, used or intended to function as a unit and having off-street parking provided on the same lot therewith, and which building or buildings ,may contain one (1) or more retail stores.
- 2.137 **SIGN**, shall mean a name, identification, description, device, display or illustration which is affixed to, or represented directly or indirectly upon a building, structure or lot and which directs attention to an object, product, place, activity, person, institution, organization or business.
- 2.138 **STOREY**, shall mean the portion of the building, other than the basement, which lies between the surface of the floor and the surface of the next floor above it, or if there is no floor above it, then the space between such floor and the ceiling or roof next above it.
- 2.139 **STOREY, FIRST**, shall mean the lowest storey of a building excluding the basement.
- 2.140 **STOREY, HALF**, shall mean the portion of a building located wholly or partly within a sloping roof, having side walls not less than one (1) metre in height, and a ceiling with a minimum height of two (2) metres over an area equal to at least fifty (50) percent of the area of the floor next below.
- 2.141 **STREET**, refer to the definition of **ROAD**.
- 2.142 **STREET LINE**, shall mean the limit of the road allowance and is the dividing line between a lot and a road.
- 2.143 **STRUCTURE**, shall mean any material, object, or work erected as a unit or constructed or put together of connected or dependent parts or elements whether located under, on, or above the surface of the ground, but does not include a sign, fence, boundary wall or a swimming pool.
- 2.144 **SWIMMING POOL**, shall mean a body of water located outdoors contained in whole by artificial means, in which the depth of the water at any point is capable of exceeding 0.6 metres, and has a surface area greater than one (1) square metre, and used or capable of being used for swimming, bathing or diving but shall not include a farm pond, irrigation pond or fish pond.
- 2.145 **TAVERN**, shall mean an establishment operating under the Liquor License Act, where alcoholic beverages are sold to the public to be consumed on the premises.
- 2.146 **TOP-OF-BANK**, shall mean a line determined at a point where the oblique plane of the slope meets the horizontal plane.
- 2.147 **TOURIST HOME**, refer to the definition of **BOARDING HOUSE**.
- 2.148 **TRAVEL TRAILER**, shall mean a vehicle, including a camping trailer, designed, used, or intended for the living, sleeping, eating, or accommodation of persons therein for seasonal recreational activity and being either self-propelled or constructed such that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle.

- 2.149 TRUCK CAMPER**, shall mean a portable structure designed to be loaded onto, or affixed to, the bed or chassis of a truck, and capable of providing temporary living quarters for recreation, camping or travel use.
- 2.150 TRUCK TERMINAL**, shall mean the use of land, buildings or structures where trucks, buses and/or transports are stored, rented, leased, kept for hire, or parked for remuneration or from which trucks and/or transports are dispatched as common carriers, or where goods are stored temporarily for further shipment.
- 2.151 USE**, shall mean, when used as a noun, the purpose for which any land, building or structure is designed, used, or intended to be used, or for which it is occupied, used or maintained. When used as a verb, or as in the expression "to use", shall mean anything done or permitted to be done by the owner or occupant of any land, building or structure, directly or indirectly, or by or through any trustee, tenant, servant, or agent, acting for or with the knowledge or consent of such owner or occupant, for the purpose of making use of the said land, building, or structure.
- 2.152 UTILITY STATION**, shall mean the use of land, buildings or structures in connection with the supply and distribution of utilities and, without limiting the generality of the foregoing, may include a water or sewage pumping station, a water storage reservoir, an electric power transformer station, a telephone repeater station, and a micro wave tower, but excludes a waste disposal site or a transmission utility corridor.
- 2.153 WAREHOUSE**, shall mean a building designed, used or intended for the storage of goods, wares, merchandise, articles or things and may include the selling or distribution thereof at wholesale.
- 2.154 WASTE DISPOSAL SITE**, shall mean any land, or land covered by water, licensed under the Environmental Protection Act, upon, into, or through which, or building or structure in which, waste is deposited or processed, and any machinery and equipment or operation required for the treatment or disposal of waste.
- 2.155 WATERCOURSE** shall mean a natural channel for a stream of water, but does not include a drain as defined under the Drainage Act.
- 2.156 WAYSIDE PIT OR QUARRY**, shall mean a temporary pit or temporary quarry opened and used by a public road authority, its agents or contractors, on the basis of a permit issued under the Aggregate Resources Act, solely for the purpose of a particular project or road construction contract and not located on a public road allowance.
- 2.157 YARD**, shall mean a space, appurtenant to a building or structure, located on the same lot as the main building or structure, and which space is open, structurally uncovered and unoccupied from the ground to the sky except for such accessory buildings, structures or uses as are specifically permitted by this By-law.
- 2.158 YARD, FRONT**, shall mean a yard extending across the full width of the lot between the front lot line of the lot and the nearest main wall of any main building or structure on the lot. FRONT YARD DEPTH means the least horizontal dimension between the front lot line of the lot and the nearest main wall of any main building or structure on the lot.
- 2.159 YARD, REAR**, shall mean a yard extending across the full width of the lot between the rear lot line of the lot and the nearest main wall of any main building or structure on the lot. REAR YARD DEPTH means the least horizontal dimension between the rear lot line of the lot and the nearest main wall of any main building or structure on the lot.

SECTION 2 Definitions

- building line (2.12)
- exterior side yard (2.161)
- front yard (front yard depth) (2.158)
- interior side yard (2.162)
- lot area (2.72)
- rear yard (rear yard depth) (2.159)
- setback (2.134)
- side yard (side yard width) (2.160)
- street line (2.142)

Yards & Setbacks



NOTES:
 THE ABOVE ILLUSTRATIONS ARE FOR CLARIFICATION AND DO NOT FORM PART OF THIS BY-LAW.

- 2.160 YARD, SIDE**, shall mean a yard extending from the front yard to the rear yard and from the side lot line of the lot to the nearest main wall of any building or structure on the lot. **SIDE YARD WIDTH** means the least horizontal dimension between the side lot line of the lot and the nearest main wall of any main building or structure on the lot.
- 2.161 YARD, SIDE, EXTERIOR**, shall mean a side yard immediately adjoining a street.
- 2.162 YARD, SIDE, INTERIOR**, shall mean a side yard other than an exterior side yard.
- 2.163 YARD SALE**, shall mean the occasional selling of household goods and wares and personal items in a yard by a person residing in the dwelling or a dwelling unit associated therewith.
- 2.164 ZONE**, shall mean an area delineated on a Zone Map and established and designated by this By-law for a specific use.
- 2.165 ZONE MAP**, shall mean a map or maps incorporated in this By-law and showing graphically the location, size and boundaries of zones established by this By-law together with other explanatory text and symbols.

3. ZONES AND ZONING MAP

3.1 ESTABLISHMENT OF ZONES

For the purpose of this By-law, the maps hereto annexed as Schedule “A”, Map 1 to Map 61 inclusive; Schedule “B”, Map 1 to Map 16 inclusive; Schedule “C”, Map 1 to Map 4 inclusive; and Schedule “D” shall be referred to as the “Zone Maps” of the Township of Lucan Biddulph and the zone maps shall be divided into one or more of the following zones:

<u>ZONE CATEGORY</u>	<u>SYMBOL</u>
<u>AGRICULTURAL</u>	
<i>General Agricultural</i>	A1
<i>Special Agricultural</i>	A2
<i>Agricultural</i>	A3
<u>RESIDENTIAL</u>	
<i>Residential First Density</i>	R1
<i>Residential Second Density</i>	R2
<i>Residential Third Density</i>	R3
<i>Mixed Use Residential</i>	MUR
<i>Hamlet Residential</i>	HR
<i>Rural Residential</i>	RR
<i>Surplus Dwelling</i>	SD
<i>Future Residential</i>	FR
<u>COMMERCIAL</u>	
<i>Central Commercial</i>	C1
<i>Highway Commercial</i>	C2
<i>Farm Commercial</i>	C3
<u>INDUSTRIAL</u>	
<i>General Industrial</i>	M1
<i>Farm Industrial</i>	M2
<i>Extractive Industrial</i>	M3
<u>OTHER</u>	
<i>Institutional</i>	I
<i>Open Space</i>	OS
<i>Public Utility</i>	U

3.2 USE OF ZONE SYMBOLS

The symbols listed in Section 3.1 shall be used to refer to land, buildings, and structures and the uses thereof permitted in this By-law in the said zones, and wherever in this By-law the word “zone” is used, preceded by any of the said symbols, such zones shall mean any area within the Municipality delineated on the zone maps and designated thereon by the said symbol.

3.3 HOLDING SYMBOL

Where a zone symbol listed in Section 3.1 is used in conjunction with the holding symbol “H” as shown on the zone maps, no buildings or structures shall be erected or altered, save and except existing main buildings and structures and accessory buildings and structures permitted in the said zone and in accordance with the standards of the said zone, until the “H” symbol is removed in accordance with the Planning Act.

3.3.1 Holding Provision (H-1) re 270 Main Street, Lucan

To ensure the orderly development of the lands the “H-1” symbol shall not be removed:

- i) until the re-construction of Butler Street (west of Chestnut Street) to municipal standards is undertaken to the satisfaction of the Municipality’s Engineering Consultant;
- ii) until a site plan agreement for the subject lands has been entered into with and to the satisfaction of the Municipality addressing the issues identified under Section 41 of the Planning Act.

Interim Permitted Uses/Interim Provisions: Uses legally existing on the date of OMB Decision re Case No. PL140422.

3.3.2 Holding Provision (H-2) re 315 Richmond Street, Lucan

To ensure the orderly development of the lands the “H-2” symbol shall not be removed:

- i) until a development agreement, including but not necessarily limited to the requirement for the development to be connected to a public water supply system and a public sanitary sewer system, has been entered into with the Municipality; and,
- ii) until a site plan agreement for the subject lands has been entered into with and to the satisfaction of the Municipality addressing the issues identified under Section 41 of the Planning Act.

3.3.3 Holding Provision (H-3) re Ausable Fields Subdivision, Lucan

To ensure the orderly development of the lands, the “H-3” symbol shall not be removed:

- i) until a subdivision agreement, including but not necessarily limited to the requirement for the development to be connected to a public water supply system and a public sanitary sewer system, has been entered into with the Municipality;
- ii) until all required extensions to municipal services are installed and functional to the satisfaction of the Municipality;
- iii) until a traffic impact study be provided assessing the potential impacts of the proposed development on the existing road infrastructure to the satisfaction of the Municipality and County of Middlesex; and,

- iv) until a site plan agreement for the subject lands has been entered into with and to the satisfaction of the Municipality addressing the issues identified under Section 41 of the Planning Act.

3.3.4 Holding Provision (H-4) re Timber Ridge Subdivision

To ensure the orderly development of the lands, the “H-4” symbol shall not be removed:

- i) until a subdivision agreement, including but not necessarily limited to the requirement for the development to be connected to a public water supply system and a public sanitary sewer system, has been entered into with the Municipality;
- ii) until all required extensions to municipal services are installed and functional to the satisfaction of the Municipality;
- iii) until it is demonstrated that capacity at the Waste Water Treatment facility is readily available to accommodate development of the lands.
- iv) until a site plan agreement for the subject lands has been entered into with, and to the satisfaction of the Municipality addressing the issues identified under Section 41 of the Planning Act and only in the instance that the developer is proposing townhouse dwellings.

3.4 MULTIPLE ZONES

Where a lot is subdivided into more than one zone, the regulations applicable to these zones shall apply to the respective areas so zoned, and the zone lines shall be deemed to be lot lines for the purposes of this By-law.

3.5 SPECIAL USE REGULATIONS

Within any zone, special use regulations shall apply and, in addition to such special use regulations, the general use regulations shall also apply unless a contrary intention appears otherwise, in which case the special use regulations shall supercede and prevail over the general use regulations of the zone.

3.6 EXCEPTIONS AND DEFINED AREAS

All zones may be subdivided into one or more defined areas within which greater or lesser restrictions shall apply. These “Defined Areas” shall be identified by reference to the symbol of a zone together with a number so as to differentiate defined areas within a zone from each other and from other areas within the zone.

Within a defined area, all requirements of this By-law including the general regulations in Section 4 and the general use regulations and the special use regulations applicable to the zone within which the defined area is located shall apply and, unless a contrary intention appears otherwise, the following shall apply:

- a) if the exceptions establish regulations different from the general regulations of this By-law (i.e. Section 4), including the general use regulations and special use regulations applicable

to the zone within which the defined area is located, the exceptions shall supercede and prevail over such corresponding regulations of this By-law;

- b) if the exceptions establish one (1) or more specifically permitted uses for the defined area, such permitted use or uses shall be the only purpose or purposes for which land, building or structures within the defined area shall be used unless the contrary intention appears otherwise;
- c) if the exceptions specifically permit one (1) or more uses in addition to those otherwise permitted in the zone within which the defined area is located, any and all of the other exceptions applicable to the defined area shall also apply to the additional permitted use or uses and not only to the uses not otherwise permitted in the zone;
- d) where a defined area is followed by reference to the name of the owner, tenant, company name or other description shown in italics and contained in parentheses, the said reference is intended for information purposes only and does not legally constitute part of this By-law.

3.7 INTERPRETATION OF ZONE BOUNDARIES

Where any uncertainty exists as to the location of the boundary of any of the said zones as shown on a zone map, the following shall apply:

- a) unless otherwise shown, the boundary of the zones as shown on the zoning maps are the centre lines of the road allowances or lot lines and the projection thereof;
- b) where zone boundaries are indicated as approximately parallel to the line of any road and the distance from such road is not indicated, such zone boundaries shall be construed as being parallel to such road and the distance therefrom shall be determined by the use of the scale shown on the zone maps;
- c) unless otherwise indicated, a road, lane or watercourse included on the zoning maps, is included within the zone of the adjoining lands on either side thereof; and where such road, lane, right-of-way, or watercourse serves as a boundary between two or more different zones, a line midway in such road, lane or watercourse and extending in the general direction of the long division thereof is considered the boundary between zones unless specifically indicated otherwise;
- d) in the event a road or street shown on a zone map is closed, the lands formerly on the said road or street shall be included within the zone of the adjoining property on either side of the said closed road or street, and the zone boundary shall be the former centre line of the said closed road or street.

3.8 ROAD, LANE OR RIGHT-OF-WAY

A road, electrical transmission line right-of-way, or watercourse included on the schedules to this By-law is, unless indicated otherwise, within the zone of the adjoining lands on either side thereof. Where such a road, right-of-way or watercourse serves as boundary between two or more different zones, a line midway in such road, right-of-way or watercourse is considered the boundary between zones unless specifically indicated otherwise.

4. GENERAL REGULATIONS

The regulations of this section apply in all zones except as may be indicated otherwise in this By-law.

4.1 ACCESSORY USES

Wherever a use is listed as a permitted use in a particular zone, uses, buildings or structures accessory, incidental or subordinate to that use are also permitted in accordance with the standards applying in the zone in which the said use, building or structure is located.

4.2 CONSTRUCTION USES

Uses, buildings or structures incidental to construction are permitted in any zone if they:

- a) are used only for as long as they are necessary for, or as a result of, construction work in progress which has neither been finished nor abandoned, or a period of one (1) year whichever is the lesser;
- b) are removed when the construction work for which they are required is terminated.

4.3 DERELICT MOTOR VEHICLES

No land in any zone shall be used for the purposes of storing and/or salvaging of derelict motor vehicles unless such land:

- a) is licensed under the Municipal Act, as a salvage yard; or
- b) constitutes a waste disposal site which has a certificate of approval for such purposes under the Environmental Protection Act; or
- c) constitutes a use accessory to a public garage; or
- d) is enclosed in a building.

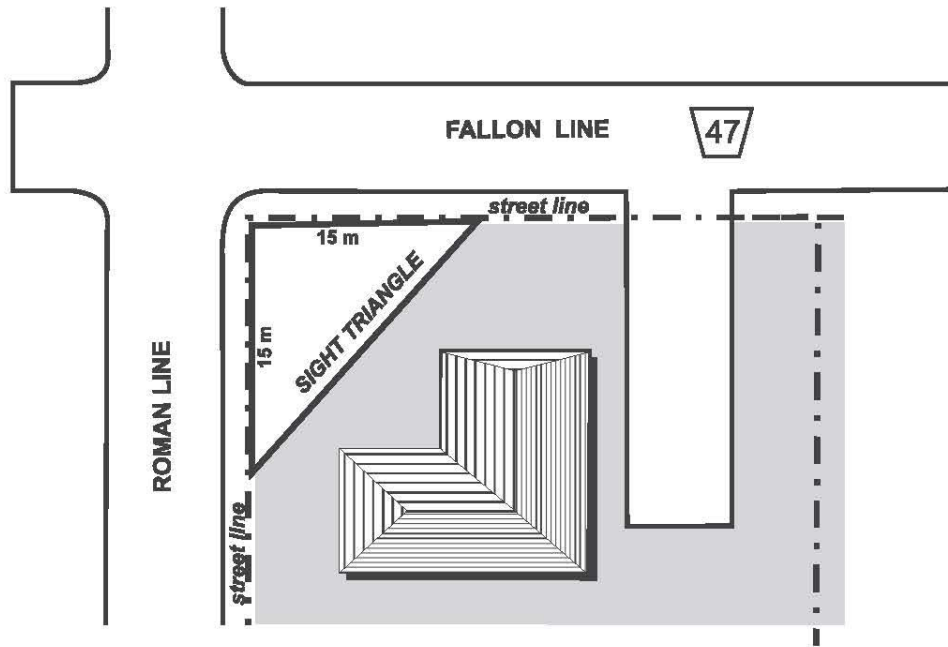
4.4 ENCLOSURES

Enclosures to any porch projecting into a permitted yard shall be limited to one (1) metre in height exclusive of roof supports, but this shall not prohibit the enclosure of a porch or terrace by latticing, screening or similar method provided at least fifty (50) percent of the surface area is open and unobstructed to the air.

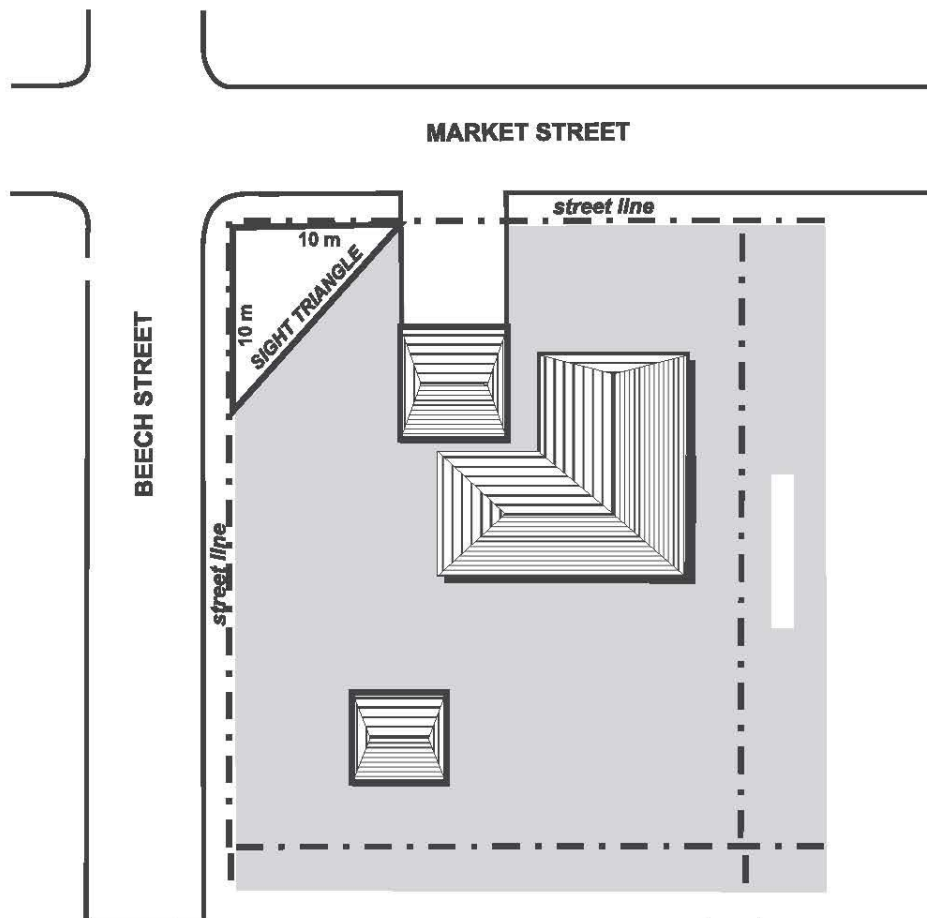
4.5 ENTRANCE REGULATIONS

No person shall erect any building or structure or otherwise use any lot in any zone unless such lot abuts a road, or a reserve on the opposite side of which is located a road, or unless such lot has access to a road by means of a legally registered right-of-way or easement over an abutting lot, and unless the Ministry of Transportation, the County or the Municipality, as the case may be,

4.21.a



4.21.b



NOTES:

THE ABOVE ILLUSTRATIONS ARE FOR CLARIFICATION AND DO NOT FORM PART OF THIS BY-LAW.

has issued an entrance permit or otherwise granted permission to provide access for vehicular traffic from such lot or from such abutting lot, as the case may be, to the said road. Despite the foregoing, a building or structure may, however, be erected on a lot within a registered plan of subdivision in accordance with a subdivision agreement in respect of such plan of subdivision, or on a lot created by consent or on an existing lot and in accordance with an agreement with the Municipality, despite the fact that the roads have not been assumed and are not being maintained by the Municipality.

4.6 ESTABLISHED BUILDING LINES

- a) Notwithstanding any other provisions of this By-law, where a single unit dwelling is to be erected within an area where there is an established building line which is less than otherwise required by this By-law, such dwelling may be erected closer to the street line or to the centreline of the road, as the case may be, provided such dwelling is not erected closer to the street line or to the centre line of the road, as the case may be, than the established building line;
- b) Notwithstanding any other provisions of this By-law, where a single unit dwelling is to be erected within an area where there is an established building line which is greater than otherwise required by this By-law, such dwelling shall be erected in accordance with the established building line.

4.7 EXISTING LOTS

Existing lots with less than the minimum lot area, minimum lot frontage and/or minimum lot depth requirements of this By-law may be used, and buildings and structures erected or altered thereon, for the purposes specified in the zone in which they are situated, if:

- a) such lots are serviced or capable of being serviced by approved sanitary sewage facilities where such facilities are required by the said use, building or structure;
- b) all other regulations of this By-law are satisfied.

4.8 EXPROPRIATIONS & DEDICATIONS

A lot altered as a result of expropriation or dedication to a public authority or public utility and having less than the minimum lot area, minimum lot frontage and/or minimum lot depth requirements of this By-law, may be used and a building or structure may be erected, altered or used thereon, provided all other requirements of this By-law are complied with.

4.9 HAZARD LAND

No buildings or structures, with the exception of those designed, used or intended for flood or erosion control purposes, or bridge construction purposes, shall be erected or used on hazard lands.

4.10 HEIGHT EXCEPTIONS

The height regulations of this By-law shall not apply to any farm building or structure, ornamental dome, skylight, chimney, tower, elevator, enclosure, flag pole, antennae, radio or television receiving or transmitting equipment, cupola, steeple, church spire, or any accessory mechanical fixtures.

4.11 LOTS CREATED HAVING GREATER COMPLIANCE

Where a lot is created or altered, as a result of a consent being given following the effective date, in greater compliance with the minimum lot area, the minimum lot frontage and/or minimum lot depth requirements of this By-law, the lot shall be deemed to comply with the minimum lot area, minimum lot frontage and/or minimum lot depth requirements, as the case may be, of this By-law.

4.12 MUNICIPAL BUILDINGS

Buildings or structures owned and operated by the Municipality for public purposes may be used for commercial purposes provided such uses are:

- a) restricted to a general office and/or a retail store;
- b) restricted to the same building as the main use.

4.13 MUNICIPAL DRAINS & NATURAL WATERCOURSES

No building or structure, with the exception of those designed, used, or intended for flood or erosion control purposes, shall be erected or used closer than five (5) metres from the top-of-bank of a municipal drain, municipal tile drain or a natural watercourse.

In any zone as shown on Schedule “B” to this By-law, no building or structure shall be erected or used closer than eight (8) metres from the centreline of a municipal drain, with the exception of a fence which is at an angle of not less than 60 degrees and not greater than 120 degrees to the centreline of the drain at the point of intersection with the centreline of the drain.

4.14 NON-COMPLYING BUILDINGS AND STRUCTURES ON EXISTING LOTS

Where a building or structure has been lawfully erected prior to the effective date on an existing lot having less than the minimum:

- a) lot frontage; and/or
- b) lot area; and/or
- c) setback, front yard, side yard, rear yard; and/or lot depth; and/or

where a building or structure has been lawfully erected prior to the effective date on an existing lot having more than the maximum:

- e) lot area; and/or
- f) lot depth to frontage ratio; and/or
- g) height

permitted by this By-law, the said building may be used, altered, repaired, renovated or replaced provided all other applicable regulations of this By-law are complied with.

4.15 NON-COMPLYING BUILDINGS AND STRUCTURES ON NEW LOTS

Where an existing building or an existing structure on a lot created as a result of a consent being given following the effective date and having less than the minimum setback and/or minimum front, side, or rear yard; or having more than the maximum floor area or maximum height permitted by this By-law, the said building or structure may be used, altered, repaired, renovated or replaced provided the external dimensions of the building or structure remain as they were on the day the lot was created.

4.16 NON-CONFORMING USES

Nothing in this By-law shall apply:

- a) to prevent the use of any land, building or structure for any purpose prohibited in this By-law if such land, building or structure was lawfully used for such purpose on the day of the passing of this By-law, so long as it continues to be used for that purpose;
- b) to prevent the erection or use for a purpose prohibited in this By-law of any building or structure for which a permit has been issued under the Building Code Act, prior to the day of passing of this By-law, so long as the building or structure when erected is used and continues to be used for the purpose for which it was erected and so long as the permit has not been revoked under Building Code Act;
- c) to prevent the strengthening to a safe condition of any building or structure or part of any such building or structure which does not comply with this By-law, so long as such alteration or repair does not increase the height, size or volume or change the use of such building or structure.

4.17 PARKING REGULATIONS

- a) The parking requirements of this By-law shall not apply to any existing building or structure so long as the floor area of the said building or structure is not increased and the building or structure is used for a purpose which does not require additional parking spaces as required in this By-law, than were required by virtue of its size or use at the date of passing of this By-law. Where a use is changed or a building or structure is enlarged in floor area or there is an increase in number of employees, number of dwelling units or seating capacity or otherwise as would require an additional number of parking spaces, then such additional parking spaces shall be provided to the number required for such change.

- b) Where a building, structure, or lot accommodates more than one use or purpose, the required parking spaces shall be the sum of the required parking spaces for the individual uses or purposes. Parking spaces for one use shall not be considered as providing the required parking spaces for any other use.
- c) Where seating accommodation is provided by benches, 0.6 metres of bench space shall be considered as equivalent to one (1) seat.
- d) If calculation of the required parking spaces results in a fraction, the required parking spaces shall be the next highest whole number.
- e) Parking spaces shall be provided at the time any building or structure is erected or enlarged.
- f) Parking spaces shall be located on the same lot or within the same building as the use for which the said parking is required.
- g) Parking spaces shall be permitted in a front yard or an exterior side yard provided they are located in a driveway.
- h) Parking spaces shall be permitted in an interior side yard or rear yard provided they are not closer than one (1) metre to any lot line.
- i) Where lands are zoned Residential First Density (R1), Residential Second Density (R2), Residential Third Density (R3), Mixed Use Residential (MUR) or Hamlet Residential (HR), all parking spaces shall be located in an attached or detached private garage, or in a driveway, in a designated parking area or in a side or rear yard provided:
 - i) no motor vehicle shall be parked or stored on a lot other than a private passenger automobile, a motor home, travel trailer, or truck camper, or in the case of a commercial motor vehicle as provided for in Section 4.17.ii);
 - ii) no commercial motor vehicle, having a registered gross weight greater than three thousand (3,000) kilograms, shall be parked or stored on a lot where such lot is within one hundred and fifty (150) metres of a lot which is also zoned Residential First Density (R1), Residential Second Density (R2) or Hamlet Residential (HR);
 - iii) no motor home, travel trailer, truck camper, boat or other recreational vehicle shall be parked or stored on a lot unless it is parked or stored in a side or rear yard, or in a private garage or accessory building except that a motor home, travel trailer, truck camper, boat or other recreational vehicle having a length of less than six (6) metres in length shall be permitted to be parked in a driveway in a front yard or a driveway in an exterior side yard;
 - iv) the area devoted to parking, other than in a garage but including the driveway, in the front yard shall not exceed forty percent (40%) in the Residential First Density (R1) Zone and the Hamlet Residential (HR) Zone and fifty percent (50%) in the Residential Third Density (R3) Zone and the Mixed Use Residential (MUR) Zone of the area of the front yard;
 - v) the width of the driveway shall not be less than three (3) metres and not greater than six (6) metres or forty percent (40%) of the frontage of the lot, whichever is the lesser in the Residential First Density (R1) Zone and the Hamlet Residential

(HR) Zone and fifty percent (50%) in the Residential Third Density (R3) Zone and the Mixed Use Residential (MUR) Zone.

- vi) the minimum distance between a driveway and an intersection of streetlines measured along the streetline intersected by such a driveway shall be 7.6 metres.
- j) Where parking is required for uses set out herein, the total parking requirement for non-residential uses shall include a minimum of 1 handicapped parking space for every 1 to 25 total parking spaces required; and where the total number of required parking spaces is greater than 25 spaces and the calculation of the required handicapped parking spaces results in a fraction, the required handicapped parking spaces shall be rounded to the highest whole number.

4.18 PUBLIC USES

This By-law shall not apply to the use of any land or to the erection, alteration or use of any building or structure for the purpose of public service by a public authority or public utility as long as:

- a) the lot coverage, setback, and yard requirements of the zone in which such land, building, or structure is located are complied with;
- b) no outside storage is located in a residential zone; in a yard on a lot adjacent to a residential zone; or in a yard on a lot lying opposite a residential zone.

Section 4.18 a) shall not apply to any facility used for the transmission or distribution of electricity.

4.19 REMOVING OR LEVELLING OF HILLS

This By-law shall not apply to prevent the removal or levelling of hills for the purposes of increasing or improving land for agricultural uses so long as no excavation takes place below the average grade of the land surrounding the said hill and so long as a permit has been obtained with respect to such removal or levelling under the Aggregate Resources Act.

4.20 SATELLITE DISHES

~~A satellite dish may be erected and used in any zone, provided:~~

- ~~a) it is not erected in an elevated position which exceeds the maximum height requirement for an accessory building or structure, regardless of the method of elevation used;~~
- ~~b) it complies with the requirements for an accessory building or structure of the zone in which it is located;~~
- ~~c) it is located, in the case of lands zoned Residential First Density (R1), Residential Second Density (R2) or Hamlet Residential (HR), in a rear yard or in an interior side yard.~~

~~This section shall not apply to satellite dishes having a diameter of one (1.0) metre or less and mounted on a building or structure. Deleted by By-law #176-2014~~

4.21 SIGHT VISIBILITY TRIANGLES

- a) Schedule "A": In all zones, on a corner lot having frontage and/or flankage on a County Road, no building or structure, fence or signage shall be erected and no shrubs or foliage planted in such a manner as to impede the vision of a motorist approaching the intersection, between a height of 0.6 metres and three (3) metres above the centre line grade of intersecting roads in the triangular area bounded by street lines of the corner lot and a line from the points along said street lines fifteen (15) metres distant from the point of intersection of the said street lines.
- b) Schedule "A": In all other cases, no building or structure, fence or signage shall be erected and no shrubs or foliage planted in such a manner as to impede the vision of a motorist approaching the intersection, between a height of 0.6 metres and three (3) metres above the centre line grade of intersecting roads in the triangular area bounded by street lines of the corner lot and a line from the points along said street lines ten (10) metres distant from the point of intersection of the said street lines.
- c) Schedule "B": In all zones as shown on Map 7, 8, 9, 10, 13, 14 and 15 with the exception of the Central Commercial (C1) zone, no building or structure, fence or signage shall be erected and no shrubs or foliage planted in such a manner as to impede the vision of a motorist approaching the intersection, between a height of 0.6 metres and three (3) metres above the centre line grade of intersecting roads in the triangular area bounded by street lines of the corner lot and a line from the points along said street lines six (6) metres distant from the point of intersection of the said street lines.
- d) Schedule "B": In all other cases with the exception of the Central Commercial (C1) zone, no building or structure, fence or signage shall be erected and no shrubs or foliage planted in such a manner as to impede the vision of a motorist approaching the intersection, between a height of 0.6 metres and three (3) metres above the centre line grade of intersecting roads in the triangular area bounded by street lines of the corner lot and a line from the points along said street lines ten (10) metres distant from the point of intersection of the said street lines.
- e) Schedule "C" and Schedule "D": In all zones with the exception of the Central Commercial (C1) zone, no building or structure, fence or signage shall be erected and no shrubs or foliage planted in such a manner as to impede the vision of a motorist approaching the intersection, between a height of 0.6 metres and three (3) metres above the centre line grade of intersecting roads in the triangular area bounded by street lines of the corner lot and a line from the points along said street lines six (6) metres distant from the point of intersection of the said street lines.

4.22 SWIMMING POOLS AND TENNIS COURTS

The following regulations shall apply with respect to the erection or use of a swimming pool or a tennis court, which is not enclosed or otherwise located within a building:

- a) no swimming pool or tennis court shall be located in any yard other than in an interior side yard or a rear yard;
- b) no swimming pool or tennis court shall be located closer than one and one-half (1.5) metres to any rear lot line or side lot line;

- c) no part of a swimming pool shall exceed a height of two (2) metres above grade, exclusive of appurtenances or facilities such as diving boards or slides.

4.23 TRUCK, BUS AND COACH BODIES

Unless specifically permitted otherwise by this By-law:

- a) the use of truck, bus, coach, railway car, or streetcar bodies or part thereof for the purposes of any use permitted by this By-law shall not be permitted;
- b) the use of any travel trailer, truck camper, or motor home for the living, sleeping, or eating accommodations of persons for a period of more than sixty (60) days in any period of ten (10) consecutive months shall not be permitted.

4.24 YARD ENCROACHMENTS AND OBSTRUCTIONS

No part of any required yard shall be obstructed by any building or structure except one or more of the following:

- a) accessory buildings or structures specifically permitted in a required yard;
- b) architectural adornments including, but not necessarily limited to, sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters and roof trusses projecting not more than one-half (0.5) metre into any required yard except that no eaves of any building located within a residential zone shall be located closer than 0.3 metres to any lot line;
- c) functional and ornamental structures including, but not necessarily limited to drop awnings, clothes poles, ornamental fountains, statues, monuments, cenotaphs, memorials, planters, garden trellis, fences, hedgerows, satellite dishes having a diameter of one (1) metre or less, and legal signs;
- d) unenclosed fire escapes or outside staircases in which the stair steps and floors are latticed in such a manner that the proportion of voids to solids is not less than two to one and in which guards consist only of hand rails and the structural members necessary to their support, and which do not project more than one and one-half (1.5) metres into any required yard;
- e) awnings, atriums and bay windows projecting not more than one (1) metre into any required yard and which do not project into any required sight visibility triangle;
- f) open roofed porches, uncovered decks and wheelchair ramps projecting not more than two and one-half (2.5) metres into any required front yard, rear yard, exterior side yard, or setback, and which do not project into any required sight visibility triangle;
- g) central air conditioning or heat pump units, provided that such unit is located within three (3) metres of the main building in a front yard or an exterior side yard, or a minimum of 1.2 metres from any other side or rear lot line.

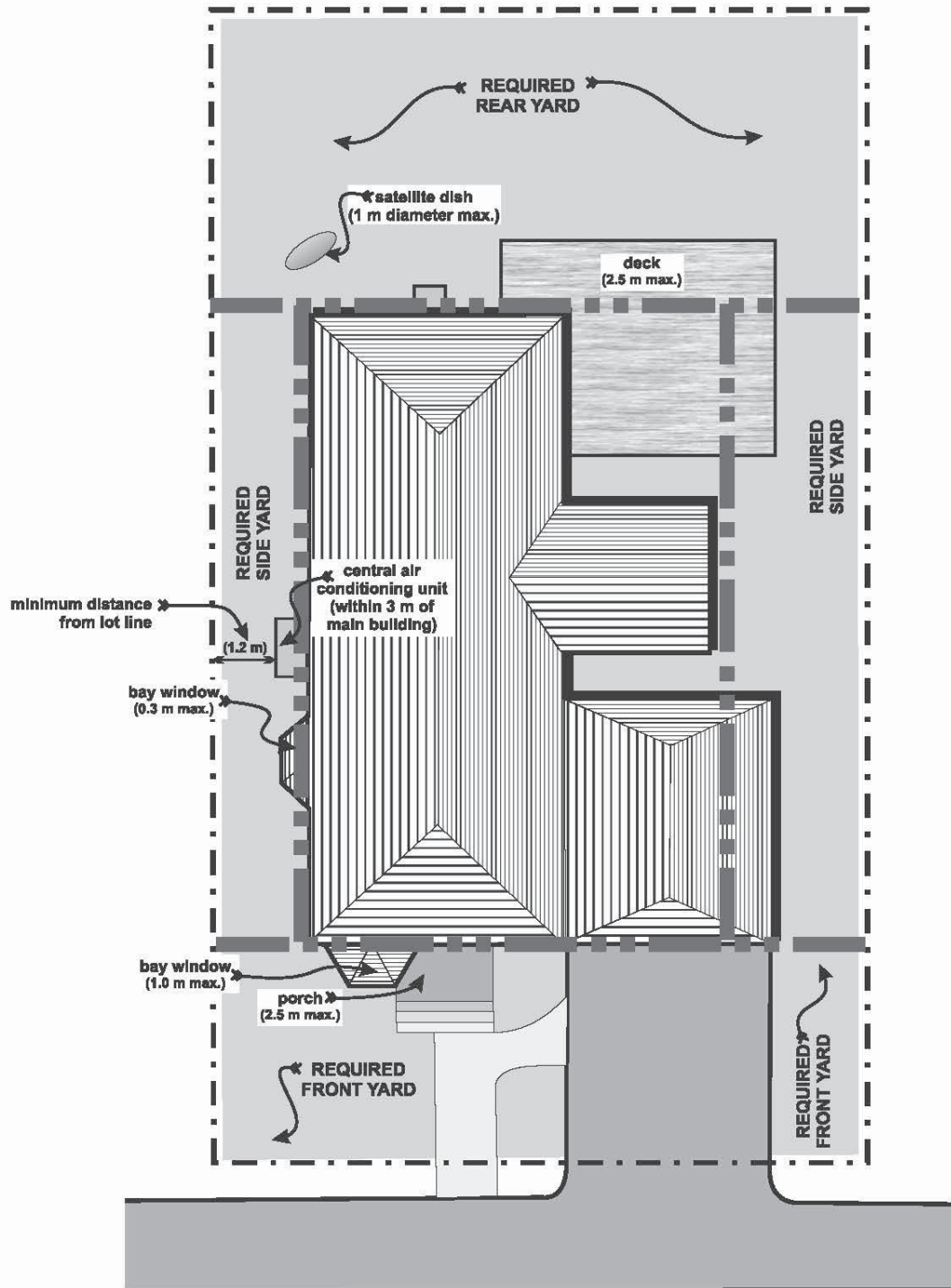
No part of any building or structure on any lot shall project beyond the lot line or street line of such lot.

SECTION 4 General Regulations

- satellite dishes (4.20)
- permitted encroachments and obstructions (4.24)

Satellite Dishes & Permitted Encroachments

awnings, atriums, bay windows, sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters, planters, porches, roof trusses satellite dishes and wheelchair ramps



NOTE:
THE ABOVE ILLUSTRATIONS ARE
FOR CLARIFICATION AND DO NOT
FORM PART OF THIS BY-LAW.

4.25 YARD SALE

Notwithstanding anything in this By-law to the contrary, a yard sale may be conducted in any zone up to a maximum of two (2) such sales not more than two (2) days in duration in any calendar year.

5. GENERAL AGRICULTURAL (A1) ZONE

5.1 GENERAL USE REGULATIONS

5.1.1 Permitted Uses

- agricultural use
- animal kennel
- bed and breakfast establishment
- converted dwelling
- forestry use
- home occupation
- portable asphalt plant
- single unit dwelling
- wayside pit or quarry

5.1.2 Minimum Lot Area 40 ha

5.1.3 Minimum Lot Frontage 150 m

5.1.4 Maximum Lot Coverage 20%

5.1.5 Minimum Setback

- a) County Road No. 7
County Road No. 20 38 m
- b) County Road No. 13
County Road No. 47
County Road No. 50
County Road No. 59 33 m
- c) Township Road 28 m

5.1.6 Side Yard Width

- a) single unit dwelling 3 m
- b) other permitted uses excluding accessory
buildings or structures one-half the building height but not
less than 4.5 m

5.1.7 Rear Yard Depth

- a) permitted uses excluding accessory
buildings or structures 8 m

5.1.8 Maximum Height

- a) permitted uses excluding accessory

buildings or structures 10.5 m

5.1.9 Minimum Floor Area

a) single unit dwelling 90 m²

5.1.10 Minimum Ground Floor Area

a) single unit dwelling 70 m²

5.1.11 Maximum Number of Dwellings Per Lot 1

5.1.12 Sight Triangles on Corner Lots

Notwithstanding Section 4.21 of this By-law to the contrary, no building or structure shall be erected, and no driveway shall be located within the triangular space included between the street lines for a distance of forty-five (45) metres from their point of intersection.

5.2 SPECIAL USE REGULATIONS

5.2.1 Animal Kennels

The following provisions shall apply to animal kennels:

a) minimum distance from a dwelling located on a neighbouring lot 150 m

5.2.2 Building and Structures, and Manure Storage Facilities for Livestock – Minimum Distance Separation

Livestock buildings and structures, and manure storage facilities shall not be altered, erected or used except in accordance with Minimum Distance Separation II (MDS II).

5.2.3 Converted Dwellings

The following provision shall apply to converted dwellings:

a) maximum number of dwellings units 2

5.2.4 Home Occupations

The following provisions shall apply to home occupations:

a) a home occupation shall be permitted within a dwelling or within an accessory building;

- b) outside storage shall be permitted in an interior side yard or a rear yard provided it does not exceed an area of one hundred (100) square metres and provided it is enclosed by a continuous fence with a minimum height of two (2) metres and a maximum height of two and one-half (2.5) metres;
- c) where the home occupation is conducted within the dwelling, the external character of the dwelling as a residence shall not change or a nuisance, particularly in regard to noise, odour, refuse, or parking shall not be created;
- d) where the home occupation is conducted within the dwelling, the total floor area of the dwelling including the basement area used for the home occupation shall not exceed twenty-five (25) percent of the total area of the dwelling or forty (40) square metres, whichever is the lesser;
- e) where the home occupation is conducted within an accessory building, the maximum floor area of the accessory building used for the home occupation shall not exceed two hundred (200) square metres;
- f) no external display or advertisement other than a sign which is a maximum size of one-half (0.5) square metre shall be permitted;
- g) the maximum number of persons engaged in the home occupation but who reside on a lot other than the lot on which the home occupation is conducted shall be limited to three (3).

5.2.5 Portable Asphalt Plants

Portable asphalt plants shall not be erected or used closer than three hundred (300) metres from a dwelling located on a separate lot.

5.2.6 Single Unit Dwellings – Minimum Distance Separation

Single unit dwellings shall not be erected or used except in accordance with Minimum Distance Separation I (MDS I). The foregoing shall not apply to the alteration of existing dwellings or the replacement of an existing dwelling with a new dwelling provided the new dwelling is situated no closer to a livestock building or structure or manure storage facility than the dwelling being replaced.

5.2.7 Wayside Pit or Quarry

A wayside pit or quarry shall not be established within sixty (60) metres of a Residential First Density (R2) Zone, a Residential Second Density (R2) Zone, a Residential Third Density (R3) Zone, a Hamlet Residential (HR) Zone or a Rural Residential (RR) Zone.

5.2.8 Accessory Buildings and Structures

Accessory buildings or structures shall not:

- a) be used for human habitation;

- b) be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- c) be located closer than three (3) metres from a side lot line and a rear lot line;
- d) exceed a height of four (4) metres.

5.3 **EXCEPTIONS**

5.3.1 a) Defined Area (*Farmgate Market*)

A1-1 as shown on Schedule “A”, Map 9 to this By-law

b) Permitted Uses

market garden in addition to all other permitted uses of the A1 zone

5.3.2 a) Defined Area (*D. Maguire*)

A1-2 as shown on Schedule “A”, Map 14 to this By-law

b) Permitted Uses

custom grain handling facility
 general industrial use in an existing shop for customized truck components
 all other permitted uses of the A1 zone

c) Maximum Floor Area

existing shop 600 m²

5.3.3 a) Defined Area (*General Airspray Ltd.*)

A1-3 as shown on Schedule “A”, Map 20 to this By-law

b) Permitted Uses

landing strip in addition to all other permitted uses of the A1 zone

5.3.4 a) Defined Area (*R. DeBrouwer*)

A1-4 as shown on Schedule “A”, Map No. 27 to this By-law.

b) Permitted Uses

woodworking as a general industrial use in addition to
 all other permitted uses of the A1 zone.

c) Maximum Floor Area of Buildings Devoted to Woodworking

main building	150 m ²
accessory building	240 m ²

5.3.5 a) Defined Area (*Frank Van Bussell & Sons Ltd.*)

A1-5 as shown on Schedule "A", Map 38 to this By-law

b) Permitted Uses

contractor's yard or shop in addition to all other permitted uses of the A1 zone

5.3.6 a) Defined Area (*M. O'Shea*)

A1-6 as shown on Schedule "A", Map 45 to this By-law

b) Permitted Uses

market garden in addition to all other permitted uses of the A1 zone

5.3.7 a) Defined Area (*Scott Farms/Kress et al*)

A1-7 as shown on Schedule "A", Map 8 and Schedule "B", Map 5, Map 6 and Map 12 to this By-law.

b) Buildings and Structures, and Manure Storage Facilities for Livestock-Minimum Distance Separation

Notwithstanding Section 5.2.2 of this By-law to the contrary, MDS II shall not apply in the case of:

- i) a manure storage facility for a 40-head heifer livestock operation on part of Lot 31, Concession II and zoned A1-7;
- ii) a bedded pack beef barn for a 500-head beef feeder livestock operation on part of Lot 30, Concession III, part of Lot 3, S.L.R. and part of Lot 4, S.L.R and zoned A1-7.

and a single unit dwelling on lands being part of Lot 31, Concession III and Part 1, R.P. 33-R-12030

~~5.3.8 a) Defined Area (*Frans Livestock Inc.*) Deleted by by-law #132-2008~~

~~A1-8 as shown on Schedule "A", Map 29 to this By-law.~~

~~b) Minimum Lot Area 19.5 ha~~

- 5.3.9 a) Defined Area (*Susan Waugh*)
A1-9 as shown on Schedule "A", Map 61 to this By-law.
- b) Minimum Lot Area 30 ha
- 5.3.10 a) Defined Area (*Cliff Knip Farms Ltd. & A. Triebner*)
A1-10 as shown on Schedule "A", Map 4 to this By-law.
- b) Minimum Lot Area 35 ha
- 5.3.11 a) Defined Area (*F. Hardy*)
A1-11 as shown on Schedule "B", Map 3 to this By-law.
- b) Minimum Lot Area 20 ha
- 5.3.12 a) Defined Area (*J.Hardy*)
A1-12 as shown on Schedule "A", Map No. 11 to this By-law.
- b) Minimum Lot Area 20 ha
- 5.3.13 a) Defined Area (*315 Richmond Street*)
A1-13 as shown on Schedule "B", Map No. 5 and 6 to this By-law.
- b) Minimum Lot Area 18.07 ha
- 5.3.14 a) Defined Area (*Timber Ridge*)
- b) Minimum Lot Area:
The lesser of 40 hectares (99 acres) or as it exists subsequent to the date of registration of the draft plan of subdivision.
- c) Minimum Lot Frontage:
150 metres, or as it exists subsequent to the date of registration of the draft plan of subdivision.

6. SPECIAL AGRICULTURAL (A2) ZONE

6.1 GENERAL USE REGULATIONS

6.1.1 Permitted Uses

- agricultural use
- animal kennel
- bed and breakfast establishment
- converted dwelling
- forestry use
- home occupation
- single unit dwelling
- wayside pit or quarry

6.1.2 Minimum Lot Area 8,000 m²

6.1.3 Minimum Lot Frontage 50 m

6.1.4 Maximum Lot Coverage 20%

6.1.5 Maximum Height

a) permitted uses excluding accessory buildings or structures 10.5 m

6.1.6 Minimum Floor Area

a) single unit dwelling 90 m²

6.1.7 Minimum Ground Floor Area

a) single unit dwelling 70 m²

6.1.8 Maximum Number of Dwellings Per Lot 1

6.1.9 Minimum Setback

a) County Road No. 7
County Road No. 20 38 m

b) County Road No. 13
County Road No. 47
County Road No. 50
County Road No. 59 33 m

c) Township Road 28 m

6.1.10 Side Yard Width

- a) single unit dwelling 3 m
- b) other permitted uses excluding accessory buildings or structures one-half the building height but not less than 4.5 m

6.1.11 Rear Yard Depth

- a) permitted uses excluding accessory buildings or structures 8 m

6.1.12 Sight Triangles on Corner Lots

Notwithstanding Section 4.21 of this By-law to the contrary, no building or structure shall be erected, and no driveway shall be located within the triangular space included between the street lines for a distance of forty-five (45) metres from their point of intersection.

6.2 SPECIAL USE REGULATIONS

6.2.1 Animal Kennels

The following provisions shall apply to animal kennels:

- a) minimum distance from a dwelling located on a neighbouring lot 150 m

6.2.2 Building and Structures, and Manure Storage Facilities for Livestock – Minimum Distance Separation

Livestock buildings and structures, and manure storage facilities shall not be altered, erected or used except in accordance with Minimum Distance Separation II (MDS II).

6.2.3 Converted Dwellings

The following provision shall apply to converted dwellings:

- a) maximum number of dwellings units 2

6.2.4 Home Occupations

The following provisions shall apply to home occupations:

- a) a home occupation shall be permitted within a dwelling or within an accessory building;

- b) outside storage shall be permitted in an interior side yard or a rear yard provided it does not exceed an area of one hundred (100) square metres and provided it is enclosed by a continuous fence with a minimum height of two (2) metres and a maximum height of two and one-half (2.5) metres;
- c) where the home occupation is conducted within the dwelling, the external character of the dwelling as a residence shall not change or a nuisance, particularly in regard to noise, odour, refuse, or parking shall not be created;
- d) where the home occupation is conducted within the dwelling, the total floor area of the dwelling including the basement area used for the home occupation shall not exceed twenty-five (25) percent of the total area of the dwelling or forty (40) square metres, whichever is the lesser;
- e) where the home occupation is conducted within an accessory building, the maximum floor area of the accessory building used for the home occupation shall not exceed seventy (70) square metres;
- f) no external display or advertisement other than a sign which is a maximum size of one-half (0.5) square metre shall be permitted.

6.2.5 Portable Asphalt Plants

Portable asphalt plants shall not be erected or used closer than three hundred (300) metres from a dwelling located on a separate lot.

6.2.6 Single Unit Dwellings – Minimum Distance Separation

Single unit dwellings shall not be erected or used except in accordance Minimum Distance Separation I (MDS I). The foregoing shall not apply to the alteration of existing dwellings or the replacement of an existing dwelling with a new dwelling provided the new dwelling is situated no closer to a livestock building or structure or manure storage facility than the dwelling being replaced.

6.2.7 Wayside Pit or Quarry

A wayside pit or quarry shall not be established within sixty (60) metres of a Residential First Density (R2) Zone, a Residential Second Density (R2) Zone, a Hamlet Residential (HR) or a Rural Residential (RR) Zone.

6.2.8 Accessory Buildings and Structures

Accessory buildings or structures shall not:

- a) be used for human habitation;
- b) be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- c) be located closer than three (3) metres from a side lot line and a rear lot line;

- d) exceed a height of four (4) metres;
- e) exceed five (5) percent lot coverage.

6.3 EXCEPTIONS

6.3.1 a) Defined Area (*B. Giesen*)

A2-1 as shown on Schedule “A”, Map 46 to this By-law

b) Permitted Uses

contractor’s yard or shop in addition to all other permitted uses of the A3 zone

6.3.2 a) Defined Area (*Hodgins - Boo Boo Stables*)

A2-2 as shown on Schedule “D” to this By-law

b) Permitted Livestock Buildings and Structures existing

6.3.3 a) Defined Area (*Clandeboye - Restricted Livestock Areas*)

A2-3 as shown on Schedule “D” to this By-law.

b) Maximum Number of Livestock Buildings per Lot 1

c) Maximum Floor Area
livestock buildings and structures 225 m²

6.3.4 a) Defined Area (*McDougall*)

A2-4 as shown on Schedule “A” to this By-law.

b) Minimum Lot Area: 0.51 hectare (1.26 acre)

c) MDS II Setback: Notwithstanding section 6.2.2, the minimum setback for 5 nutrient units shall be 47 metres to the nearest Type A land use, and 7 metres to the nearest lot line (side or rear)

6A AGRICULTURAL (A3) ZONE

6A.1 GENERAL USE REGULATIONS

6A.1.1 Permitted Uses

- agricultural use
- animal kennel
- forestry use
- portable asphalt plant
- wayside pit or quarry

6A.1.2 Minimum Lot Area 39 ha

6A.1.3 Minimum Lot Frontage 150 m

6A.1.4 Maximum Lot Coverage 20%

6A.1.5 Minimum Setback

- | | | |
|----|--|------|
| a) | County Road No. 7
County Road No. 20 | 38 m |
| b) | County Road No. 13
County Road No. 47
County Road No. 50
County Road No. 59 | 33 m |
| c) | Township Road | 28 m |

6A.1.6 Side Yard Width one-half the building height but not less than 4.5 m

6A.1.7 Rear Yard Depth 8 m

6A.1.8 Sight Triangles on Corner Lots

Notwithstanding Section 4.21 of this by-law to the contrary, no building or structure shall be erected, and no driveway shall be located within the triangular space included between the street lines for a distance or forty-five (45) metres from their point of intersection.

6A.2 SPECIAL USE REGULATIONS

6A.2.1 Animal Kennels

The following provisions shall apply to animal kennels:

- a) minimum distance from a dwelling located

on a neighbouring lot

150 m

6A.2.2 Building and Structures, and Manure Storage Facilities for Livestock – Minimum Distance Separation

Livestock buildings and structures, and manure storage facilities shall not be altered, erected or used except in accordance with Minimum Distance Separation II (MDS II).

6A.2.3 Portable Asphalt Plants

Portable asphalt plants shall not be erected or used closer than three hundred (300) metres from a dwelling located on a separate lot.

6A.2.4 Wayside Pit or Quarry

A wayside pit or quarry shall not be established within sixty (60) metres of a Residential First Density (R1) Zone, a Residential Second Density (R2) Zone, a Residential Third Density (R3) Zone, a Hamlet Residential (HR) Zone or a Rural Residential (RR) Zone.

6A.3 EXCEPTIONS

6A.3.1 a) Defined Area (B. & S. Haskett)

A3-1 as shown on Schedule 'A', Map No. 18 to this By-law.

b) Minimum Lot Area 20 ha

c) Minimum Lot Frontage 200 m

6A.3.2 a) Defined Area (S. & J. Boersma)

A3-2 as shown on Schedule 'A', Map No. 8 to this By-law.

b) Minimum Lot Frontage 250 m

6A.3.3 a) Defined Area (Frans Livestock Inc. – F. Lewis)

A3-3 as shown on Schedule 'A', Map No. 29 to this By-law.

b) Minimum Lot Area 18 ha

6A.3.4 a) Defined Area (R. & L. Carroll and Malcolm)

A3-4 as shown on Schedule 'A', Maps No. 12 and 48 to this By-law.

b) Minimum Lot Area 20 ha

- 6A.3.5 a) Defined Area (*1075950 Ontario Ltd. – Detlef Soth*)
A3-5 as shown on Schedule 'A', Map No. 7 to this By-law.
- b) Minimum Lot Area 25 ha
- c) Minimum Lot Frontage 60 m
- 6A.3.6 a) Defined Area (*J. & C. Hodgins*)
A3-6 as shown on Schedule 'A', Map No. 9 to this By-law.
- b) Minimum Lot Area 19.4 ha
- 6A.3.7 a) Defined Area (*Rushton Farms Limited*)
A3-7 as shown on Schedule 'A', Map No. 11 to this By-law.
- b) Permitted Use Restriction
In regards to the existing frame barn with a front yard setback of 68.85 metres and a southerly side yard setback of 5.63 metres as shown on Reference Plan 33R-18468, the use of said barn for livestock purposes shall be prohibited.
- 6A.3.8 a) Defined Area (*Van Kasteren*)
A3-8 as shown on Schedule "A", Map No. 37 to this By-law.
- b) Minimum Lot Area 30.5 ha
- 6A.3.9 a) Defined Area (*Van Arenthals Farms Ltd.*)
A3-9 as shown on Schedule "A", Map No. 20 to this By-law.
- b) Minimum Lot Area 17 ha
- 6A.3.10 a) Defined Area (*Hardy*)
A3-10 as shown on Schedule "B", Map No. 3 to this By-law.
- b) Minimum Lot Area 29 ha

- 6A.3.11 a) Defined Area (*BaconAcre Farm Inc.*)
A3-11 as shown on Schedule "A", Map No. 57 to this By-law.
- b) Permitted Uses existing
- 6A.3.12 a) Defined Area (*Malbrecht*)
A3-12 as shown on Schedule "A", Map No. 36 to this By-law.
- b) Minimum Lot Area 31.9 ha
- c) Minimum Lot Frontage 125.3 m
- 6A.3.13 a) Defined Area (*Carroll*)
A3-13 as shown on Schedule "A", Map No. 21 to this By-law.
- b) Minimum Lot Area 18.3 ha
- 6A.3.14 a) Defined Area (*Hall*)
A3-14 as shown on Schedule "A", Map No. 19 to this By-law.
- b) Minimum Lot Area 18 ha
- c) Minimum Lot Frontage 45 m

7. RESIDENTIAL FIRST DENSITY (R1) ZONE

7.1 GENERAL USE REGULATIONS

7.1.1 Permitted Uses

- home occupation
- single unit dwelling

7.1.2 Minimum Lot Area 460 m²

7.1.3 Minimum Lot Frontage 15 m

7.1.4 Maximum Lot Coverage 40%

7.1.5 Front Yard Depth 6 m

7.1.6 Side Yard Width

- a) on an interior lot, the side yard width shall be 1.2 metres on both sides of a single unit dwelling;
- b) on a corner lot, the side yard width shall be 3.5 metres on the side abutting the street and 1.2 metres on the other side of a single unit dwelling.

7.1.7 Rear Yard Depth

- a) single unit dwelling 7 m

7.1.8 Maximum Height

- a) single unit dwelling 10 m

7.1.9 Minimum Floor Area

- a) single unit dwelling 90 m²

7.1.10 Maximum Number of Dwellings Per Lot 1

7.1.11 Minimum Number of Parking Spaces

- a) single unit dwelling 2
- b) home occupation 1

7.1.12 Municipal Services

No dwelling shall be erected, used, or altered unless such dwelling is connected to a public water supply system and a public sanitary sewage system.

7.2 SPECIAL USE REGULATIONS

7.2.1 Accessory Buildings And Structures

Accessory buildings or structures shall not:

- a) be used for human habitation;
- b) be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- c) be located closer than one (1) metre from a side lot line and a rear lot line;
- d) exceed a height of four (4) metres;
- e) exceed five (5) percent lot coverage.

7.2.2 Home Occupations

The following provisions shall apply to home occupations:

- a) a home occupation shall be restricted to entirely within the dwelling;
- b) no outside storage shall be permitted;
- c) the external character of the dwelling as a residence shall not change or a nuisance, particularly in regard to noise, odour, refuse, or parking shall not be created;
- d) the total floor area of the dwelling including the basement area used for the home occupation shall not exceed twenty-five (25) percent of the total area of the dwelling or forty (40) square metres, whichever is the lesser;
- e) no external display or advertisement other than a sign which is a maximum size of one-half (0.5) square metre shall be permitted.

7.3 EXCEPTIONS

7.3.1 a) Defined Area (Munro)

R1-1 as shown on Schedule "B", Map No. 15 to this By-law.

b) Minimum Floor Area

one storey dwelling	150 m ²
two storey dwelling	185 m ²

c) Front Yard Depth 30 m

d) Number of Garage Bays 2

- 7.3.2 a) Defined Area (*Lucan Veterinary Clinic*)
R1-2 as shown on Schedule “B”, Map No. 16 to this By-law.
- b) Permitted Uses
animal clinic
animal kennel
one dwelling unit as an accessory use
- 7.3.3 a) Defined Area (*Loyens Subdivision*)
R1-3 as shown on Schedule “B”, Map No. 3 and Map No. 7 to this By-law.
- b) Minimum Lot Frontage 13 m
- 7.3.4 a) Defined Area (*Francis Street, Lucan*)
R1-4 as shown on Schedule “B”, Map No. 10 to this By-law.
- b) Front Yard Depth 4.5 m
- 7.3.5 a) Defined Area (*C. & C. Haskett*)
R1-5 as shown on Schedule ‘B’, Map No. 9 to this By-law.
- b) Minimum Lot Frontage 7.5 m
- 7.3.6 a) Defined Area (*Jones*)
R1-6 as shown on Schedule ‘B’, Map No. 8 to this By-law.
- b) Front Yard Depth 15 m
- c) Municipal Drain Setback
Notwithstanding Section 4.13 of this By-law, no buildings or structures shall be erected within 17 m of the top-of- bank of a municipal drain.
- 7.3.7 a) Defined Area (*Ridge Crossing*)
R1-7 as shown on Schedule ‘B’, Map No. 3 and Schedule “B”, Map No. 7 to this By-law.
- b) Minimum Lot Frontage 14 m

7.3.8 a) Defined Area

R1-8 as shown on Schedule 'B', Map No. 11 to this By-law.

b) Minimum Lot Frontage 14.5m

7.3.9 a) Defined Area

R1-9-H as shown on Schedule "B". Map No. 11 to this By-law.

b) Minimum Lot Frontage 11.5 m

c) Minimum Lot Area 400 m²

d) Maximum Driveway Width 50% of the frontage of the lot to a maximum of 6m"

7.3.10 a) Defined Area (*Granton Estates*)

b) Minimum Lot Area 390 m²

c) Minimum Lot Frontage 12.0 m

d) Minimum Exterior Side Yard Width 3.0 m

e) Minimum Rear Yard Setback

i) 7.0 metres for lots backing onto existing lots along King Street;

ii) 6.0 metres for all other lots.

f) Minimum Landscaping Open Space 40%

g) Maximum Lot Coverage

i) the maximum permissible lot coverage for the main dwelling and any associated accessory buildings, shall be 45%

ii) the provisions of section 7.2.1 Accessory Buildings and Structures shall still apply.

h) Maximum Driveway Widths

Notwithstanding Section 4.17 i) iv), the maximum driveway width permitted shall be 50 % of the frontage of the lot, to a maximum of 6 metres.

i) Number Of Detached Dwelling Units

Notwithstanding any other provisions of this By-law, multiple single detached dwellings are permitted on a single lot in advance of the registration of a vacant land condominium plan against the land. All other provisions of this zoning category must be adhered to as if the vacant land condominium plan, forming part of the condominium agreement that applies to the land, is registered. This clause shall not apply after the registration of a vacant land condominium plan against the land.

j) Visitor Parking

The site as a whole shall contain a minimum of 10 visitor parking stalls.

7.3.11

a) Defined Area (*Timber Ridge*)

R1-11 as shown on Schedule "B", Map No. 4 to this By-law.

- | | |
|-------------------------|--------------------|
| b) Minimum Lot Frontage | 12 m |
| c) Minimum Lot Area | 400 m ² |

7.3.12

a) Defined Area (*Timber Ridge*)

R1-12 as shown on Schedule "B", Map No. 4 to this By-law.

b) Permitted Uses:

Semi-detached dwelling

All other uses permitted in the R1 Zone.

c) Minimum Lot Area:

Semi-Detached Dwelling	220m ² per unit
------------------------	----------------------------

d) Minimum Lot Frontage:
Semi-Detached Dwelling

12m per unit

e) Maximum Lot Coverage:
Semi-Detached Dwelling

50%

f) Minimum Side Yard Depth:
Semi-Detached Dwelling

On an interior lot, 1.2m shall be required. Notwithstanding the foregoing, no side yard width shall be required between the common wall dividing individual dwelling units of a townhouse dwelling.

g) Minimum Floor Area:

Semi-Detached Dwelling	50 m ²
------------------------	-------------------

8. RESIDENTIAL SECOND DENSITY (R2) ZONE

8.1 GENERAL USE REGULATIONS

8.1.1 Permitted Uses

- converted dwelling
- duplex dwelling
- home occupation
- semi-detached dwelling
- single unit dwelling

8.1.2 Minimum Lot Area

- | | | |
|----|--|--------------------------------------|
| a) | single unit dwelling and duplex dwelling | 400 m ² |
| b) | semi-detached dwelling | 200 m ² per dwelling unit |

8.1.3 Minimum Lot Frontage

- | | | |
|----|--|-----------------------|
| a) | single unit dwelling and duplex dwelling | 12 m |
| b) | semi-detached dwelling | 6 m per dwelling unit |

8.1.4 Maximum Lot Coverage 40%

8.1.5 Front Yard Depth 6 m

8.1.6 Side Yard Width

- a) on an interior lot, the side yard width shall be 1.2 metres on both sides of a dwelling;
- b) on a corner lot, the side yard width shall be 3.5 metres on the side abutting the street and 1.2 metres on the other side for a dwelling;
- c) notwithstanding Subsection 8.1.6a) and b) to the contrary, no side yard width shall be required between the common wall dividing individual dwelling units of a semi-detached dwelling.

8.1.7 Rear Yard Depth

- | | | |
|----|--|------|
| a) | single unit dwelling and duplex dwelling | 7 m |
| b) | semi-detached dwelling | 10 m |

8.1.8 Maximum Height

- | | | |
|----|----------|------|
| a) | dwelling | 10 m |
|----|----------|------|

8.1.9 Maximum Number of Dwellings Per Lot 1

8.1.10 Minimum Number of Parking Spaces

- | | | |
|----|-----------------|---------------------|
| a) | dwelling | 1 per dwelling unit |
| b) | home occupation | 1 |

8.1.12 Municipal Services

No dwelling shall be erected, used, or altered unless such dwelling is connected to a public water supply system and a public sanitary sewage system.

8.2 SPECIAL USE REGULATIONS

8.2.1 Accessory Buildings And Structures

Accessory buildings or structures shall not:

- a) be used for human habitation;
- b) be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- c) be located closer than one (1) metre from a side lot line and a rear lot line;
- d) exceed a height of four (4) metres;
- e) exceed five (5) percent lot coverage.

8.2.2 Home Occupations

The following provisions shall apply to home occupations:

- a) a home occupation shall be restricted to entirely within the dwelling;
- b) no outside storage shall be permitted;
- c) the external character of the dwelling as a residence shall not change or a nuisance, particularly in regard to noise, odour, refuse, or parking shall not be created;
- d) the total floor area of the dwelling including the basement area used for the home occupation shall not exceed twenty-five (25) percent of the total area of the dwelling or forty (40) square metres, whichever is the lesser;
- e) no external display or advertisement other than a sign which is a maximum size of one-half (0.5) square metre shall be permitted.

8.3 EXCEPTIONS

8.3.1 a) Defined Area (Ridge Crossing)

R2-1 as shown on Schedule 'B', Map No. 3 to this By-law.

a) Permitted Uses

single detached dwelling
semi-detached dwelling
home occupation

8.3.2 a) Defined Area (*Ausable Fields*)

b) Side Yard Width

- a) on an interior lot, the side yard width shall be 1.2 metres on both sides of a dwelling;
- b) on a corner lot, the side yard width shall be 3.0 metres on the side abutting the street and 1.2 metres on the other side of the dwelling.
- c) notwithstanding Subsection 8.1.6a) and b) to the contrary, no side yard width shall be required between the common wall dividing individual dwelling units of a semi-detached dwelling.

8.3.2 a) Defined Area (*Ausable Fields*)

b) Maximum Height

- a) notwithstanding Subsection 8.1.8, the dwelling shall not exceed 1 storey in height.

9. RESIDENTIAL THIRD DENSITY (R3) ZONE

9.1 GENERAL USE REGULATIONS

9.1.1 Permitted Uses

- apartment dwelling
- multiple-unit dwelling
- senior citizen home
- townhouse dwelling

9.1.2 Minimum Lot Area 1,500 m²

9.1.3 Minimum Lot Frontage 30 m

9.1.4 Maximum Lot Coverage 40%

9.1.5 Front Yard Depth 8 m

9.1.6 Side Yard Width

- a) interior lot 3 m
- b) corner lot 8 m on the side abutting the street and 3 m on the other side

9.1.7 Rear Yard Depth 10 m

9.1.8 Maximum Height 10 m

9.1.9 Minimum Number of Parking Spaces 1.5 per dwelling unit

9.1.10 Minimum Outdoor Amenity Area 35% of the area of the lot

9.1.11 Municipal Services

No dwelling shall be erected, used, or altered unless such dwelling is connected to a public water supply system and a public sanitary sewage system.

9.2 SPECIAL USE REGULATIONS

9.2.1 Accessory Buildings And Structures

Accessory buildings or structures shall not:

- a) be used for human habitation;
- b) be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- c) be located closer than one (1) metre from a side lot line and a rear lot line;
- d) exceed a height of four (4) metres;
- e) exceed five (5) percent lot coverage.

9.3 EXCEPTIONS

9.3.1 a) Defined Area

R3-1 as shown on Schedule “B”, Map 8 to this By-law.

b) Side Yard Width

3 m on one side and 1.5 m on the other side

c) Maximum Number Of Dwelling Units 4

9.3.2 a) Defined Area (6311 William Street)

R3-2 as shown on Schedule “B”, Map 10 to this By-law.

b) Permitted Uses

one dwelling unit
personal care establishment

9.3.3 a) Defined Area (Radcliffe Subdivision)

R3-3 as shown on Schedule “B”, Map 15 to this By-law.

b) Permitted Uses

multiple-unit dwelling
townhouse dwelling

c) Minimum Lot Area 250 m²

d) Minimum Lot Frontage 10 m

e) Front Yard Depth 6 m

f) Side Yard Width

a) interior lot 0 m
b) corner lot 5 m on the side abutting the street
and 0 m on the other side

g) Rear Yard Depth 7 m

9.3.4 a) Defined Area (Nelson-Wolfe Developments Inc.)

R3-4 as shown on Schedule “B”, Map No. 7 to this By-law.

b) Permitted Uses

townhouse dwelling

9.3.5 a) Defined Area (Lucan MacNeil Subdivision)

R3-5-H as shown on Schedule “B”, Map No. 11 to this By-law.

b) Permitted Uses

townhouse dwelling
single unit dwelling

c) Single Unit Dwellings

The erection or alteration of single unit dwellings or the erection or alteration of buildings accessory thereto shall be permitted in accordance with the regulations of the Residential First Density (R1) Zone.

9.3.6 a) Defined Area (Ridge Crossing)

R3-6 as shown on Schedule ‘B’, Map No. 3 to this By-law.

b) Permitted Uses

townhouse dwelling

c) Front Yard Depth

6 m

d) Side Yard Width

i) On an interior lot, 1.5 m shall be required. Notwithstanding the foregoing, no side yard width shall be required between the common wall dividing individual dwelling units of a townhouse dwelling.

ii) On a corner lot, 2.75 m from the street line and 1.5 metres on the other side.

e) Rear Yard Depth

i) 6 m

f) Minimum Lot Area

i) 150 m² per unit.

g) Minimum Lot Frontage

i) 6.1 m per unit

h) Rear Yard Deck Encroachment

i) Notwithstanding section 4.24 (f), the maximum permitted encroachment for a deck shall be 3.1 metres

i) Deck Interior Side Yard

i) On an interior lot, no side yard width shall be required between the common wall dividing individual dwelling units of a townhouse dwelling for a deck, provided that a minimum 1.8 metre screen be provided along the entire length of the deck on the common wall line.

i) Central Air Conditioning Units or Heat Pumps

i) Notwithstanding section 4.24 (g), the minimum interior side yard setback for an air conditioner can be reduced to 0 metre, subject to the review and approval of a Noise Study by a qualified acoustical Engineer, to the satisfaction of the Township.

9.3.7 *DELETED*

9.3.8 a) Defined Area (216143 Ontario Inc.)

R3-8 as shown on Schedule 'B', Map No. 11 to this By-law.

- b) Minimum Lot Frontage 16 m
- c) Maximum Height 17.5 m to a maximum of 5-storeys
- d) Minimum Exterior Side Yard Setback: 8.5 m
- e) Minimum North Interior Side Yard Setback: 39 m
- f) Minimum East Interior Side Yard Setbacks: 22 m
- g) Minimum Rear Yard Setback: 38 m
- h) Maximum Density (uph): 48 uph
- i) Additional Provisions:
 - i) Development shall be implemented through a site plan agreement to facilitate the development of a 5-storey – 51 unit apartment building, which substantively implements the Site Plan, Elevations, and Rendering attached as a Schedule 'B' to the amending By-law.
 - ii) Notwithstanding section 4.17 subsection h), a minimum 3.0 metre enhanced landscaping buffer shall be provided along the interior and rear yard where the lands abut residential development.

9.3.9 a) Defined Area (2381414 Ontario Ltd.)

R3-9 as shown on Schedule 'B', Map No. 3 to this By-law.

- b) Front Yard Depth 5 m
- c) Rear Yard Depth 9 m
- d) Maximum Height 12 m to a maximum of 3-storeys
- e) Minimum Number of Parking Spaces
apartment dwelling 1.25 spaces per dwelling unit
- f) Additional Provision

Despite any existing or future severance, partition, or division of the lot, the provisions of this By-law shall apply to the whole of the zone as if no severance, partition or division had occurred.

9.3.10 a) Defined Area (Finch)

R3-10 as shown on Schedule “B”, Map 8 to this By-law.

- b) Minimum Lot Area 506 m²
- c) Minimum Lot Frontage Per Unit 6.5 m
- d) Front Yard Depth 7 m
- e) Minimum Interior Side Yard
 - i) On an interior lot, 1.5m shall be required. Notwithstanding the foregoing, no side yard width shall be required between the common wall dividing individual dwelling units of a townhouse dwelling.
- f) Minimum Rear Yard Depth
 - i) 54 m
 - ii) Notwithstanding section 2.159, the rear yard setback shall be measured from the furthest horizontal dimension between the rear lot line of the lot and the nearest main wall of any main building or structure on the lot.
- g) Maximum Number of Dwelling Units 3
 - i) Despite any existing or future severance, partition, or division of the lot, the maximum number of dwelling units shall apply to the whole of the site specific

Residential Third Density (R3-10) zone as if no severance, partition or division has occurred.

h) Accessory Buildings and Structures

- i) Notwithstanding section 4.1 and section 9.2.1, accessory buildings or structures shall not be permitted.

9.3.11 a) Defined Area (Usable Fields)

b) Permitted Uses

- a) Townhouse dwelling

c) Minimum Lot Area

- a) 150 m² per unit

d) Minimum Lot Frontage

- a) 6.1 m per unit

e) Maximum Lot Coverage

- a) 40%, to be calculated based on the overall lot area, not an individual unit in a Vacant Land Condominium

f) Front Yard Depth

- a) 6 m

g) Side Yard Width

- a) Interior Lot 1.5 m

Notwithstanding the above, no side yard width shall be required between the common wall dividing individual dwelling units of a townhouse dwelling

- b) Corner Lot 2.75 m on the side abutting the street, 1.5 m on the other side.

Notwithstanding the above, no side yard width shall be required between the common wall dividing individual dwelling units of a townhouse dwelling

h) Rear Yard Depth

- a) 6 m
- i) Maximum Height
 - a) 10 m
- j) Minimum Number of Parking Spaces
 - 1.5 per dwelling unit
 - 1 visitor parking space be provided per 10 dwelling units
- k) Minimum Outdoor Amenity Area
 - a) 35% of the area of the lot, to be calculated based on the overall lot area, not an individual unit in a Vacant Land Condominium
- l) Minimum Rear Yard Setback for a Deck
 - a) 2.9 m
- m) Minimum Interior Side Yard Setback for a Deck
 - a) On an interior lot, no side yard width shall be required between the common wall dividing individual units of a townhouse dwelling for a deck, provided that a minimum 1.8 metre fence for the purpose of screening be provided along the entire length of the deck located on the common wall line.
- n) Additional Provision
 - a) Despite any existing or future severance, partition, or division of the lot, the provisions of this By-law shall apply to the whole of the zone as if no severance, partition or division had occurred.

9.3.12

- a) Defined Area (*Timber Ridge*)
- b) Permitted Uses
 - Townhouse dwelling
 - home occupations.
- c) Minimum Lot Area
 - Townhouse Dwellings 350m² per unit

- d) Minimum Lot Frontage
Townhouse Dwellings 11m per unit
- e) Maximum Lot Coverage
- f) Minimum Front Yard Setback
4.5m (14.8ft) for the habitable portion of the dwelling
6.0 m (18 ft) for an attached garage
- g) Minimum Side Yard Setback
 - i) On an interior lot, 1.2m shall be required. Notwithstanding the foregoing, no side yard width shall be required between the common wall dividing individual dwelling units of a semi-detached or townhouse dwelling
 - ii) On a corner lot, 3.5 form the street line and 1.2 metres on the other side. Notwithstanding the foregoing, no side yard width shall be required between the common wall dividing individual dwelling units of a semi-detached or townhouse dwelling
- h) Minimum Rear Yard Setback 7m
- j) Maximum Height 10m
- k) Minimum No. of Parking Spaces
 - i) Townhouse Dwellings 1.5 per dwelling units plus 1 visitor parking space per 10 dwelling units in the case of a condominium style development
 - ii) Home Occupation 1
- l) Minimum Private Outdoor Amenity Area
 - a) 20% of the area of the lot
- m) Common Amenity Area
 - a) Development of a standard condominium or a vacant land condominium shall require the development of a common amenity area at a minimum size of 1350m²
- n) Minimum Interior Side Yard Setback for a Deck
 - a) On an interior lot, no side yard width shall be required between the common wall dividing individual units of a townhouse dwelling for a deck, provided that a minimum 1.8 metre fence for the purpose of screening to be provided along the entire length of the deck located on the common wall line

9.3.13 a) Defined Area (122 Kent Street)

R3-13 as shown on Schedule “B”, Map No. 8 to this By-law.

b) Permitted Uses

Semi-detached dwelling
Duplex dwelling

Townhouse dwelling

- c) Minimum Lot Frontage 12 m
- d) Minimum Side Yard Setback

On an interior lot, 3.0 m shall be required. Notwithstanding the foregoing, no side yard width shall be required between the common wall dividing individual dwelling units of a semi-detached or townhouse dwelling

On a corner lot, 3.0 m from the street line and 3.0 metres on the other side. Notwithstanding the foregoing, no side yard width shall be required between the common wall dividing individual dwelling units of a semi-detached or townhouse dwelling

Notwithstanding the above, 1.5 metres for the portion of lands abutting the property municipally addressed 124 Kent Street

- e) Minimum Rear Yard Setback 6 m
- f) Maximum Height 7.5 m
- g) Minimum No. of Parking Spaces
 - i) Semi-detached and Duplex Dwellings 2
 - ii) Townhouse Dwellings 1.5 per dwelling unit plus 1 visitor parking space per 10 dwelling units in the case of a condominium style development
 - iii) Home Occupation 1

h) Minimum Interior Side Yard Setback for a Deck

a) On an interior lot, no side yard width shall be required between the common wall dividing individual units of a townhouse dwelling for a deck, provided that a minimum 1.8 metre fence for the purpose of screening be provided along the entire length of the deck located on the common wall line.

i) Additional Provisions

a) Despite any existing or future severance, partition, or division of the lot, the provisions of this By-law shall apply to the whole of the zone as if no severance, partition or division had occurred.

10. MIXED USE RESIDENTIAL (MUR) ZONE

10.1 GENERAL USE REGULATIONS

10.1.1 Permitted Uses

- bed and breakfast establishment
- converted dwelling
- correctional home
- crisis care home
- day nursery
- dwelling unit
- funeral home
- general office
- group home
- home occupation
- institutional use
- nursing home or rest home
- personal care establishment
- personal service establishment
- professional office
- single unit dwelling

10.1.2 Minimum Lot Area 460 m²

10.1.3 Minimum Lot Frontage 15 m

10.1.4 Maximum Lot Coverage 40 %

10.1.5 Front Yard Depth existing

10.1.6 Side Yard Width

a) where the yard abuts a Residential First Density (R1) Zone, Residential Second Density (R2) Zone, or Residential Third Density (R3) Zone 4.5 m

b) all other cases 3 m

10.1.7 Rear Yard Depth 10 m

10.1.8 Maximum Height 10 m

10.1.9 Minimum Number of Parking Spaces

a) bed and breakfast establishment 1 plus 1 per guest room

b) day nursery 1 per 7 persons capacity

c) dwelling 1 per dwelling unit

d) funeral home 1 per 10 m² of net floor area

e)	group home	2
f)	institutional use	1 per 20 m ² of net floor area
g)	office, general or professional	1 per 30 m ² of net floor area
h)	personal care establishment	1 per 30 m ² of net floor area
i)	personal service establishment	1 per 30 m ² of net floor area
j)	nursing home	1 per 6 beds
k)	rest home	1 per 4 rooms
l)	correctional home	2
m)	crisis care home	2

10.1.10 Municipal Services

No dwelling or dwelling unit shall be erected, used, or altered unless such dwelling or dwelling unit is connected to a public water supply system and a public sanitary sewage system.

10.2 SPECIAL USE REGULATIONS

10.2.1 Accessory Buildings And Structures

Accessory buildings or structures shall not:

- a) be used for human habitation;
- b) be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- c) be located closer than one (1) metre from a side lot line, seven and one-half (7.5) metres from the side abutting the street and one (1) metre from a rear lot line;
- d) exceed a height of five (5) metres;
- e) exceed ten (10) percent lot coverage;
- f) exceed, in total, seventy-five (75) percent of the ground floor area of the dwelling.

10.2.2 Home Occupations

The following provisions shall apply to home occupations:

- a) a home occupation shall be restricted to entirely within the dwelling;
- b) no outside storage shall be permitted;

- c) the external character of the dwelling as a residence shall not change or a nuisance, particularly in regard to noise, odour, refuse, or parking shall not be created;
- d) the total floor area of the dwelling including the basement area used for the home occupation shall not exceed twenty-five (25) percent of the total area of the dwelling or forty (40) square metres, whichever is the lesser;
- e) no external display or advertisement other than a sign which is a maximum size of one-half (0.5) square metre shall be permitted.

10.2.3 Group Homes, Correctional Homes and Crisis Care Homes

The following provisions shall apply:

- a) minimum separation distance between group homes, correctional homes, crisis care homes or combination thereof 200 m

10.3 EXCEPTIONS

10.3.1 a) Defined Area

MUR-1 as shown on Schedule "B", Map No. 14 to this By-law

b) Permitted Uses

- clinic
- motor vehicle sales establishment
- motor vehicle service establishment
- retail store
- all other permitted uses of the MUR zone

c) Side Yard Width

eastermost lot line 18 m

10.3.2 a) Defined Area (2381414 Ontario Ltd.)

MUR-2 as shown on Schedule "B", Map No. 2 to this By-law

b) Permitted Uses

- clinic
- day nursery
- general office
- institutional use
- nursing home or rest home
- personal care establishment
- personal service establishment

- professional office
- c) Front Yard Depth 3 m
- d) Rear Yard Depth 8.65 m
- e) Minimum Number of Parking Spaces
- clinic 1 per 20 m² of net floor area

10.3.3 a) Defined Area (2301402 Ontario Ltd.)
 MUR-3 as shown on Schedule "B", Map No. 14 to this By-law

b) Definition
Retirement Residence shall mean a building providing accommodation primarily for persons and couples over 60 years of age where each living unit has a private bathroom, basic kitchen facilities and a separate entrance from a common hall where common facilities for the preparation and consumption of food may be provided, common lounges, activity rooms, and where personal and medical care facilities may also be provided.

j) Permitted Uses

- clinic
- retirement residence
- all other permitted uses of the parent MUR zone
- d) Maximum Height 12 m
- e) Maximum Lot Coverage 42%
- k) Permitted Encroachment

Notwithstanding any other provisions of this By-law, a rear yard encroachment of 2 m into the required rear yard shall be permitted albeit limited to the construction of a single storey enclosed walkway to the rear of the nursing home building to provide a link to the retirement residences addition.

- l) Minimum Number of Parking Spaces
- clinic 1 per 20 m² of net floor area
- retirement residence 0.5 per unit

11. HAMLET RESIDENTIAL (HR) ZONE

11.1 GENERAL USE REGULATIONS

11.1.1 Permitted Uses

- home occupation
- single unit dwelling

11.1.2 Minimum Lot Area

- | | |
|---|----------------------|
| a) where a public water supply <u>and</u> public sanitary sewage services are not available | 1,500 m ² |
| b) where a public water supply <u>or</u> public sanitary sewage services is not available | 1,000 m ² |

11.1.3 Minimum Lot Frontage

- | | |
|---|------|
| a) where a public water supply <u>and</u> public sanitary sewage services are not available | 25 m |
| b) where a public water supply <u>or</u> public sanitary sewage services is not available | 20 m |

11.1.4 Minimum Lot Depth 45 m

11.1.5 Maximum Lot Coverage 35%

11.1.6 Front Yard Depth

- | | |
|----------------------------|-------|
| a) on a Provincial Highway | 12 m |
| b) all other cases | 7.5 m |

11.1.7 Side Yard Width

- | | |
|-----------------|---|
| a) interior lot | 3 m on one side
1.5 m on the other side |
| b) corner lot | 7.5 m on the side abutting the road and 1.5 m on the other side |

11.1.8 Rear Yard Depth

- | | |
|-------------------------|-----|
| a) single unit dwelling | 7 m |
|-------------------------|-----|

11.1.9 Maximum Height

- | | |
|-------------------------|------|
| a) single unit dwelling | 10 m |
|-------------------------|------|

11.1.10 Minimum Floor Area

- a) single unit dwelling 90 m²

11.1.11 Minimum Ground Floor Area

- a) single unit dwelling 70 m²

11.1.12 Maximum Dwellings per Lot 1

11.1.13 Minimum Number of Parking Spaces

- a) single unit dwelling 1
b) home occupation 1

11.2 SPECIAL USE REGULATIONS

11.2.1 Accessory Buildings And Structures

Accessory buildings or structures shall not:

- a) be used for human habitation;
b) be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
c) be located closer than one (1) metre from a side lot line and a rear lot line;
d) exceed a height of four (4) metres;
e) exceed ten (10) percent lot coverage.

11.2.2 Home Occupations

The following provisions shall apply to home occupations:

- a) a home occupation shall be restricted to entirely within the dwelling;
b) no outside storage shall be permitted;
c) the external character of the dwelling as a residence shall not change or a nuisance, particularly in regard to noise, odour, refuse, or parking shall not be created;
d) the total floor area of the dwelling including the basement area used for the home occupation shall not exceed twenty-five (25) percent of the total area of the dwelling or forty (40) square metres, whichever is the lesser;
e) no external display or advertisement other than a sign which is a maximum size of one-half (0.5) square metre shall be permitted.

11.3 EXCEPTIONS

11.3.1 a) Defined Area

HR-1 as shown on Schedule "D" to this By-law

b) Permitted Uses

apartment dwelling

c) Maximum Number Of Dwelling Units

apartment dwelling

15

12. RURAL RESIDENTIAL (RR) ZONE

12.1 GENERAL USE REGULATIONS

12.1.1 Permitted Uses

- bed and breakfast establishment
- home occupation
- single unit dwelling

12.1.2 Minimum Lot Area 2,000 m²

12.1.3 Minimum Lot Frontage 30 m

12.1.4 Minimum Lot Depth 45 m

12.1.5 Maximum Lot Coverage 35%

12.1.6 Minimum Setback

a) County Road No. 7
County Road No. 20 38 m

b) County Road No. 13
County Road No. 47
County Road No. 50
County Road No. 59 33 m

c) Township Road 28 m

12.1.7 Side Yard Width

a) single unit dwelling 3 m

12.1.8 Rear Yard Depth

a) single unit dwelling 10 m

12.1.9 Maximum Height

a) single unit dwelling 10 m

12.1.10 Minimum Floor Area

a) single unit dwelling 90 m²

12.1.11 Maximum Dwellings Per Lot 1

12.1.12 Minimum Number of Parking

Spaces

a) single unit dwelling 2
b) bed and breakfast establishment 1 plus 1 per guest room
c) home occupation 1

12.2 SPECIAL USE REGULATIONS

12.2.1 Accessory Uses

Accessory buildings or structures shall not:

- a) be used for human habitation;
- b) be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- c) be located closer than one (1) metre from a side lot line and a rear lot line;
- d) exceed a height of four (4.5) metres;
- e) exceed ten (10) percent lot coverage.

12.2.2 Home Occupations

The following provisions shall apply to home occupations:

- a) a home occupation shall be permitted within a dwelling or within an accessory building;
- b) outside storage shall be permitted in an interior side yard or a rear yard provided it does not exceed an area of one hundred (100) square metres and provided it is enclosed by a continuous opaque fence with a minimum height of two (2) metres and a maximum height of two and one-half (2.5) metres;
- c) where the home occupation is conducted within the dwelling, the external character of the dwelling as a residence shall not change or a nuisance, particularly in regard to noise, odour, refuse, or parking shall not be created;
- d) where the home occupation is conducted within the dwelling, the total floor area of the dwelling including the basement area used for the home occupation shall not exceed twenty-five (25) percent of the total area of the dwelling or forty (40) square metres, whichever is the lesser;
- e) where the home occupation is conducted within an accessory building, the maximum floor area of the accessory building used for the home occupation shall not exceed seventy (70) square metres;
- b) no external display or advertisement other than a sign which is a maximum size of one-half (0.5) square metre shall be permitted.

12.2.3 Single Unit Dwellings – Minimum Distance Separation

Single unit dwellings shall not be erected or used except in accordance with Minimum Distance Separation I (MDS I). The foregoing shall not apply to the alteration of existing dwellings or the replacement of an existing dwelling with a new dwelling provided the new dwelling is situated no closer to a livestock building or structure or manure storage facility than the dwelling being replaced.

12.3 EXCEPTIONS

- 12.3.1 a) Defined Area (*Timmermans Electric*)
RR-1 as shown on Schedule "A", Map 38 to this By-law
- b) Permitted Uses
service shop
all other permitted uses of the RR zone
- 12.3.2 a) Defined Area (*J. Jansen*)
RR-2 as shown on Schedule "A", Map 38 to this By-law
- b) Maximum Floor Area
accessory building used
for a home occupation 225 m²
- 12.3.3 a) Defined Area (*W. & L. Fox*)
RR-3 as shown on Schedule "A", Map 52 to this By-law
- b) Minimum Lot Area 1500 m²
- c) Minimum Lot Frontage 24 m
- 12.3.4 a) Defined Area (*Kemps/Grimminck*)
RR-4 as shown on Schedule "A", Map 11 to this By-law.
- b) Single Unit Dwellings - Minimum Distance Separation
Section 12.2.3 of this By-law shall not apply
- 12.3.5 a) Defined Area (*J. Hardy*)
RR-5 as shown on Schedule "A", Map No. 11 to this By-law.
- b) Side Yard Width
easterly side lot line 10 m
- c) Minimum Separation Distance
from an animal kennel located
on a separate lot 300 m

12A SURPLUS DWELLING (SD) ZONE

12A.1 GENERAL USE REGULATIONS

12A.1.1 Permitted Uses

- animal kennel
- bed and breakfast establishment
- home occupation
- single unit dwelling

12A.1.2 Minimum Lot Area 4,000 m²

12A.1.3 Maximum Lot Area 1 ha

12A.1.4 Minimum Lot Frontage 50 m

12A.1.5 Maximum Lot Coverage 20%

12A.1.6 Maximum Dwellings Per Lot 1

12A.1.7 Minimum Setback

- a) County Road No. 7
County Road No. 20 38 m
- b) County Road No. 13
County Road No. 47
County Road No. 50
County Road No. 59 33 m
- c) Township Road 28 m

12A.1.8 Side Yard Width

- a) single unit dwelling 3 m

12A.1.9 Rear Yard Depth

- a) single unit dwelling 10 m

12A.1.10 Sight Triangles on Corner Lots

Notwithstanding Section 4.21 of this By-law to the contrary, no building or structure shall be erected, and no driveway shall be located within the triangular space included between the street lines for a distance of forty-five (45) metres from their point of intersection.

12A.2 SPECIAL USE REGULATIONS

12A.2.1 Accessory Buildings and Structures

Accessory buildings or structures shall not:

- a) be used for human habitation;
- b) be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- c) be located closer than one (1) metre from a side lot line and a rear lot line;
- d) exceed a height of four (4.5) metres;
- e) exceed five (5) percent lot coverage.

12A.2.2 Animal Kennels

The following provisions shall apply to animal kennels;

- a) minimum distance from a dwelling located on a neighbouring lot 150 m

12A.2.3 Home Occupations

The following provisions shall apply to home occupations:

- a) a home occupation shall be permitted within a dwelling or within an accessory building;
- b) outside storage shall be permitted in an interior side yard or a rear yard provided it does not exceed an area of one hundred (100) square metres and provided it is enclosed by a continuous opaque fence with a minimum height of two (2) metres and a maximum height of two and one-half (2.5) metres;
- c) where the home occupation is conducted within the dwelling, the external character of the dwelling as a residence shall not change or a nuisance, particularly in regard to noise, odour, refuse, or parking shall not be created;
- d) where the home occupation is conducted within the dwelling, the total floor area of the dwelling including the basement area used for the home occupation shall not exceed twenty-five (25) percent of the total area of the dwelling or forty (40) square metres, whichever is the lesser;
- e) where the home occupation is conducted within an accessory building, the maximum floor area of the accessory building used for the home occupation shall not exceed seventy (70) square metres;

13. FUTURE RESIDENTIAL (FR) ZONE

13.1 GENERAL USE REGULATIONS

13.1.1 Permitted Uses

- existing single unit dwelling
- home occupation

13.1.2 Minimum Lot Area existing

13.1.3 Minimum Lot Frontage existing

13.1.4 Minimum Lot Depth existing

13.1.5 Permitted Buildings and Structures existing

13.1.6 Accessory Buildings and Structures

- a) Maximum Lot Coverage 10% or 75 m² whichever is the lesser
- b) Maximum Height one (1) storey or 5 m in height whichever is the lesser
- c) Maximum Height of an Exterior Wall 3 m

13.2 SPECIAL USE REGULATIONS

13.2.1 Existing Single Unit Dwellings

The alteration of existing single unit dwellings or the erection or alteration of buildings accessory thereto shall be permitted in accordance with the regulations of the Residential First Density (R1) Zone.

13.3 EXCEPTIONS

13.3.1 a) Defined Area (R. Pitt)

FR-1 as shown on Schedule "B", Map 11 to this By-law

b) Permitted Uses

market garden
existing drive-in or take-out restaurant
all permitted uses of the A1 zone

- 13.3.2 a) Defined Area (*1659875 Ontario Ltd. – M. Radcliffe*)
FR-2 as shown on Schedule “B”, Map 3 to this By-law
- b) Minimum Lot Area 16 ha
- c) Minimum Lot Frontage 200 m
- 13.3.3 a) Defined Area (*Jones*)
FR-3 as shown on Schedule “B”, Map 3 to this By-law
- b) Minimum Lot Area 1.15 ha
- c) Minimum Lot Frontage 33.27 m
- 13.3.4 a) Defined Area (*Hodgins*)
FR-4 as shown on Schedule “B”, Map 4 to this By-law
- b) Minimum Lot Area 7.6 ha
- c) Minimum Lot Frontage 325 m
- 13.3.5 a) Defined Area (*Cabral*)
FR-5 as shown on Schedule “B”, Map 8 to this By-law
- b) Special Provision
Notwithstanding Sections 7.1.12 and 13.2.1 of this By-law, there is no requirement for a single unit dwelling to be connected to the public sanitary sewage system.
- c) Minimum Lot Area: 1.27 acres (0.51 hectares)
- d) Minimum Lot Frontage: 85.6 metres
- 13.3.6 a) Defined Area (*VanGeel*)
FR-6 as shown on Schedule “B”, Map 9 to this By-law
- b) Minimum Lot Area 6939.2 m²
- c) Minimum Lot Frontage 20.1 m

13.3.7 a) Defined Area (Ryan)

FR-7 as shown on Schedule “B”, Map 9 to this By-law

- b) Minimum Lot Area 1.65 Acres (0.67 hectares)
- c) Minimum Lot Frontage 79.9 metres (262 feet)

14. CENTRAL COMMERCIAL (C1) ZONE

14.1 GENERAL USE REGULATIONS

14.1.1 Permitted Uses

- boarding house, rooming house or tourist home
- clinic
- club
- convenience store
- correctional home
- crisis care home
- day nursery
- dwelling unit
- existing single unit dwelling
- financial institution
- gas bar
- group home
- hotel, motel or tavern
- institutional use
- light industrial use
- motor vehicle sales establishment
- motor vehicle services establishment
- office, general
- office, professional
- parking lot
- personal care establishment
- personal service establishment
- place of entertainment or amusement
- public garage
- retail store
- restaurant
- service shop
- warehouse

14.1.2 Minimum Lot Frontage

- | | | |
|----|--|-----|
| a) | where there is access to the rear yard other than through the front yard and where the rear yard of the lot abuts a street | 5 m |
| b) | all other cases | 9 m |

14.1.3 Maximum Lot Coverage 80%

14.1.4 Rear Yard Depth

0 m

except where the building contains dwelling units, in which case a minimum rear yard of eleven (11) metres will be required; and where the yard abuts a residential or open space zone, a minimum rear yard of six (6) metres shall be required.

14.1.5 Side Yard Width

0 m

except where the yard abuts a residential or open space zone in which case a minimum side yard of six (6) metres shall be required.

14.1.6 Maximum Height

4 storeys

14.1.7 Minimum Parking Requirements

a)	boarding house, rooming house or tourist home	1 plus 1 per rental unit
b)	clinic	1 per 15 m ² of net floor area
c)	club	1 per 15 m ² of net floor area
d)	day nursery	1 per 7 persons capacity
e)	dwelling unit	1 per unit
f)	financial institution	1 per 30 m ² of net floor area
g)	gas bar	2
h)	hotel, motel or tavern	1 per 10 m ² of net floor area devoted to public use plus 1 per guest room
i)	light industrial	1 per 30 m ² of net floor area
j)	office, general or professional	1 per 30 m ² of net floor area
k)	personal care establishment	1 per 30 m ² of net floor area
l)	personal service establishment	1 per 30 m ² of net floor area
m)	place of entertainment or amusement	1 per 15 m ² of net floor area
n)	retail store or convenience store	1 per 30 m ² of net floor area
o)	restaurant	1 per 3 seats
p)	service shop	1 per 30 m ² of net floor area
q)	warehouse	1 per 100 m ² of net floor area

14.1.8 Buffer Strip

A buffer strip with a minimum width of 1.5 metres shall be provided abutting the side and rear lot lines, where the lot abuts a residential or open space zone.

14.2 SPECIAL USE REGULATIONS

14.2.1 Accessory Buildings And Structures

Accessory buildings shall not:

- a) be used for human habitation;
- b) exceed thirty (30) percent lot coverage, provided that coverage of all buildings on the lot shall not exceed eighty (80) percent of the lot area.

14.2.2 Existing Single Unit Dwellings

The alteration of existing single unit dwellings or the erection or alteration of buildings accessory thereto shall be permitted in accordance with the regulations of the Residential Second Density (R2) Zone.

14.2.3 Motor Vehicle Sales & Service Establishments

The following regulations shall apply to motor vehicle sales & service establishments:

- | | | |
|-------------------------|---------------------|-------------------|
| | <u>Interior Lot</u> | <u>Corner Lot</u> |
| a) minimum lot frontage | 30 m | 45 m |
| minimum lot depth | 38 m | 38 m |
- b) no portion of any pump island in a service establishment shall be located closer than six (6) metres from the street line of any street;
 - c) minimum distance from the intersection of two street lines to the nearest ingress or egress ramp shall not be less than nine (9) metres;
 - d) maximum width of a curb ramp at the street line shall not be more than seven (7) metres;
 - e) minimum distance between ramps shall be not less than nine (9) metres;
 - f) land which is not used for buildings, ramps or paving shall be maintained or landscaped open space.

14.2.4 Dwelling Units

A dwelling unit shall be located above the ground floor of the main building.

14.2.5 Group Homes, Correctional Homes and Crisis Care Homes

The following provisions shall apply:

- a) group homes, correctional homes and crisis care homes shall only be permitted on lands zoned Central Commercial (C1) as shown on Schedule "B";

- b) minimum separation distance between group homes, correctional homes, crisis care homes or combinations thereof 200 m

14.3 **EXCEPTIONS**

14.3.1 a) Defined Area (Chapman)

C1-1 as shown on Schedule “C”, Map 2 to this By-law

c) Special Provision

Notwithstanding Section 14.2.4 of this By-law, dwelling units shall be permitted on any floor of the main building.

14.3.1 a) Defined Area (Avapal)

C1-1 as shown on Schedule “B”, Map 7 to this By-law

b) Permitted Uses

animal clinic
all other permitted used of the C1 zone

15. HIGHWAY COMMERCIAL (C2) ZONE

15.1 GENERAL USE REGULATIONS

15.1.1 Permitted Uses

- animal clinic
- car wash
- drive-in or take-out restaurant
- financial institution
- garage, public
- garden centre
- gas bar
- general retail store
- market garden
- mobile food outlet
- motel
- motor vehicle sales establishment
- motor vehicle service establishment
- restaurant
- service shop

15.1.2 Minimum Lot Area 4,000 m²

15.1.3 Minimum Lot Frontage 60 m

15.1.4 Minimum Lot Depth 60 m

15.1.5 Maximum Lot Coverage 25%

15.1.6 Minimum Setback

a) County Road No. 7
County Road No. 20 38 m

b) County Road No. 13
County Road No. 47
County Road No. 50
County Road No. 59 33 m

c) Township Road 28 m

15.1.7 Side Yard Width

a) interior lot 6 m

b) corner lot 15 m on the side
abutting the road and 6 m on the
other side

15.1.8	<u>Rear Yard Depth</u>	10 m
15.1.9	<u>Maximum Height</u>	10 m
15.1.10	<u>Minimum Number of Parking Spaces</u>	
a)	animal clinic	1 per 30 m ² of net floor area
b)	car wash	1 plus 2 for each drive through car wash bay and 1 plus 1 for each non-drive through car wash bay, excluding the car wash bay
c)	drive-in or take-out restaurant	1 per 5 seats
d)	financial institution	1 per 30 m ² of net floor area
e)	garden centre	1 per 20 m ² of net floor area
f)	gas bar	2
g)	general retail store	1 per 30 m ² of net floor area
h)	market garden	1 per 20 m ² of net floor area
i)	motel	1 per 10 m ² of net floor area devoted to public use plus 1 per guest room
j)	service shop	1 per 30 m ² of net floor area
15.1.11	<u>Front Yard Depth</u>	
a)	where lots abut and have frontage on Richmond Street as shown on Schedule 'B', Map 2, Map 6, Map 7, Map 9, Map 10 and Map 14	15 m
b)	all other cases	0 m

15.2 SPECIAL USE REGULATIONS

15.2.1 Outside Storage

Outside storage as an accessory use shall not:

- a) be permitted within any required yard;
- b) be permitted within three (3) metres of a lot line;
- c) exceed twenty-five (25) percent of the area of the lot on which it is located.

15.3 EXCEPTIONS

15.3.1 a) Defined Area (280 Main Street)

C2-1 as shown on Schedule “B”, Map 2 to this By-law.

b) Permitted Uses

apartment dwelling
clinic
multiple unit dwelling
nursing home
office, general
office, professional
townhouse dwelling
all other permitted uses of the C2 zone

c) Front Yard Depth

apartment dwelling	56 m
multiple unit dwelling	56 m
townhouse dwelling	56 m

d) Minimum Number of Parking Spaces

apartment dwelling	1.5 per dwelling unit
clinic	1 per 15 m ² of net floor area
multiple unit dwelling	1.5 per dwelling unit
nursing home	1 per 6 beds
office, general	1 per 30 m ² of net floor area
office, professional	1 per 30 m ² of net floor area
townhouse dwelling	1.5 per dwelling unit

15.3.2 a) Defined Area (B. Avery)

C2-2 as shown on Schedule “B”, Map 11 to this By-law

b) Permitted Uses

car wash

15.3.3 a) Defined Area (Bumstead/Kelly)

C2-3 as shown on Schedule “B”, Map 11 to this By-law

b) Permitted Uses

bulk sales establishment
micro-brewery
warehouse
all other permitted uses of the C2 zone

c) Minimum Number of Parking Spaces

micro-brewery	1.5 for each employee employed on the largest shift
---------------	---

- retail store as an accessory use 1 per 30 m² of net floor area
- d) Maximum Lot Coverage 35%

15.3.4 a) Defined Area (Herdonjoe)

C2-4 as shown on Schedule “B”, Map 16 to this By-law

b) Permitted Uses

office, general
 office, professional
 all other permitted uses of the C2 zone

15.3.5 *deleted as per by-law #208-2020*

15.3.6 *deleted as per by-law #208-2020*

15.3.7 a) Defined Area (33389 Richmond Street)

C2-7-H as shown on Schedule “B”, Map 11 to this By-law.

b) Permitted Uses

clinic

c) Minimum Number of Parking Spaces

clinic 1 per 15 m² of net floor area

15.3.8 a) Defined Area (Melanson)

C2-8 as shown on Schedule “B”, Map 16 to this By-law

b) Permitted Uses

animal clinic
 office
 public garage
 service shop
 contractor’s yard or shop
 wholesale establishment
 warehouse
 dwelling unit as an accessory use

d) Definition

Wholesale establishment means a building or part there of used for the selling of goods for delivery from the premises to an industrial, commercial or institutional establishment or organization.

15.3.9 a) Defined Area (Orr Company)

C2-9 as shown on Schedule "B", Map No. 11 to this By-law.

b) Permitted Uses

office, general
office, professional
pharmaceutical and medical products industry
personal care establishment
personal service establishment
place of recreation
service shop

c) Maximum Lot Coverage existing

d) Minimum Setback existing

e) Front Yard Depth existing

f) Side Yard Width existing

g) Rear Yard Depth existing

h) Minimum Number of Parking Spaces

office, general	1 per 40 m ² of net floor area
office, professional	1 per 40 m ² of net floor area
pharmaceutical and medical products industry	1 per 80 m ² of net floor area
personal care establishment	1 per 30 m ² of net floor area
personal service establishment	1 per 30 m ² of net floor area
place of recreation	1 per 35 m ² of net floor area
service shop	1 per 30 m ² of net floor area

15.3.10 a) Defined Area (Lee)

C2-10 as shown on Schedule "B", Map No. 14 to this By-law.

b) Permitted Uses

clinic
all other permitted uses under the C2 zone

15.3.10 a) Defined Area (280 Main Street)

b) Permitted Uses

apartment dwelling
multiple unit dwelling

nursing home
 townhouse dwelling
 clinic
 office, general
 office, professional
 drive-in or take-out restaurant
 financial institution
 retail store
 restaurant

- c) Minimum Front Yard Depth 16.5 m
- d) Maximum Height 14.6 m to a maximum of 4 storeys
- e) Minimum Rear Yard Setback 5.0 m
- f) Minimum West Interior Side Yard Setback 9.0 m
- g) Minimum East Interior Side Yard Setback 15.5 m
- h) Minimum Landscape Open Space 31 %
- i) Maximum Number of Dwelling Units 90 units
- j) Minimum Number of Parking Spaces

Apartment dwelling	1.5 per dwelling unit
Multi unit dwelling	1.5 per dwelling unit
Nursing home	1 per 6 beds
Townhouse dwelling	1.5 per dwelling unit
Clinic	1 per 30 m2 of net floor area
Office, general	1 per 30 m2 of net floor area
Office, professional	1 per 30 m2 of net floor area

- k) Additional Provisions
 - i. A minimum of 10 percent of the landscape open space shall be enhanced as a common outdoor amenity space for residents.
 - ii. Development shall be implemented through a site plan agreement to facilitate the development of two, four (4) storey buildings, one being an apartment building, and the second being a mixed use building with a minimum 150 m2 commercial / office unit on the first floor facing Main Street. A combined maximum total of 90 units is permitted between to two (2), four (4) storey building as depicted on the Site Plan attached as Schedule B to this By-law.

- iii. Notwithstanding section 4.10 Height Exceptions of the Comprehensive Zoning By-law 100-2003, any accessory mechanical equipment or mechanical penthouse located on the roof of the buildings shall not encroach beyond 3.0 metres of the maximum permitted height of the building. Additionally, the mechanical penthouse shall not exceed a maximum floor area of 10 percent of the building envelope and shall be setback a minimum of the equivalent distance of height of the structure from any side of the building.
- iv. All residential dwelling units shall provide a private outdoor amenity space in the format of a balcony or option for a patio on the ground floor units.
- v. Any building within 56 metres of the front lot line along Main Street shall contain a minimum 150 m2 commercial / office unit, encompassing the entirety of the frontage of a proposed building along Main Street.

15.3.11 a) Defined Area (*315 Main Street*)

C2-11 as shown on Schedule “B”, Map No. 6 to this By-law.

b) Permitted Uses

Clinics
 Convenience Store
 Office, Professional
 Office, General
 Personal Care Establishment
 Personal Service Establishment
 Place of Entertainment or Amusement
 All other permitted uses of the C2 zone

c) Front Yard Depth 3.0 m

d) Minimum Interior Side Yard Setback 3.0 m

e) Minimum Rear Yard Setback 7.5 m

f) Minimum Number of Parking Stalls

Clinics	1 per 15m ² of net floor area
Convenience Store	1 per 30 m ² of net floor area
Office, General or Professional	1 per 30 m ² of net floor area
Personal Care Establishment	1 per 30 m ² of net floor area
Personal Service Establishment	1 per 30 m ² of net floor area

Place of Entertainment or Amusement 1 per 15m² of net floor area

g) Minimum Gross Floor Areas

Uses located on the subject lands shall meet the following minimum gross floor areas per unit:

- i. Clinics 186 m² (2000 ft²) per unit
- ii. Office, General and Professional 186 m² (2000 ft²) per unit
- iii. Personal Care Establishment 140 m² (1500 ft²) per unit
- iv. Personal Service Establishment 140 m² (1500 ft²) per unit

16. FARM COMMERCIAL (C3) ZONE

16.1 GENERAL USE REGULATIONS

16.1.1 Permitted Uses

- animal clinic
- dwelling unit as an accessory use
- farm building contractor
- farm equipment sales and service
- market garden
- nursery and garden centre

16.1.2 Minimum Lot Area 4,000 m²

16.1.3 Minimum Lot Frontage 60 m

16.1.4 Minimum Lot Depth 60 m

16.1.5 Maximum Lot Coverage 35%

16.1.6 Minimum Setback

a) County Road No. 7
County Road No. 20 38 m

b) County Road No. 13
County Road No. 47
County Road No. 50
County Road No. 59 33 m

c) Township Road 28 m

16.1.7 Side Yard Width 6 m

16.1.8 Rear Yard Depth 7.5 m

16.1.9 Minimum Number of Parking Spaces

- | | |
|--------------------------------------|---|
| a) animal clinic | 1 per 30 m ² of net floor area |
| b) dwelling unit as an accessory use | 1 per unit |
| c) farm building contractor | 1.5 for each employee employed on the largest shift |
| d) farm equipment sales and service | 1 per 100 m ² of gross floor area |
| e) market garden | 10 |
| f) nursery and garden centre | 10 |

16.2 SPECIAL USE REGULATIONS

16.2.1 Accessory Uses

The following provisions shall apply to accessory uses:

- a) an accessory building or structure shall not be erected closer to the road than the minimum setback required for the main building to that road;
- b) an accessory building or structure shall not be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- c) an accessory building or structure shall not be erected closer to the side lot line than the minimum distance required for the main building or structure on the lot;
- e) an accessory building or structure shall not be erected closer than one (1) metres to any lot line;
- f) an accessory building or structure, with the exception of single unit dwellings, shall not exceed four and one-half (4.5) metres in height or contain more than two storeys;
- g) an accessory building or structure shall not be considered as an accessory building or structure if attached to the main building in any way.

16.2.2 Dwelling Units

A dwelling unit as an accessory use shall:

- a) have a minimum floor area of forty (40) square metres;
- b) be located within or be contiguous to the main building;
- c) be above or to the rear of the main building;
- d) be used as the residence of the owner or operator of the main use which is accessory to;
- e) not exceed twenty-five (25) percent of the total floor area of the main building in which it is located.

16.2.3 Outside Storage

Outside storage as an accessory use shall not exceed seventy-five (75) percent of the area of the lot on which it is located.

16.3 EXCEPTIONS

16.3.1 a) Defined Area (*1659980 Ontario Ltd – Koricina*)
C3-1-H as shown on Schedule “A”, Map 9 to this By-law

b) Permitted Uses
repair and sale of motor vehicles and farm equipment

c) Holding Symbol
The holding (H) symbol shall apply only insofar as to restrict the sale of motor vehicles and farm equipment until such time as a satisfactory site plan agreement has been executed between the owner and the Township.

~~16.3.2 a) Defined Area (*R. Grace*) Deleted by By-law # 141-2009
C3-2 as shown on Schedule “A”, Map 34 to this By-law~~

~~b) Permitted Uses
public garage~~

16.3.3 a) Defined Area (*Green Valley Heating*)
C3-3 as shown on Schedule “A”, Map 44 to this By-law

b) Permitted Uses
contractor’s yard or shop for outdoor wood burning furnaces

c) Minimum Lot Frontage 0 m

16.3.4 a) Defined Area (*Ellis/Pancino*)
C3-4 as shown on Schedule “A”, Map 61 to this By-law

b) Permitted Uses
dwelling unit as an accessory use
motor vehicle sales establishment in an existing building

c) Motor Vehicle Sales Establishment
Notwithstanding Section 2.91 of this By-law to the contrary, the repair of motor vehicles shall not be permitted.

16.3.5 a) Defined Area (*Lucan Farm Equipment*)
C3-5 as shown on Schedule “D” to this By-law

b) Permitted Uses

motor vehicle sales establishment in addition to all other permitted uses of the C3 zone

16.3.6 a) Defined Area (1515317 Ontario Corp.)

C3-6-H as shown on Schedule "D"

b) Permitted Uses

contractor's yard or shop
motor vehicle sales establishment
self-storage establishment
all other permitted uses of the C3 zone

c) Maximum Lot Coverage: 45 percent

d) Minimum Front Yard Depth: 4 Metres

e) Minimum Interior Side Yard: 3.0 Metres

17. GENERAL INDUSTRIAL (M1) ZONE

17.1 GENERAL USE REGULATIONS

17.1.1 Permitted Uses

- bulk sales establishment
- car wash
- contractor's yard or shop
- general industrial use
- retail store as an accessory use
- service shop
- truck terminal
- warehouse

17.1.2 Minimum Lot Area 2,000 m²

17.1.3 Minimum Lot Frontage 30 m

17.1.4 Minimum Lot Depth 60 m

17.1.5 Maximum Lot Coverage 35%

17.1.6 Front Yard Depth 10 m

17.1.7 Side Yard Width

- a) corner lot 10 m on the side abutting the road and 4 m on the other side
- b) where the General Industrial (M1) Zone abuts a Hamlet Residential (HR), Rural Residential (RR) or Institutional (I) Zone 10 m
- c) all other cases 4 m

17.1.8 Rear Yard Depth

- a) where the General Industrial (M1) Zone abuts a Hamlet Residential (HR), Rural Residential (RR) or Institutional (I) Zone 12 m
- b) all other cases 6 m

17.1.9 Minimum Number of Parking Spaces

- | | | |
|----|------------------------|---|
| a) | car wash | 1 plus 2 for each drive through car wash bay and 1 plus 1 for each non-drive through car wash bay, excluding the car wash bay |
| b) | general industrial use | 1 per 80 m ² of net floor area |
| c) | warehouse | 1 per 100 m ² of net floor area |
| d) | all other uses | 1.5 for each employee employed on the largest shift |

17.1.10 Buffer Strip

Where a lot or portion thereof in the General Industrial (M1) Zone abuts a lot or portion thereof in a residential zone, a strip of land not less than three (3) metres in width adjacent to the lot or portion thereof zoned for residential purposes shall not be used for any other purpose than a buffer strip.

17.2 SPECIAL USE REGULATIONS

17.2.1 Accessory Uses

The following provisions shall apply to accessory uses:

- an accessory building or structure shall not be used for human habitation;
- an accessory building or structure shall not be erected closer to the front line or a side lot line than the minimum distance required for the main building or structure on the lot;
- an accessory building or structure shall not be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- an accessory building or structure shall not be erected closer than one (1) metre to any lot line;
- an accessory building or structure shall not exceed ten (10) percent lot coverage;
- an accessory building or structure shall not exceed four and one-half (4.5) metres in height or contain more than two storeys.

17.2.2 Outside Storage

Outside storage as an accessory use shall not:

- be permitted within any required yard;
- exceed twenty-five (75) percent of the area of the lot on which it is located.

17.2.3 Retail Store

A retail store as an accessory use shall:

- a) be located in or erected within two (2) metres of a main building;
- b) not exceed twenty-five (25) percent of the total floor area of the main building;
- c) not exceed a maximum floor area of thirty (30) square metres.

17.3 EXCEPTIONS

17.3.1 a) Defined Area (*Ken Curtis Mechanical*)

M1-1 as shown on Schedule "A", Map 39 to this By-law

b) Permitted Uses

garage, public
all other permitted uses of the M1 zone

17.3.3 a) Defined Area (*Lucan Biddulph*)

M1-3 as shown on Schedule "A", Map 18 to this By-law

b) Permitted Uses

motor vehicle sales and service establishment
all other permitted uses under the M1 zone

18. FARM INDUSTRIAL (M2) ZONE

18.1 GENERAL USE REGULATIONS

18.1.1 Permitted Uses

- abattoir
- animal hospital
- animal kennel
- brick and tile drainage manufacturing and storage
- custom grain handling facility
- egg grading station
- farm building contractor
- farm chemical, fertilizer and pesticide sales
- farm fuel sales
- farm produce storage
- feed mill
- flour mill
- outside storage as an accessory use
- retail store as an accessory use
- tile drainage contractor's yard
- well drilling contractor's yard

18.1.2 Minimum Lot Area 4,000 m²

18.1.3 Minimum Lot Frontage 30 m

18.1.4 Minimum Lot Depth 60 m

18.1.5 Maximum Lot Coverage 35%

18.1.6 Minimum Setback

- | | | |
|----|--|------|
| a) | County Road No. 7
County Road No. 20 | 38 m |
| b) | County Road No. 13
County Road No. 47
County Road No. 50
County Road No. 59 | 33 m |
| c) | Township Road | 28 m |

18.1.7 Side Yard Width

- | | | |
|----|--|--|
| a) | corner lot | 20 m on the side abutting the road and 6 m on the other side |
| b) | where the General Industrial (M2) Zone abuts a Hamlet Residential (HR), Rural Residential (RR) or Institutional (I) Zone | 12 m |
| c) | all other cases | 6 m |

18.1.8 Rear Yard Depth

- | | | |
|----|--|------|
| a) | where the General Industrial (M2) Zone abuts a Hamlet Residential (HR), Rural Residential (RR) or Institutional (I) Zone | 12 m |
| b) | all other cases | 6 m |

18.1.9 Minimum Number of Parking Spaces

- | | | |
|----|------------------------------|---|
| a) | animal kennel, animal kennel | 1 per 30 m ² of net floor area |
| b) | all other uses | 1.5 for each employee employed on the largest shift |

18.2 SPECIAL USE REGULATIONS

18.2.1 Accessory Uses

The following provisions shall apply to accessory uses:

- a) an accessory building or structure shall not be used for human habitation;
- b) an accessory building or structure shall not be erected closer to the front line or a side lot line than the minimum distance required for the main building or structure on the lot;
- c) an accessory building or structure shall not be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- d) an accessory building or structure shall not be erected closer than one (1) metre to any lot line;
- e) an accessory building or structure shall not exceed ten (10) percent lot coverage;
- m) an accessory building or structure shall not exceed four and one-half (4.5) metres in height or contain more than two storeys.

18.2.2 Outside Storage

Outside storage as an accessory use shall not:

- a) be permitted within any required yard;
- b) exceed twenty-five (75) percent of the area of the lot on which it is located.

18.2.3 Retail Store

A retail store as an accessory use shall:

- a) be located in or erected within two (2) metres of a main building;
- b) not exceed twenty-five (25) percent of the total floor area of the main building;
- c) not exceed a maximum floor area of thirty (30) square metres.

18.3 EXCEPTIONS

18.3.1 a) Defined Area (*Dashwood Industries*)

M2-1 as shown on Schedule "A", Map 1 to this By-law

b) Permitted Uses

sanitary sewage lagoon

18.3.2 a) Defined Area (*C. Knip*)

M2-2 as shown on Schedule "A", Map 3 to this By-law

b) Permitted Uses

custom grain handling facility
one single unit dwelling as an accessory use

18.3.3 a) Defined Area (*TE Smith Transport*)

M2-3 as shown on Schedule "A", Map 6 to this By-law

b) Permitted Uses

one dwelling unit in an existing single unit dwelling
farm related truck wash
general office as an accessory use
public garage for the repair and servicing of trucks as an accessory use
all other permitted uses of the M2 zone

18.3.4 a) Defined Area (*P. Nippa*)

M2-4 as shown on Schedule "A", Map 18 to this By-law

b) Permitted Uses

custom grain handling facility
public garage for the repair and servicing of trucks
sale of organic products and fertilizer
service and repair of farm equipment and vehicles

18.3.5 a) Defined Area (*Walter Parkinson – Jim Dawe, Agent*)

M2-5 as shown on Schedule "A", Map 6 to this By-law

b) Permitted Uses

animal hospital
animal kennel
brick and tile drainage manufacturing and storage
custom grain handling facility
egg grading facility
farm building contractor
farm chemical, fertilizer and pesticide sales
farm fuel sales
farm produce storage
feed mill
flour mill
light industrial use
outside storage as an accessory use
retail store as an accessory use
tile drainage contractor's yard
well drilling contractor's yard

19. EXTRACTIVE INDUSTRIAL (M3) ZONE

19.1 GENERAL USE REGULATIONS

19.1.1 Permitted Uses

- agricultural use
- forestry use
- pit
- portable asphalt plant
- wayside pit or quarry

19.1.2 Minimum Setback

- | | | |
|----|--|------|
| a) | County Road No. 7
County Road No. 20 | 38 m |
| b) | County Road No. 13
County Road No. 47
County Road No. 50
County Road No. 59 | 33 m |
| c) | Township Road | 28 m |

19.1.3 Side Yard Width 30 m

19.1.4 Rear Yard Depth 30 m

19.2 SPECIAL USE REGULATIONS

19.2.1 Accessory Buildings and Structures Uses

The following provisions shall apply to accessory uses:

- a) an accessory building or structure shall not be used for human habitation;
- b) an accessory building or structure shall not be erected closer to the road than the minimum setback required for the main building to that road;
- c) an accessory building or structure shall not be erected closer to a side lot line than the minimum setback required for the main building or structure on the lot;
- d) an accessory building or structure shall not be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- e) an accessory building or structure shall not be erected closer than one (1) metre to any lot line;
- f) an accessory building or structure shall not exceed ten (10) percent lot coverage;
- g) an accessory building or structure shall not exceed four and one-half (4.5) metres in height or contain more than two storeys.

- h) an accessory building or structure shall not be considered as an accessory building or structure if attached to the main building.

19.2.2 Portable Asphalt Plants

Portable asphalt plants shall not be erected or used closer than three hundred (300) metres from a dwelling located on a separate lot.

19.2.3 Wayside Pits or Quarries

A wayside pit or quarry shall not be established within sixty (60) metres from a residential zone.

19.3 EXCEPTIONS

20. INSTITUTIONAL (I) ZONE

20.1 GENERAL USE REGULATIONS

20.1.1 Permitted Uses

- church
- community centre
- funeral home
- institutional use
- nursing home or rest home
- public park
- school, public or private
- one dwelling unit or single unit dwelling as an accessory use

20.1.2 Minimum Lot Area 2,000 m²

20.1.3 Minimum Lot Frontage 30 m

20.1.4 Minimum Lot Depth 60 m

20.1.5 Maximum Lot Coverage 35%

20.1.6 Maximum Height 12 m

20.1.7 Minimum Setback (applies to Schedule "A" only)

a) County Road No. 7
County Road No. 20 38 m

b) County Road No. 13
County Road No. 47
County Road No. 50
County Road No. 59 33 m

c) Township Road 28 m

20.1.8 Front Yard Depth 10 m

20.1.9 Side Yard Width

a) corner lot 10 m on the side abutting the road
and 4.5 m on the other side

b) interior lot 4.5 m

20.1.10 Rear Yard Depth 9 m

20.1.11 Minimum Number of Parking Spaces

- | | | |
|----|---------------------------|--|
| a) | church | 1 for every 3 seats, or 1.5 m of bench space |
| b) | dwelling unit | 1 per unit |
| c) | funeral home | 1 per 7 persons seating capacity |
| d) | institutional use | 1 per 20 m ² of net floor area |
| e) | nursing home | 1 per 6 beds |
| f) | school, public or private | 1 per employee plus 10 |
| g) | rest home | 1 per 4 rooms |

20.2 SPECIAL USE REGULATIONS

20.2.1 Accessory Uses

The following provisions shall apply to accessory uses:

- a) an accessory building or structure shall not be erected closer to the road than the minimum setback required for the main building to that road;
- b) an accessory building or structure shall not be erected closer to the front lot line or a side lot line than the minimum distance required for the main building or structure on the lot;
- c) an accessory building or structure shall not be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- d) an accessory building or structure shall not be erected closer than one (1) metre to any lot line;
- e) an accessory building or structure shall not exceed ten (10) percent lot coverage;
- f) an accessory building or structure shall not exceed four and one-half (4.5) metres in height or contain more than two storeys;
- g) an accessory building or structure shall not be considered as an accessory building or structure if attached to the main building.

20.2.2 Dwelling Units

A dwelling unit as an accessory use shall:

- a) have a minimum floor area of forty (40) square metres;
- b) be located within or be contiguous to the main building;
- c) be used as the residence of the owner or operator, or an employee of the owner or operator of the main use which it is accessory to;
- d) not exceed twenty-five (25) percent of the total floor area of the main building in which it is located.

20.2.3 Single Unit Dwellings

A single unit dwelling shall only be used for the exclusive use of the owner or operator, or an employee of the owner or operator of the main use which it is accessory to and shall comply with the following:

- a) Minimum Lot Area 1,000 m² over and above the minimum lot area requirements of Section 20.1.2.
- b) Maximum Height 10.5 m
- c) Minimum Floor Area 90 m²
- d) Minimum Ground Floor Area 70 m²

20.3 EXCEPTIONS

20.3.1 a) Defined Area (Meadowcrest Residences)

I-1 as shown on Schedule "A", Map 20 to this By-law

b) Permitted Uses

institutional use
retail store as an accessory use

20.3.2 a) Defined Area (UWO Observatory)

I-2 as shown on Schedule "A", Map 51 to this By-law

b) Permitted Uses

observatory
single unit dwelling as an accessory use

20.3.3 a) Defined Area (2381414 Ontario Ltd.)

I-3 as shown on Schedule "B", Map No. 2 to this By-law

b) Rear Yard Depth 2 m

c) Minimum Number of Parking Spaces

institutional use 1 per 30 m² of net floor area

21. OPEN SPACE (OS) ZONE

21.1 GENERAL USE REGULATIONS

21.1.1 Permitted Uses

- cemetery
- conservation area
- forestry use
- game preserve
- golf course
- public fairground
- public park
- one dwelling unit or single unit dwelling as an accessory use

21.1.2 Maximum Lot Coverage 35%

21.1.3 Minimum Setback (applies to Schedule “A” only)

- | | | |
|----|--|------|
| a) | County Road No. 7
County Road No. 20 | 38 m |
| b) | County Road No. 13
County Road No. 47
County Road No. 50
County Road No. 59 | 33 m |
| c) | Township Road | 28 m |

21.1.4 Front Yard Depth 15 m

21.1.5 Side Yard Width 15 m

21.1.6 Rear Yard Depth 15 m

21.1.7 Maximum Height 10 m

21.2 SPECIAL USE REGULATIONS

21.2.1 Dwelling Units

A dwelling unit as an accessory use shall:

- a) have a minimum floor area of forty (40) square metres;
- b) be located within or be contiguous to the main building;
- c) be used as the residence of the owner or operator, or an employee of the owner or operator of the main use;

- d) not exceed twenty-five (25) percent of the total floor area of the main building.

21.2.2 Single Unit Dwellings

A single unit dwelling shall only be used for the exclusive use of the owner or operator, or an employee of the owner or operator of the main use which it is accessory to and shall comply with the following:

- a) Minimum Lot Area 4,000 m²
- b) Maximum Height 10.5 m
- c) Minimum Floor Area 90 m²
- d) Minimum Ground Floor Area 70 m²

21.3 EXCEPTIONS

21.3.1 a) Defined Area (Taylor/Van Geel)

OS-1 as shown on Schedule “A”, Map 8 to this By-law

- b) Permitted Uses
conservation use
forestry use
passive recreation use

c) Prohibited Uses, Buildings and Structures

Notwithstanding Section 4.1 and Section 21 of this By-law to the contrary, no lands shall be used for the purposes of landscaped open space and no buildings or structures shall be permitted.

22. PUBLIC UTILITY (U) ZONE

22.1 GENERAL USE REGULATIONS

22.1.1 Permitted Uses

- utility station

22.1.2 Minimum Setback (applies to Schedule “A” only)

- | | | |
|----|--|------|
| a) | County Road No. 7
County Road No. 20 | 38 m |
| b) | County Road No. 13
County Road No. 47
County Road No. 50
County Road No. 59 | 33 m |
| c) | Township Road | 28 m |

22.1.3 Front Yard Depth 1 m

22.1.4 Side Yard Width 1 m

22.1.5 Rear Yard Depth 1 m

22.2 SPECIAL USE REGULATIONS

22.3 EXCEPTIONS

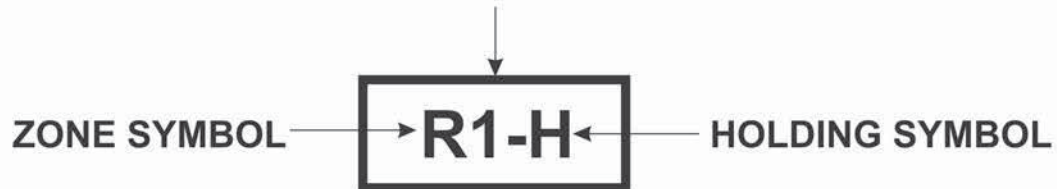
TOWNSHIP OF LUCAN BIDDULPH ZONING BY-LAW

LEGEND

ZONES AND ZONE SYMBOLS

GENERAL AGRICULTURAL	A1	FUTURE RESIDENTIAL	FR
SPECIAL AGRICULTURAL	A2	CENTRAL COMMERCIAL	C1
AGRICULTURAL	A3	HIGHWAY COMMERCIAL	C2
RESIDENTIAL FIRST DENSITY	R1	FARM COMMERCIAL	C3
RESIDENTIAL SECOND DENSITY	R2	GENERAL INDUSTRIAL	M1
RESIDENTIAL THIRD DENSITY	R3	FARM INDUSTRIAL	M2
MIXED USE RESIDENTIAL	MUR	EXTRACTIVE INDUSTRIAL	M3
HAMLET RESIDENTIAL	HR	INSTITUTIONAL	I
RURAL RESIDENTIAL	RR	OPEN SPACE	O
SURPLUS DWELLING	SD	PUBLIC UTILITY	U

ZONE BOUNDARY



FILL REGULATED AREAS (Schedule "A"):



Approximate extent of lands subject to the fill regulations of either the Ausable Bayfield Conservation Authority or the Upper Thames River Conservation Authority. Applications for building permits in these areas will be referred to the respective Authority for review and comment and any necessary permits prior to the issuance of a building permit.

FLOOD REGULATED AREAS (Schedule "B"):







Approximate extent of lands subject to flooding along the Benn Drain and the Whitfield Drain in and adjacent to the former Village of Lucan as determined by the Ausable Bayfield Conservation Authority. Lands are further divided into the 'Floodway' and the 'Flood Fringe'. Within the 'Floodway', buildings and structures are generally prohibited, while within the 'Flood Fringe' buildings and structures are generally permitted subject to floodproofing being undertaken acceptable to the Conservation Authority. Applications for building permits in these areas will be referred to the Authority for its review and comments and any necessary permits prior to the issuance of any building permit.

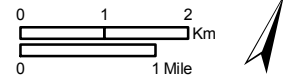
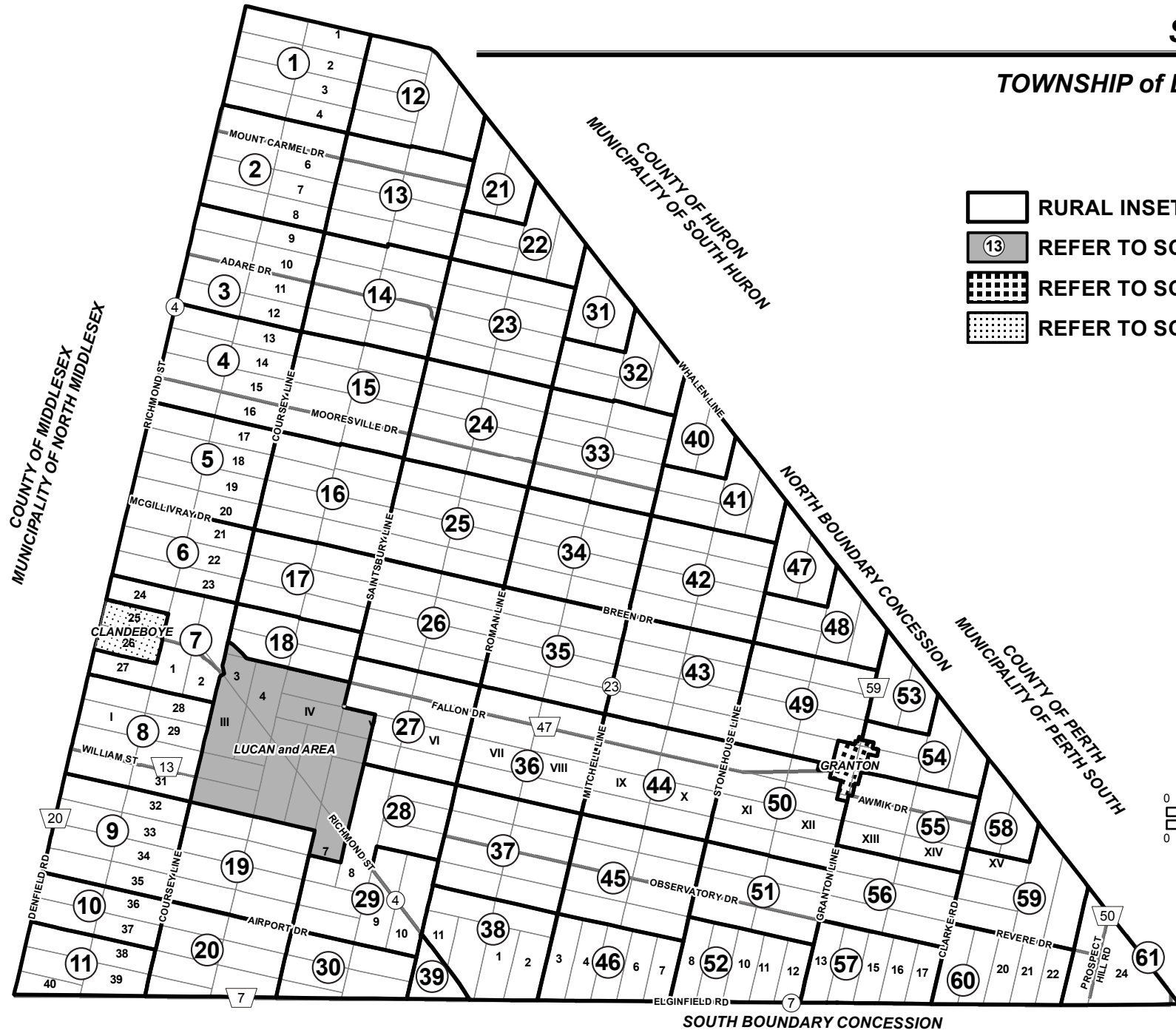
PROVINCIAL HIGHWAYS:

Minimum setback requirements for buildings and structures; the number and size of signs; and the number, location, width and spacing of entrances within 45 metres (150 feet) of the limit of a Provincial Highway are the jurisdiction of the Ministry of Transportation. Application for building permits will not be issued for buildings and structures on lands lying within these areas without the necessary permits having first been obtained from the Ministry. The jurisdiction of the Ministry does not apply, however, to lands lying along Highway No. 4 (Richmond Street) within the former Village of Lucan. In this area, Highway No. 4 constitutes a 'connecting link', in which case, the Municipality regulates minimum setbacks for buildings and structures, signage and entrances.

SCHEDULE "A"

TOWNSHIP of LUCAN BIDDULPH

-  RURAL INSET MAP
-  REFER TO SCHEDULE "B"
-  REFER TO SCHEDULE "C"
-  REFER TO SCHEDULE "D"



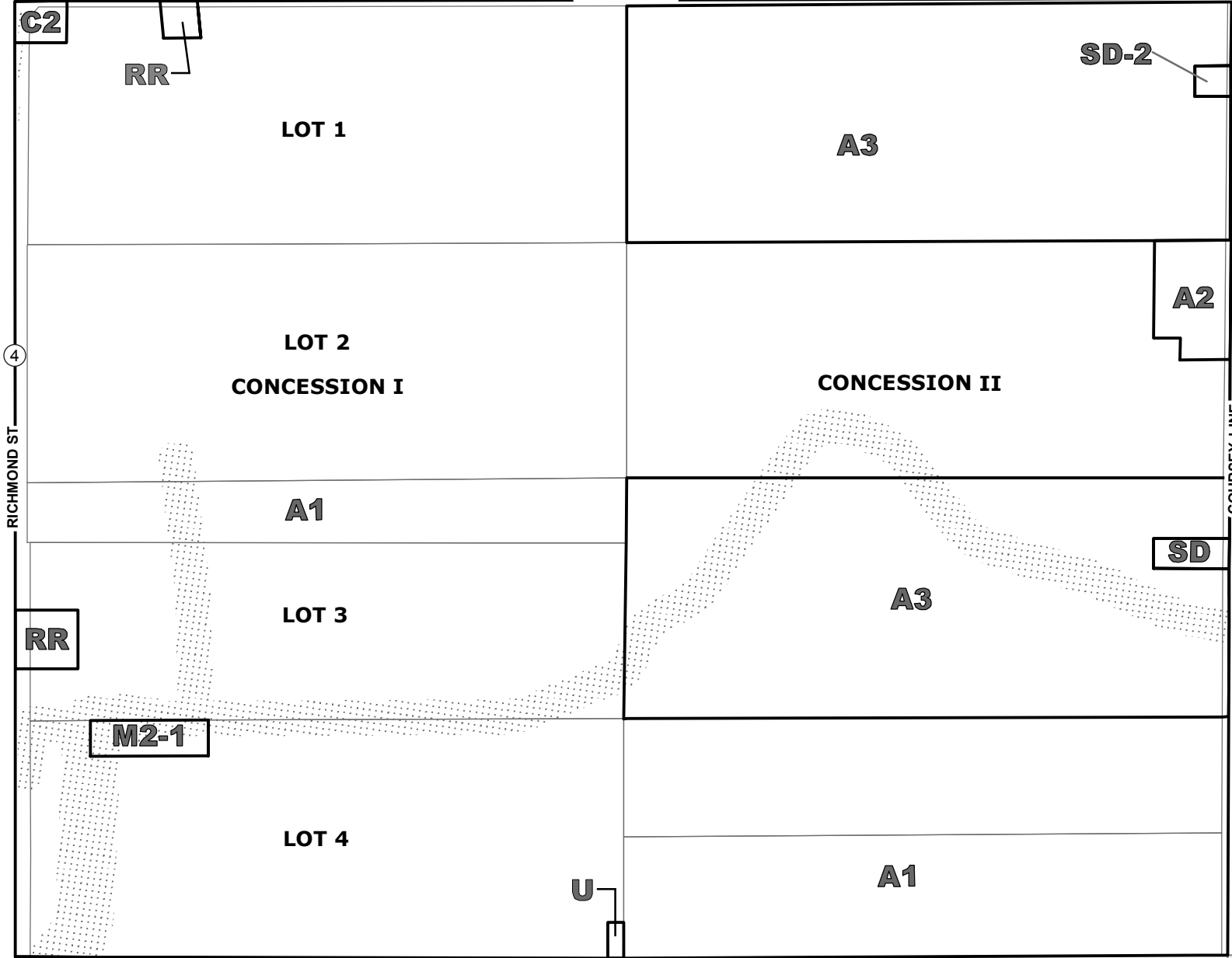
COUNTY OF MIDDLESEX
MUNICIPALITY OF MIDDLESEX CENTRE

COUNTY OF MIDDLESEX
MUNICIPALITY OF THAMES CENTRE

MUNICIPALITY OF SOUTH HURON
COUNTY OF HURON

WHALEN LINE

MUNICIPALITY OF SOUTH HURON
COUNTY OF HURON



4

RICHMOND ST

RR

M2-1

LOT 1

LOT 2
CONCESSION I

A1

LOT 3

LOT 4

U

A3

CONCESSION II

A3

A1

SD-2

A2

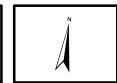
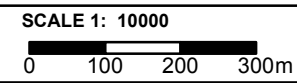
SD

COURSEY LINE

Map 12

Map 2

Township of LUCAN BIDDULPH



SCHEDULE "A"

MAP 1

Map 1

U

LOT 5

A1

RR

MOUNT CARMEL BRIVE

A3

LOT 6

CONCESSION I

CONCESSION II

SD-3

COURSEY LINE

Map 13

A1

LOT 7

A1

LOT 8

RR

Map 3

MUNICIPALITY OF SOUTH HURON
COUNTY OF HURON

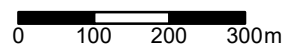
COUNTY OF MIDDLESEX
MUNICIPALITY OF NORTH MIDDLESEX

RICHMOND STREET

4

Township of LUCAN BIDDULPH

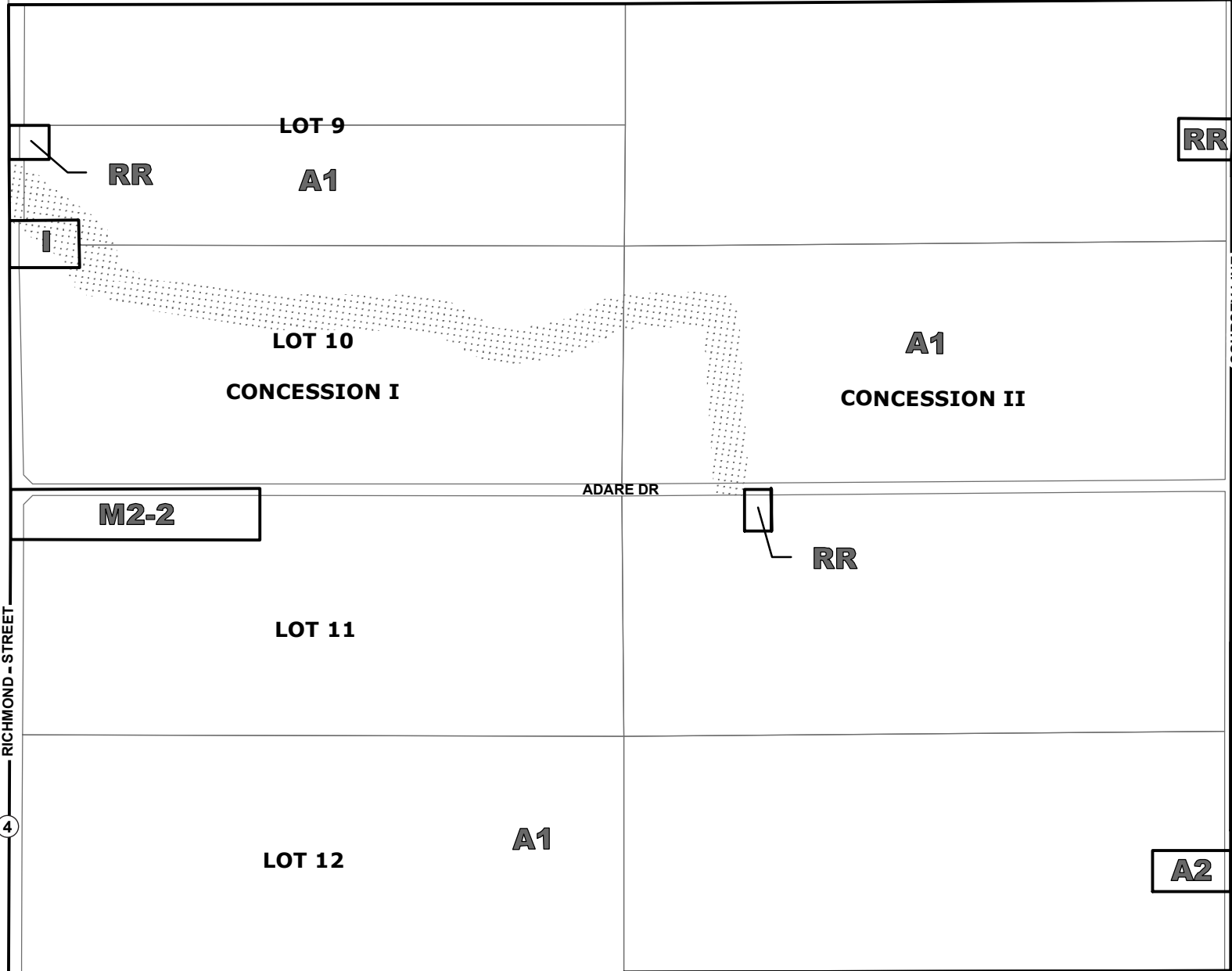
SCALE 1: 10000



SCHEDULE "A"

MAP 2

Map 2



RR

RR

LOT 9
A1

LOT 10
CONCESSION I

A1
CONCESSION II

M2-2

ADARE DR

RR

LOT 11

LOT 12

A1

A2

COURSEY LINE

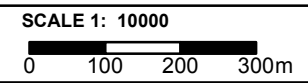
Map 14

Map 4

COUNTY OF MIDDLESEX
MUNICIPALITY OF NORTH MIDDLESEX

RICHMOND - STREET

Township of LUCAN BIDDULPH



SCHEDULE "A"

MAP 3

Map 3

A1

LOT 13

**TEMPORARY USE BY-LAW
#168-2013**

**LOT 14
CONCESSION I**

A1

CONCESSION II

**A1-10
LOT 15**

A3

RR

A-3/2008

MOORESVILLE DRIVE

SD

A-6/2012

LOT 16

A3

SD

Map 5

COUNTY OF MIDDLESEX
MUNICIPALITY OF NORTH MIDDLESEX

RICHMOND STREET

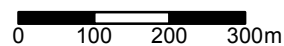
4

COURSEY LINE

Map 15

Township of LUCAN BIDDULPH

SCALE 1: 10000



SCHEDULE "A"

MAP 4

Map 4

**TEMPORARY USE BY-LAW
#194-2015
LOT 17**

A1

**LOT 18
CONCESSION I**

CONCESSION II

A1

LOT 19

A1-14

A2

LOT 20

A1

A2

MCGILLIVRAY DRIVE

Map 6

COUNTY OF MIDDLESEX
MUNICIPALITY OF NORTH MIDDLESEX

RICHMOND STREET

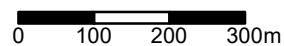
4

Map 16

COURSEY LINE

Township of LUCAN BIDDULPH

SCALE 1: 10000



SCHEDULE "A"

MAP 5

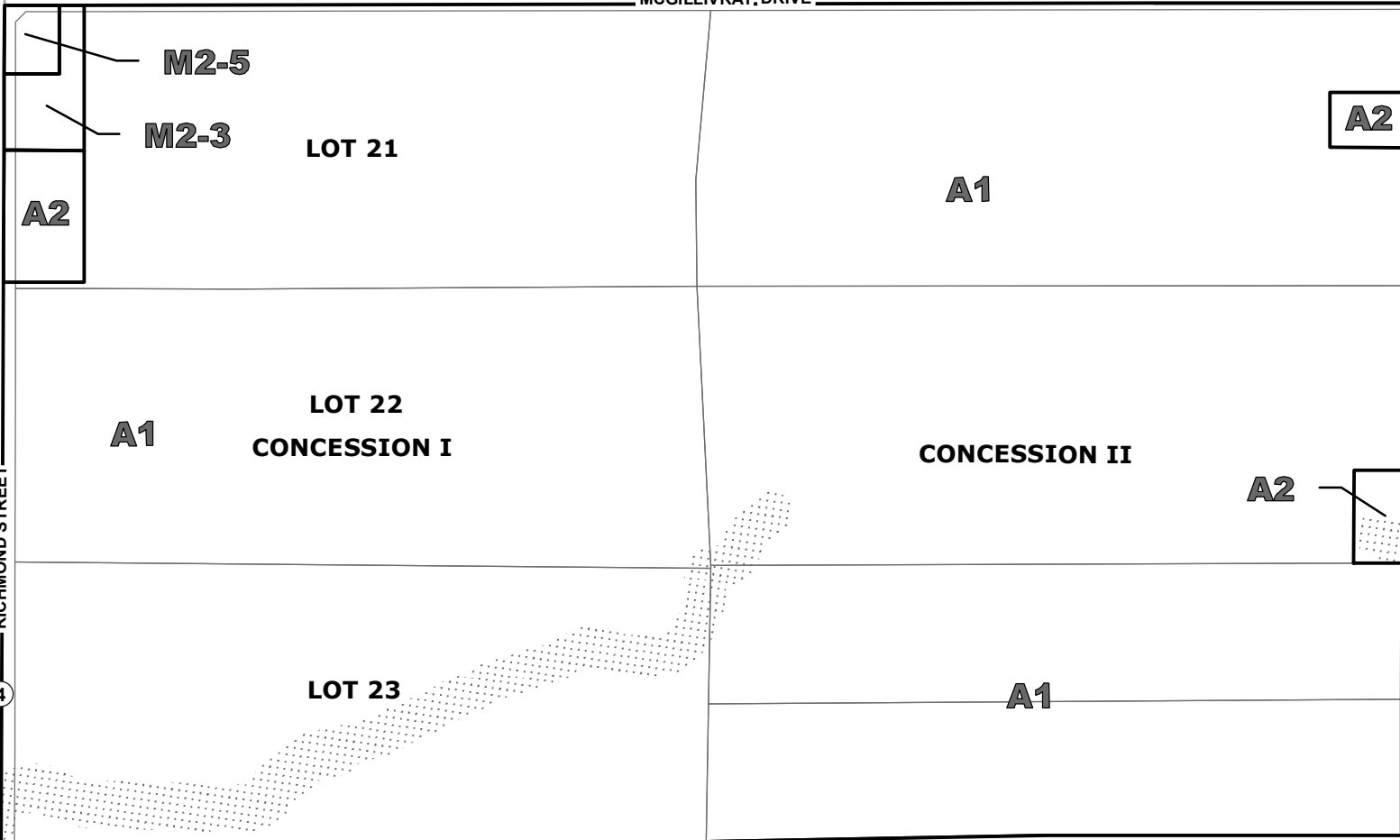
COUNTY OF MIDDLESEX
MUNICIPALITY OF NORTH MIDDLESEX

RICHMOND STREET

4

Map 5

MCGILLIVRAY DRIVE



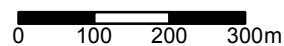
COURSE LINE

Map 17

Map 7

Township of LUCAN BIDDULPH

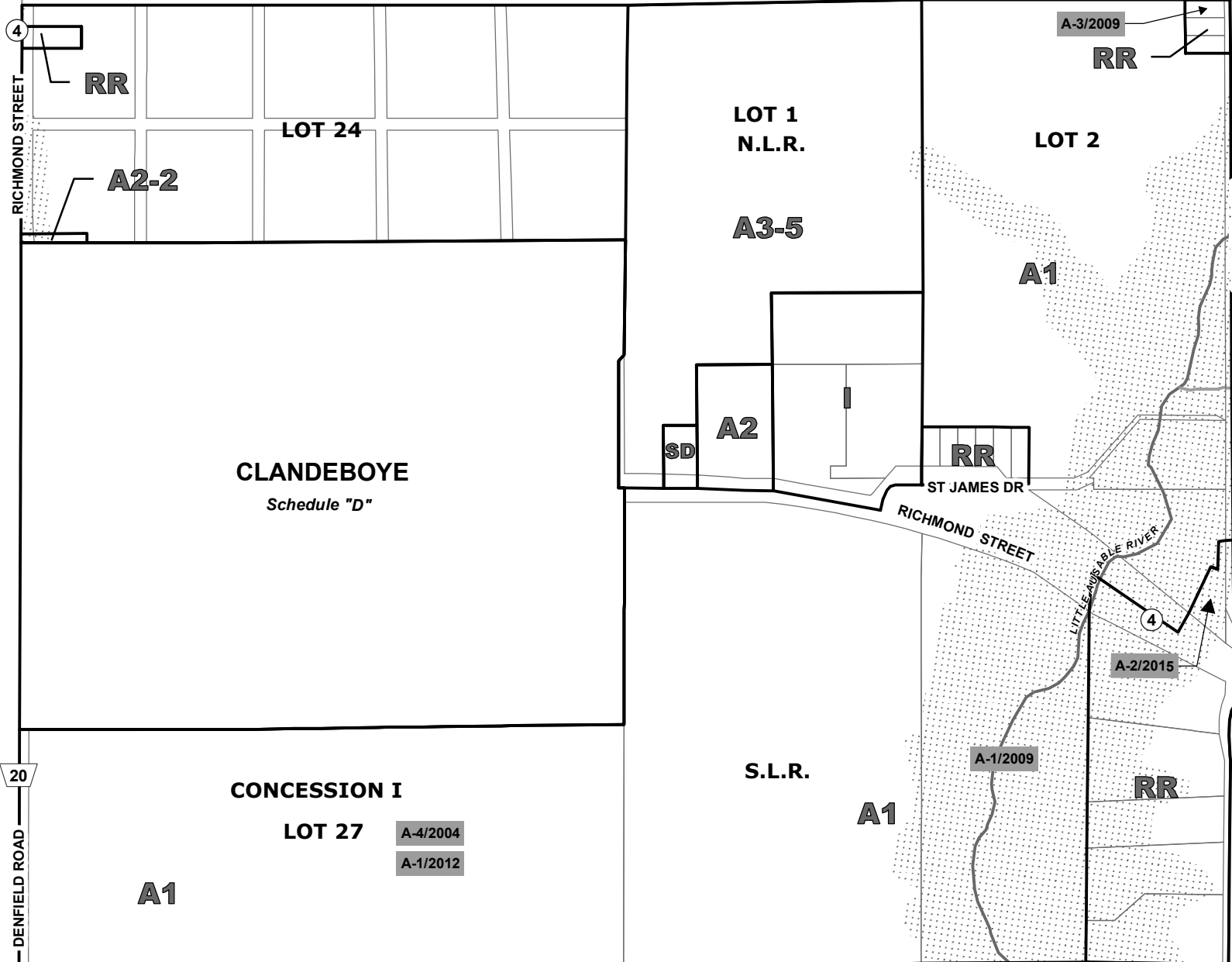
SCALE 1: 10000



SCHEDULE "A"

MAP 6

Map 6



COUNTY OF MIDDLESEX
MUNICIPALITY OF NORTH MIDDLESEX

20

DENFIELD ROAD

Map 8

Map 18

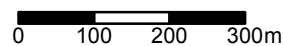
Schedule "B"
Map 1

LUCAN and AREA

Schedule "B"
Map 5

Township of LUCAN BIDDULPH

SCALE 1: 10000



SCHEDULE "A"

MAP 7

Map 7

A2

LOT 28
A3-2

A1

RR

A-1/2009

SD

A1
LOT 29
CONCESSION I

M3

A-4/2022

A-2/2009

CONCESSION II

A2-H

20

COUNTY OF MIDDLESEX
MUNICIPALITY OF NORTH MIDDLESEX

DENFIELD ROAD

COURSEY LINE

LUCAN and AREA

Schedule "B"
Map 5

LOT 30

OS-1

LITTLE AUSABLE RIVER

RR-H

A-4/2020

RR

U

13

WILLIAM STREET

Schedule "B"
Map 12

A1

A-5/2012

A-1/2011

A1-7

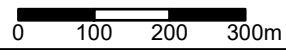
LOT 31

A1

Map 9

Township of LUCAN BIDDULPH

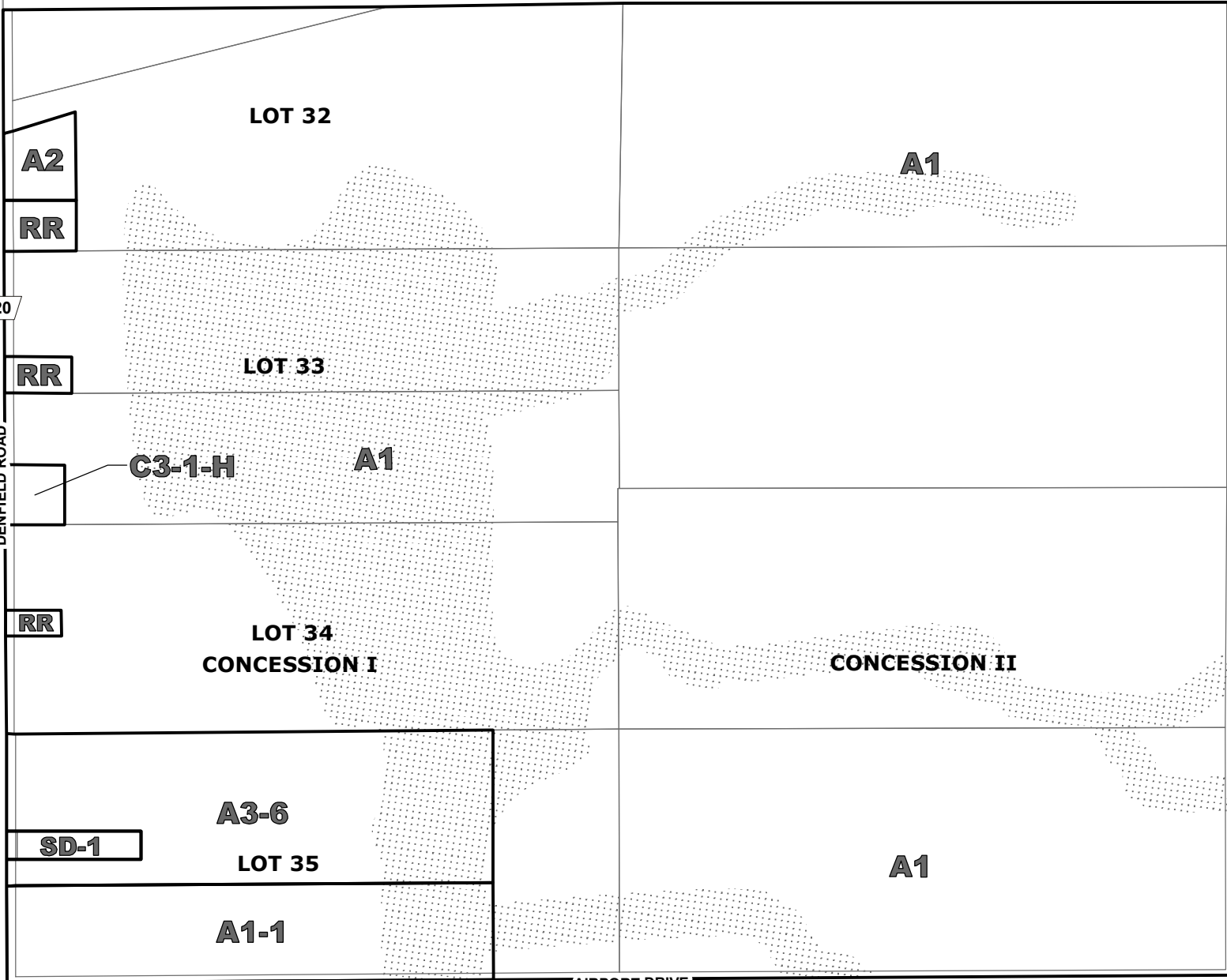
SCALE 1: 10000



SCHEDULE "A"

MAP 8

Map 8



20

COUNTY OF MIDDLESEX
MUNICIPALITY OF NORTH MIDDLESEX

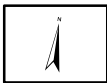
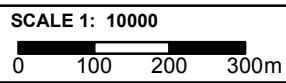
DENFIELD ROAD

COURSEY LINE
Map 19

AIRPORT DRIVE

Map 10

Township of LUCAN BIDDULPH



SCHEDULE "A"

MAP 9

COUNTY OF MIDDLESEX
MUNICIPALITY OF NORTH MIDDLESEX

20

DENFIELD ROAD

Map 9

AIRPORT DRIVE

LOT 36

A1

LOT 37
CONCESSION I

A1

CONCESSION II

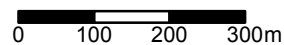
COURSEY LINE

Map 20

Map 11

Township of LUCAN BIDDULPH

SCALE 1: 10000



SCHEDULE "A"

MAP 10

Map 10

COUNTY OF MIDDLESEX
MUNICIPALITY OF NORTH MIDDLESEX

20

DENFIELD RD

A2

LOT 38

A1

RR

RR-4

A2

Map 20

COURSEY LINE

LOT 39
CONCESSION I

A1

CONCESSION II
A3-7

SD

RR-5

LOT 40
A1-12

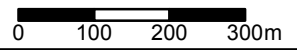
7

ELGINFIELD RD

COUNTY OF MIDDLESEX
MUNICIPALITY OF MIDDLESEX CENTRE

Township of LUCAN BIDDULPH

SCALE 1: 10000



SCHEDULE "A"

MAP 11



RR

A1

LOT 1

SD

LOT 2

A3

LOT 3

A2

CONCESSION
III

LOT 4

A1

A1

LOT 5
N.B.C.

LOT 6
N.B.C.

A3-4

SD

WHALEN LINE

COUNTY OF HURON
MUNICIPALITY OF SOUTH HURON

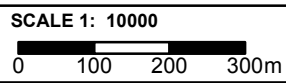
SAINTSBURY LINE

COURSEY LINE

Map 1

Map 21

Map 13



Map 12

A1

LOT 5

RR

A2

MOUNT CARMEL DRIVE

I

A2

LOT 6

A1

TEMPORARY USE BY-LAW
#178-2014

LOT 7
CONCESSION III

CONCESSION IV

A1

A3

LOT 8

SD

Map 14

Map 21

Map 22

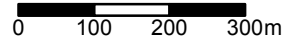
Map 2

COURSEY LINE

SAINTSBURY LINE

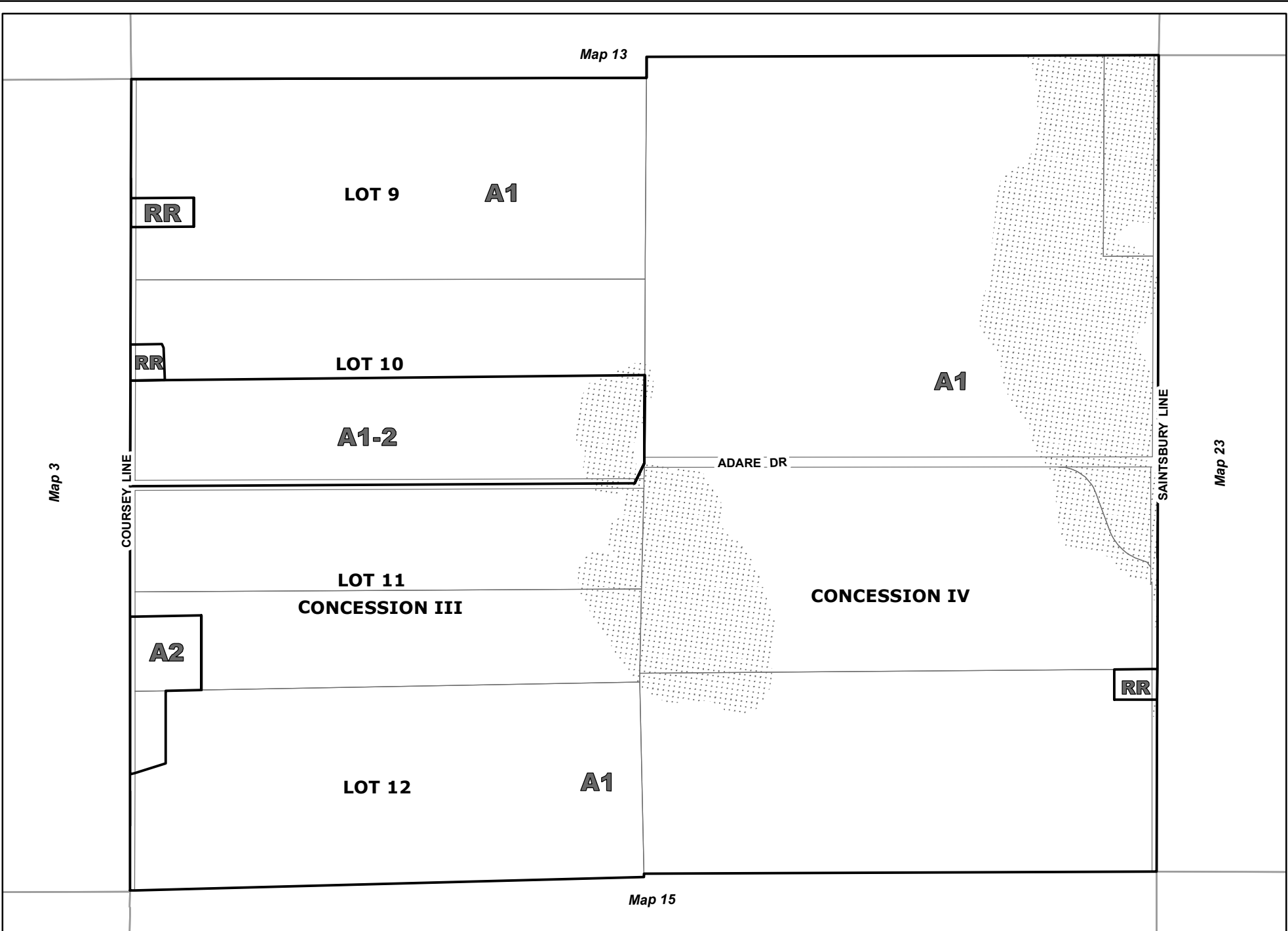
Township of LUCAN BIDDULPH

SCALE 1: 10000

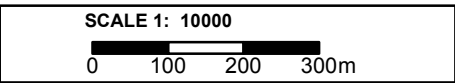


SCHEDULE "A"

MAP 13



Township of LUCAN BIDDULPH



SCHEDULE "A"

MAP 14

Map 14

Map 4

COURSEY LINE

LOT 13

A1

LOT 14

LOT 15

A1

A-4/2012

A2

CONCESSION III

CONCESSION IV

MOORESVILLE DRIVE

A2

LOT 16

A1

TEMPORARY USE
ZONING BY-LAW #203-2019

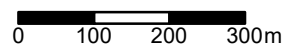
SAINTSBURY LINE

Map 24

Map 16

Township of LUCAN BIDDULPH

SCALE 1: 10000



SCHEDULE "A"

MAP 15

Map 15

A1

A-2/2021

LOT 17

M3

LOT 18

LITTLE AUSABLE RIVER

A1

RR

LOT 19
CONCESSION III

CONCESSION IV

LOT 20

A1

A2

MCGILLIVRAY DRIVE

Map 17

Map 5

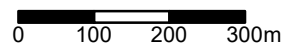
COURSEY LINE

SAINTSBURY LINE

Map 25

Township of LUCAN BIDDULPH

SCALE 1: 10000



SCHEDULE "A"

MAP 16

Map 16

MCGILLIVRAY, DRIVE

RR

A-6/2006

LOT 21

A1

LOT 22

A3

SD

RR

RR-H

LOT 23

CONCESSION III

A1

CONCESSION IV

RR

Map 18

SAINTSBURY LINE

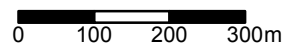
COURSEY LINE

Map 6

Map 26

Township of LUCAN BIDDULPH

SCALE 1: 10000



SCHEDULE "A"

MAP 17

Map 17

Map 7

COURSEY LINE

LITTLE AUSABLE RIVER

A1

LOT 24

M2-4

A1

A3-1

RR
SD

A-4/2011

A2

Map 26

A1

LOT 25

CONCESSION III

CONCESSION IV

M1

SAINTSBURY LINE

Map 27

FALLON DR

SCHEDULE "B"
Map 1

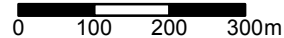
SCHEDULE "B"
Map 2

SCHEDULE "B"
Map 3

LUCAN and AREA

Township of LUCAN BIDDULPH

SCALE 1: 10000



SCHEDULE "A"

MAP 18

SCHEDULE "B"
Map 12

LUCAN and AREA

SCHEDULE "B"
Map 13

SCHEDULE "B"
Map 15

SCHEDULE "B"
Map 16

Map 29

AIRPORT DRIVE

Map 20

COURSEY, LINE

SAINTSBURY LINE

LOT 32
CONCESSION III

LOT 33

LOT 34

LOT 35

A3

A1

A1

A3
CONCESSION IV

R1

SD

A2

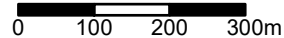
SD

A2

Map 9

Township of LUCAN BIDDULPH

SCALE 1: 10000



SCHEDULE "A"

MAP 19

Map 19

AIRPORT DRIVE

A-2/2016

A1-3

A1

LOT 36

RR

Map 10

COURSEY LINE

A2

LOT 37

CONCESSION III

CONCESSION IV

Map 30

A2-4

A-5/2017

RR

LOT 38

A1

I-1

SD

A3-9

Map 11

LOT 39

RR

A2

ELGINFIELD ROAD

7

COUNTY OF MIDDLESEX
MUNICIPALITY OF MIDDLESEX CENTRE

Township of LUCAN BIDDULPH

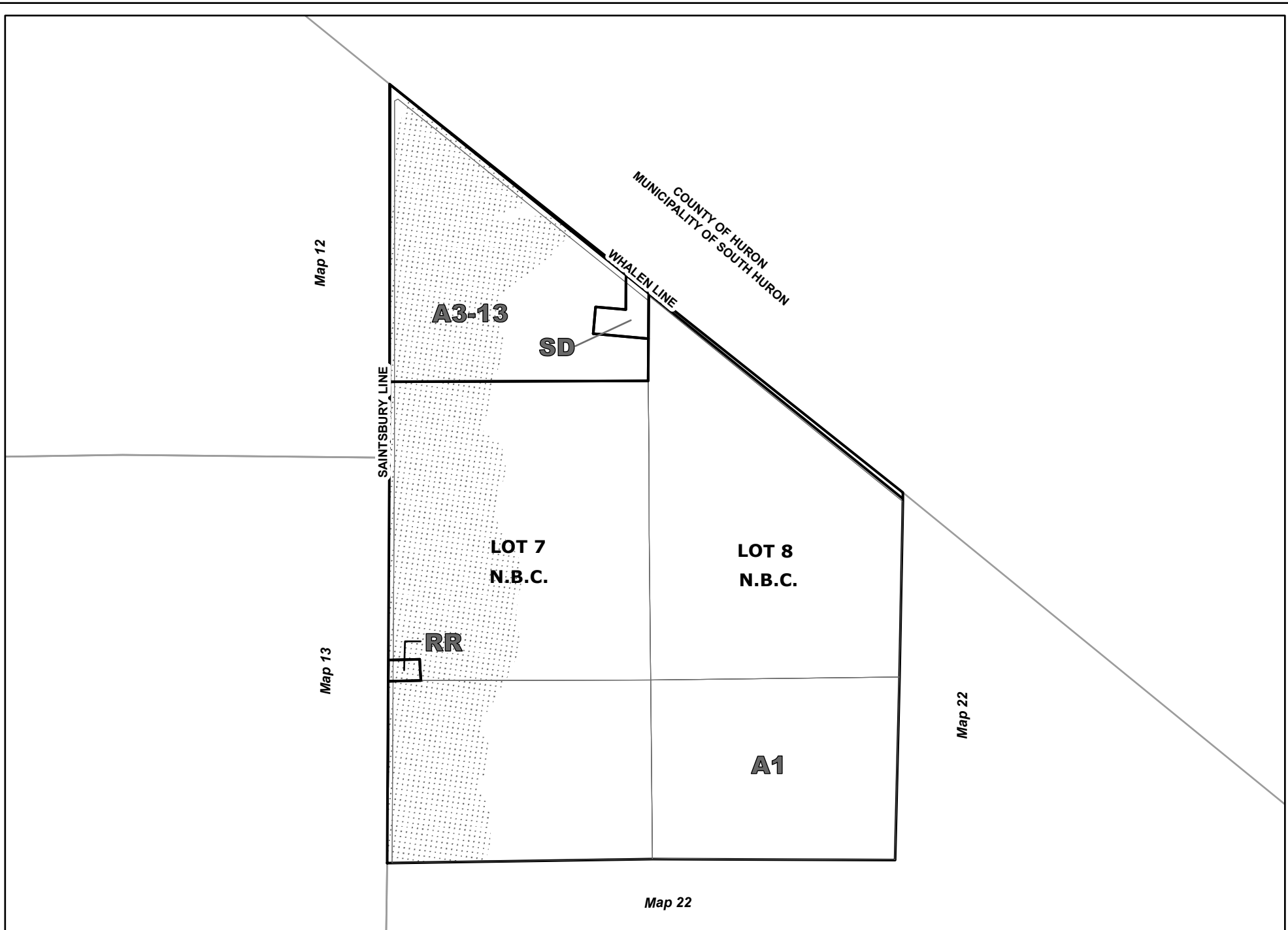
SCALE 1: 10000

0 100 200 300m



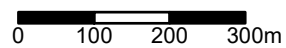
SCHEDULE "A"

MAP 20



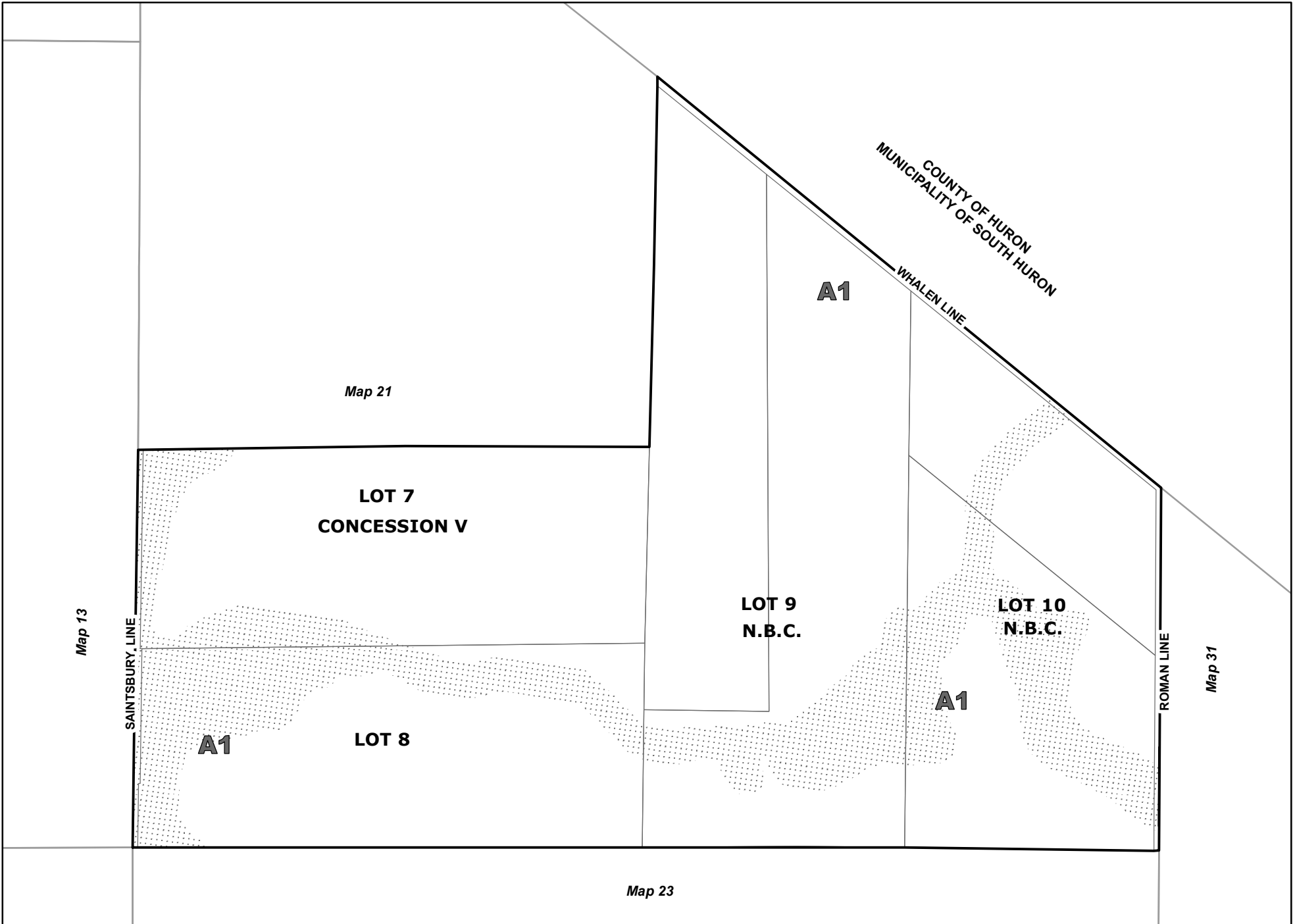
Township of LUCAN BIDDULPH

SCALE 1: 10000



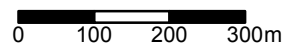
SCHEDULE "A"

MAP 21



Township of LUCAN BIDDULPH

SCALE 1: 10000



SCHEDULE "A"

MAP 22

Map 22

Map 31

LOT 9

A1

LOT 10

A1

A2

LOT 11
CONCESSION V

CONCESSION VI

LOT 12

A1

RR

ROMAN LINE

SAINTSBURY LINE

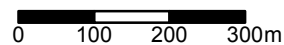
Map 14

Map 32

Map 24

Township of LUCAN BIDDULPH

SCALE 1: 10000



SCHEDULE "A"

MAP 23

Map 23

LOT 13

A1

ROMAN LINE

LOT 14

A2

Map 15

RR

Map 33

A1

LOT 15
CONCESSION V

CONCESSION VI

A2

SAINTSBURY LINE

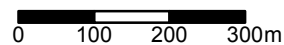
MOORESVILLE DR

LOT 16

Map 25

Township of LUCAN BIDDULPH

SCALE 1: 10000



SCHEDULE "A"

MAP 24

Map 24

RR

LOT 17

A1

A2

A-1/2006

LOT 18

A2

LOT 19
CONCESSION V

A1

CONCESSION VI

LOT 20

A1

BREEN DRIVE

Map 26

Map 16

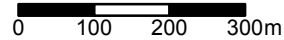
SAINTSBURY, LINE

Map 34

ROMAN LINE

Township of LUCAN BIDDULPH

SCALE 1: 10000



SCHEDULE "A"

MAP 25

Map 25

BREEN DR

A1
LOT 21

A-1/2005

LOT 22

A2 TEMPORARY USE BY-LAW #200-2019

A1

RR

LOT 23
CONCESSION V

CONCESSION VI

A2

LOT 24

A1

Map 27

Map 17

SAINTSBURY, LINE

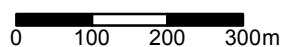
ROMAN LINE

Map 35

Map 18

Township of LUCAN BIDDULPH

SCALE 1: 10000



SCHEDULE "A"

MAP 26

Map 26

Map 18

RR

LOT 25

A1

A1-4

FALLON DRIVE 47

SCHEDULE "B"
Map 3

SAINTSBURY LINE

LOT 26

A2

Map 36

SCHEDULE "B"
Map 4

A1

LOT 27
CONCESSION V

CONCESSION VI

LUCAN and AREA

ROMAN LINE

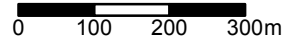
LOT 28

A1

Map 28

Township of LUCAN BIDDULPH

SCALE 1: 10000



SCHEDULE "A"

MAP 27

Map 27

A1

CONCESSION V

CONCESSION VI
LOT 29

A-2/2014

A2

LUCAN and AREA
SCHEDULE "B"
Map 11

LOT 8
N.L.R.

LOT 30

Map 37

ROMAN LINE

A1

LOT 31

U

A1

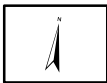
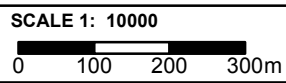
RR

RICHMOND STREET
Map 29

Map 29

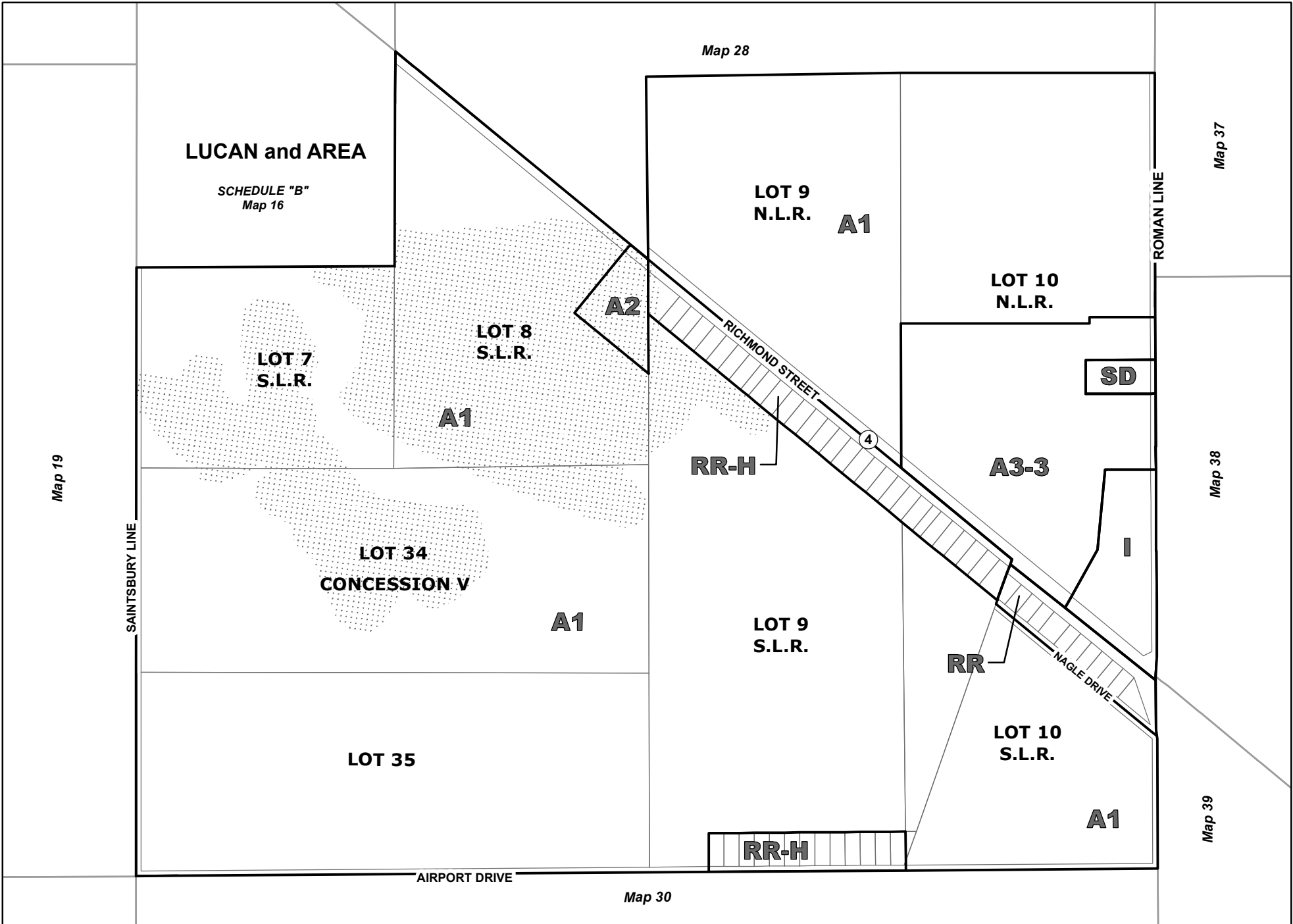
4

Township of LUCAN BIDDULPH

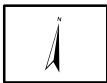
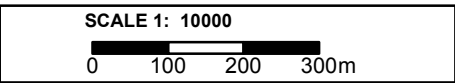


SCHEDULE "A"

MAP 28



Township of LUCAN BIDDULPH



SCHEDULE "A"

MAP 29

Map 29

AIRPORT DRIVE

RR

LOT 36

A1

ROMAN LINE

Map 39

RR

A1

LOT 37
CONCESSION V

CONCESSION VI

M2

Map 20

SAINTSBURY LINE

LOT 38

SD

RR

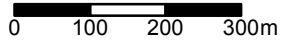
ELGINFIELD ROAD

7

COUNTY OF MIDDLESEX
MUNICIPALITY OF MIDDLESEX CENTRE

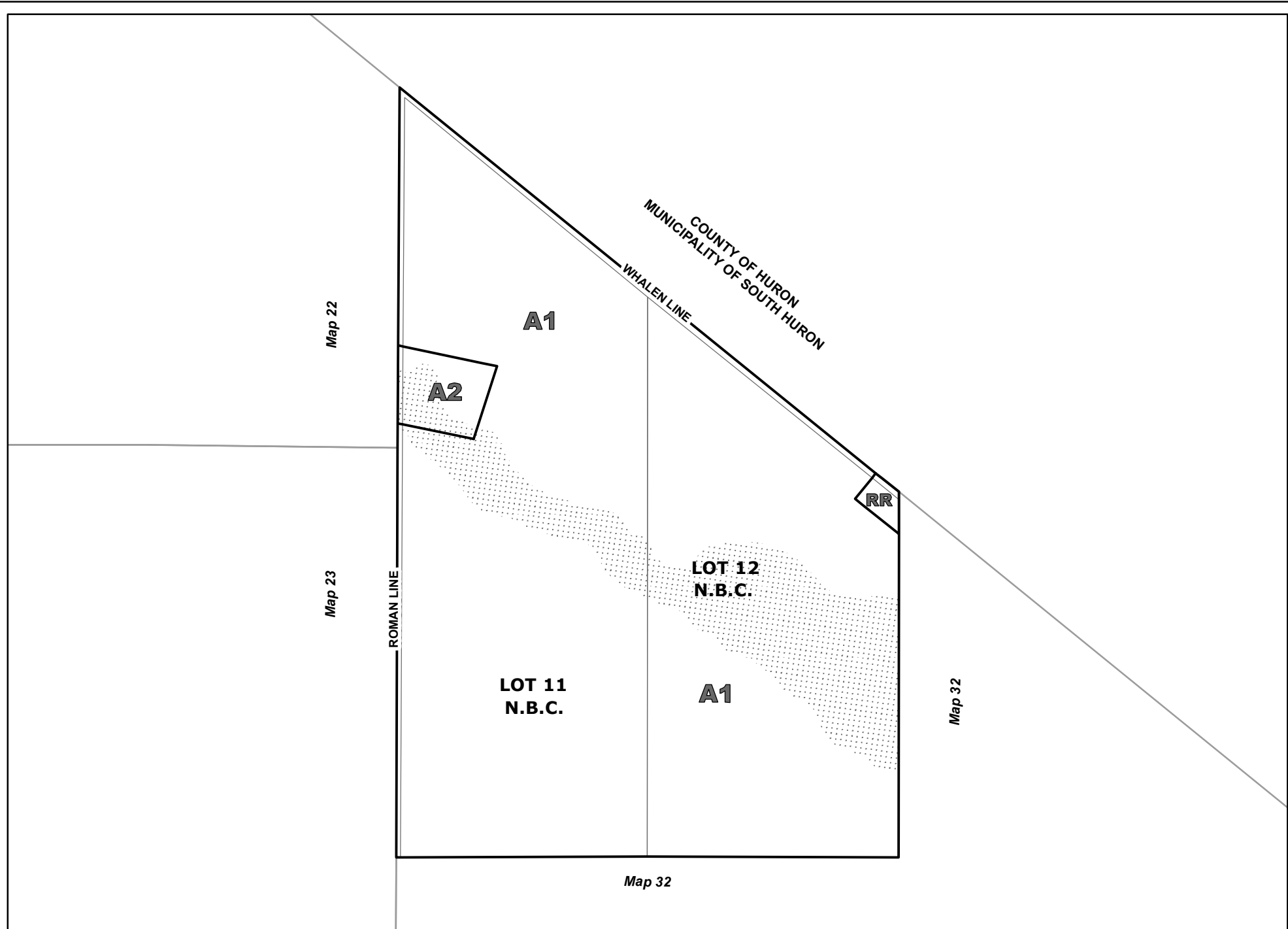
Township of LUCAN BIDDULPH

SCALE 1: 10000



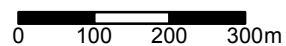
SCHEDULE "A"

MAP 30



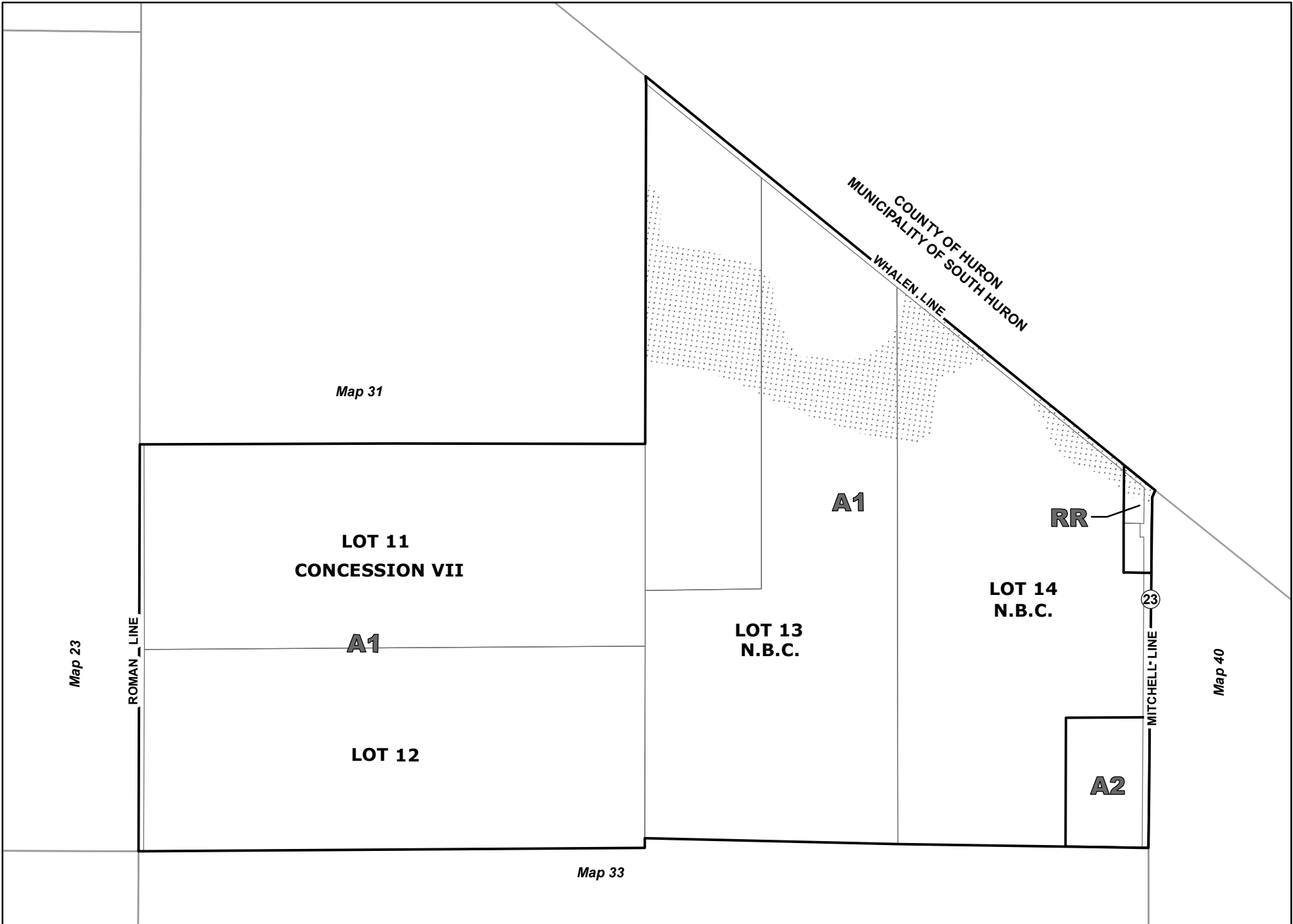
Township of LUCAN BIDDULPH

SCALE 1: 10000



SCHEDULE "A"

MAP 31



Map 31

**LOT 11
CONCESSION VII**

A1

LOT 12

**LOT 13
N.B.C.**

A1

**LOT 14
N.B.C.**

RR

A2

COUNTY OF HURON
MUNICIPALITY OF SOUTH HURON
— WHALEN, LINE —

ROMAN, LINE

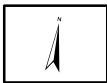
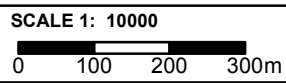
MITCHELL, LINE

Map 23

Map 40

Map 33

Township of LUCAN BIDDULPH



SCHEDULE "A"

MAP 32

Map 32

LOT 13

A1

LOT 14

SD-4

A3

A1

A2

LOT 15
CONCESSION VII

CONCESSION VIII

MOORESVILLE DRIVE

LOT 16

A1

Map 34

23

MITCHELL LINE

Map 40

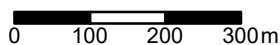
Map 41

Map 24

ROMAN LINE

Township of LUCAN BIDDULPH

SCALE 1: 10000



SCHEDULE "A"

MAP 33

Map 33

LOT 17

A1

RR

LOT 18

A1

23

LOT 19
CONCESSION VII

CONCESSION VIII

LOT 20

A1

TEMPORARY USE BY-LAW
#170-2013

BREEN DRIVE

Map 35

Map 25

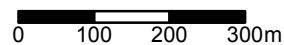
ROMAN LINE

MITCHELL LINE

Map 42

Township of LUCAN BIDDULPH

SCALE 1: 10000



SCHEDULE "A"

MAP 34

Map 34

BREEN DRIVE

LOT 21

A1

A1

RR

A-3/2015

M2

RR

LOT 22

23

LOT 23
CONCESSION VII

A1

CONCESSION VIII

LOT 24

A1

RR

Map 36

Map 26

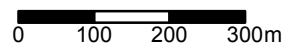
ROMAN LINE

Map 43

MITCHELL LINE

Township of LUCAN BIDDULPH

SCALE 1: 10000



SCHEDULE "A"

MAP 35

Map 35

A-1/2021

LOT 25

A1

RR

FALLON DRIVE 47

RR

RR

LOT 26

23

Map 27

ROMAN LINE

A1

SD

MITCHELL LINE

Map 44

LOT 27
CONCESSION VII

A3-12

CONCESSION VIII

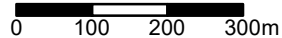
A1

LOT 28

Map 37

Township of LUCAN BIDDULPH

SCALE 1: 10000



SCHEDULE "A"

MAP 36

Map 36

Map 28

LOT 29

A1

A1

A2

LOT 30

RR

OBSERVATORY DRIVE

LOT 31
CONCESSION VII

CONCESSION VIII

RR

SD

LOT 31

A3-8

A1

Map 38

23

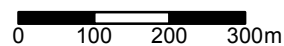
MITCHELL LINE

Map 45

ROMAN LINE

Township of LUCAN BIDDULPH

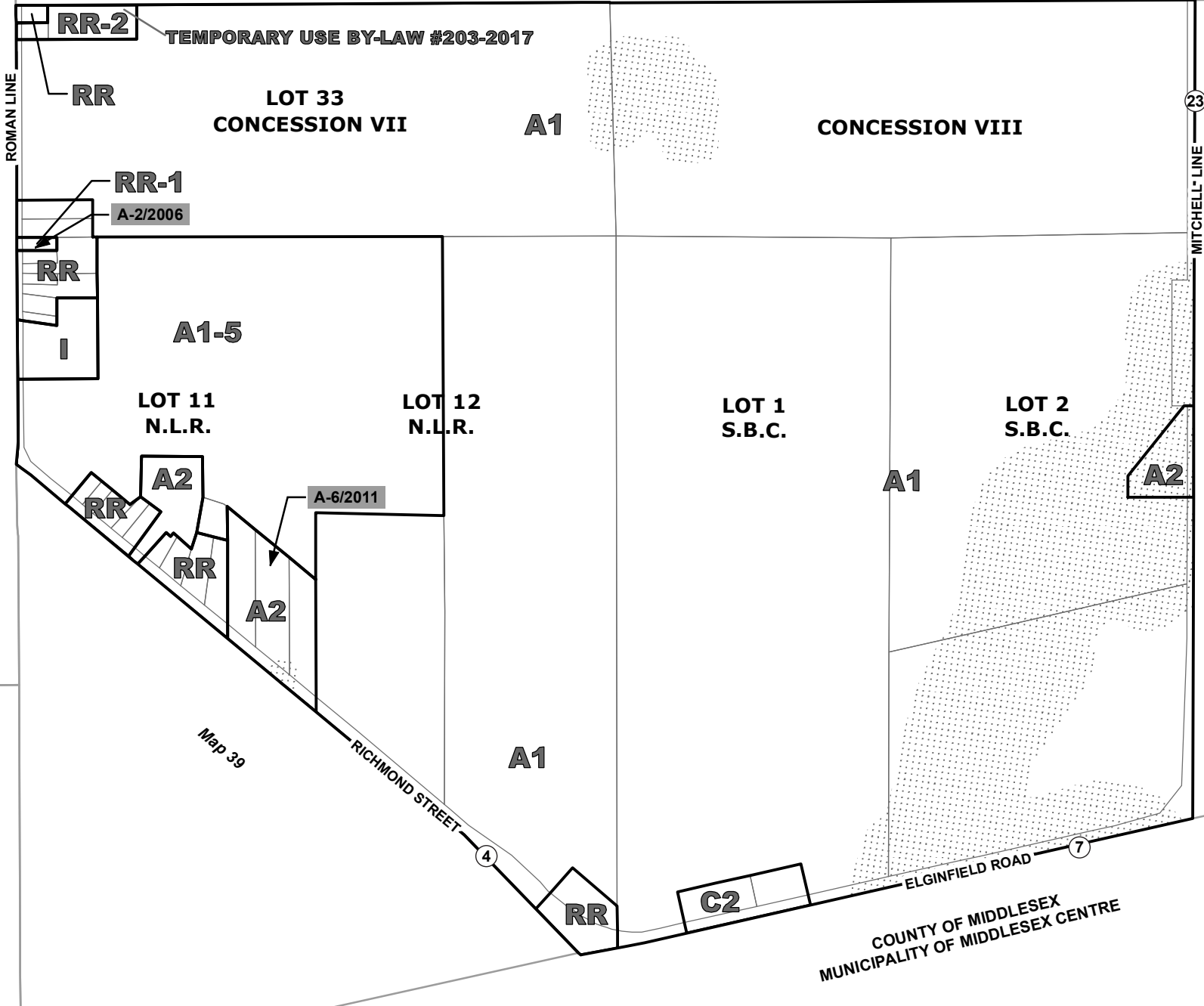
SCALE 1: 10000



SCHEDULE "A"

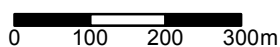
MAP 37

Map 37



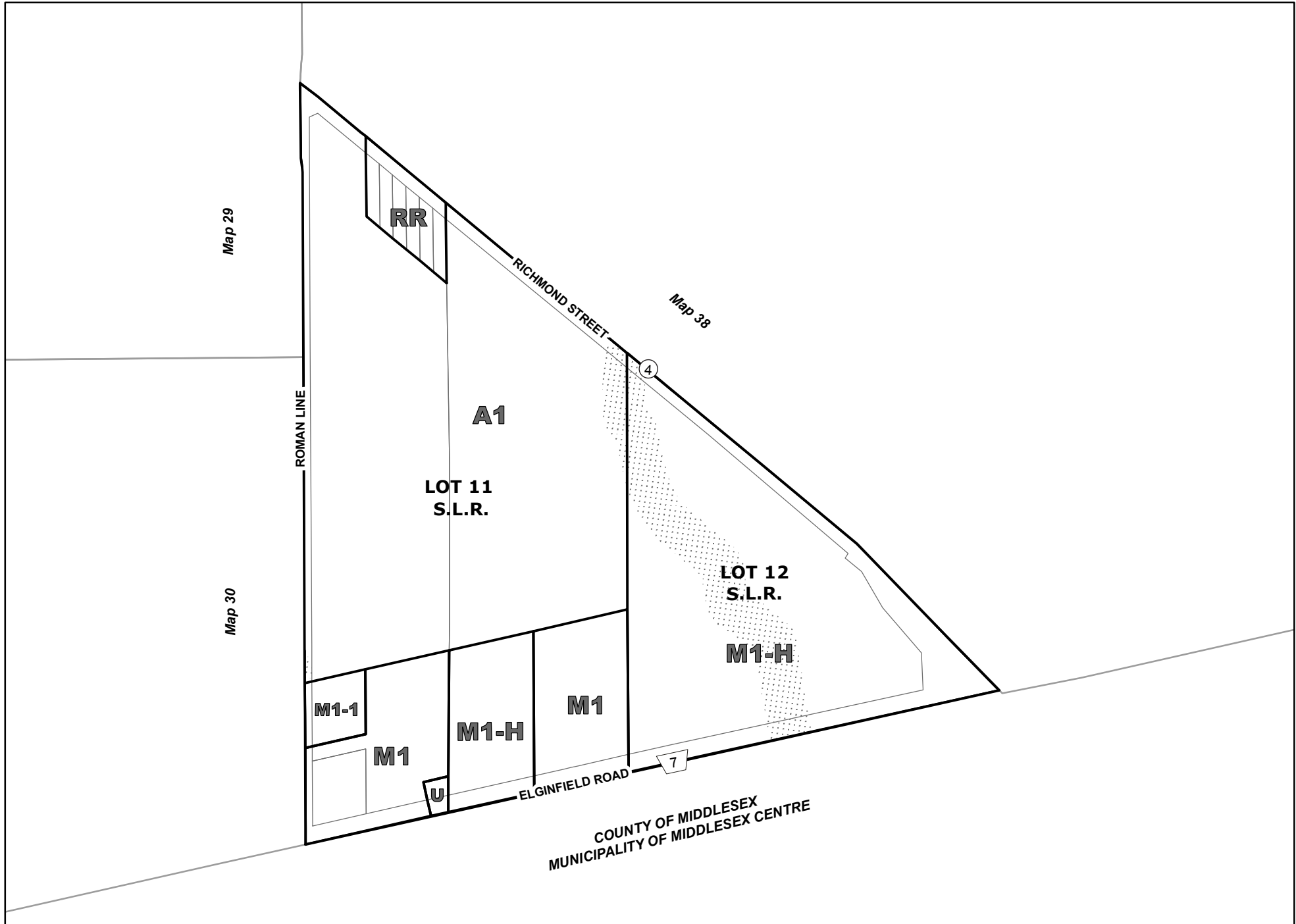
Township of LUCAN BIDDULPH

SCALE 1: 10000

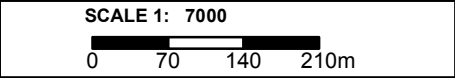


SCHEDULE "A"

MAP 38

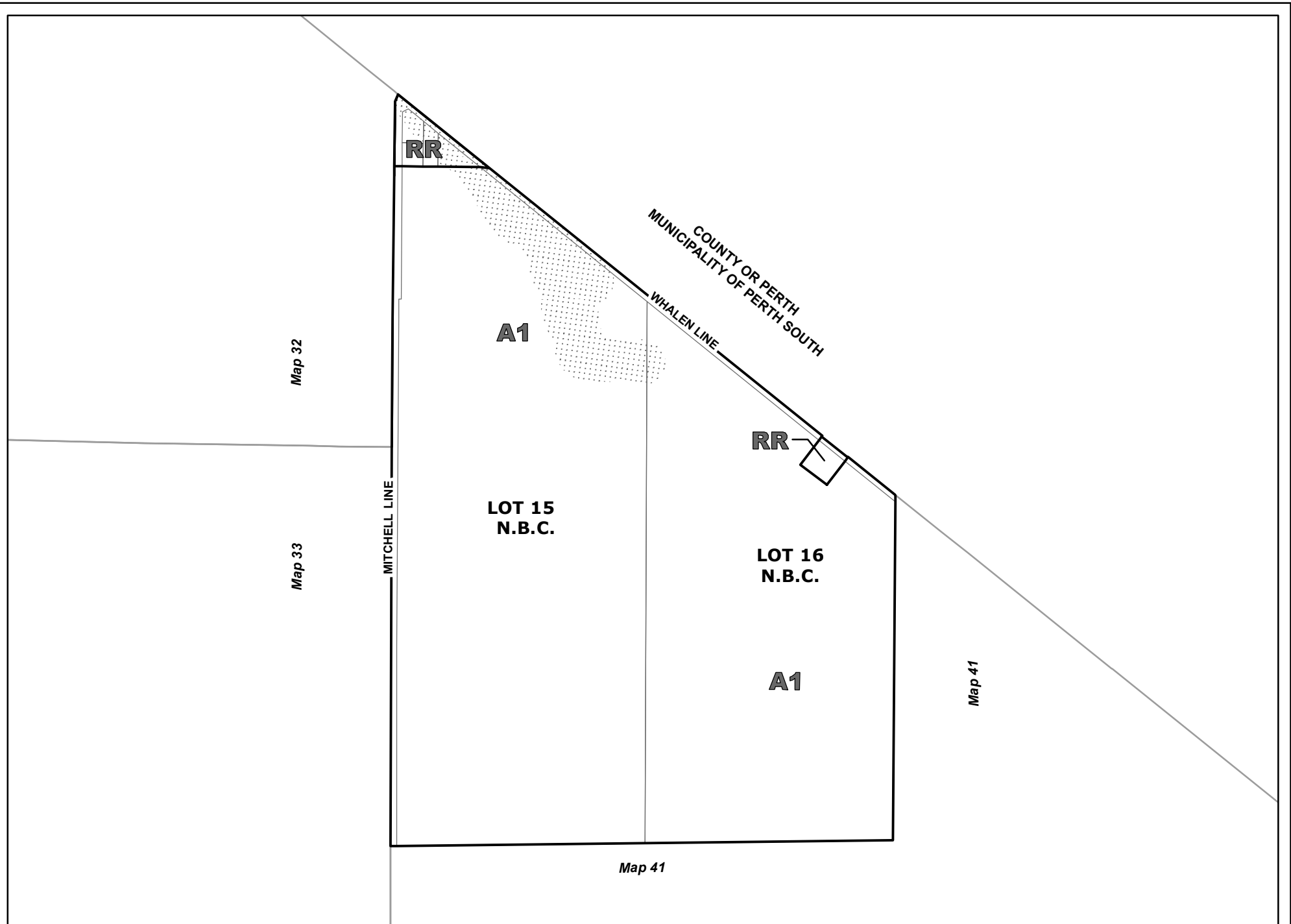


Township of LUCAN BIDDULPH

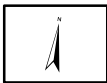
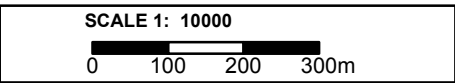


SCHEDULE "A"

MAP 39

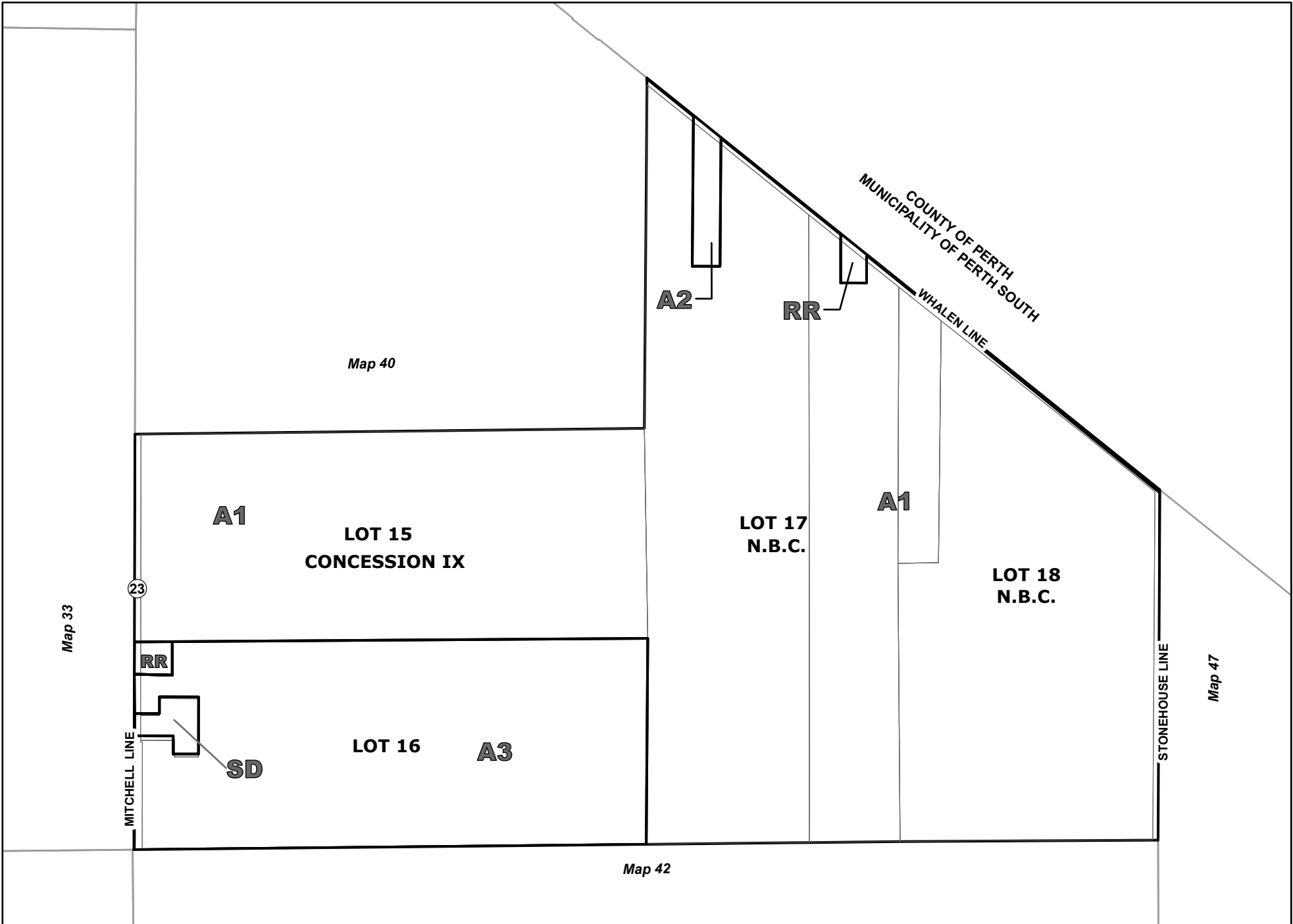


Township of LUCAN BIDDULPH

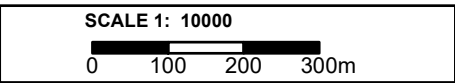


SCHEDULE "A"

MAP 40



Township of LUCAN BIDDULPH



SCHEDULE "A"

MAP 41

Map 41

LOT 17

A1

A2

LOT 18

LOT 19
CONCESSION IX

A1

CONCESSION X

LOT 20

A1

BREEN DRIVE

Map 43

Map 47

STONEHOUSE LINE

Map 48

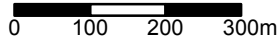
Map 34

23

MITCHELL LINE

Township of LUCAN BIDDULPH

SCALE 1: 10000



SCHEDULE "A"

MAP 42

Map 42

BREEN DRIVE

SD

LOT 21

A3

A2

LOT 22

A1

RR

A2

LOT 23
CONCESSION IX

A1

CONCESSION X

LOT 24

A1

Map 44

Map 35

23

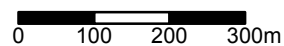
MITCHELL LINE

Map 49

STONEHOUSE LINE

Township of LUCAN BIDDULPH

SCALE 1: 10000



SCHEDULE "A"

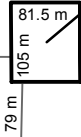
MAP 43

Map 43

A1

LOT 25

677 m



C3-3

FALLON DR

LOT 26

A1

LOT 27
CONCESSION IX

CONCESSION X

RR

LOT 28

A1

Map 45

Map 36



MITCHELL LINE

RR

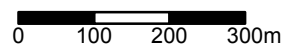
RR

STONEHOUSE LINE

Map 50

Township of LUCAN BIDDULPH

SCALE 1: 10000



SCHEDULE "A"

MAP 44

Map 44

RR

LOT 29

A1-6

A1

LOT 30

A1

OBSERVATORY DRIVE

LOT 31
CONCESSION IX

A-2/2023

CONCESSION X

RR

RR

LOT 32

A1

A3

SD

Map 46

Map 51

Map 52

23

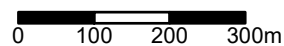
MITCHELL LINE

STONEHOUSE LINE

Map 37

Township of LUCAN BIDDULPH

SCALE 1: 10000



SCHEDULE "A"

MAP 45

Map 45

Map 38

Map 52

23

MITCHELL LINE

LOT 3
S.B.C.

A1

LOT 4
S.B.C.

LOT 5
S.B.C.

LOT 6
S.B.C.

LOT 7
S.B.C.

A1

TEMPORARY USE BY-LAW
#195-2016

A2

A1

RR

A2-1

RR

RR

ELGINFIELD ROAD

7

COUNTY OF MIDDLESEX
MUNICIPALITY OF MIDDLESEX CENTRE

STONEHOUSE LINE

Township of LUCAN BIDDULPH

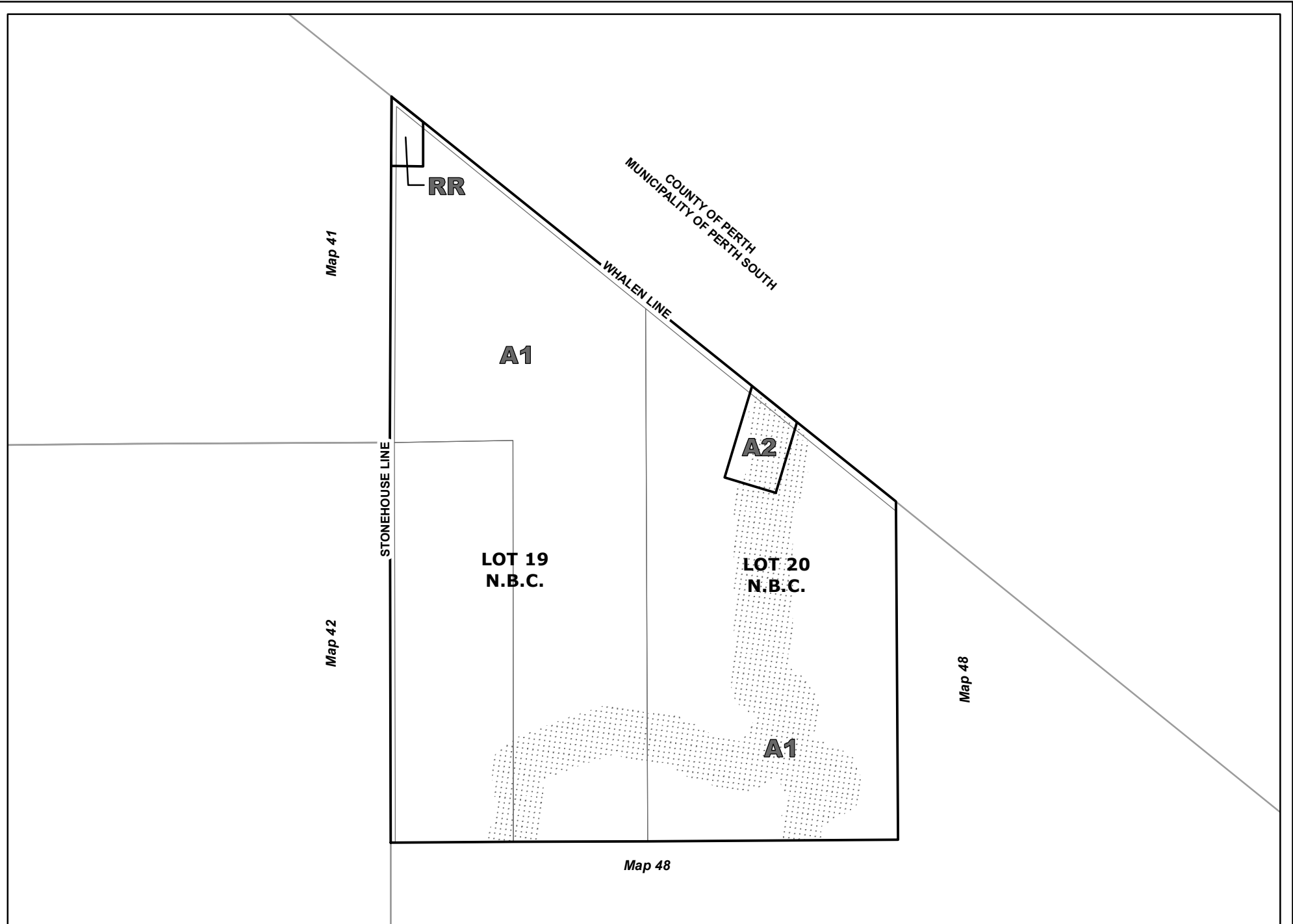
SCALE 1: 10000

0 100 200 300m

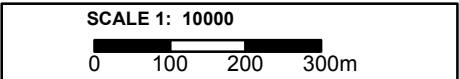


SCHEDULE "A"

MAP 46

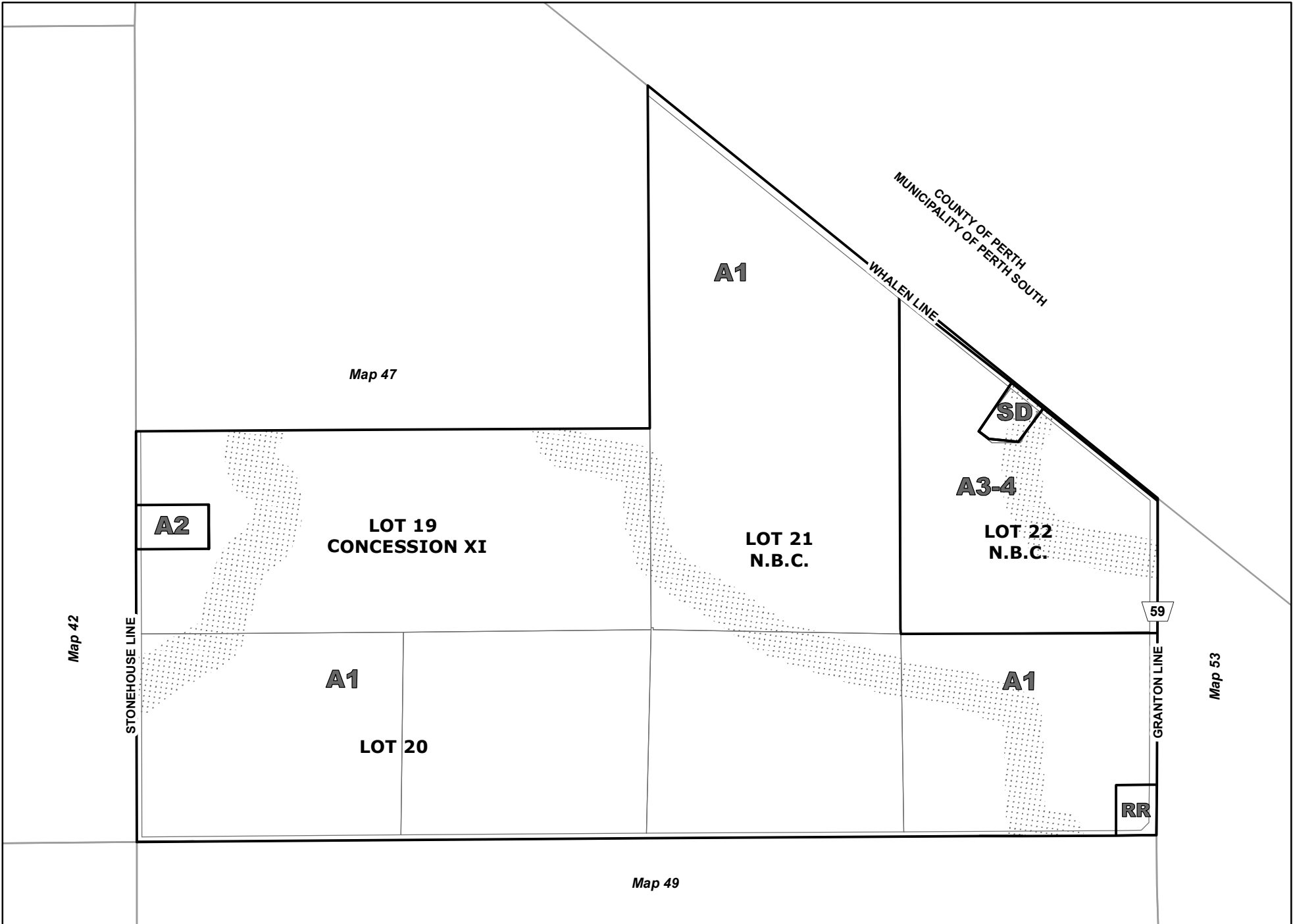


Township of LUCAN BIDDULPH

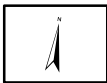
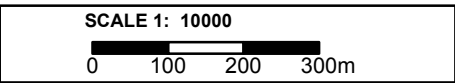


SCHEDULE "A"

MAP 47



Township of LUCAN BIDDULPH



SCHEDULE "A"

MAP 48

Map 48

BREEN DRIVE

A2

A2

A-1/2013

LOT 21

A1

LOT 22

A1

A2

59

GRANTON LINE

Map 53

Map 43

STONEHOUSE LINE

Map 54

LOT 23
CONCESSION XI

CONCESSION XII

Schedule "C"
Map 1

Schedule "C"
Map 3

Schedule "C"
Map 2

LOT 24

A1

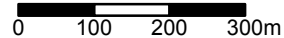
GRANTON

RR

Map 50

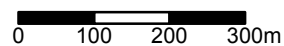
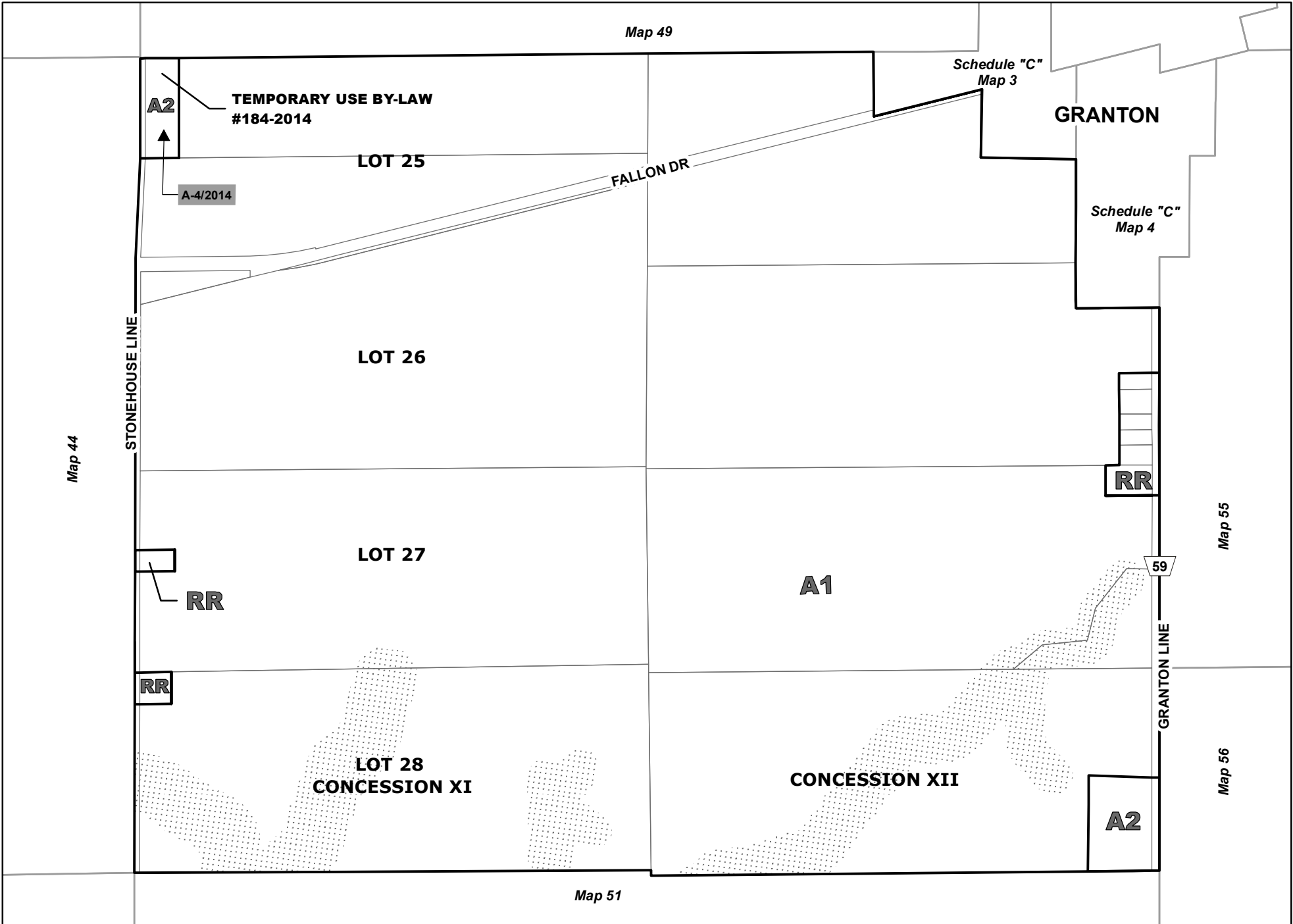
Township of LUCAN BIDDULPH

SCALE 1: 10000



SCHEDULE "A"

MAP 49



Map 50

A1

LOT 29

RR

59

Map 56

Map 45

STONEHOUSE LINE

**LOT 30
CONCESSION XI**

A1

CONCESSION XII

RR

OBSERVATORY DRIVE

RR

I-2

Map 57

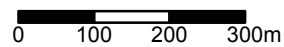
LOT 31

A1

Map 52

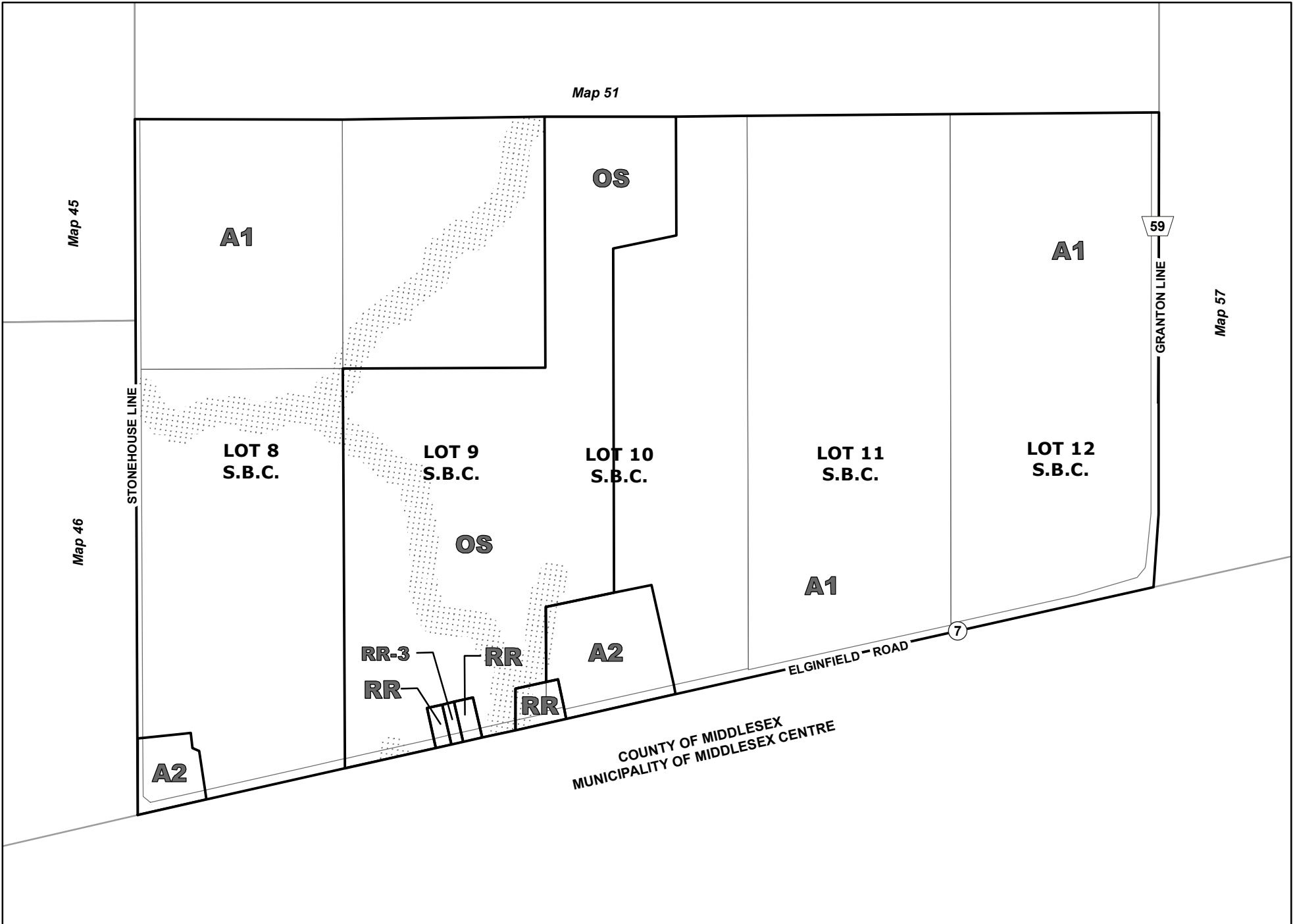
Township of LUCAN BIDDULPH

SCALE 1: 10000

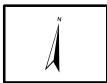


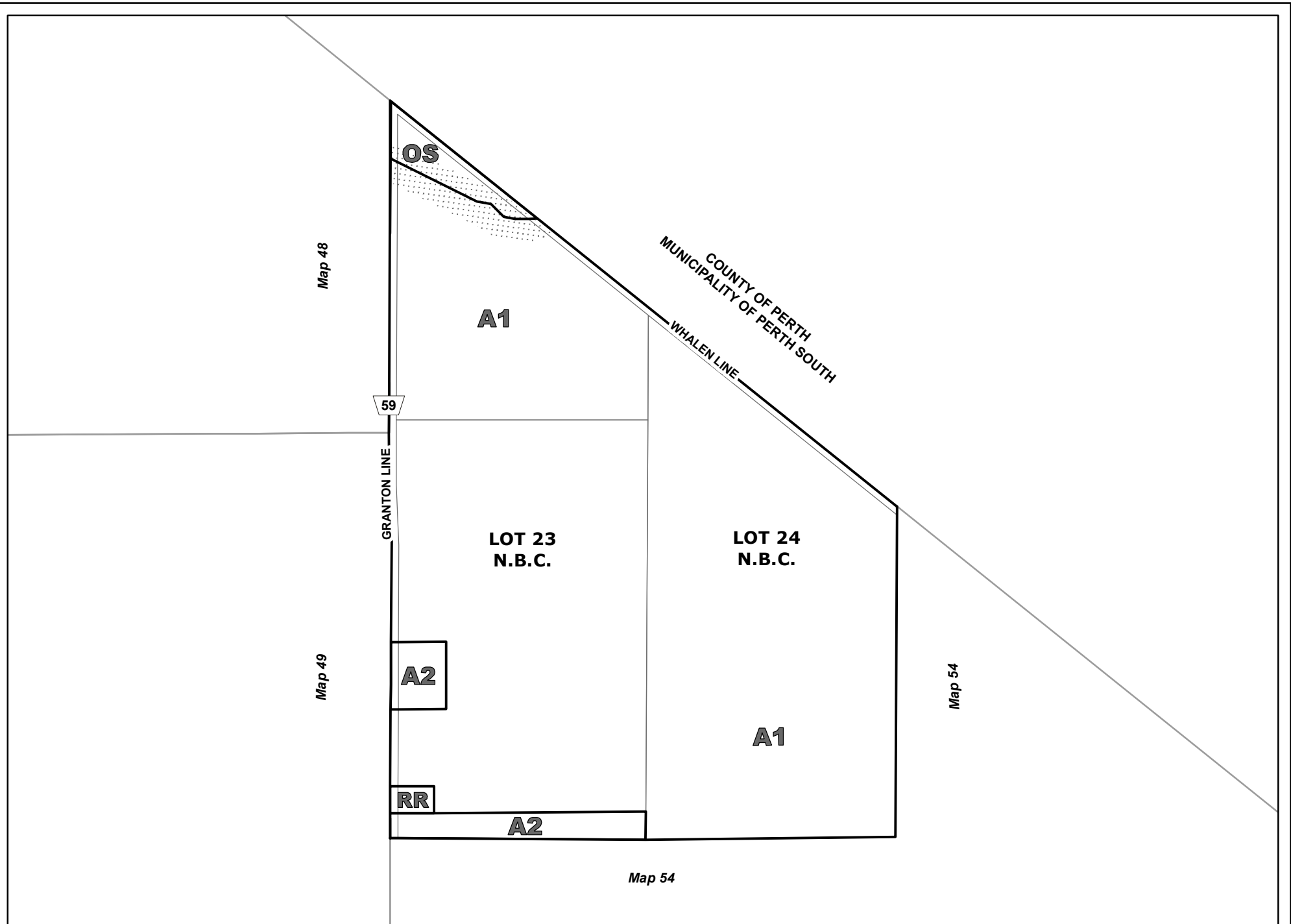
SCHEDULE "A"

MAP 51



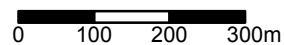
COUNTY OF MIDDLESEX
MUNICIPALITY OF MIDDLESEX CENTRE





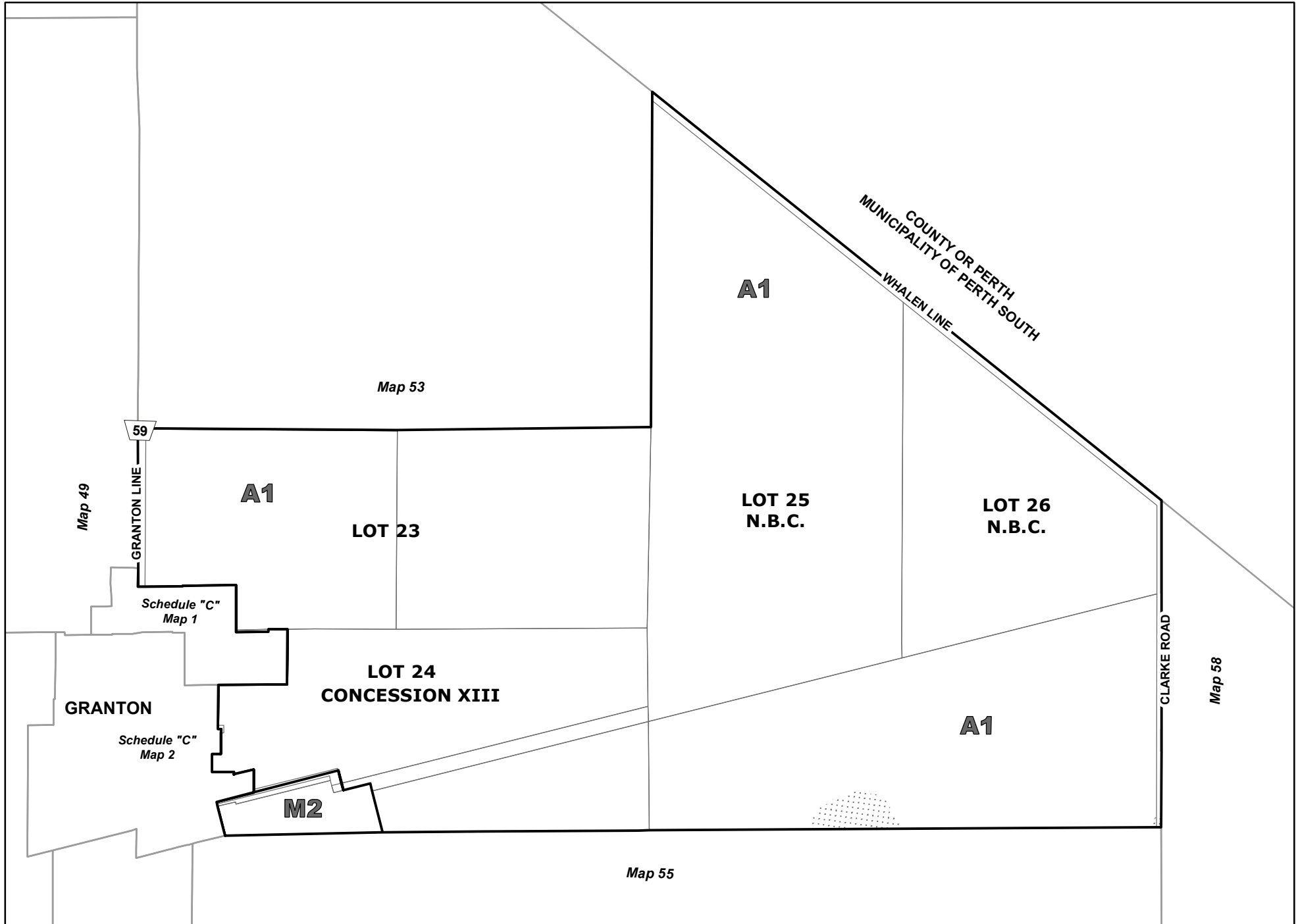
Township of LUCAN BIDDULPH

SCALE 1: 10000

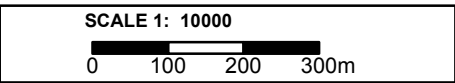


SCHEDULE "A"

MAP 53

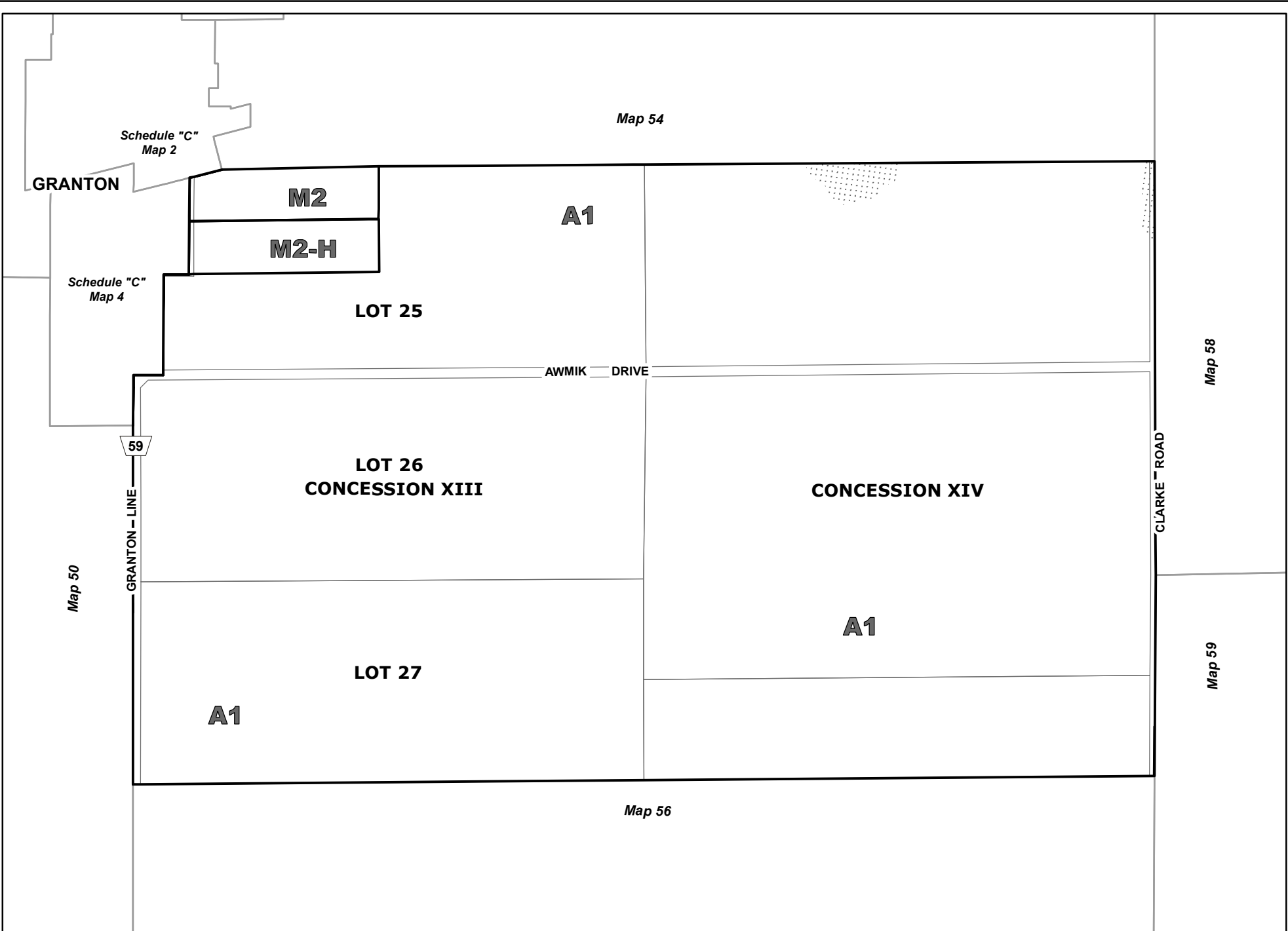


Township of LUCAN BIDDULPH

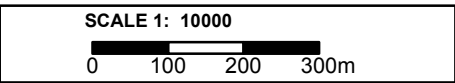


SCHEDULE "A"

MAP 54



Township of LUCAN BIDDULPH



SCHEDULE "A"

MAP 55

Map 55

Map 50

59

GRANTON LINE

LOT 28
A1

A1

Map 59

LOT 29

CONCESSION XIII

CONCESSION XIV

RR

RR

Map 51

LOT 30

A-2/2004

A1

Map 60

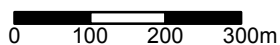
RR

OBSERVATORY DRIVE

Map 57

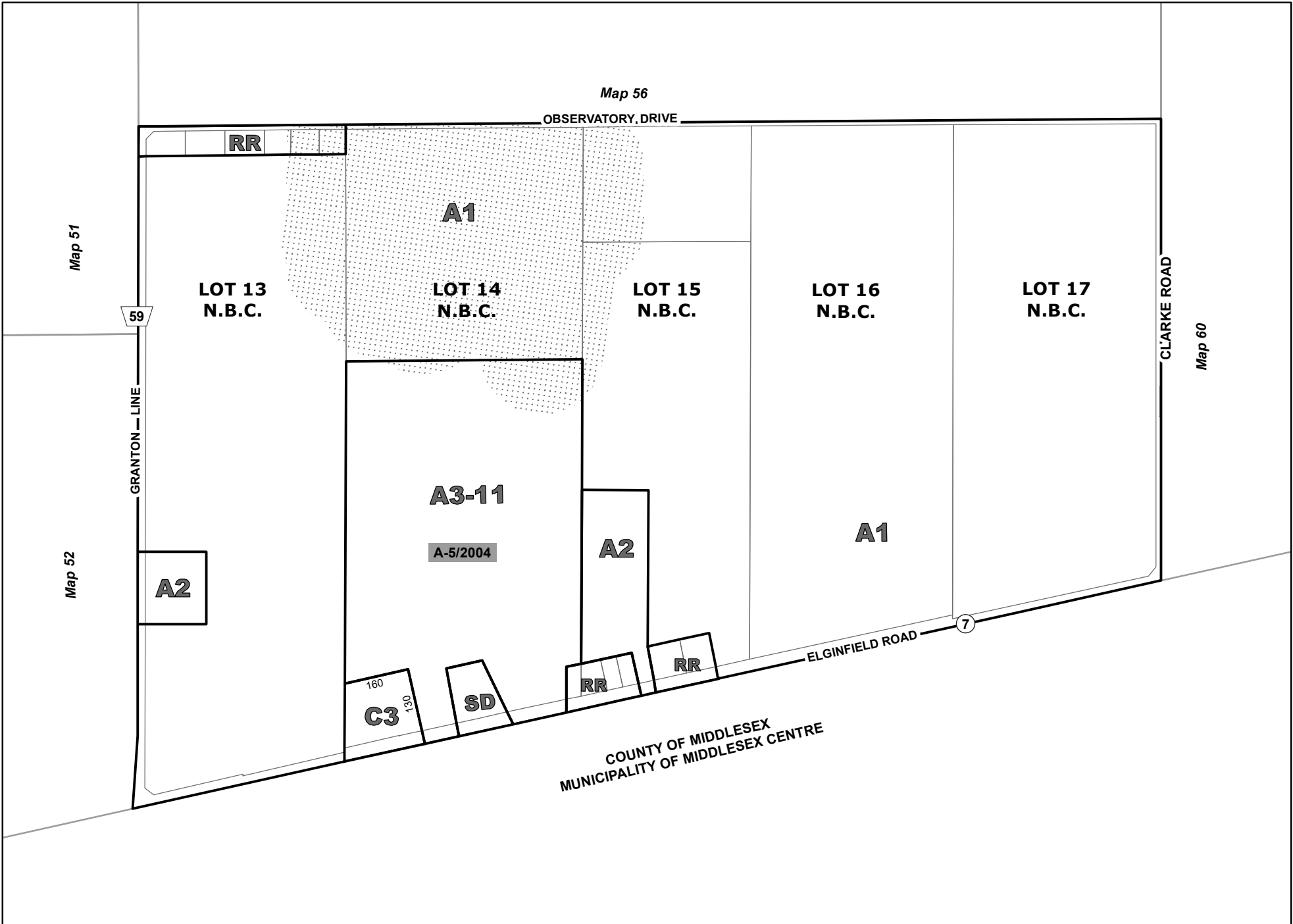
Township of LUCAN BIDDULPH

SCALE 1: 10000

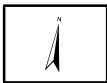
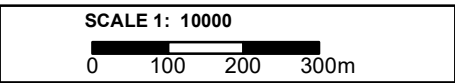


SCHEDULE "A"

MAP 56

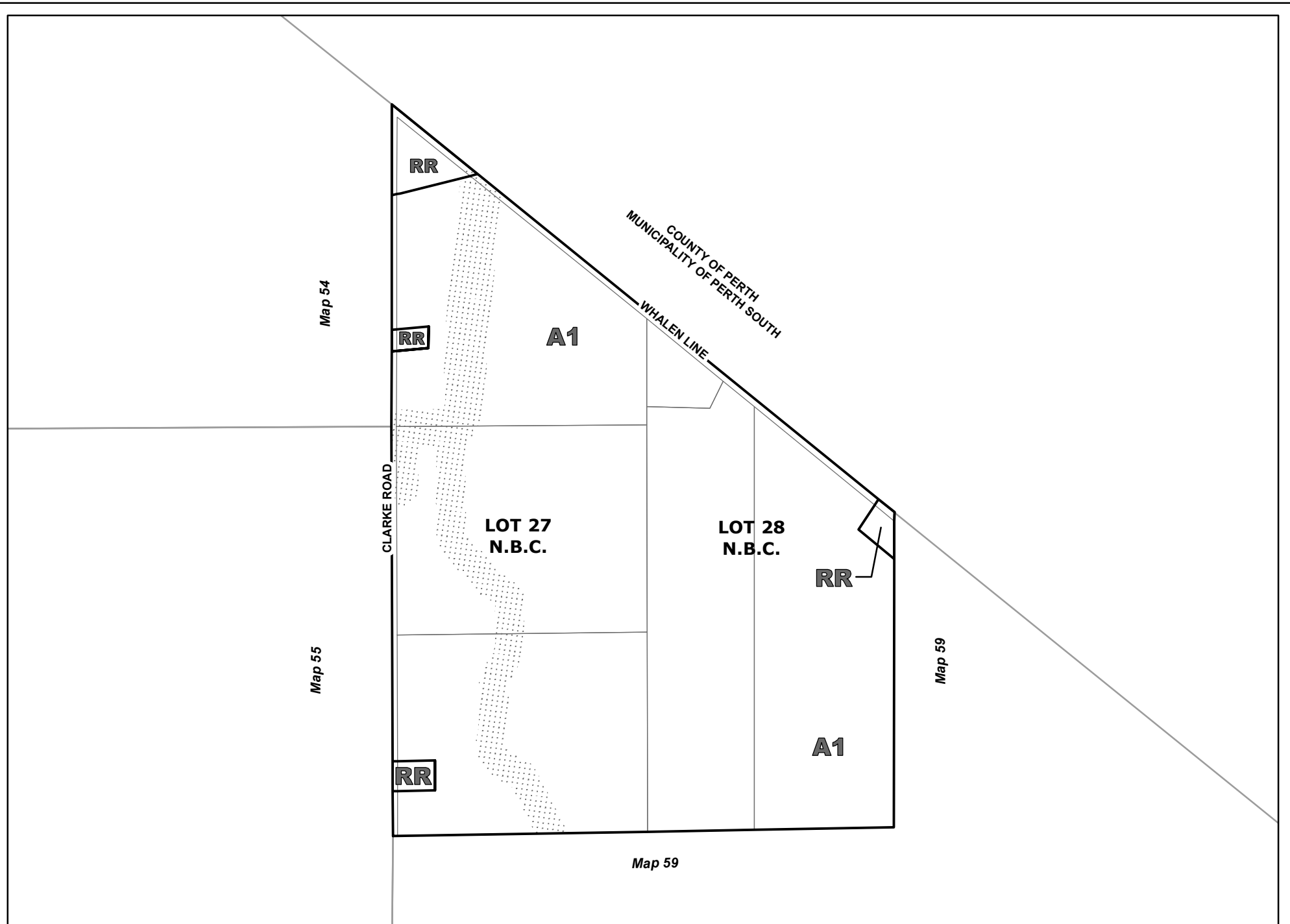


Township of LUCAN BIDDULPH

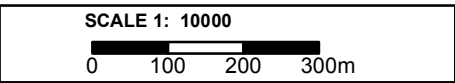


SCHEDULE "A"

MAP 57

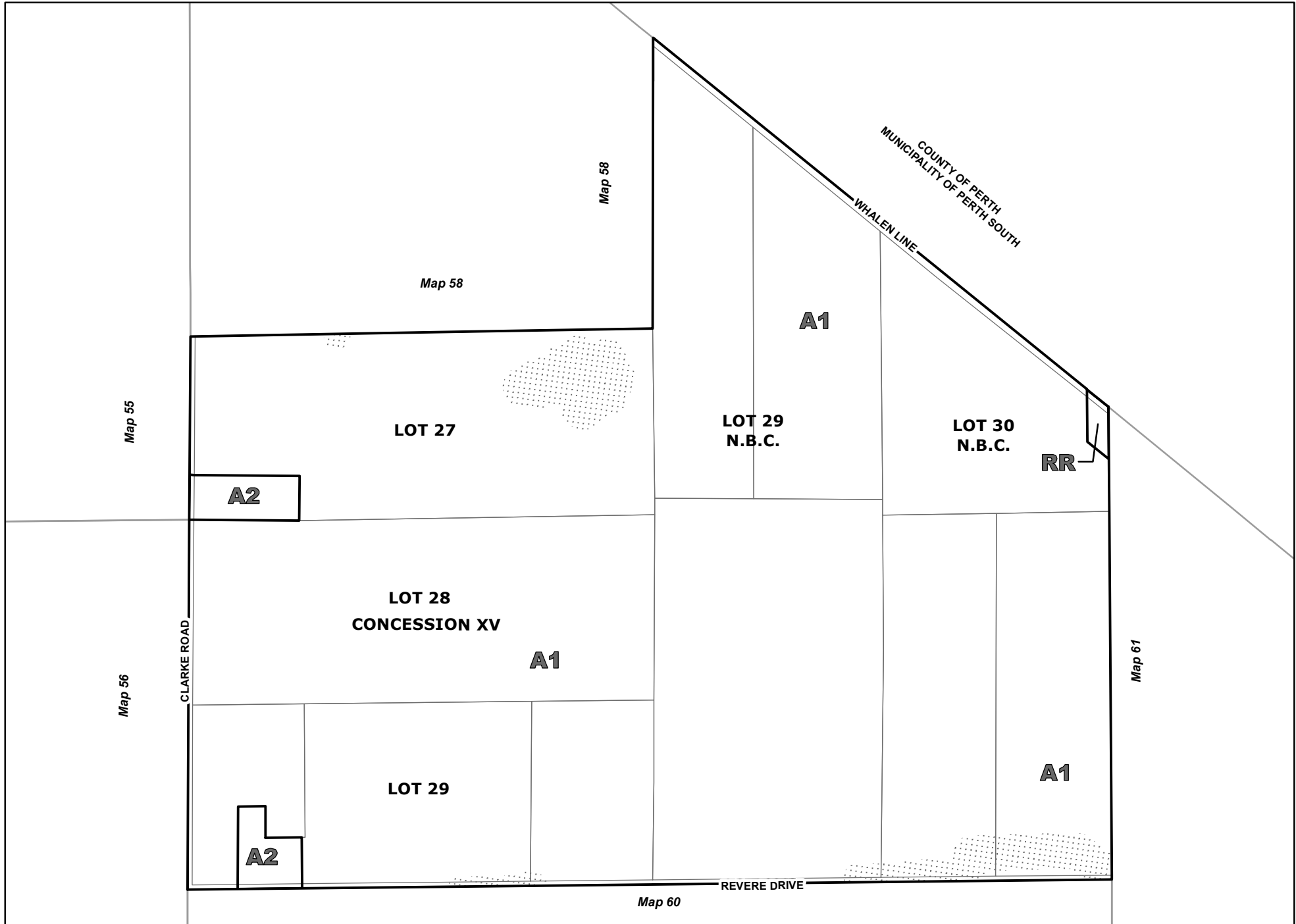


Township of LUCAN BIDDULPH

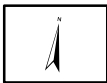
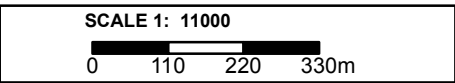


SCHEDULE "A"

MAP 58

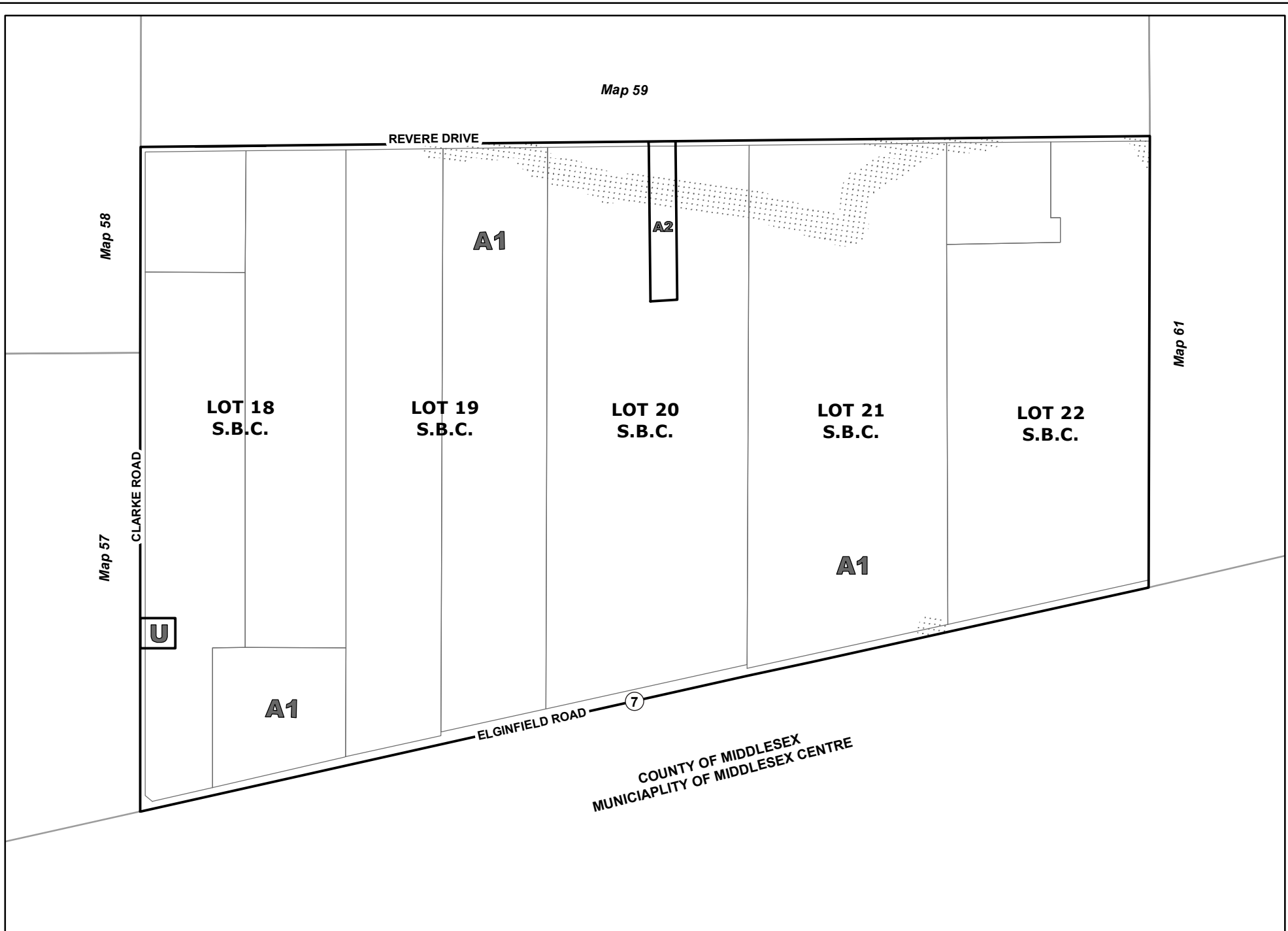


Township of LUCAN BIDDULPH



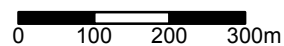
SCHEDULE "A"

MAP 59



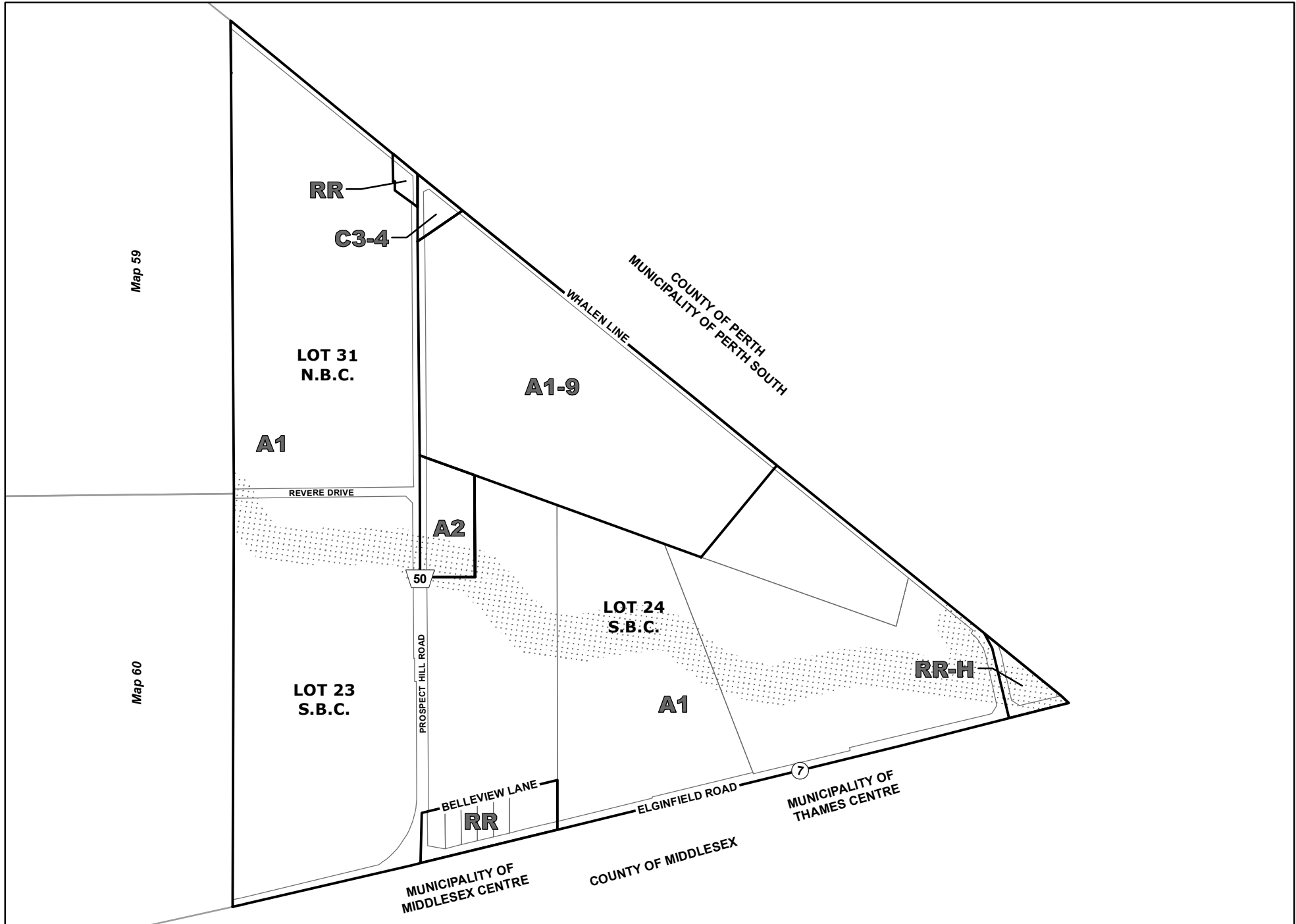
Township of LUCAN BIDDULPH

SCALE 1: 10000



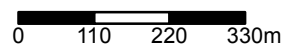
SCHEDULE "A"

MAP 60



Township of LUCAN BIDDULPH

SCALE 1: 11000

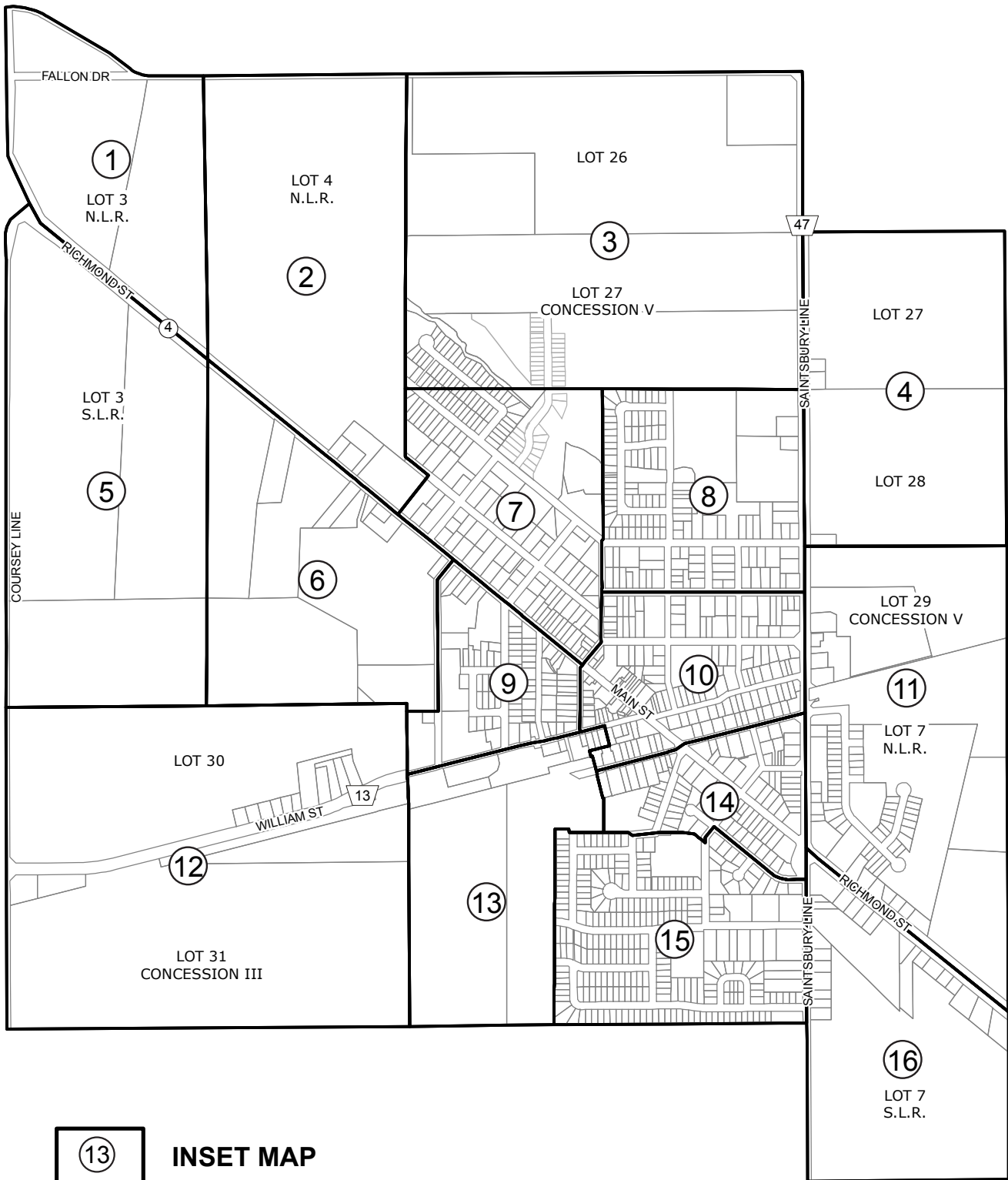


SCHEDULE "A"

MAP 61

SCHEDULE "B"

LUCAN and AREA



Schedule "A"
Map 18

BENN DRAIN

COURSEY LINE

FALLON DR

A1

N.L.R.
LOT 3

A1

RICHMOND ST



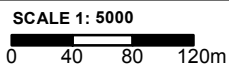
Schedule "A"
Map 7

Map 2

Map 5

Map 6

LUCAN and AREA



SCHEDULE "B"

MAP 1

FALLON DR

Map 1

Map 3

BENN DRAIN

N.L.R
LOT 4

C2-H

RICHMOND ST
④

C2-1

C2-10

Map 7

Map 6

BUTLER ST

I-3

R3-9

A-3/2017

MUR-2



Schedule "A"
Map 18

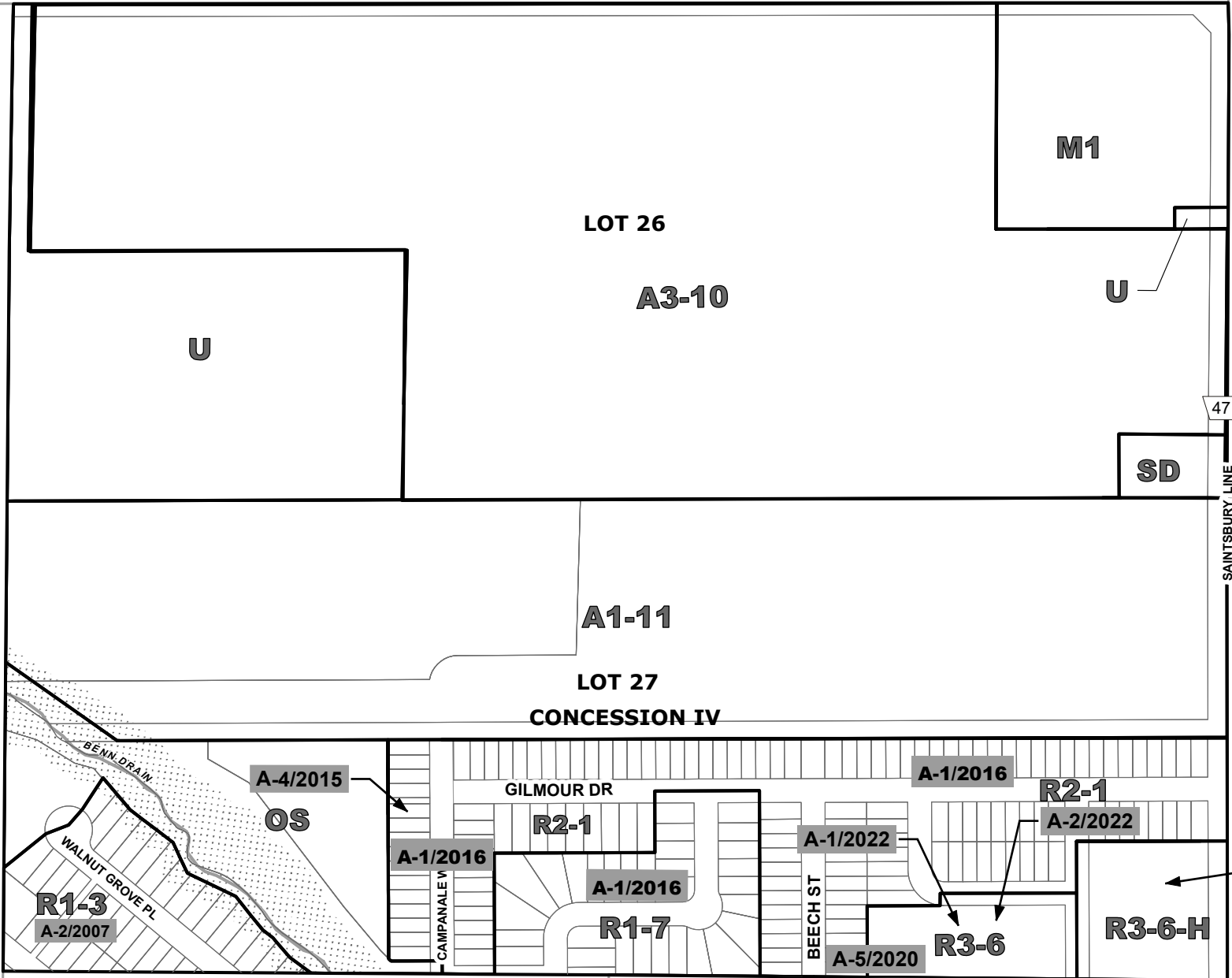
Schedule "A"
Map 27

Map 2

Map 4

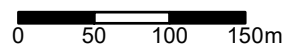
Map 7

Map 8



Township of LUCAN BIDDULPH

SCALE 1: 5000



SCHEDULE "B"

MAP 3

Schedule "A"
Map 27

A1

LOT 27

CONCESSION V

47

R1

Schedule "A"
Map 27

Map 3

Map 8

SAINTSBURY LINE

FR-4

LOT 28

A1

R1

R1

Map 11

Schedule "A"
Map 28

LUCAN and AREA

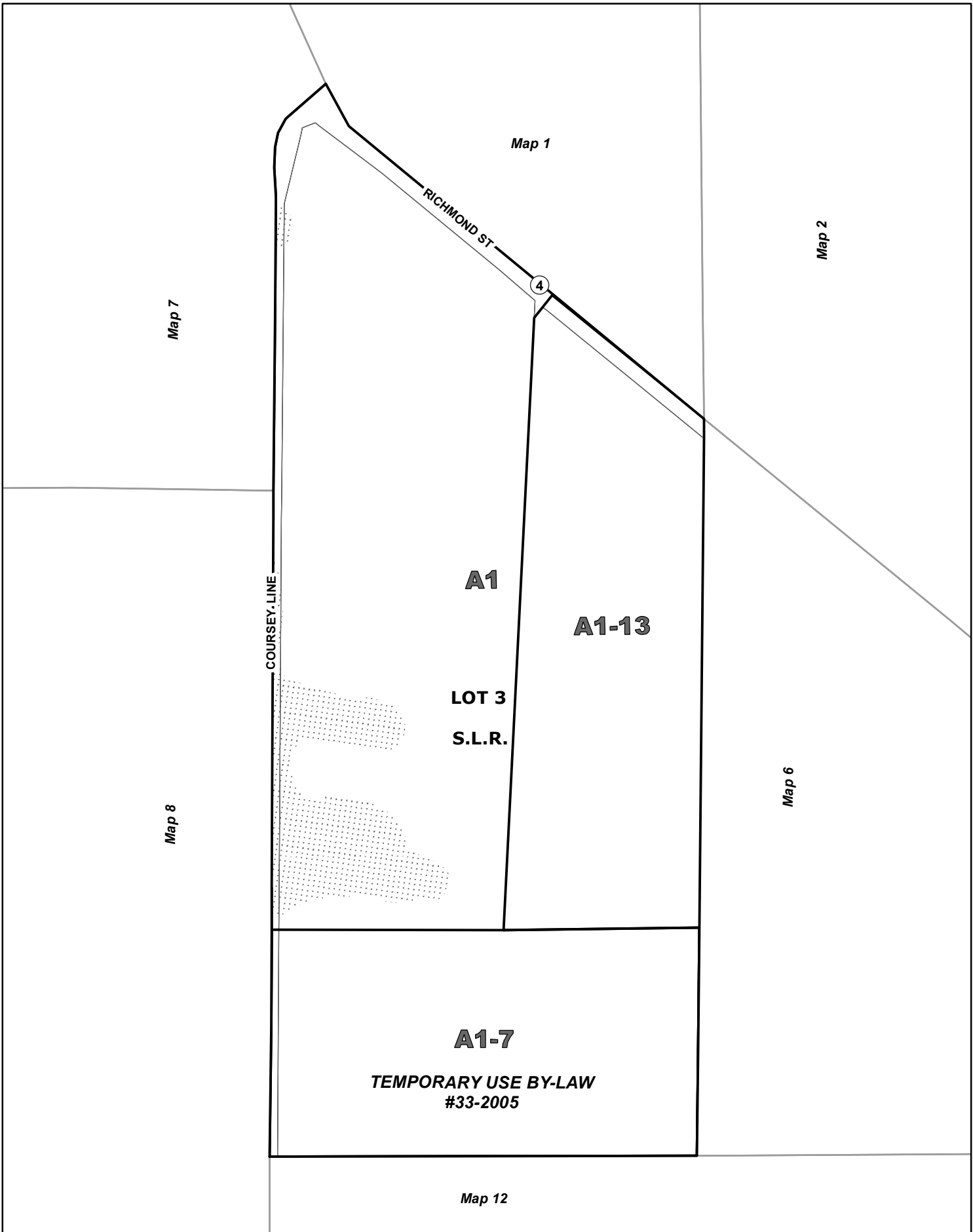
SCALE 1: 5000

0 40 80 120m

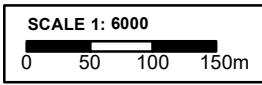


SCHEDULE "B"

MAP 4

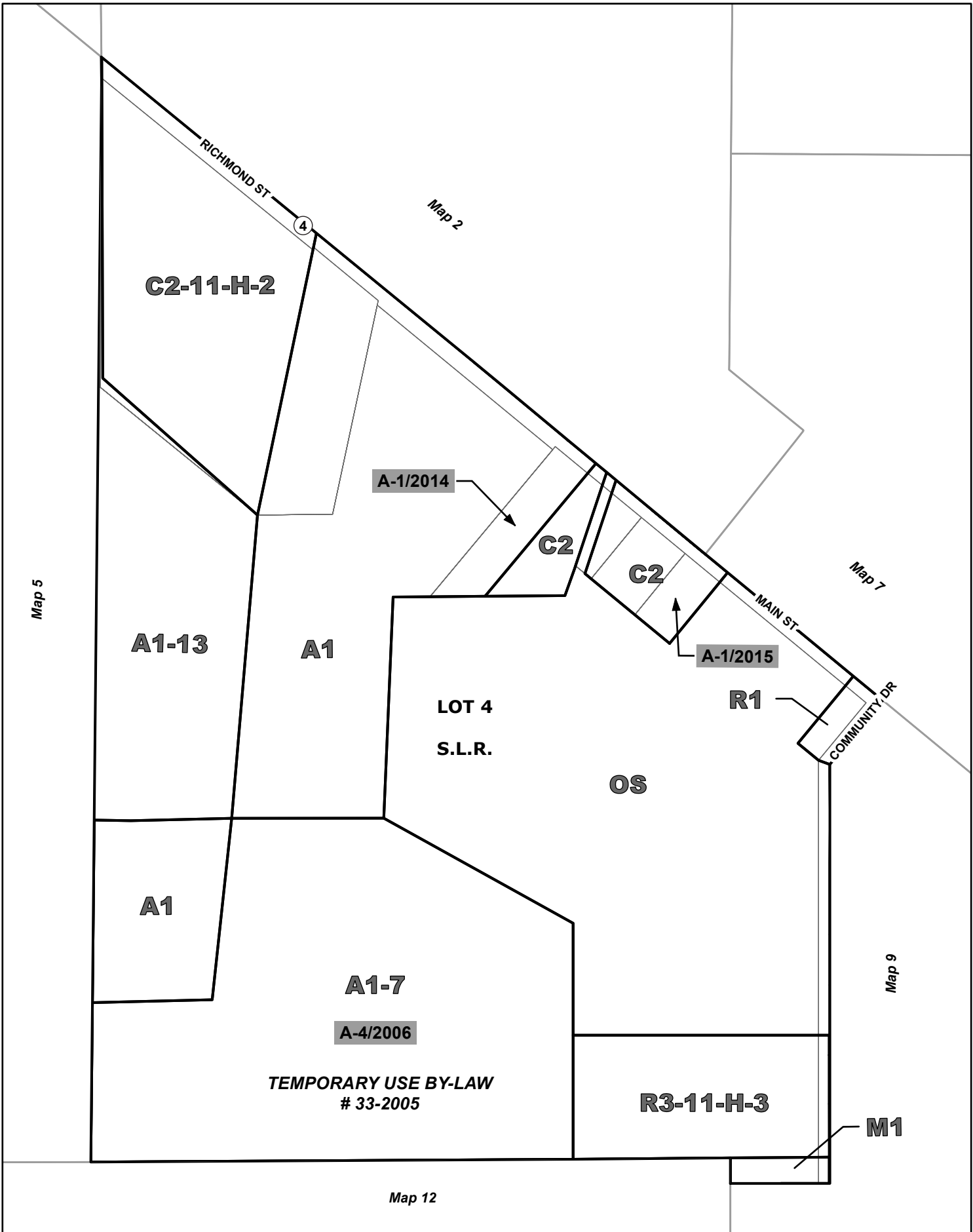


LUCAN and AREA

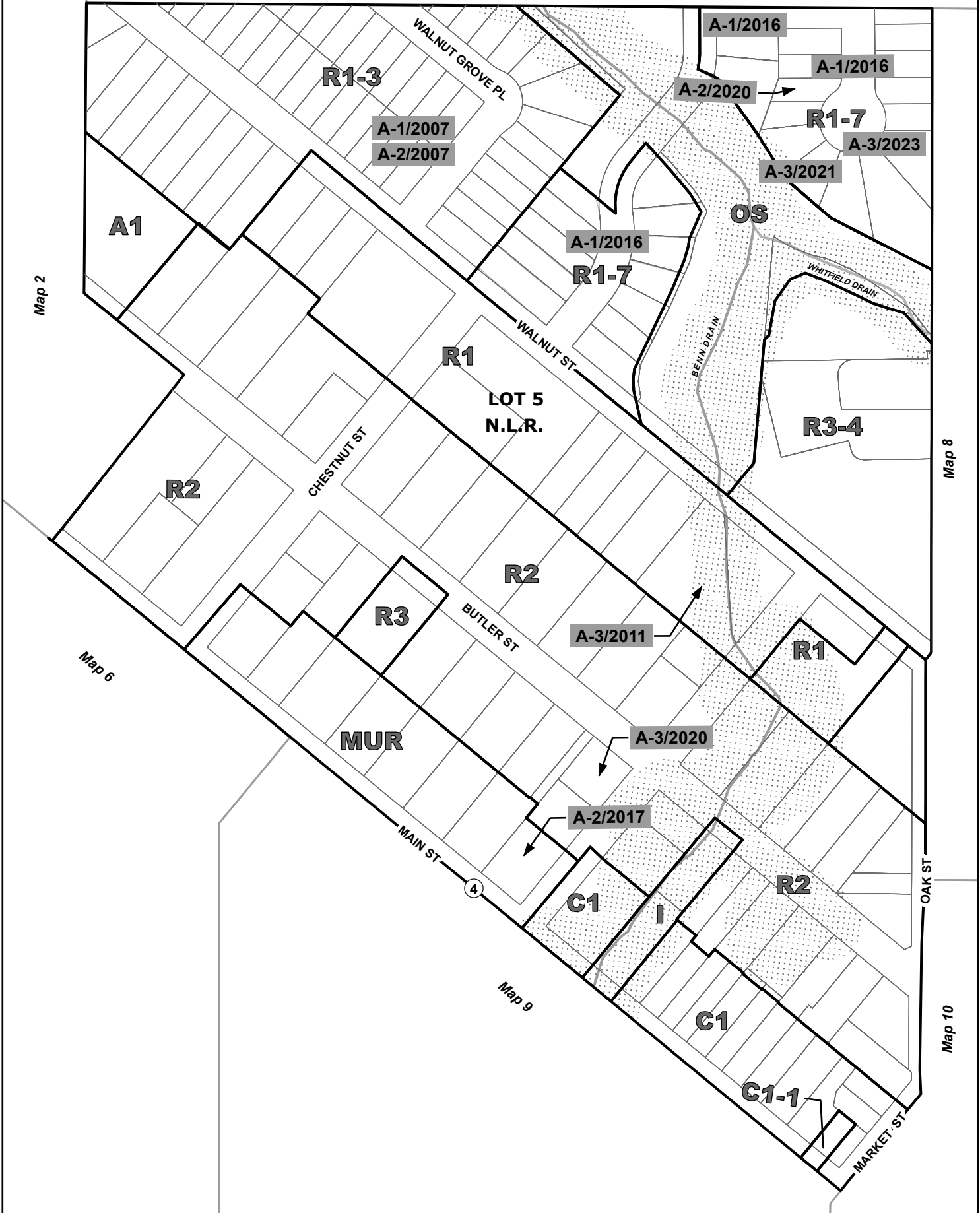


SCHEDULE "B"

MAP 5

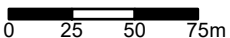


Map 3



LUCAN and AREA

SCALE 1: 3000



SCHEDULE "B"

MAP 7

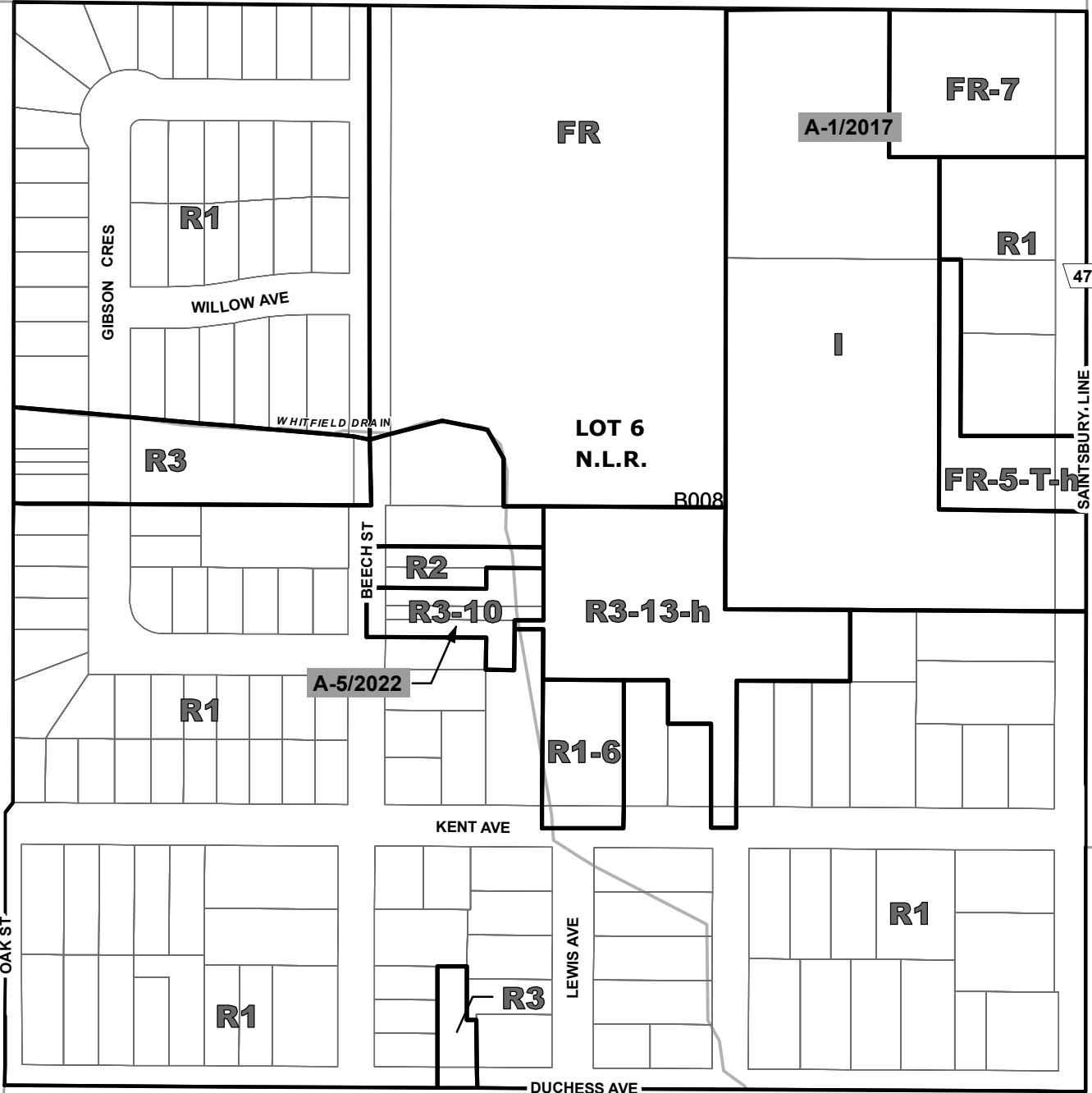
Map 3

Map 7

Map 4

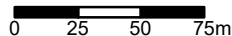
Map 11

Map 10



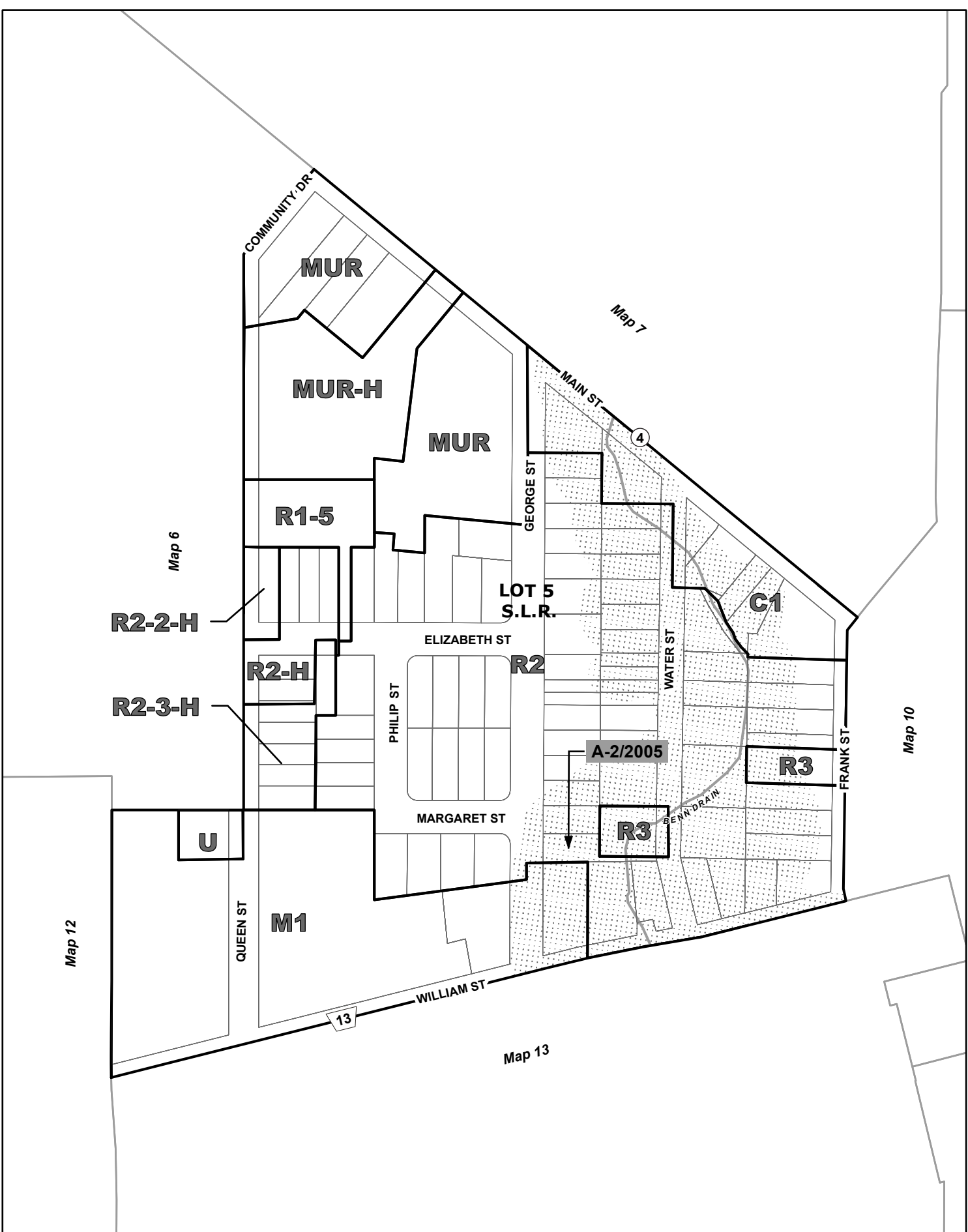
LUCAN and AREA

SCALE 1: 3000

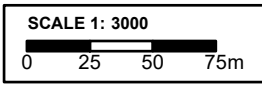


SCHEDULE "B"

MAP 8

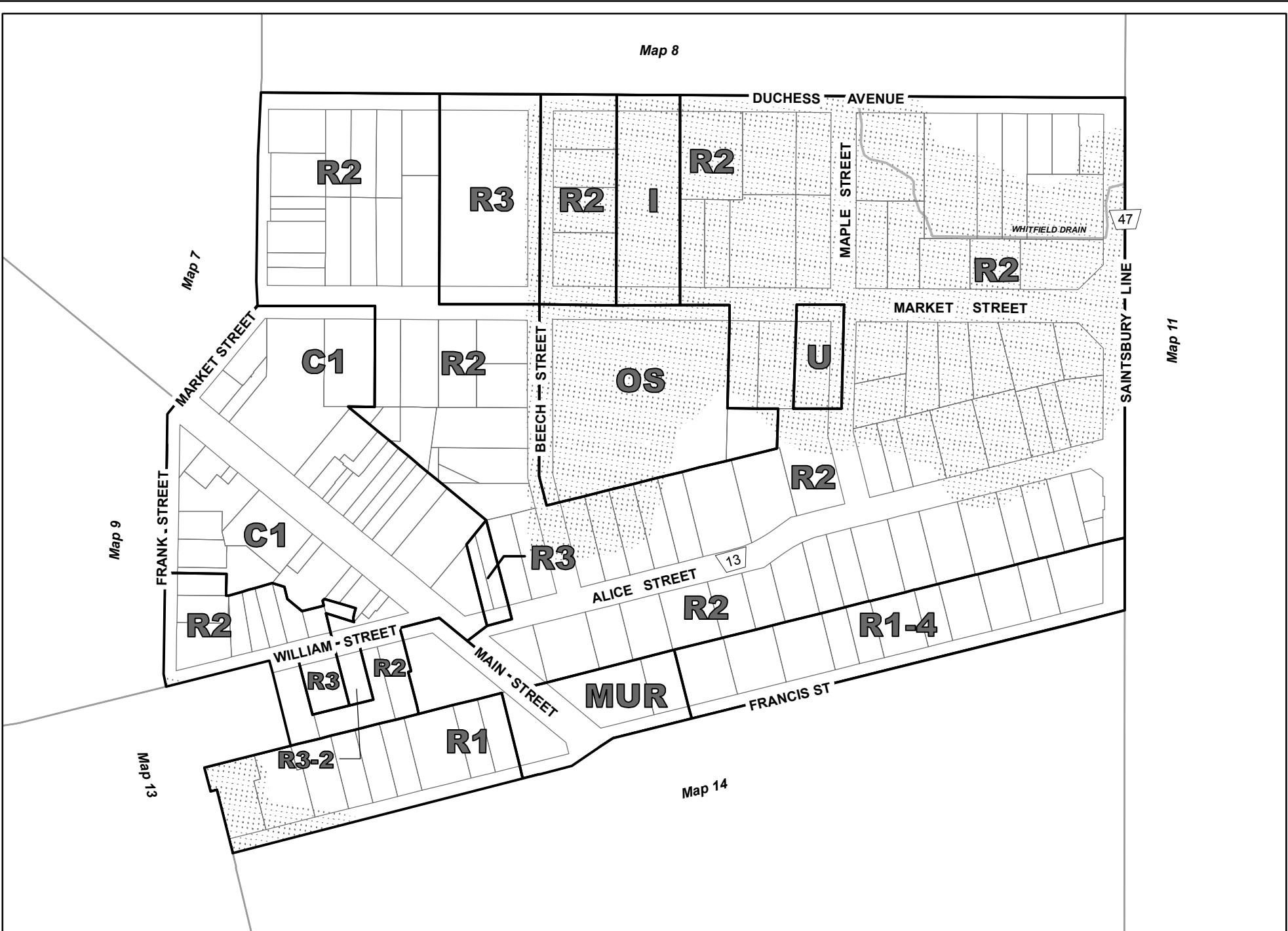


LUCAN and AREA



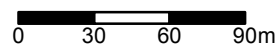
SCHEDULE "B"

MAP 9



Township of LUCAN BIDDULPH

SCALE 1: 3000



SCHEDULE "B"

MAP 10

Map 4

Map 8

FR

47

WHITFIELD DRAIN

OS

Map 10

R1

A1

SAINTSBURY LINE

U

C2-2

FR

R1

A-4/2017

A-3/2016

R1-8

ABBEY LANE

G2-9

R1

LOT 7
N.L.R.

R3-5

B011

R1-8

A-3/2014

STUART AVE

Map 14

R1

OS

R1

R1-8

FR

COYNE LANE

SPENCER AVE

C2

R2

C2-3

C2-7

R1

R1-8

R1

Map 16

R1

R3-8-H

4

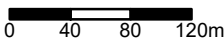
R1-9

R3-5-H

Schedule "A"
Map 28

LUCAN and AREA

SCALE 1: 5000



SCHEDULE "B"

MAP 11

Map 5

Map 6

Map 9

Map 13

Map 8

Map 19

A1-7

LOT 30

M1-H

RR

M1

TEMPORARY USE BY-LAW
33-2005

A-2/2010

A-3/2005

A-3/2012

A-4/2006

WILLIAM STREET

43

RR

RR-H

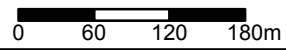
A-3/2004

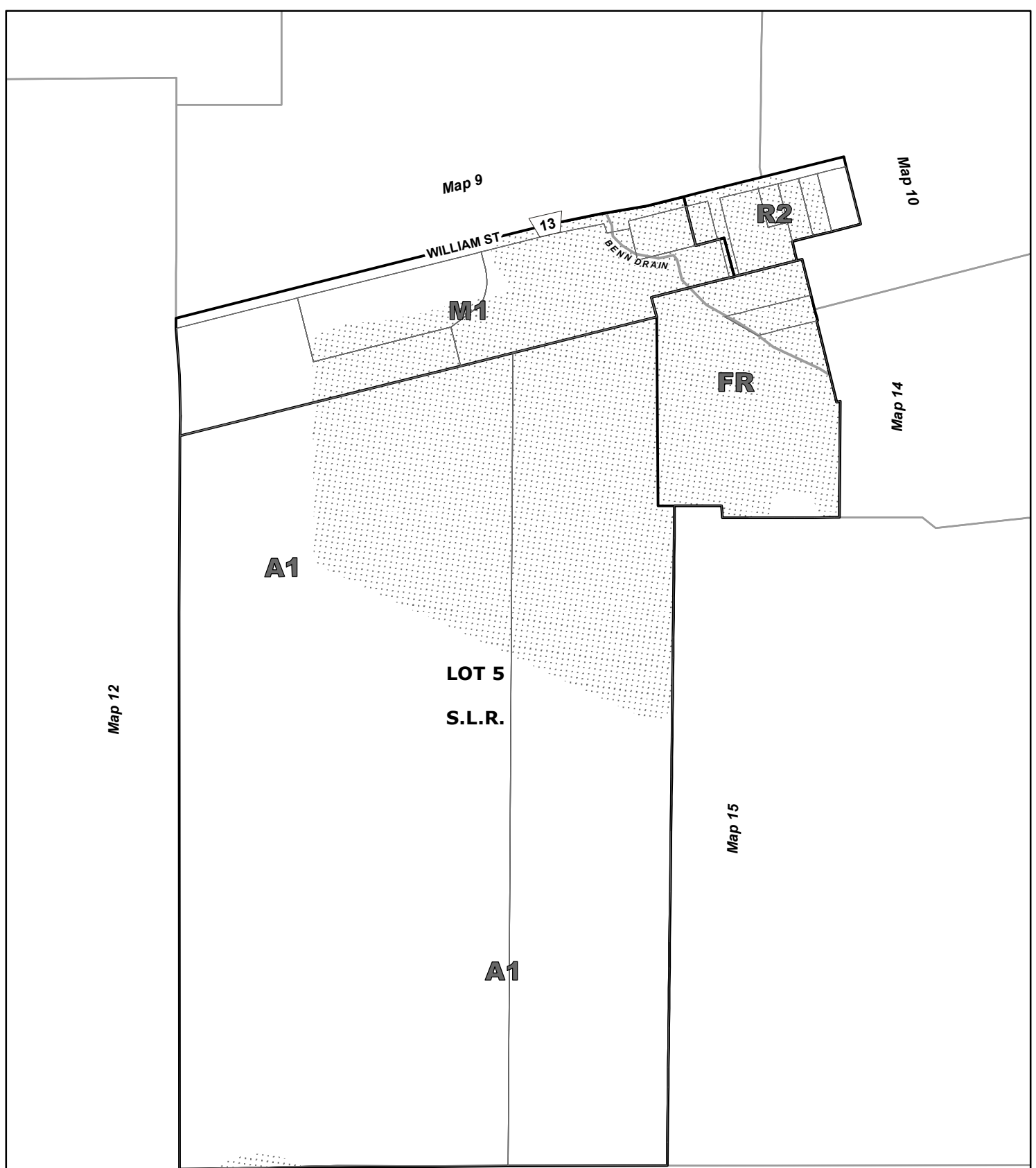
A1

**LOT 31
CONCESSION III**

A1

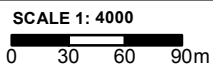
COURSEY - LINE





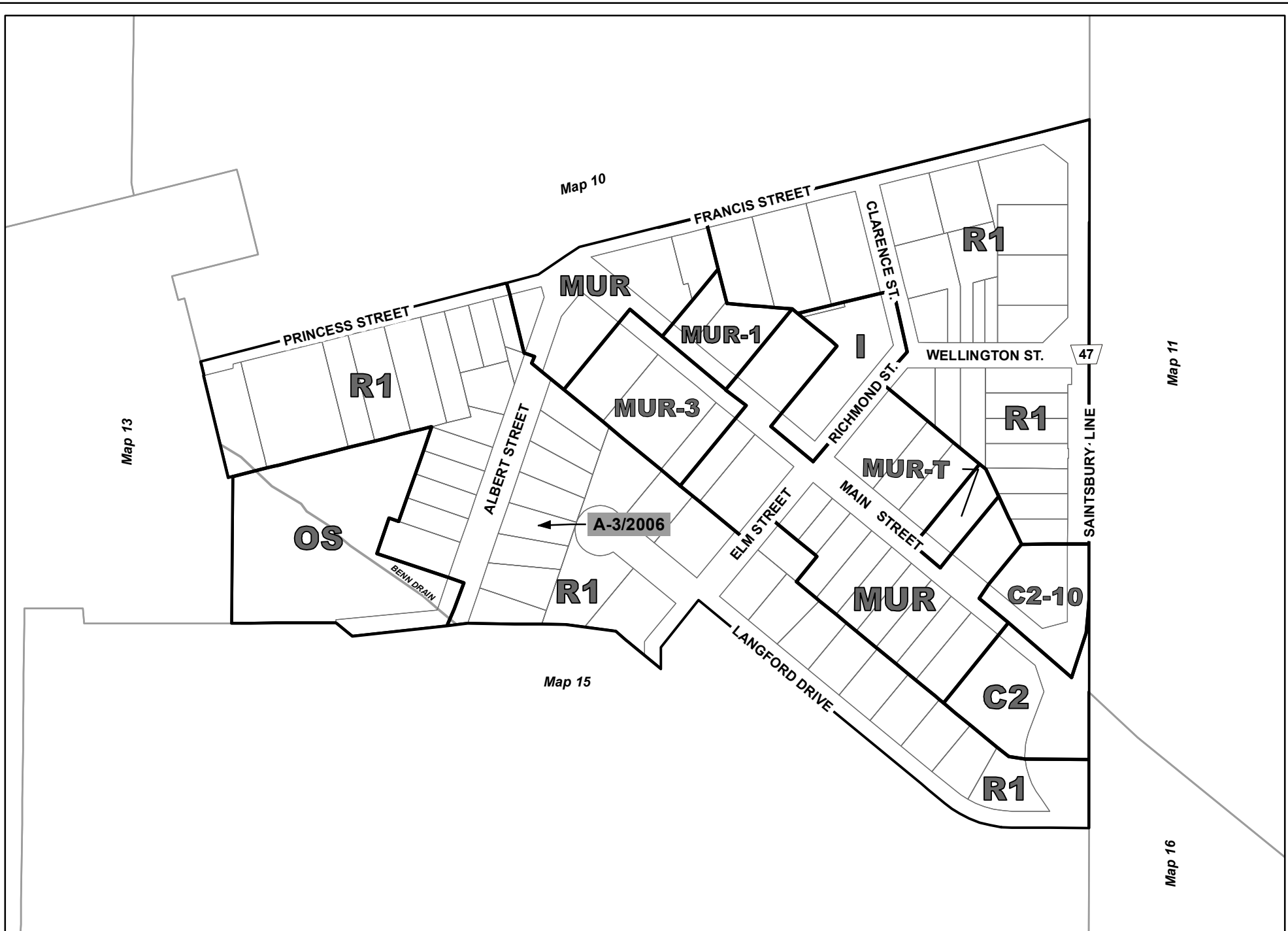
Schedule "A"
Map 19

LUCAN and AREA

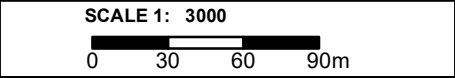


SCHEDULE "B"

MAP 13



Township of LUCAN BIDDULPH



SCHEDULE "B"

MAP 14

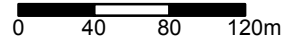
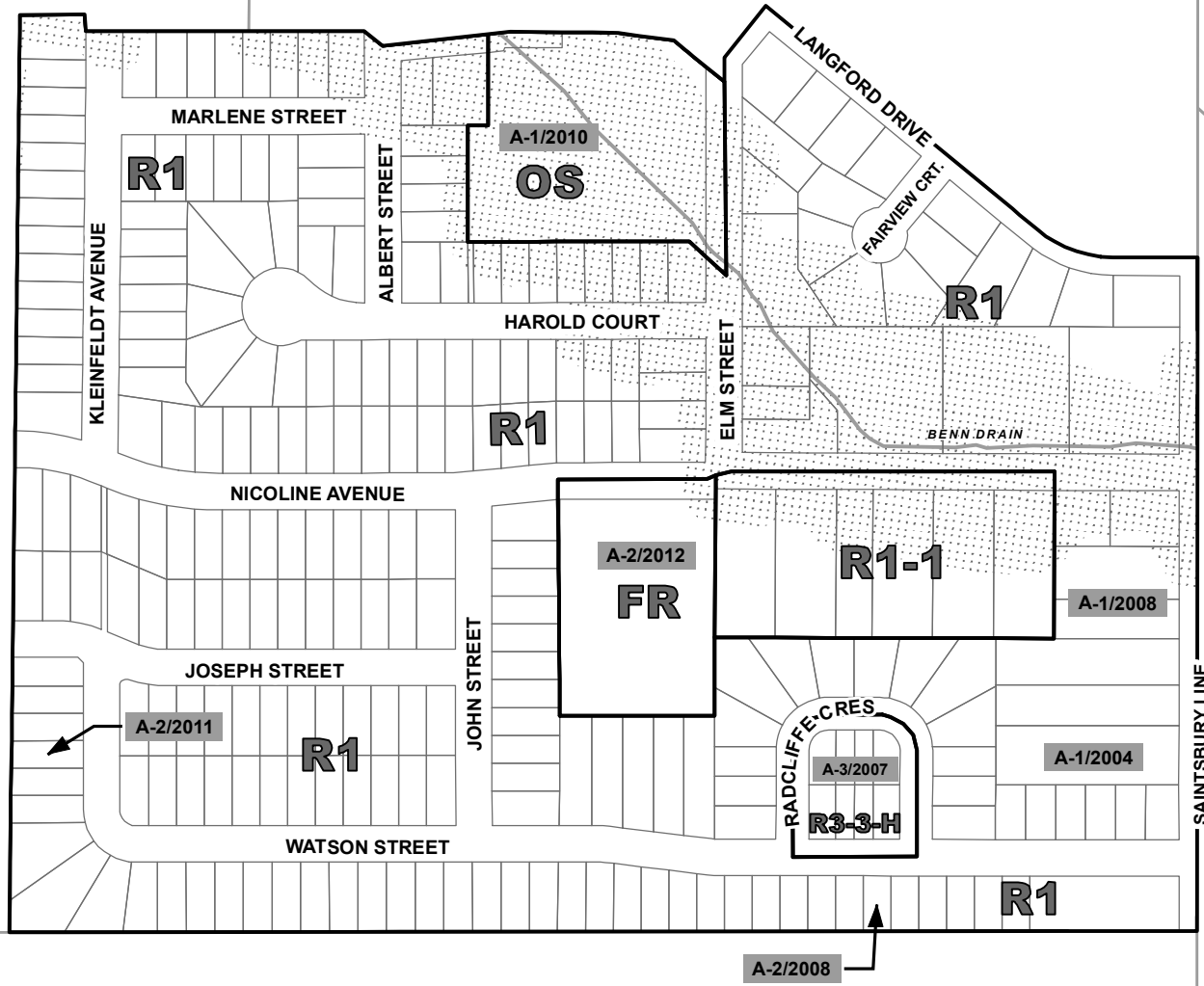
Map 14

Map 11

Map 13

Map 16

Map 19



Map 14

C2-4

Map 11

R1

R1-2

Map 15

C2-8

OS

RICHMOND ST

Schedule "A"
Map 28

R1

BENN DRAIN

4

R1

Schedule "A"
Map 19

SAINTSBURY LINE

LOT 7
S.L.R.

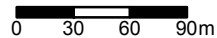
A1

Schedule "A"
Map 29

Schedule "A"
Map 29

LUCAN and AREA

SCALE 1: 4000



SCHEDULE "B"

MAP 16

SCHEDULE "C"

GRANTON

LOT 23

LOT 24

LOT 25

LOT 26
CONCESSION XII

CONCESSION XIII

59

59

1

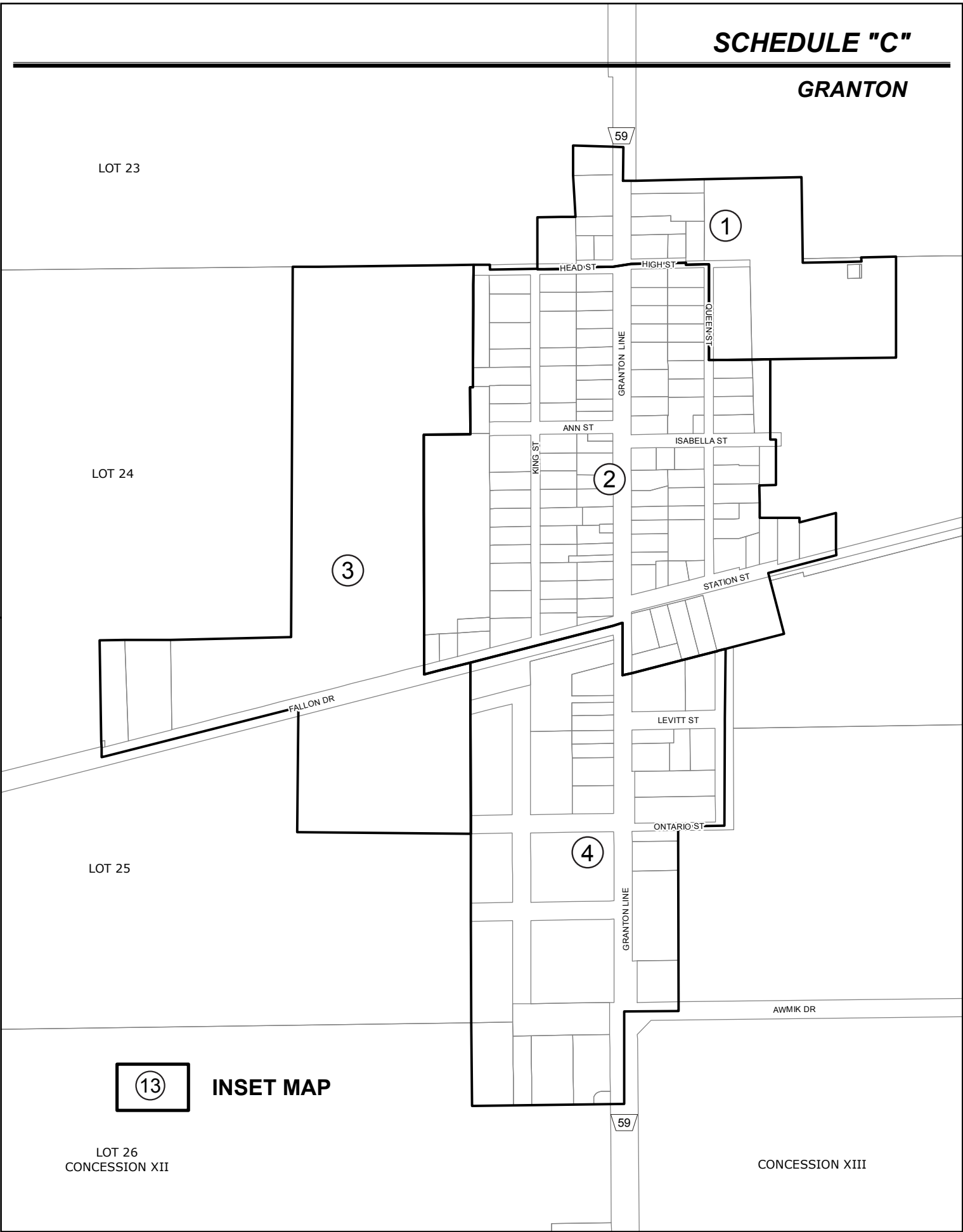
2

3

4

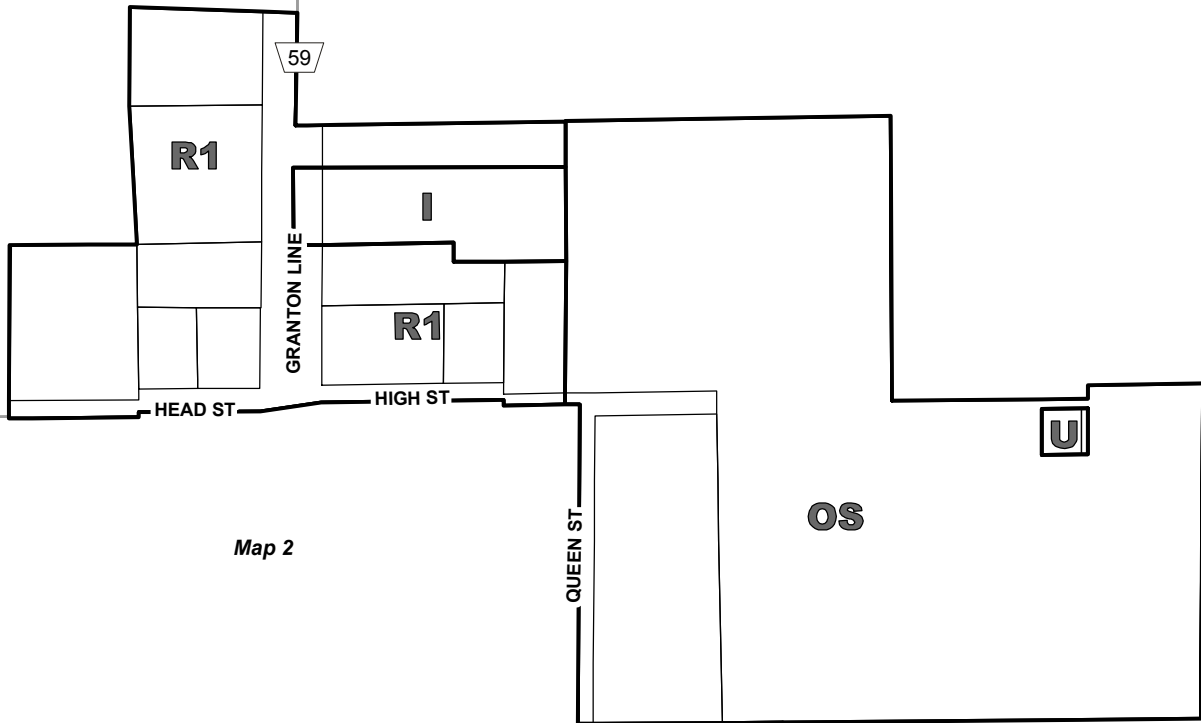
13

INSET MAP



Schedule "A"
Map 49

Schedule "A"
Map 54

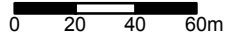


Map 2

Schedule "A"
Map 54

GRANTON and AREA

SCALE 1: 2500



SCHEDULE "C"

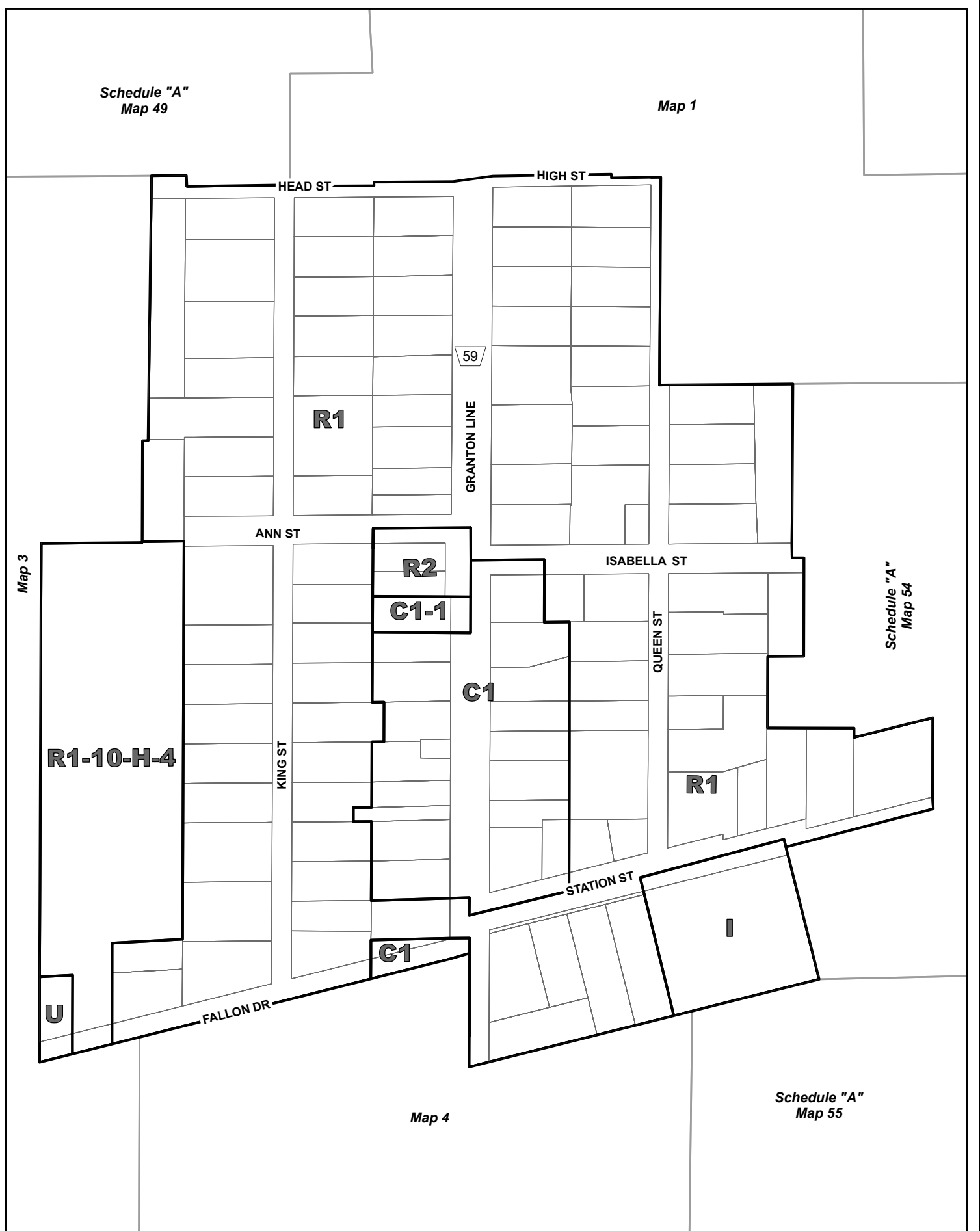
MAP 1

Schedule "A"
Map 49

Map 1

Map 3

Schedule "A"
Map 54

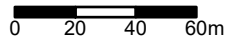


Map 4

Schedule "A"
Map 55

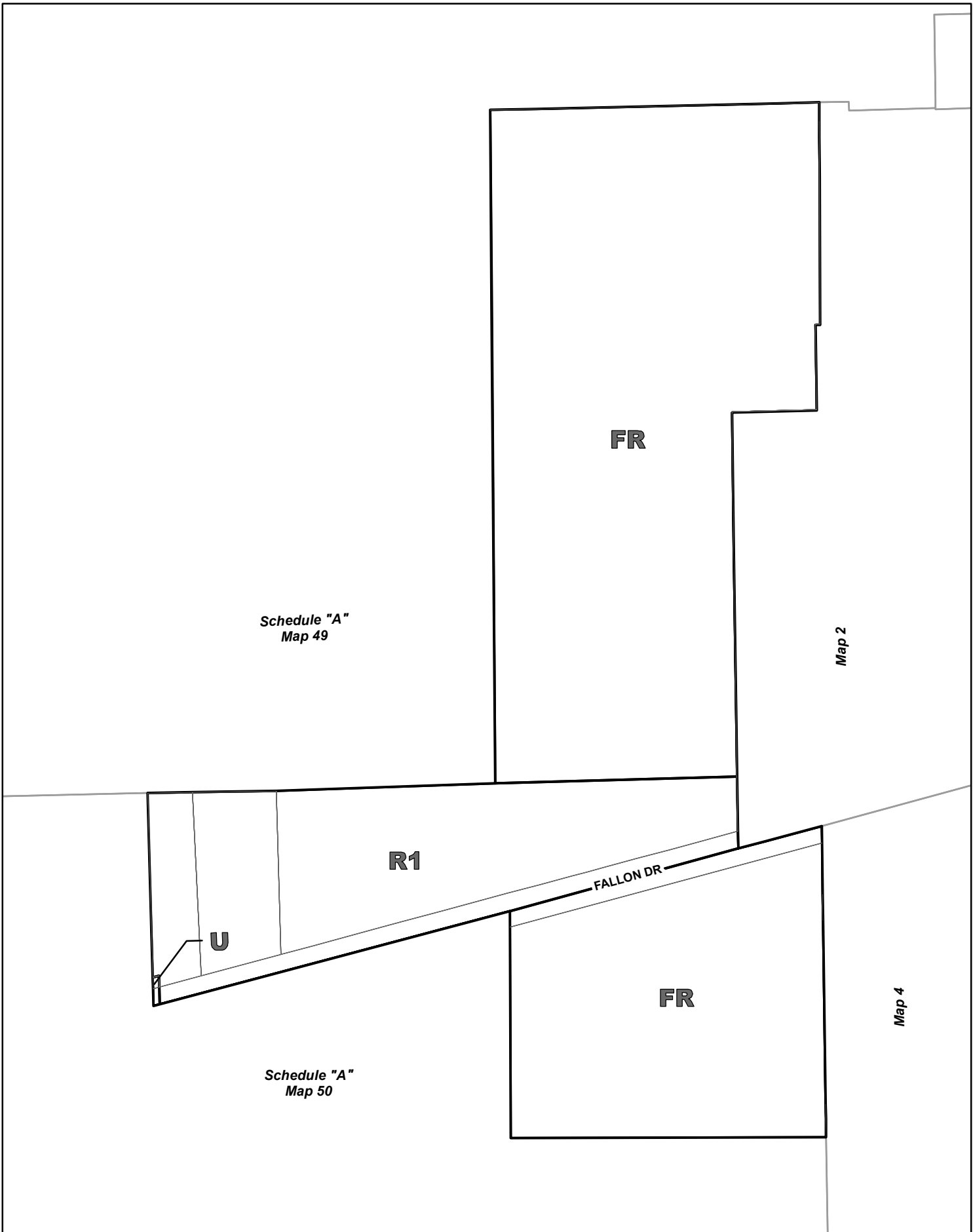
GRANTON and AREA

SCALE 1: 2500

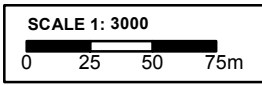


SCHEDULE "C"

MAP 2



GRANTON and AREA



SCHEDULE "C"

MAP 3

Map 2

FALLON DR

R1

C2

U

LEVITT ST

Map 3

59

R1

ONTARIO ST

R1-H

QUEBEC ST

GRANTON LINE

Schedule "A"
Map 55

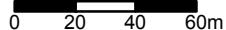
Schedule "A"
Map 50

R1

AWMIK DR

GRANTON and AREA

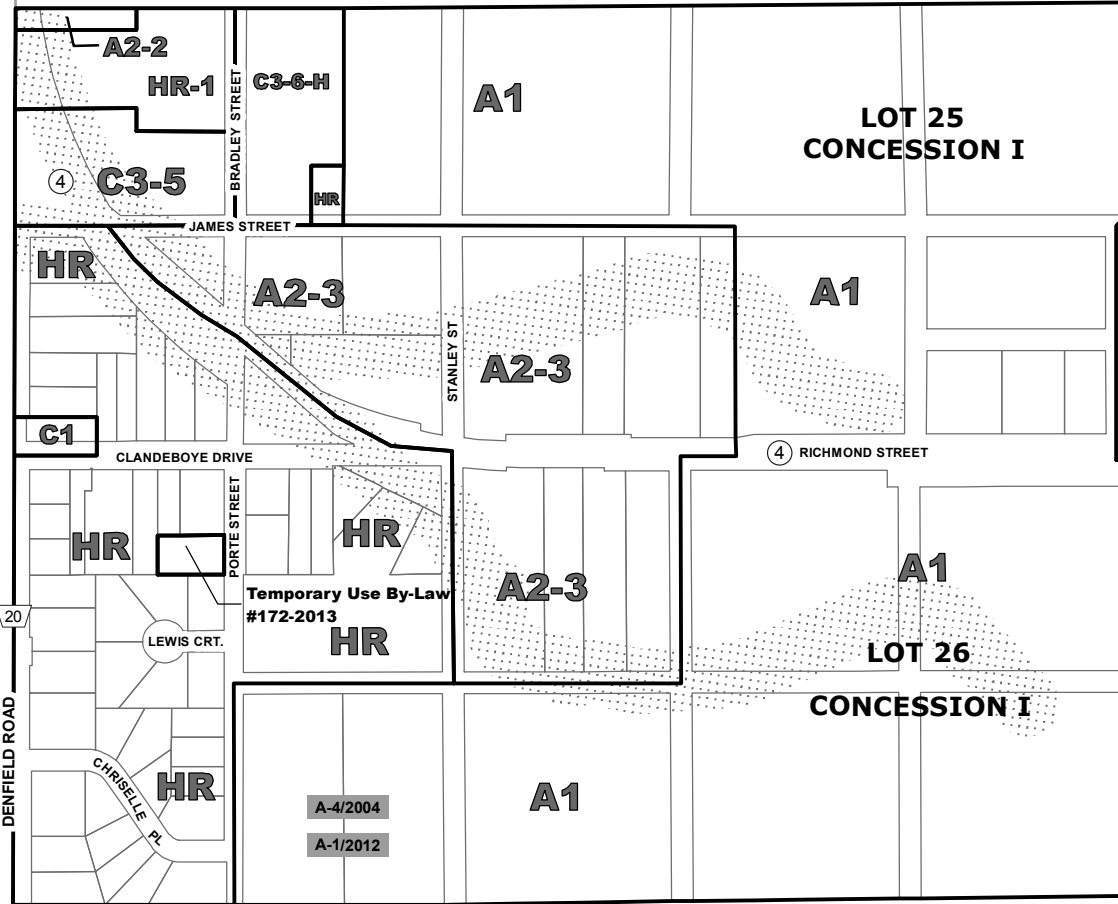
SCALE 1: 2500



SCHEDULE "C"

MAP 4

Map 7



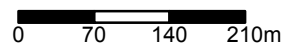
Map 7

Map 7

COUNTY OF MIDDLESEX
MUNICIPALITY OF NORTH MIDDLESEX

Township of LUCAN BIDDULPH

SCALE 1: 7000



SCHEDULE "D"

MAP 1