



THE CORPORATION OF THE TOWN OF ERIN

ZONING BY-LAW No. 07- 67

August 2021 Consolidation

By-Law 07-67 can be viewed and printed from www.erin.ca

PREFACE

By-law 07-67, as amended, is the Comprehensive Zoning By-law of the Town of Erin. The By-law divides the Town into zones and in each zone permits specific uses of land, buildings and structures to the exclusion of all other uses. The Zoning By-law also regulates the manner in which permitted uses may be developed, providing for such things as minimum lot frontages and areas, minimum yards, height of buildings, etc.

Prior to the enactment of the Comprehensive Zoning By-law, several zoning by-laws covering specific portions of the then Town were in force, each of which had been amended many times. Most of these amendments provided for exemptions from the general zoning standards, which would only apply to a specific parcel of land. These site specific amendments are recognized as legal conforming uses by this By-law. The specific amendments are noted within Section 14 of this Zoning By-law.

The Comprehensive Zoning By-law refers to zoning maps which indicate the boundaries of the zoning categories and the location of site specific zoning amendments.

Any inquiries regarding the zoning of a particular parcel of land should be directed to the Building Department, at 519-855-4407 Ext. 242 or by email at planning@erin.ca.

This is an office consolidation prepared for the purposes of convenience only. For accuracy, reference should be made to the original approved comprehensive by-law and amending by-laws which are available from the Clerk's office or Planning Services.

TABLE OF CONTENTS

SECTION 1 - TITLE AND ADMINISTRATION..... 6

1.1 Title of By-law..... 6

1.2 Scope of By-law 6

1.3 Requirement for Conformity with By-law..... 6

1.4 Compliance with Other By-laws 6

1.5 Person Designated to Administer By-law..... 6

1.6 Penalty for Violating By-law 6

1.7 Authorization to Enter Premises to Administer By-law 6

1.8 If By-law Provisions Held Invalid 7

1.9 Use of Terms in By-law 7

1.10 Applications for Building Permits 7

1.11 Certificate of Occupancy 8

1.12 Repeal of By-laws 8

1.13 Public Acquisition 8

1.14 Additional Remedies 8

1.15 Continuation of Prosecution 8

1.16 Use of Headings and *Italics* 8

1.17 Existing Uses 8

1.18 Effective Date of By-law 9

SECTION 2 - DEFINITIONS 10

SECTION 3 - ZONES..... 35

3.1 Definition of Zones 35

3.2 Zone Maps 36

3.3 Interpretation of Zone Boundaries 36

3.4 Properties with Multiple Zones 36

3.5 Closed Street, Land, Railway or Highway Right -of-way 37

SECTION 4 - GENERAL PROVISIONS 38

4.1 Accessory Dwelling Unit..... 38

4.2 Accessory Uses, Buildings or Structures 39

4.3 Bed and Breakfast Establishments (B&B) 40

4.4 Buildings or Structures Erected Prior to By-law No. 9-74 41

4.5 Commercial Kennels 41

4.6 Common Amenity Area 41

4.7 Day Nursery 42

4.8 Daylight Triangle 42

4.9 Derelict Motor Vehicles 42

4.10 Frontage on a Public Road, Street or Highway 42

4.11 Garage Sales 43

4.12 Garbage Storage Areas 43

4.13 Garden Suites 43

4.14 Group Homes..... 44

4.15 Height Regulation Exceptions..... 44

4.16 Holding Provisions ("H" Suffix)..... 45

4.17 Home Industries 45

4.18 Home Occupations..... 45

4.19 Human Habitation within Vehicles 46

4.20 Loading Regulations 46

4.20.1 Medical Cannabis Production Facility 47

4.21 Metric Conversion and Rounding..... 48

4.22 Minimum Distance Separation 48

4.23 Non-Complying Lots, Buildings, or Structures 49

4.24 Non-Conforming Uses..... 49

4.25 Number of Residential Buildings per Lot..... 49

4.26 Off-Street Parking 49

4.27 Off-Street Parking for More Than Four Vehicles 51

4.28	One or More Permitted Uses	52
4.29	Outdoor Display and Sales	52
4.30	Outdoor Storage.....	53
4.31	Parking/Storage of Recreational/Utility Vehicles in Residential Zones.....	53
4.32	Plans Approved By Chief Building Official	53
4.33	Planting Strips	54
4.34	Servicing Requirements	55
4.35	Setback from County Roads	55
4.36	Setback from Environmental Protection Zones	55
4.37	Setback from Watercourses.....	56
4.38	Setback Where Determined By Prior Construction.....	56
4.39	Special Flood Plain Provisions - (F) Symbol.....	56
4.40	Structures within Leaching Bed Area.....	56
4.41	Temporary Construction Buildings or Uses	56
4.42	Temporary Residence during Period of Construction.....	57
4.43	Undersized Lots	57
4.44	Use of Mobile Homes.....	57
4.45	Uses Permitted In All Zones	57
4.46	Uses Prohibited In All Zones.....	57
4.47	Yard Encroachments.....	59
4.48	Wind Energy Projects.....	59
SECTION 5 - REQUIREMENTS FOR AGRICULTURAL ZONES		61
5.1	Agricultural (A) Zone	61
SECTION 6 - REQUIREMENTS FOR RESIDENTIAL ZONES.....		62
6.1	Residential One (R1) Zone	62
6.2	Residential Two (R2) Zone	62
6.3	Rural Residential (R3) Zone	63
6.4	Multiple Residential (R4) Zone.....	64
SECTION 7 - REQUIREMENTS FOR COMMERCIAL ZONES		65
7.1	Central Commercial (C1) Zone	66
7.2	Highway Commercial (C2) Zone	68
7.3	Rural Commercial (C3) Zone	68
SECTION 8 - REQUIREMENTS FOR MIXED USE ZONE		69
8.1	Mixed Use (MU) Zone	69
SECTION 9 - REQUIREMENTS FOR INDUSTRIAL ZONES.....		70
9.1	Industrial (M1) Zone	71
9.2	General Industrial (M2) Zone	71
9.3	Rural Industrial (M3) Zone	71
9.4	Extractive Industrial (M4) Zone	72
SECTION 10- REQUIREMENTS FOR INSTITUTIONAL ZONES		73
10.1	Institutional (I) Zone	73
SECTION 11 REQUIREMENTS FOR OPEN SPACE ZONES		74
11.1	Open Space Recreation (OS1) Zone.....	74
SECTION 12- REQUIREMENTS FOR ENVIRONMENTAL PROTECTION ZONES		75
12.1	Village Environmental Protection (EP1) Zone	75
12.2	Rural Environmental Protection (EP2) Zone.....	75
SECTION 13- REQUIREMENTS FOR DEVELOPMENT ZONES		77
13.1	Future Development (FD) Zone	77
SECTION 14 - SPECIAL PROVISIONS.....		78

- SCHEDULES**
- Schedule A – Town of Erin Zoning Map
 - Schedule B – Village of Erin
 - Schedule C – Village of Hillsburgh
 - Schedule D – Hamlets: Ospringle & Cedar Valley
 - Schedule E – Hamlets: Crewsons Corners & Orton
 - Schedule F – Hamlets: Ballinafad & Brisbane

**THE CORPORATION OF THE TOWN OF ERIN
BY-LAW NUMBER 07-67**

BEING A BY-LAW, UNDER THE PROVISIONS OF SECTION 34 OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, TO REGULATE THE USE OF LANDS AND THE CHARACTER, LOCATION AND USE OF BUILDINGS AND TO PROHIBIT CERTAIN BUILDINGS AND STRUCTURES IN VARIOUS DEFINED AREAS OF THE CORPORATION OF THE TOWN OF ERIN.

WHEREAS The Planning Act provides that the Council of a Municipal Corporation may pass by-laws to restrict the use of lands and the character, location and use of buildings or structures;

NOW THEREFORE the Council of the Corporation of the Town of Erin enacts as follows:

SECTION 1 - TITLE AND ADMINISTRATION

1.1 Title of By-law

This By-law shall be known as Zoning By-law No.07-67 of the Corporation of the Town of Erin.

1.2 Scope of By-law

The provisions of this By-law shall apply to all *lands* within the Town of Erin, formerly known as the Township of Erin and the Village of Erin.

1.3 Requirement for Conformity with By-law

No *building, structure* or *land* shall be used, and there shall be no change in the *use* of a *building, structure* or *land*, and no *building* or *structure* shall be erected, structurally altered or enlarged or demolished within the area to which this By-law applies except in conformity with the provisions of this By-law. Within the scope of this By-law, no municipal permit, certificate, or licence shall be issued for a *use* of *land* which does not conform to this By-law.

1.4 Compliance with Other By-laws

Nothing in this By-law shall relieve any *person* from the obligation to comply with the requirements of any other By-law of the Town of Erin or the obligation to obtain any other license, permit, authority or approval lawfully required by a governmental authority having jurisdiction to make such restrictions.

1.5 Person Designated to Administer By-law

This By-law shall be administered and enforced by a *person* designated from time to time by Council and henceforth referred to as an officer.

1.6 Penalty for Violating By-law

Every *person* who *uses* or *alters* the *use* of any *land* or *lot* or *alters* or *erects* or *uses* any *building* or *structure* in a manner contrary to any requirements of this By-law, or who causes or permits such *use* or erection or alteration, or who violates any provision of this By-law or causes or permits a violation, is guilty of an offence and upon conviction thereof shall be liable to a fine as set out in the Planning Act, as amended, for each offence and each day of the occurrence of the offence shall be deemed to be a separate occurrence. Every such penalty shall be recoverable under the Provincial Offences Act, as amended.

1.7 Authorization to Enter Premises to Administer By-law

.1 Where an officer having jurisdiction to enforce this By-law believes on reasonable grounds that this By-law is being contravened, the authority or any *person* acting under his or her instructions may, at all reasonable times and upon producing proper identification, enter and inspect any property on or in respect of which he or she believes the contravention is occurring.

- .2 Except under the authority of a search warrant issued under Section 49.1 of the Planning Act, an officer or any *person* acting under his or her instructions shall not enter any room or place actually used as a *dwelling* without requesting and obtaining the consent of the occupier, first having informed the occupier that the right of entry may be refused and entry made only under the authority of a search warrant.

1.8 If By-law Provisions Held Invalid

If any provision of this By-law, including any part of the zoning as shown on the zone maps, is for any reason held to be invalid, it is hereby declared to be the intention, that all the remaining provisions shall remain in full force and effect until repealed, notwithstanding that one or more provisions shall have been declared to be invalid.

1.9 Use of Terms in By-law

The word "shall" will always be considered as mandatory in this By-law. Unless otherwise indicated, singular terms also include the plural, masculine terms include the feminine, and past tense include the present and future tense. The converse of these is also true (i.e. plural terms also include the singular).

1.10 Applications for Building Permits

In addition to the requirements of the Town of Erin Building By-law, every application for a *building* permit shall include a site plan drawn to scale showing:

- .1 the true shape and dimensions of the *lot* to be used, or upon which it is proposed to *erect any building or structure*;
- .2 the proposed location and dimensions of all *existing* and proposed *buildings*;
- .3 the dimensions of all *yards*, *driveways*, and *parking areas*;
- .4 any other relevant site information including *fencing*, *curbing*, *landscaping*, *retaining walls*, or *alterations to natural drainage*;
- .5 *floor plans*, *building sections*, *elevations* and other details that are required to indicate that the *building*, when completed, will comply with this By-law and other By-laws of the Town of Erin;
- .6 *existing* contours of the *land* and the proposed contours if any change in site elevation is proposed; and
- .7 a statement signed by the owner or his authorized agent setting forth in detail the current and intended *use* and all information necessary to determine whether or not every such *building* and *structure* conforms with the aforesaid requirements of this By-law.

1.11 Certificate of Occupancy

Prior to the issuance of an occupancy permit, the Chief Building Official or any officer or employee of the Town of Erin acting under his/her direction, may request the submission of a survey prepared by an Ontario Land Surveyor which provides information necessary to determine if the *buildings, structures* or *uses* of the subject property comply with the requirements of this By-law.

1.12 Repeal of By-laws

Upon the coming into force of this By-law, Zoning By-law Number 07-67 as amended, and all other By-laws passed by previous Councils under Section 34 of the Planning Act or its predecessors, within the area to which this By-law applies, shall be deemed to have been repealed, with the exception of the following:

- a) Temporary *Use* By-laws passed under Section 39 of the Planning Act, which are in effect on the date of passing of this by-law.

1.13 Public Acquisition

No *person* shall be deemed to have contravened any provision of this By-law by reason of the fact that any part or parts of any *lot* has or have been conveyed or required by any *public authority*.

1.14 Additional Remedies

Where any matter or thing is required to be done by a *person* under the provisions of this By-law, Council may direct that in default of its being done by that *person*, such matter or thing shall be done at the expense of the *person* in default and may recover the expenses thereof with interest permitted in accordance with the Municipal Act.

1.15 Continuation of Prosecution

The passage of this By-law does not affect the right of the Town to prosecute any violation of a previous Zoning By-law, if the violation occurred while the previous By-law was in effect.

1.16 Use of Headings and *Italics*

The headings of the Parts, Sections, Subsections and Clauses of this By-law, together with illustrations, examples and explanatory notes appearing at various places throughout this By-law or on the Schedules hereof, have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this By-law or any of its provisions. *Italics* within the text advise the reader of words having defined meaning under Section 2, Definitions within the Zoning By-law.

1.17 Existing Uses

Nothing in this By-law shall apply to prevent the *use* of any *existing lot, building* or *structure* for any purpose prohibited by this By-law if such *lot, building* or *structure* was lawfully used for such purpose, or was lawfully in existence prior to the passing of this

By-law, so long as it continues to be used for that purpose.

1.18 Effective Date of By-law

This By-law shall come into effect on the final passing thereof by the Council of The Corporation of the Town of Erin, subject to compliance with the provisions of The Planning Act, R.S.O. 1990, as amended.

SECTION 2 - DEFINITIONS

For the purposes of this By-law, the following definitions and interpretations shall apply.

Abattoir

shall mean the *use of land, or building, or structure* or part thereof, in which animals are slaughtered.

Abut

shall mean to have a common boundary of at least one point.

Accessory Dwelling Unit

See Dwelling, Accessory Dwelling Unit

Accessory Building

shall mean a detached *building* located on the same *lot* and used for a purpose which is incidental, subordinate and exclusively devoted to the *main building* and shall include *garages*, sheds and similar storage facilities including but not limited to shipping containers used for permanent storage. No *accessory building* shall be used for human habitation unless specifically permitted elsewhere in this By-law.

Accessory Use

shall mean a *use* which is incidental, subordinate and exclusively devoted to the *main building* thereon.

Adult Entertainment Parlour

shall mean any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, goods or services appealing to or are designed to appeal to erotic or sexual appetites or inclinations which include:

- i) goods or services of which a *principal* feature or characteristic is the nudity or partial nudity of any *person*;
- ii) goods or services in respect of which the word "nude", "naked", "topless", "bottomless", "sexy", or any other word or any picture, symbol or representation having like meaning or implication is used in any advertisement.

Aggregate

shall mean gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock, other than metallic ores, or other prescribed material pursuant to the Aggregate Resources Act.

Agricultural Use

shall mean *land, buildings or structures* used for the purpose of growing or raising of field crops, market gardening crops, aquaculture, orchards, *vineyards*, livestock, poultry, nurseries, greenhouses, apiaries, mushrooms, horticulture, *agro-forestry* or other *farming uses* including but not limited to riding arenas. *Agricultural uses* include secondary *uses* creating value-added agricultural products from the *farming* operation.

Agriculturally Related Commercial Use

shall mean a commercial *use* directly related to agriculture and requiring proximity to *farm* operations and includes such *uses* as livestock assembly *yards*, grain drying, cold

storage facilities, custom spraying, animal husbandry services, produce or grain storage facilities, and *farm* machinery sales and service outlets.

Air Conditioner

Shall mean any mechanical equipment which is required for residential domestic use which must be installed outdoors including central air conditioning units, heat pumps, heat exchange units, emergency generators, water-cooled equipment and other such equipment.

Alter

when used in reference to a *building, structure*, or part thereof, means to change any one or more of the internal or external dimensions of such *building* or to change the type of construction of the exterior walls or roof thereof, or a change from one type of occupancy to another or a structural alteration or change thereto.

When used in reference to a *lot*, the word "*alter*" means a change in *use*, or a decrease or increase in the width, depth, or area thereof or to decrease or increase the width, depth, or area of any *required yard, setback*, landscaped open space or *parking area*, or to change the location of any boundary of such *lot* with respect to a *street* or *land*, whether such alteration is made by conveyance or alienation of any portion of said *lot*, or otherwise. The words "altered" and "alteration" shall have corresponding meanings.

Amusement Device

shall mean any machine, *device* or contrivance used for playing any game of chance or skill or of mixed chance or skill, or to afford entertainment or *amusement* to the operator.

Amusement or Video Arcade

shall mean any place, *building* or part thereof which is open to the public in which four (4) or more *amusement devices* are installed, placed or operated.

Antique Shop

shall mean a *building* used for the sale of any old and authentic objects of *personal* property which have a unique appeal or enhanced value mainly because of their age.

Apartment Dwelling

See Dwelling, Apartment

Assembly Hall

shall mean a *building*, or part of a *building*, used for the gathering of *persons* for civic, political, travel, religious, social, educational, recreational or similar purposes and may include the consumption of food or drink.

Attached

shall mean a *building* or *structure* otherwise complete in itself, which depends for structural support or complete enclosure, upon a division wall or wall shared in common with an adjacent *building* or *buildings*.

Attic

shall mean the space between the roof and the ceiling of the top *storey* or between a dwarf wall (i.e. a wall less than 2.3 m (7.5 ft.) and a sloping roof.

Auction House

shall mean a *building* used for the storage and sale of goods and materials which are to be sold on the premises by public auction.

Automotive Accessories Shop

shall mean a *building* or part thereof engaged exclusively in the sale of vehicle parts, accessories and tools, but does not include any other automotive *use* defined herein.

Automotive Body Repair Establishment

shall mean a *building* or place where repairs, body work and painting of *motor vehicles* are carried on, but does not include an *automotive sales establishment* or service station or a wrecking *yard*.

Automotive Gas Bar

shall mean one or more pump islands, each consisting of one or more fuel pumps, which may include a shelter/kiosk having a gross *floor area* of not more than 18.6 m² (200 ft²) which may be used for the sale of automotive fluids and small accessories for *motor vehicles* but shall not be used for repairs, oil changes, or greasing.

Automotive Sales Establishment

shall mean a *building* or place used for the display and sale of new or used *motor vehicles* and may include the servicing, cleaning, polishing, and lubrication of *motor vehicles*, the sale of accessories and related products, the leasing or renting of *motor vehicles*, but does not include auto body repair or painting .

Automotive Service Station

shall mean a *building* or place where automotive fuel and automotive products are kept for sale and where the service, maintenance or mechanical repair of *motor vehicles* may be provided, but does not include auto body repair or painting.

Automotive Washing Establishment

shall mean a *building, structure* or place used for the washing or cleaning of *motor vehicles*.

Bank or Financial Institution

shall mean a commercial establishment where money is deposited, kept, lent and exchanged and includes a trust company or credit union.

Basement

shall mean a *storey* or *storeys* of a *building* located below the *first storey*.

Bed and Breakfast (B & B) Establishment - Class 1 and 2

shall mean a single detached *dwelling* or part thereof in which the proprietor resides and supplies accommodation and meals to overnight guests on a temporary basis for monetary gain. *A bed and breakfast* does not mean a *boarding house* or rooming house, a *group home*, a *hotel*, a *restaurant* or a *motel* in accordance with this By-law. A Class 1 B & B may contain up to 2 guest rooms and a Class 2 B & B may contain up to 3 guest rooms. All B & B establishments must comply with the Ontario Building Code Act and Building Code, the Fire Protection and Prevention Act and Ontario Fire Code.

Amended by
By-law 20-06

Boarding House

shall mean a *dwelling* in which meals are regularly served for a fee or compensation to three or more *persons* other than the owner, lessee or tenant of the *dwelling*, or members of his immediate family.

Body-Rub Parlour

shall include any premises or part thereof where a body-rub is performed, offered, or solicited in pursuance of a trade, calling, business or occupation, but does not include any premises or part thereof where the body-rubs performed are for the purpose of medical or therapeutic treatment and are performed or offered by *persons* otherwise duly qualified, licensed or registered to do so under the laws of the Province of Ontario. In this By-law, Body-Rub shall include the kneading, manipulation, rubbing, massaging, touching, or stimulating, by any means, of a *person's* body or part thereof but does not include medical or therapeutic treatment given by a *person* otherwise duly qualified, licensed or registered to do so under the laws of the Province of Ontario.

Builder’s or Contractor’s Yard

shall mean *land, buildings, structures* or parts thereof used for the storage of *building* and construction materials and including heavy machinery or equipment such as cranes, ploughs, tractors and road making equipment.

Building

shall mean any *structure*, whether temporary or permanent, other than a legal boundary wall or fence, which is used or designed for accommodation, shelter or enclosure for *persons*, animals, materials or equipment.

Building Area

shall mean the greatest horizontal area of a *building* above *finished grade* within the outside surface of exterior walls or within the outside surface of exterior walls and the *centre line* of firewalls or party walls.

Building Code

Shall mean the Ontario Building Code, as amended and any regulations made under the Act.

Building Height

shall mean the vertical distance between the finished grade of the building, and:

- Amended by .1 in the case of a flat roof, the highest point of the roof’s surface or parapet, By-law 20-06 whichever is highest;
- .2 in the case of a mansard roof, the *deck* roof line;
- .3 in the case of a gable, hip, or gambrel roof, the vertical mean distance of the highest roof between the bottom edge of the eaves and the highest point of the ridge exclusive of any accessory roof construction such as a chimney, tower or steeple;
- .4 to the highest point of a structure without a roof.

Building Line

shall mean a line, the location of which is determined by this By-law, which is used to establish the closest point to the *street* at which a *building* may be located.

Building, Main or Principal

shall mean the *building* or *buildings* designed and/or intended to accommodate the *principal use(s)* permitted by this By-law.

Building Supply Outlet

Shall mean a *building* or *structure* or part thereof in which building or construction and home improvement materials and the design, manufacture and retail sales of built-in storage units, millwork and kitchen cabinetry are offered or kept for sale at retail or wholesale and may include the fabrication of certain materials related to home improvement .

Bulk Fuel Storage Facility

shall mean the *use of land, buildings, structures* or parts thereof for the bulk surface or underground storage of propane, petroleum products, chemicals, gases or similar products and may include the distribution thereof and/or kept for retail sale.

Business or Professional Office

shall mean any *building* or part of a *building* in which one or more *persons* are employed in the management, direction or conducting of an agency, business brokerage, or labour organization, and shall exclude such *uses* as retail sale, manufacturing, assembly or storage of goods, or places of assembly and *amusement*.

Bus Depot

shall mean a facility for the boarding and de-boarding of passengers from buses and may include public washrooms, a rest area, sales area and offices.

Campground

shall mean a recreational establishment operated by a private or public organization where children or adults are temporarily accommodated in tents, cabins, cottages or lodges and shall include a day camp or Scout camp, as well as a tent or trailer *campground* or a *mobile home park*.

Carport

shall mean a roofed *structure* used for the storage or *parking* of permitted *motor vehicles* which has not more than 60 percent of the total perimeter enclosed by walls, doors or windows.

Cemetery

shall mean a "*cemetery*" within the meaning of the Cemeteries Act, as amended.

Centre Line

shall mean that line which bisects the original road allowance of a public *street* or highway.

Club

shall mean an association of *persons*, whether incorporated or not, united by some

common interest. *Club* shall also mean, where the context requires, a premises owned by or occupied by the members of such association within which the activities of the *club* are conducted.

Commercial Entertainment

shall mean the *use* of a *building* or parts thereof for the provision of entertainment, but without limiting the generality of the foregoing, may include a movie theatre, bingo hall, playhouse, concert or music hall, or similar *use* but does not include an *adult entertainment parlour*, a body rub parlour, or a *video* or *amusement arcade*, as defined by this By-law.

Commercial Nursery

means *land, building* or *structures* used for the growing or storage of flowers, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same *lot* containing such *building* or *structure*, but are sold directly from such *lot* at wholesale or retail.

Commercial Recreation

shall mean a *building* or parts thereof and/or *structures* used for the provision of participatory athletic, recreation or physical fitness facilities for gain or profit, but without limiting the generality of the foregoing, may include a health or fitness centre, an ice or roller skating rink, a curling rink, a racquet *club*, a *swimming pool*, a billiard parlour or bowling alley, but shall not include a *video* or *amusement arcade*.

Commercial School

shall mean a *building* or part thereof where an individual or company provides training or instruction for gain or profit in a specific trade, skill or service, but without limiting the generality of the foregoing, may include modelling, banking, business, computers, secretarial, vehicle driving, hairdressing, beauty, culture, dancing, music, language, art, or other profession or personal development. As an ancillary *use* to a *commercial school*, the retail sale of associated materials or products is permitted, but the sales area is limited to 25% of the gross *floor area* of the *commercial school*.

Commercial Vehicle

shall mean any vehicle having permanently or temporarily attached thereto a truck box or any other form of delivery body, tow trucks, tilt/n/load trucks, buses exceeding 7 m in length and 4,000 kg in gross vehicle weight, and shall include, for example, tractor trailers or semi-trailers and any component thereof, or other like or similar vehicle, but excludes major recreational equipment and industrial equipment as otherwise defined and regulated.

Amended by
By-law 20-06

Community Centre

shall mean the *use* of *land, buildings* or *structures* for community activities of a social, cultural or recreational nature and operated on a non-profit basis, but does not include any *use* specifically defined by this By-law.

Companion Animal Hospital

shall mean a facility providing complete veterinary services for small animal patients including radiology, major surgery and overnight hospitalization, accredited in accordance with the Regulations of the College of Veterinarians of Ontario. No outside kennels, runs or pens shall be permitted, and no boarding of animals is to take place except as required for convalescence.

Conservation and Resource Management

shall mean the *use of land* for the wise management and preservation of the natural environment along with any of its significant biophysical features and ecological functions including reforestation, forest management, fish and wildlife management, erosion control, flood control and may also include *passive recreational uses* such as hiking, walking and cross-country skiing trails.

Conservation Authority

shall mean either the Grand River *Conservation Authority* or Credit Valley *Conservation Authority*.

Construct

shall mean to build, *erect*, reconstruct, place, or relocate and, without limiting the generality of the word, also includes:

- i) any preliminary operation such as excavating, filling or draining;
- ii) alteration to any *existing building* or *structure* by an addition, enlargement, extension or other structural change; and
- iii) any work which requires a *building* permit.

Convenience Store

shall mean a retail commercial establishment in which goods or materials such as tobacco products, confections, soft drinks, stationery supplies, reading materials, patent medicines and first aid supplies, housewares and notions, souvenirs, grocery and dairy products and similar goods are offered for sale for the convenience needs of local residents or the travelling public. A convenience store floor area shall not exceed 275 m².

Corner Lot

See Lot, Corner Lot

Courtyard

shall mean an open uncovered space appurtenant to any *building* and bounded by at least two walls of the *building* or *buildings* on the *lot*.

Craft Shop

shall mean a *building* or part thereof in which a handicraft is conducted for gain or profit and may include sales of such handicraft.

Crawl Space

Amended by By-law 20-06 shall mean an enclosed space between the underside a floor assembly and the ground cover directly below, with a clearance less than 1 .8m (5'-10").

Daylight Triangle

shall mean an area free of *buildings, structures* or obstacles determined by measuring from the point of intersection of *street lines* on a *corner lot*, the distance required by this By-law along each such *street line* and joining such points with a straight line. This triangular-shaped area is the *daylight triangle*.

Day Nursery

shall mean a facility licensed under the provisions of the Child Care and Early Years Act, as amended, where children are provided with temporary daytime care or guidance.

Deck

means a *structure abutting* a *dwelling* with no roof or walls, except for visual partitions and railings, which is constructed on piers or a foundation above-grade for *use* as an outdoor living area.

Driveway

means an area used for the parking of *motor vehicles* and for accessing single detached, *semi-detached, duplex, triplex, fourplex* and *street townhouse dwellings*. An area accessing block *townhouses, apartment buildings, office buildings* and grouped commercial *uses* are considered to be *driveways* leading to a *parking area*.

Dry Cleaning Depot

shall mean a *building* or part thereof used for the purpose of receiving and distributing articles or apparel to be dry-cleaned or otherwise treated elsewhere.

Dry Cleaning and Laundering Establishment

means a *building* or part thereof used for the purpose of dry cleaning, dyeing, cleaning, laundering or pressing of articles, goods or fabrics.

Duplex Dwelling

See Dwelling, Duplex

Dwelling

means a *building* or portion of a *building* designed intended or occupied as one or more residential *dwelling* units including the following:

Accessory Dwelling Unit

shall mean a *dwelling unit*, as defined herein, which is subordinate to an existing single-detached or semi-detached dwelling.

Apartment

shall mean a residential *dwelling* containing five or more *dwelling* units each of which access is obtained to through a common entrance at *street* level and through a common corridor or hallway from the inside.

Duplex

shall mean a residential *dwelling* divided horizontally to contain two residential *dwellings* and which have independent entrances either directly from the outside or through a common vestibule.

Fourplex

shall mean a residential *dwelling* divided vertically into two *duplex dwellings*.

Semi-detached

shall mean a residential *dwelling* divided vertically into two single residential *dwelling* units separated by a common wall.

Single-detached

shall mean a residential *dwelling* unit which is designed for occupancy by one household only, having an independent entrance, situated on a separate *lot* and not *attached* by any means to any other *dwelling* unit.

Townhouse

shall mean a residential *building* divided vertically to provide four or more *dwelling* units, each unit having independent entrances to a front and *rear yard* immediately *abutting* the front and rear walls of each *dwelling* unit. A *street townhouse* shall be so located on a *lot* so that each *dwelling* unit has frontage on a public *street*. The *dwelling* units of a cluster *townhouse* do not require frontage on a public *street*.

Triplex

shall mean a residential *dwelling* divided horizontally and/or vertically to provide three residential *dwelling* units each having independent entrances either directly from the outside or through a common vestibule.

Dwelling Unit

shall mean a room or rooms in which a kitchen, living quarters and sanitary conveniences are provided for the exclusive *use* of the residents and with a private entrance from outside the *building* or from a common hallway or stairway inside.

Erect means to build, *construct*, or reconstruct, *alter*, enlarge and relocate and without limiting the generality of the foregoing, shall be taken to include any associated physical operation such as excavating, grading, berming, piling, cribbing, filling or drainage, or structurally altering any *existing building* or *structure* by an addition, deletion, enlargement or extension.

Existing

unless otherwise described in this By-law means legally in existence as of the date of the final passing of this By-law.

Exterior Side Yard

See Yard, Side Yard, Exterior

Fairgrounds

shall mean the *use of land, buildings* and *structures* for the temporary exhibition or sale of goods, wares, *farm* produce, music, art, vehicles and may also include livestock shows, auctions, flea markets, a midway, horse racing and other sports events and community activities.

Farm

means a parcel of *land* on which the predominant activity is agriculture.

Farmer's Market

means an establishment or premises where the *farm* products of the local *farming* community are sold at retail from covered or open air areas designated for individual retailers.

Farm Supply Dealer

means a *building, structure* or area where *farm* equipment and *farm* supplies are kept for sale at retail.

Finished Grade

shall mean the average level of proposed or finished ground adjoining a *building* at all exterior walls.

First Storey

shall mean the *storey* having its floor level closest to *finished grade* and its ceiling at least 1.8 m (5.9 ft) above *finished grade*.

Flood Plain

shall mean to those *lands* which are subject to flooding under regulatory storm conditions as determined by the *Conservation Authority* having jurisdiction.

Floor Area

shall mean the space of any *storey* of a *building* between exterior walls and required firewalls including space occupied by interior walls and partitions but not including exits, vertical service spaces, and their enclosing assemblies, an unenclosed porch, veranda, balcony *terrace* or steps, *garages* or *carports*.

Forestry

shall mean the management, development and cultivation of timber resources to ensure the continuous production of wood or wood products, provision of proper environmental conditions for wildlife, protection against floods and erosion, protection and production of water supplies, and the preservation of recreational resources.

Fourplex Dwelling

See Dwelling, Fourplex

Front Yard

See Yard, Front

Funeral Home

shall mean a *building* designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the deceased human body for interment or cremation.

Garage

shall mean an *accessory building* or that part of the *main building* used for the storage of a *motor vehicle* or vehicles of the owner, tenant or tenants, occupant or occupants of the *lot* upon which such *garage* is located. A *carport* is not a *garage*.

Garage Sale

shall mean a sale, conducted on a residential property by an occupant of such residential property, of household goods belonging to the occupier thereof and includes a *yard* sale and the like.

Garbage

Amended by
By-law 20-06

shall mean household and commercial waste as outlined and defined in the Corporation of the County of Wellington "Curbside Collection of Waste and Recyclables By-law".

Garden Centre

shall mean the *use of land, buildings or structures* or parts thereof where trees, shrubs, plants, planting material, fertilizers, landscaping supplies and garden equipment are sold.

Garden Suite

shall mean a one-unit detached residential *structure* containing bathroom and kitchen facilities that is ancillary to an *existing* residential *structure* and that is designed to be portable. A *garden suite* shall not include a *mobile home* or *travel trailer* as defined herein.

Golf Course

shall mean a public or private area operated for the purpose of playing golf, which may include driving ranges, miniature courses and associated recreational *uses* such as a club house, *swimming pool* and tennis courts, and *accessory uses* such as a pro shop or dining room.

Gross Floor Area

shall mean the total area of all floors above *finished grade* measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the *centre line* of firewalls except that, in any other occupancy than a residential occupancy, where an access or a *building* service penetrates a firewall, measurements shall not be taken to the *centre line* of such firewall.

Ground Floor Area

shall mean that area of a *lot* covered or intended to be covered by the *main building(s)* exclusive of porches, *accessory buildings*, *terraces*, steps, indoor *parking areas* and normal *building* projections.

Group Home

shall mean a single *dwelling* unit in a free standing *building* in which a range of three to ten residents (excluding staff or the receiving family) live under supervision and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well being

Hobby Farm Definition

Amended by
By-law 20-06

shall mean a small-scale *agricultural use* that is not a *farm*, and that is accessory to a single detached *dwelling*.

Home Industry

shall mean a small scale *industrial use* conducted as a secondary *use* to the *main* residential or *agricultural use*. A *home industry* may be conducted in whole or in part in an *accessory building* and may include a carpentry shop, a metal working shop, a welding shop, an electrical shop or blacksmith's shop, but does not include an auto repair or paint shop.

Home for the Aged

shall mean a *home for the aged* as defined under The Homes for the Aged and Rest Homes Act, as amended.

Home Furnishing Establishment

shall mean a *building* or parts thereof for the retail sale of household furnishings such as, but not limited to, furniture, appliances, televisions, stereos and related home electronic products.

Home Occupation

shall mean an occupation carried on by the occupant of a *dwelling* as a secondary *use*. A *home occupation* must take place within the *dwelling* unit.

Hospice

Shall mean a residential facility where terminally ill patients receive palliative care treatment in a home-like setting with a maximum of ten patients at any given time.

Hospital

Shall mean a hospital as defined in the Private Hospitals Act, as amended, or the Public Hospitals Act, as amended. .

Hotel or Motel

shall mean a *building*, floor areas, a *floor area* or part of a *floor area* that contains four or more suites and that provides sleeping accommodation for the travelling public or for recreational purposes.

Amended by
By-law 20-06

A Hotel or Motel may also include accessory uses such as a restaurant, lounge, convenience store, gift store, and a recreation facility.

Industrial Mall

shall mean a *building* or a group of *buildings* designed, developed, owned and managed as a unit in which separate spaces are leased or occupied by permitted *industrial uses*. No more than 25 percent of the gross *floor area* of an *industrial mall* shall be devoted to *accessory office* and/or related commercial *uses*.

Industrial Use

shall mean the manufacturing, processing, production, fabrication, packaging, assembly, stamping, treating, finishing, testing or warehousing of goods or raw materials.

Industrial or Commercial Service

shall mean a commercial *use* providing service to industries or commercial *uses* including, but not limited to, a catering service, a cleaning service, a computer programming or data processing *use*, a laboratory or research facility and a printing, publishing or packaging establishment.

Institutional Use

shall mean the *use of land, buildings or structures* for a public or non-profit purpose and may include places of worship, indoor recreation facilities, day nurseries, *community centres, schools*, hospitals, convalescent care facilities and government facilities.

Interior Side Yard

See Yard, Side Yard, Interior

Kennel, Commercial

shall mean a place where dogs or other household pets are bred for sale, raised for sale, or boarded.

Landscaped Area

shall mean open space comprised of lawn, flowers, ornamental shrubs, trees or other natural vegetation. This area may include space occupied by paths, *courtyards* and patios, but shall not include loading or *parking areas*, traffic aisles, *driveways*, ramps, or *outdoor storage areas*.

Land

shall mean a public or private right-of-way providing a secondary means of access to a *lot* but not intended for general traffic circulation.

Lane

Shall mean a public or private thoroughfare or way, which affords only a secondary means of access to abutting property, and includes a laneway, but does not include a street.

Laundromat

shall mean building or part thereof where self-serve coin operated *clothes* washing equipment are located and may contain one or more washers, dryers, or other related equipment.

Library

shall mean a *building* or part thereof containing printed and pictorial material for public *use* for purposes of study, reference and recreation that is approved under the Public Libraries Act, as amended.

Light Industrial Use

shall mean an *industrial use* conducted entirely within a *building* or part thereof and engaged in or used for:

- i) producing apparel and finished textile products, other than the production of synthetic fibres;
- ii) warehousing or storing goods or materials;
- iii) printing, duplicating or bookbinding;
- iv) producing cosmetics, drugs and other pharmaceutical supplies; or
- v) manufacturing finished lumber products, light metal products, light machinery,

light plastic, electronic products, finished plasticware, porcelain, earthenware, glassware or similar articles including, but not so as to limit the generality of the foregoing, furniture, housewares, monuments, toys, musical instruments, jewellery, watches, precision instruments and electronic components.

Liquor, Beer or Wine Store

shall mean a *building* or parts thereof for the retail sale of liquor, beer, wine or associated products and equipment for the "do-it-yourself" making of such beverages.

Livestock

shall include dairy, beef, swine, poultry, horses, goats, sheep, ruminants, fur-bearing animals, deer & elk, game animals, birds and other animals identified in Table 1 of the Ontario Minimum Distance Separation Formulae.

Livestock Housing Facilities

shall mean barns, *buildings* or *structures* where animals are housed and shall also include beef feedlots and the associated manure storage facilities.

Livestock Housing Capacity

shall mean the total maximum number of livestock that can be accommodated in a livestock facility at any one time.

Loading Space

shall mean an off-street space on the same *lot* as the *building* or contiguous to a group of *buildings*, for the temporary *parking* of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a *street*, *land*, *parking aisle* or other appropriate means of access.

Lodging Establishment

shall mean a *dwelling* in which rooms or a room and board are supplied for hire or gain, for more than two *persons*, but does not mean a hotel, motel, *group home*, rooming or *B&B establishment*.

Lot

shall mean a parcel or tract of *land* which might be legally conveyed by way of deed, transfer, mortgage, charge or agreement of sale and purchase without consent under the provisions of the Planning Act.

Corner Lot

shall mean a *lot* situated at the intersection of and *abutting* two *streets*, the adjacent sides of which contain an angle of not more than 135 degrees. In the case of a curved corner, the corner of the *building lot* shall be deemed to be the point of the *street line* nearest to the point of intersection of the said tangents.

Lot Area

shall mean the total area of a *lot* contained within the boundaries of the *lot*.

Lot Coverage

shall mean the area of the *lot* covered or to be covered by all *buildings* or *structures*. For the purposes of calculating *lot coverage*, patios, *decks*, steps or balconies shall not be considered.

Amended by
By-law 20-06

Lot Depth

shall mean the horizontal distance between the front and *rear lot lines*. If the front and *rear lot lines* are not parallel, *lot depth* shall mean the length of a straight line joining the middle of the *front lot line* with the middle of the *rear lot line*. When there is no *rear lot line*, *lot depth* shall mean the length of a straight line joining the middle of the front line with the apex of the triangle formed by the side *lot lines*.

Lot Frontage

shall mean the horizontal distance between the *side lot lines*, such distance being measured perpendicular to a line joining the middle of the *front lot line* with either the middle of the *rear lot line* or the apex of the triangle formed by the side lot.

Interior Lot

shall mean a *lot* other than a *corner lot*.

Lot Line

shall mean any line intended to define the boundary of the *lot*.

Lot Line, Exterior

shall mean the *side lot line* which abuts a *street*.

Lot Line, Interior

shall mean a *lot line* which does not abut a *street*

Lot Line, Front

shall mean the line dividing the *lot* from the *street*. In the case of a *corner lot*, the shorter *lot line abutting the street* shall be deemed to be the *front lot line* and the longer *lot line abutting the street* shall be deemed to be the *exterior lot line*. In the case of a through *lot*, only one of the *lot lines abutting the street* shall be deemed to be the *front lot line*.

Lot Line, Rear

shall mean the *lot line* farthest from or opposite the *front lot line*.

Lot Line, Side

shall mean a *lot line* other than a front or *rear lot line*.

Through Lot

shall mean a *lot* bounded on two opposite sides by a *street*. If any *lot* qualifies as being both a *Corner lot* and a *Through Lot*, as herein before defined, such *lot* shall be deemed a *Corner lot* for the purpose of this By-law.

Lot of Record

shall mean a *lot* or parcel of *land* that can legally be conveyed and which includes *lots* on a registered plan of subdivision, parcels created by consent in accordance with the Planning Act or any other distinct and separate holding, the deed to which is registered in the Land Registry Office and which *lot* or parcel of *land* was legally created prior to the date of passing of this By-law.

Main Building

See Building, Main or Principal

Main Wall

shall mean the exterior front, side or rear wall of a *building* or structural members essential to the support of a fully enclosed space or roof.

Medical Cannabis Production Facility

shall mean premises used for the growing, producing, processing, testing, destroying, packaging and/or shipping of medical cannabis authorized by a license issued by the federal Minister of Health, pursuant to the Marihuana for Medical Purposes Regulations, under the Controlled Drugs and Substances Act, as amended from time to time, or any successors thereto.

Amended by
By-law 20-06

Medical Clinic

shall mean a *building* or *structure* which is used by one or more *medical practitioners* for the purpose of consultation, diagnosis or treatment of patients and which may include ancillary administrative offices, waiting rooms, treatment rooms, laboratories, dispensaries or other similar functions, but shall not include accommodation for in-patient care or facilities for any major surgical practice.

Medical Practitioner

shall mean a practitioner as defined by the Regulated Health Practitioners Act including; medical, surgical, dental, physiotherapeutic, chiropractic, massage, psychiatric, phototherapeutics, optic or any other human health treatment.

Mineral Aggregate Operation

shall mean:

- a) *lands* under license or permit, other than for a *wayside pit* or *quarry*, issued in accordance with the Aggregates Resources Act, or successors thereto;
- b) associated facilities used in extraction, transport, beneficiation, processing or recycling or mineral aggregate, or the production of secondary related products.

Mini-Storage Warehouse

shall mean a *building* containing separate, individual self-storage units divided from floor to ceiling by a wall with an independent entrance from the exterior of the *building*, designed to be rented or leased on a short-term basis to the general public for private storage of personal goods, material and equipment.

Mobile Home

shall mean a pre-fabricated *dwelling* unit occupied or designed for occupancy by one or more *persons* on a permanent basis, having a *floor area* of not less than 50m², designed to be towed on its own chassis (notwithstanding that its running gear is or may be removed), placed or designed to be placed on permanent foundations, and connected or designed to be connected to public utilities, but shall not include a *travel trailer*, tent trailer or a trailer otherwise designed.

Mobile Home Park

shall mean a parcel of *land* under single ownership which has been planned and improved for the placement of *mobile homes* for non-transient *use*.

Motor Home

shall mean any *motor vehicle* so constructed as to be a self-contained, self-propelled unit, capable of being utilized for the temporary living, sleeping or eating accommodation of *persons* and for the purposes of this By-law shall include a camper pick-up or camper van.

Motor Vehicle

shall mean an automobile, truck, motorcycle and any other vehicle propelled or driven otherwise than by muscular power, but does not include commercial vehicles, the cars of electric or steam railways, or other motor vehicles running only upon rails, or a motorized snow vehicle, traction engine, farm tractor, self-propelled implement of husbandry or road building machines.

Amended by
By-law 20-06

Motor Vehicle, Recreational

shall mean a vehicle that is intended and used exclusively for recreation, designed to be towed or propelled by a motor vehicle or self-propelled, and includes but is not limited to such vehicles commonly known as boats, personal watercraft, snowmobiles, all-terrain vehicles and other similar vehicles used for recreational pursuits.

Municipality

shall mean the Corporation of the Town of Erin.

Museum

shall mean an institution that is established for the purpose of acquiring, conserving, studying, interpreting, assembling and exhibiting to the public for its instruction and enjoyment, a collection of artifacts of historical interest.

Non-Complying

shall mean a *building* or *structure*, lawfully established prior to the passing of this By-law, permitted within the zone in which such *building* or *structure* is located, but does not meet the specific zone provisions or any other applicable regulations of this By-law.

Non-Conforming

shall mean a *use*, lawfully established prior to the passing of this By-law, not permitted within the zone in which such *use* is located.

Non-Residential Building

shall mean a *building* designed, intended or used for purposes other than those of a residential *dwelling* unit or units.

Nursing Home

shall mean a *nursing home* as defined under *The Nursing Home Act*, as amended.

Office Supply and Equipment Sales, Rental and Services

shall mean a *building* or parts thereof used for the retailing, renting and/or servicing of material and equipment used in offices and business.

Outdoor Display and Sales Area

shall mean a portion of a *lot*, used in conjunction with a business located within the *building* or *structure* on the same property, for the exhibiting or selling of seasonal produce, merchandise or the supply of services.

Outdoor Storage

shall mean the storage of goods, merchandise or equipment in the open air and in unenclosed portions of *buildings* which are open to the air on the sides.

Passive Recreational

See Recreation, Passive

Park

shall mean an area, consisting largely of open space, which may include recreational playing fields (such as baseball diamonds and tennis courts, a *swimming pool*, a playground, and similar *uses*) but shall not include a *mobile home park* or *campground*.

Parking Aisle

shall mean a portion of a *parking area* which abuts on one or more sides *parking spaces* to which it provides access and which is not used for the *parking* of vehicles.

Parking Area

shall mean an area or areas of *land* or a *building* or part thereof, which is provided and maintained upon the same *lot* or *lots* upon which the *principal use* is located, for the purpose of *parking* currently licensed *motor vehicles*, and may include the area within a *garage*, *driveway* and/or *carport* and also includes *parking spaces*, ingress and egress *lands*, and *parking aisles* but shall not include any part of a public *street* or *land* nor any area wherein vehicles for sale or repair are kept or stored. In any Residential Zone such *parking area* may include tandem *parking* within a *garage*, *driveway* and/or *carport*.

Parking Lot

shall mean a *parking area* forming the *principal use* of a *lot*.

Parking Space

shall mean an area of *land* which is provided for the *parking* or storage of one *motor vehicle*. Each off-street *parking space* shall be maintained for *parking* and shall have adequate means of ingress and egress to and from a *street*.

Person

shall include a corporation and the heirs, executors, administrators or other legal representatives of a *person* to whom the context can apply according to law.

Personal Service Shop

shall mean a business involving the provision of services involving the health, beauty or grooming of a *person* or the maintenance or cleaning of apparel and includes such *uses* as hairdressing, health clinics, dry-cleaning depot, *laundromat*, pet grooming, shoe repair, and tailoring

Photo Finishing Establishment

shall mean a *building* or part of a *building* used for the developing and print processing of film and may include portrait and commercial photography.

Place of Entertainment

shall mean a *building* or portion thereof used as a cinema, theatre, dance hall, concert or music hall, a similar *use* unless otherwise defined in this By-law.

Planting Strip

shall mean an area which shall be used for no purpose other than planting a row of trees or a continuous unpierced hedgerow of evergreens or shrubs, not less than 1.75 m high, immediately adjacent to the *lot line* or portion thereof along which such *planting strip* is required.

Portable Asphalt Plant

shall mean a facility with equipment designed to heat and dry *aggregate* and to mix *aggregate* with bituminous asphalt or other substances to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process, and which is not of permanent construction but is designed to be dismantled and moved to another location as required. A *portable asphalt plant* is a temporary facility used only by a public road authority or its agent or contractor.

Premises

Shall mean the area of a building and/or lot occupied or used by a business or enterprise. In a multiple tenancy building occupied by more than one business, each business shall be considered separate premises.

Public Authority

shall mean any Federal, Provincial, County or Municipal agencies and includes any commission, board, authority, or department established by such agency.

Public Building

shall mean any *building* or part thereof or *structure* owned, leased or occupied by Federal, Provincial, County or Municipal government agencies and includes any, commission, committee, board, authority or department established by such agency.

Public Road, Street or Highway

See Street

Public Utility

shall mean a *public authority*, agency, board or commission providing electricity, gas, steam, water, telegraph, telephone, cable television, transportation, drainage or sewage or refuse collection and disposal services to the general public and includes any *public utility* as defined in the Public Utilities Corporation Act and includes any *lands*, *buildings* or equipment required for the administration or operation of any such system.

Rear Yard

See Yard, Rear Yard

Recreation, Active

shall mean the *use of land*, *water* and/or *building* for the purpose of organized active leisure activities and shall include an arena, a recreation centre, a civic centre, a *golf course*, a *campground*, a *swimming pool*, a wading pool, a sports field, a ball diamond, and all types of public trails.

Recreation, Passive

shall mean the *use of land and/or water* for the purpose of passive leisure activity such as walking, hiking and cycling where *buildings and structures* are limited to those necessary to support the passive leisure activities. *Passive recreation* may also include a wildlife sanctuary, and a conservation area.

Recreational Motor Vehicle

See Motor Vehicle, Recreational

Recreational Trailer Sales and Services

Shall mean the use of land, buildings or structures or parts thereof for the display and sale of recreational trailers, seasonal recreational travel trailers, tent trailers, camper vans, camper pick-ups and motor homes, and includes the servicing and repair of such trailers.

Religious Institution

shall mean a church, a church hall, a rectory, manse, convent, vicarage, deanery or clergy house but shall not include a *school*, college, hospital, clinic, nursing or rest home.

Rental Outlet

shall mean a *building* or part thereof used for the rental of tools, appliances, office machines, recreation equipment or similar items, but does not include the rental of *motor vehicles*, trailers or industrial equipment and does not mean an adult videotape store or a *video rental outlet*.

Required Yard

See Yard, Required Yard

Residential, Non-farm

shall mean a *dwelling* unit not located on the same *lot* as a *farm*.

Restaurant

shall mean a *building* or part thereof, other than a *tavern*, where food and/or refreshments are prepared and offered or kept for retail sale to the public for immediate consumption either on or off the premises and includes *uses* such as a bistro, cafe, coffee shop, dairy bar, deli, diner, ice cream parlour, snack bar, or tea house. *Dining restaurant*, *Drive-in/drive-thru restaurant* and *Take-out restaurant* are separately defined below and are to be used to calculate off-street *parking* as required under Section 4 of this By-law:

Dining Restaurant

shall mean a *building* or part thereof where food and drink is prepared then sold to the public for immediate consumption within the dining room of such establishment.

Drive-in/Drive-thru Restaurant

shall mean a *building* or part thereof where food and drink is prepared then sold to the public for immediate consumption within an eating area inside or outside of such *building*, within a patron's vehicle in a *parking area* or elsewhere off of the premises.

Take-out Restaurant

shall mean a *building* or part of a *building* where food and drink is prepared and sold to the public for immediate consumption off the premises.

Retail or Grocery Store

shall mean a *building* where goods, wares, merchandise, substances, articles or food, are offered or kept for sale or rental and includes storage on or about the store premises of limited quantities of such goods, wares, merchandise, substances, or articles sufficient only to service such stores.

Retail Floor Area

shall mean the *floor area* of a commercial *building* devoted to retail purposes.

Retirement Residential Facility

shall mean a building providing accommodation primarily for retired persons in self-contained dwelling units and providing amenity area and an on-site dining facility and where accessory personal service and recreational facilities may be provided. Support services may also be provided for persons requiring these services but this information is not intended to include a Home for the Aged or Nursing Home.

School

shall mean an academic *school* authorized under the Education Act, as amended, and may include *accessory uses* including a cafeteria, a *library*, gymnasium, recreational facilities, and dormitories.

Second Storey

shall mean the *storey* directly above the *first storey*.

Service or Repair Shop

shall mean a *building* or part of a *building*, where articles, goods or merchandise, excluding *motor vehicles* or heavy industrial machinery, are repaired or serviced, but does not include a *personal service shop* as defined herein.

Service Use

shall mean a *use* whose function is to provide services to individuals, business or government establishments and similar organizations, including *personal business*, health, legal, engineering, planning and other professional services, membership organizations, *clubs* and other miscellaneous services. A *business or professional office* is considered to be a *service use*.

Setback

shall mean the horizontal distance from the *lot line*, measured at right angles to such *lot line*, to the nearest part of any *building* or *structure* for which a *setback* is required by this By-law.

Shipping Container

Shall mean an intermodal freight container that is designed for the transportation and storage of goods and materials which are loaded onto trucks, trains or ships for the purpose of moving of goods and materials. For the purpose of this definition a shipping container does not have wheels and does not include a truck body, trailer or transport trailer.

Side Yard

See Yard, Side Yard

Sign

shall mean any letters, words or figures used or intended to advertise, identify, announce or to draw attention to anything, or to give directions.

Single-detached Dwelling

See Dwelling, Single-detached

Specialty Food Store

shall mean a *building* or parts thereof, limited to 200 m² (2,153 ft²) of gross *floor area*, specializing in the retail sale of a specific type or class of food such as a bakery, a fish, dairy or produce market, a gourmet or butcher shop.

Storey

Amended by By-law 20-06 shall mean that part of a *building* between a floor and the floor, ceiling or roof next above it.

Street

shall mean a public *street*, road or highway which is maintained by a *public authority*.

Street Line

shall mean the boundary line between a *street* and a *lot*.

Structure

shall mean anything constructed or built, either permanent or temporary, which is fixed to or resting on or below the ground. It does not include a fence, pavement, curbs, retaining walls or *signs*, loading platforms, or any *motor vehicles* and *accessory* trailers.

Studio

shall mean a *building* or parts thereof used as a workplace for a photographer, sculptor, painter, potter or other artisan or craftsperson. As an *accessory use*, the sale and display of items produced therein are permitted, but such space shall not exceed 25% of the gross *floor area* of the *studio*.

Swimming Pool

shall mean any body of water located outdoors, contained by artificial means, and having a depth of greater than 0.6 m at any point, and used and maintained for the purpose of swimming, wading, diving or bathing.

Tavern

shall mean a *tavern* as defined by the Liquor Licence Act, as amended.

Terrace

shall mean an open, uncovered, level space at ground level that is either natural or man-made.

Tillable Hectares

shall mean the total area of *land* including pasture that can be worked or cultivated.

Townhouse Dwelling

See Dwelling, Townhouse

Transport or Distribution Operation

Amended by
By-law 20-06

shall mean the use of land and/or buildings for the purpose of loading and/or unloading of commercial vehicles, trucks or transport trailers, or where such vehicles, buses or other fleet vehicles are stored, serviced or dispatched as common carriers.

Travel Trailer

shall mean a *structure* or vehicle designed, intended, and used exclusively for the temporary or seasonal living, sleeping or eating accommodation of *persons* therein, during travel, recreation and vacation and which is either capable of being drawn by a passenger vehicle or is self propelled and shall include tent trailers, vans, *motor homes* and similar transportable accommodation excepting a *mobile home*.

Triplex Dwelling

See Dwelling, Triplex

Use

shall mean the purpose for which a *lot* or a *building, structure*, or any combination thereof, is designed, arranged, intended, occupied or maintained.

Veterinarian

shall mean a *veterinarian* within the meaning of The Veterinarian Act, as amended.

Veterinary Clinic

shall mean a *building* or *structure* which is used by one or more registered *veterinarians* for the diagnosis or treatment of animals and which may include ancillary administrative offices, waiting rooms, treatment rooms, laboratories, dispensaries or other similar functions, and also includes a *Companion animal hospital* as defined herein.

Video Rental Outlet

shall mean the rental of *video* tapes or disks and equipment for home viewing and includes *accessory uses* such as the sale of *video* tapes or disks and snack foods.

Warehouse

shall mean a *building* or part thereof which is used primarily for the housing, storage, packaging or distribution of goods, wares, merchandise, food stuff, or other articles, but does not include a *mini-storage warehouse* as defined herein.

Waste Water Treatment Facility

shall mean a system of underground pipes or conduits and related pumping and treatment facilities, including *buildings* and *structures*, operated for or by the *municipality* for the treatment and disposal of storm and/or sanitary sewage.

Watercourse

shall mean a defined channel, with permanent but dynamic beds and banks, formed and maintained by a perennial or intermittent stream of water including a river or stream.

Wayside Pit or Quarry

shall mean a temporary pit opened and used by a *public authority* or its agent or contractor solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wholesale Outlet

shall mean a *building, structure* or part thereof in which goods, wares, articles or merchandise are offered or kept for sale at wholesale, but shall not include direct sales to the general public.

Wind Energy Projects

shall include wind turbines, transmission lines, access roads, and transformers and any structures associated with energy transmission.

Wind Turbine

shall mean a structure including a tower, nacelle, blades, internal transformers and related appurtenances that convert wind energy into electricity.

Wind Turbine Height

shall mean the distance measured from the upper most vertical extension of any turbine blade to the average grade at the base of the tower.

Wrecking or Salvage Yard

shall mean an establishment or premises where derelict, discarded, abandoned or inoperable *motor vehicles* and/or other salvaged articles or things are stored, wholly or partly in the open, including such *uses* as a junk or scrap yard, automobile wrecking yard or a recycling yard.

Yard shall mean a space open from the ground to the sky on the same *lot* upon which a *building* or *structure* is located.

Front Yard

shall mean a *yard* extending from the *side lot line* to *side lot line*, and from and parallel to the *street line*, to nearest part of the *main building* or *structure* of the *lot*, disregarding open *terraces* or steps.

Rear Yard

shall mean a *yard* extending from *side lot line* to *side lot line*, and from *rear lot line* (or from the apex of the *side lot line* if there is no *rear lot line*) to the nearest part of the *main building* or *structure* of the *lot*, disregarding open *terraces* or steps.

Required Yard

shall mean a *yard* which this by-law requires to be provided and within which, unless specifically stated, no *building* or *structure* or any part of a *building* or *structure* or other obstruction except a lawful boundary wall or fence shall be located.

Side Yard

shall mean a *yard* extending from the *building line* to the *rear yard* and from the *side lot line* to the nearest point of the *main building* or *structure* on the *lot*.

Side Yard, Exterior shall mean a *side yard* immediately adjoining a public road or *street*.

Side Yard, Interior shall mean a *side yard* that is not an exterior *side yard*.

SECTION 3 - ZONES

3.1 Definition of Zones

For the purposes of this By-law the Town of Erin is hereby divided into the following *use* zones, the boundaries of which are shown on the *attached* Schedules "A" through "E", each of which form a part of this By-law:

- .1 Agricultural Zones**
 - Agricultural (A)
- .2 Residential Zones**
 - Residential One (R1)
 - Residential Two (R2)
 - Rural Residential (R3)
 - Multiple Residential (R4)
- .3 Commercial Zones**
 - Central Commercial (C1)
 - Highway Commercial (C2)
 - Rural Commercial (C3)
- .4 Mixed Use Zones**
 - Mixed *Use* (MU)
- .5 Industrial Zones**
 - Light Industrial (M1)
 - General Industrial (M2)
 - Rural Industrial (M3)
 - Extractive Industrial (M4)
- .6 Open Space Zones**
 - Open Space Recreation (OS1)
- .7 Environmental Protection Zones**
 - Village Environmental Protection (EP1)
 - Rural Environmental Protection (EP2)
- .8 Institutional Zones**
 - Institutional (I)
- .9 Development Zones**
 - Future Development (FD)
- .10 Special Zones**
 - Basic zone category from items .1 to .8 above, followed by a dash and a sequential whole number - for example A-101 is Agricultural Special 101. These denote zones with permitted *uses* and/or regulations that differ from the basic zone provisions.

3.2 Zone Maps

The extent and boundaries of all zones are shown on Schedule "A", which together with all notations, references and other information shown is incorporated in and declared to form part of this By-law to the same extent as if fully described therein.

3.3 Interpretation of Zone Boundaries

Unless otherwise specified by the regulations for a specific zone, where the boundary of any zone as shown on the Schedules is uncertain, the following provisions shall apply:

- .1 Where a zone boundary is indicated as following a *street* or *lane*, the boundary shall be the *centre line* of such *street* or *lane*.
- .2 Where a zone boundary is indicated as approximately following *lot lines*, the boundary shall follow such *lot lines*.
- .3 Where a zone boundary other than an EP zone boundary, is indicated as passing through undeveloped or agricultural *land*, the said zone boundary shall be scaled from the Schedules.
- .4 The EP zone boundaries identified on the schedules to this By-law are intended to generally identify the locations of core greenland features. During review of development applications, the boundaries of an EP zone boundary shall be more precisely determined in consultation with the *Conservation Authority* or other agency having jurisdiction in the area. Where detailed resource mapping and/or site inspection results in re-interpretation of the limits of the EP zone boundary an amendment to this By-law shall not be required.

3.4 Properties with Multiple Zones

Where a *lot* is divided into more than one zone under the provisions of this By-law each such portion of the said *lot* shall be used in accordance with the Zone Provisions of this By-law for the applicable Zones established hereunder, with the following exceptions:

- i) where a *lot* is zoned both Agriculture (A) and Rural Environmental Protection (EP2), the portions of the *lot* zoned EP2 may be used in the calculation of *lot area* and *frontage*; and
- ii) where *lands* are in a site specific zone that overlaps an Environmental Protection zone, the site specific *lot* regulations shall apply to the entire *lot*. No new *buildings* or *structures* shall be permitted within the Environmental Protection portion of the *lot* without the approval of the *Conservation Authority* having jurisdiction in the area, but shall not require an amendment to this by-law if they otherwise comply with the zoning in effect.

3.5 Closed Street, Land, Railway or Highway Right -of-way

- i) Where a *street, land*, railway or highway right-of-way, or portion thereof as shown on Schedule “A” is hereafter closed or diverted, the property formerly in said *street, lane*, railway or right-of-way shall be included within the zone of the adjoining property on either side of the said closed *street, land*, railway or highway right-of-way.
- ii) Where the said *street, land*, railway or highway right-of-way was a zone boundary between different zones, the new zone boundary shall be the former centreline of the said *street, lane*, railway or highway right-of-way.

SECTION 4 - GENERAL PROVISIONS

The provisions of this section shall apply to all *lands* within all zones for which this By-law applies unless otherwise specified within each applicable subsection of the applicable zone provisions.

4.1 Accessory Dwelling Unit

Amended by
By-law 20-06

.1 Accessory Dwelling Units shall not be permitted on lots located within the boundary of the Natural Heritage System (NHS) within the Greenbelt Plan. Within the boundary of the Protected Countryside, but outside of the NHS, accessory dwelling units may only be permitted within existing *structures* that were legally constructed prior to December 16, 2004. Where permitted by this Bylaw, one *accessory dwelling unit* is permitted per lot by way of issuance of a change of use permit and subject to the following:

- .1 Each *dwelling unit* shall comply with the Ontario Building Code in regard to, but not limited to fire separation, provision of potable water, provision of adequate waste water disposal.
- .2 Each *dwelling unit* shall have a separate private entrance with a visible house number followed by an "A" denoting the *accessory dwelling unit* entrance.
- .3 Stairways or stairwells providing entrance to a *dwelling unit* above or below the main floor shall be enclosed from the elements.
- .4 The maximum *floor area* shall not exceed the lessor of 45 percent of the *floor area* of the principal *dwelling unit* or 92.9 m² (1000 ft²).
- .5 All other requirements of this By-law including *parking* and amenity area, shall be complied with.

.2 Accessory Dwelling Units within an Accessory Building or Structure

In addition to the above requirements an accessory dwelling unit shall be permitted within an accessory building or structure, subject to the following provisions:

- .1 A maximum of one accessory dwelling unit is provided on the lot;
- .2 The lot shall have a minimum area of 0.1858 ha for any residential lot;
- .3 The building complies with setback requirements for a *single detached dwelling* within the zone;
- .4 A maximum building height of an accessory dwelling unit in a Residential zone (R1, R2, R3, MU) shall not exceed 4.5m. The maximum building height of an accessory dwelling unit in an Agricultural zone shall not exceed 4.5m if the accessory dwelling unit is on the *first storey* and shall not exceed 6.5m if the accessory dwelling unit is on the *second storey*;
- .5 Driveway access to both the main dwelling and accessory dwelling unit shall be limited to one so that no new entrance from the street shall be created;
- .6 A maximum of 2 bedrooms within the accessory dwelling unit;
- .7 A minimum of one parking space per accessory dwelling unit is required in addition to the parking for the existing dwelling;
- .8 The accessory building shall be located to the rear of the front of the main

- dwelling;
- .9 The accessory building shall be located within 15 m of the single detached dwelling on the lot; and,
- .10 The accessory dwelling unit is to remain as an accessory use and shall not be severed from the lot of the principal dwelling.

4.2 Accessory Uses, Buildings or Structures

.1 Use of Accessory Buildings

Where this By-law permits a *building* or *structure* or *use*, an *accessory use*, *building* or *structure* shall also be permitted, but shall not include:

- .1 Any occupation for gain or profit conducted within a residential zone, except as may be permitted by this By-law;
- .2 An *accessory dwelling unit* is not permitted in an accessory structure except where permitted by Special Zoning Provisions and by Section 4.1

Amended by
By-law 20-06

.2 Location

- .1 Any *accessory building* or *structure* which is not an integral part of the *main building* shall be constructed to the rear of the required *front yard* and shall be located a minimum of 1.0 m from any interior side or *rear lot line*.
- .2 Notwithstanding the foregoing, in a Residential or Mixed *Use Zone*, all *accessory buildings* shall be constructed to the rear of the front *building line* of the *main building* and may be constructed and used in the required side or *rear yard* provided that such *accessory buildings* and *uses* shall be no closer than 1.2 m to the interior side or rear lot line.
- .3 Where an *accessory building* is built on a *corner lot*, it shall be built no closer to the front or exterior side *lot lines* than the minimum distance required in this By-law for the *main building* on the *lot*.
- .4 Any *accessory building* or *structure* on a *corner lot* is subject to *daylight triangle* requirements (see Section 4.8).
- .5 Any *accessory building* or *structure* which is not an integral part of the *main building* shall maintain a minimum separation distance of 3.0 m from a *main building* on an adjacent *lot*.

.3 Building Height

The *building height* of an *accessory building* used for an *agricultural use* in an “A” zone shall not exceed 11.0 m. The *building height* of all other *accessory buildings* in the “A” zone shall not exceed 4.5 m.
The *building height* of an *accessory building* in all other zones shall not exceed 4.5 m.

Amended by
By-law 20-06

.4 Lot Coverage

The total *lot coverage* of all accessory buildings on a lot shall not exceed 10% of the *lot area*. The area of an open *swimming pool* shall not be calculated in determining *lot coverage*.

Provided the maximum *lot coverage* is not exceeded for accessory buildings or structures, the maximum *ground floor area* permitted for an *accessory building* or *structure* located on a *lot* is as follows:

- .1 On a *lot* 0.8 ha (2 ac) in size or less the maximum *ground floor area* for an *accessory building* or *structure* is 1 16 m² (1,250 ft²);
- .2 On a *lot* 2 ha (5 ac) in size or less and larger than 0.8 ha (2 ac) in size the maximum *ground floor area* for an *accessory building* or *structure* is 185.8 m² (2,000 ft²); and
- .3 On a *lot* larger than 2 ha (5 ac) in size the maximum *ground floor area* for an *accessory building* or *structure* is 464.5 m² (5,000 ft²).

.5 Establishment of an Accessory Building or Use

No *accessory building* or *accessory use* shall be established on any *lot* or site until the *main building* has commenced construction.

.6 Private Swimming Pools

Notwithstanding anything contained in this By-law to the contrary, a private *swimming pool* is a permitted *accessory use* within any zone wherein a *dwelling* unit is a permitted *use*, subject to the following regulations:

- .1 May be located in the *side yard*, but not closer to any *lot line* than the minimum distance required for the *main building* on such *lot*.
- .2 May be located in the *rear yard*, but not closer to any *lot line* than the minimum distance required for an *accessory building* located on such *lot*.
- .3 All facilities for changing *clothing*, or for pumping or filtering or similar *accessory use*, shall be in accordance with the regulations applicable to *accessory buildings* on such *lot*.

4.3 Bed and Breakfast Establishments (B&B)

A Class 1 Bed and Breakfast is permitted in any zone in which a single detached or *semi-detached dwelling* is permitted. Within those zones in which a Class 2 *Bed and Breakfast establishment* is permitted, such *uses* shall be in accordance with the provisions for such zones and shall also comply with the following regulations:

Amended by
By-law 20-06

- .1 No more than 2 guests rooms shall be provided within a Class 1 B&B and not more than 3 guests rooms shall be provided within a Class 2 B&B;
- .2 All new B&B establishments shall comply with the requirements of this Zoning By-law, other local by-laws, and any applicable provincial regulations such as the Ontario Building Code and Fire Code, as amended.

4.4 Buildings or Structures Erected Prior to By-law No. 9-74

Where a *building* or *structure* was established prior to the date of passing of By-law No. 9-1974, but does not meet the zone provisions with respect to *yards*, *lot area*, *frontage*, *parking*, *set back*, or any other provisions of this By-law applicable to that zone, the said *building* or *structure* shall henceforth be deemed to comply with the provisions of this By-law. Enlargements, extensions, reconstructions, repairs or renovations to such *buildings* or *structures* shall be in accordance with Section 4.23 below.

4.5 Commercial Kennels

- .1 Unless specifically provided for by this By-law, no *land*, *building* or *structure* shall be used for the commercial breeding, raising, keeping or boarding of animals or household pets.
- .2 Where provided for, no kennel is allowed within 150.0 m of any property line or within 300 m of a residence on an adjacent *lot*.

4.6 Common Amenity Area

Where this By-law requires the establishment of a common amenity area, such an area shall be provided within the boundaries of the development and in accordance with the following provisions:

- .1 A common amenity area is an outdoor place designed for active and/or *passive recreational use* by the occupants of the subject development and may include patios, pools, play areas, paths and *landscaped areas*;
- .2 The minimum amenity area required shall be an aggregated amount not less than 9.3 m² (100.0 ft²) per *dwelling* unit for each unit up to 10 and not less than 4.6 m² (50.0 ft²) of amenity area for each additional unit in excess of 10 units;
- .3 Amenity areas shall be designed and located so that the length does not exceed four (4) times the width;
- .4 Amenity areas shall have direct access to/from the residential *use*; and
- .5 Amenity areas may be located within any *yard* other than a required *front yard*.

4.7 Day Nursery

Notwithstanding any other provision contained in this by-law, for all zones in which a *day nursery* is permitted the following shall apply:

- .1 Access
Parking, *driveway* and aisle way areas shall be designed to accommodate traffic access to and from a *day nursery* in a forward motion.
- .2 Buffering
Where a *day nursery* is developed abutting any permitted residential *use* a solid, decorative 1.75 m high wood fence shall be erected along the *lot line* between the day care facility and residential *use* to reduce acoustic and visual impacts on the residential *use*.

4.8 Daylight Triangle

- .1 On every *corner lot*, a *daylight triangle* shall be observed. The *daylight triangle* is determined by measuring 9.0 m in each direction from the intersection of the front and exterior side *lot lines* and connecting these points to form a triangle.
- .2 No obstruction to site lines shall be permitted within the *daylight triangle*, including the erection of any *building* or *structure*, the planting of any trees or shrubs, or the placement of any other object with an ultimate *height* greater than 0.75 m above the top of the road surface of the *abutting street*.
- .3 The provisions of this Section shall not apply to *land* within the Central Commercial (C1) Zone.

4.9 Derelict Motor Vehicles

Unless specifically provided for by this By-law, no *person* shall provide outside storage for any *motor vehicle* and/or *accessory* trailer which is unlicensed and/or inoperable.

4.10 Frontage on a Public Road, Street or Highway

No *lots* shall be created in the Town of Erin which do not have frontage on a *public road, street or highway*. Unless otherwise specified by this By-law, no *person* shall *erect* a new *building* upon a *lot*; or *use* any *land, building or structure* upon a *lot* unless the *lot* has frontage on a *public road, street or highway*, or unless said *lot* abuts a “reserve” which on the opposite side is a *public road, street or highway street* and that said *lot* has legal access to the *street*. A “reserve” is typically a 0.3 m wide parcel of *land* held by a *public authority* as a means of restricting access to a *public road, street or highway*. Where such a reserve is required, it shall not be deemed to eliminate the *street line* or *front lot line* of said *lot* and therefore the calculation of *lot* frontage.

4.11 Garage Sales

A maximum of 6 *garage sales* are permitted to be conducted on any given property in 1 calendar year and each separate sale shall be limited to a maximum duration of 2 consecutive days.

4.12 Garbage Storage Areas

Amended by
By-law 20-06

- .1 A *garbage* storage area shall be located within either a *building*, or a *garbage* enclosure in the following zones or where the following uses are being undertaken:
Any commercial zone;
Any industrial zone;
Any institutional zone;
Any open space zone;
Any mixed use zone;
Any lot containing a commercial use; or
Any lot containing an *apartment dwelling*.
- .2 No *garbage* or refuse shall be stored on any *lot* in any zone except within the main *building* or any *accessory building* or *structure* on such *lot* or in a container in the *side yard* or *rear yard* of such *lot*,
- .3 All *garbage* storage areas, including any *garbage* loading or unloading areas, which are visible from an adjoining site in a residential, commercial, institutional or open space zone, or from a public *street*, shall have an opaque fence or *structure* that is a minimum of 2.0 m (6.5 ft) in height;
- .4 All *garbage* containers shall be regulated in the same manner as an *accessory building* or *structure* in the zone in which it is located; and;
- .5 An approved *garbage* enclosure or a *building* used for *garbage* containment shall be located in accordance with an approved site plan.

4.13 Garden Suites

Where permitted by this By-law, a *garden suite* is subject to the following provisions, unless otherwise specified elsewhere in this By-law:

Amended by
By-law 20-06

- .1 *Driveway* access to both the *main dwelling* and the *garden suite* shall be limited to one so that no new entrance from the *street* shall be created.
- .2 The siting of a *garden suite* shall be in accordance with the provisions for accessory uses of subsection 4.2 and shall be located to the rear of the front of the *main building*.
- .3 The maximum *floor area* of a *garden suite* shall be 116 m² (1249 ft²).
- .4 The maximum *building height* of a *garden suite* shall be one *storey* and shall not exceed 4.5 m.

- .5 No *garden suite* shall be located closer than 3.0 m to the *main* residence on the *lot* or any *building* on an *abutting* property.
- .6 Only one *garden suite* may be established per *lot*.
- .7 All *garden suites* shall be provided with adequate water and sewage disposal.
- .8 All *garden suites* shall be established as a temporary *use* as pursuant to Section 39 of the Planning Act, as amended.

4.14 Group Homes

Group homes, as defined in this By-law, are considered to be residential *uses* and are permitted in any residential zone or in any other zone where residential *uses* are permitted. No *land*, *building* or *structure* shall be used, and no *building* or *structure* shall be erected, altered, enlarged or maintained for the purposes of a *group home*, except in accordance with the regulations specified in that zone for the type of residential *building* in which the *group home* is located. Notwithstanding the foregoing, *group homes* shall also be subject to the following additional regulations:

- .1 A *group home* shall be separated by a minimum linear distance of 100.0 m from another *group home*, lodging house, or residential care facility. This distance is to be measured at the closest points on the property lines of the two *lots*;
- .2 A *group home* shall provide a minimum of two *parking spaces*, or one *parking space* for every 2 beds or fraction thereof, whichever is greater;
- .3 A *group home* shall have a minimum gross *floor area* of 18.0 m² for each resident 16 years of age or older, and 9.0 m² for each resident who is less than 16 years of age; for the purposes of this section a *group home* resident includes staff and/or the receiving family;
- .4 A *group home* shall provide a minimum *rear yard* amenity area of 12.0 m² for each resident; for the purposes of this section a *group home* resident includes staff and/or the receiving family;
- .5 Each *group home* shall be subject to all applicable Provincial and Municipal requirements.

4.15 Height Regulation Exceptions

The *building height* regulations in this By-law shall not apply to church spires, belfries, clock towers, water tanks, elevator enclosures, flagpoles, radio, television or telecommunications transmitting or receiving antennae, ventilators, skylights, silos, wind turbines, windmills or chimneys.

4.16 Holding Provisions ("H" Suffix)

Where a zoning symbol shown on Schedules "A" through "E" has the suffix (H), this indicates that holding provisions have been applied in accordance with the provisions of the applicable Official Plan. Until such time as the suffix (H) has been removed from the zone symbol by a by-law passed under the authority of the Planning Act, and in accordance with the provisions of the Official Plan, only the following *uses* shall be permitted:

- i) those *uses* which legally existed as of the date of passing of this By-law;
- ii) *uses, buildings or structures accessory* to the foregoing

4.17 Home Industries

Where permitted, home industries are subject to the following regulations:

- .1 It is clearly secondary to the *main use* on the *lot*.
- .2 The *lot* shall have a minimum area of 2.5 ha.
- .3 There is no *outdoor storage* of materials, *shipping containers*, or finished products.
- .4 The total *floor area* of all *buildings or structures* or parts of *buildings or structures* used for a *home industry* shall not exceed 186.0 m². For the purposes of this section, total *floor area* shall mean all *storeys* including cellars.
- .5 No *building or structure* used for a *home industry* shall be located within 22.0 m of a *lot line* or 60.0 m of a residence on a separate *lot*.
- .6 A *home industry* may include such *uses* as a carpentry shop, a welding shop, a machine shop, a tool and equipment repair shop and a small engine shop but does not include automotive body repair shop, or *automotive sales establishment*, or *automotive service station* or a wrecking *yard*.
- .7 At no time may any *home industry* employ more than two *persons* who do not reside on the *lot* on which such *home industry* is conducted.
- .8 Any *home industry* shall provide a minimum of three off-street *parking spaces*.
- .9 The activity is in compliance with all other relevant regulations of this Zoning By-law.

4.18 Home Occupations

Where permitted, a *home occupation* may be conducted only in a *dwelling* unit provided that the following regulations are complied with:

- .1 It is clearly secondary to the *main use* of the *dwelling* unit as a private residence and does not change the residential character of the *dwelling*.

- .2 Not more than 25% of the gross *floor area* of the *dwelling* shall be devoted to such *use*.
- .3 There is no exterior evidence of it being conducted other than one identification *sign* of 0.4 m².
- .4 No *outdoor storage* of goods or materials is permitted and no *accessory building* may be used in connection with the *home occupation*.
- .5 The *use* of the premises in connection with such occupation shall in no way be offensive, obnoxious, or dangerous to the neighbours of the *area* by reason of the emission of light, heat, fumes, noise, vibration, gas, dust, odour, airborne or waterborne waste or pollution or through frequency of delivery by commercial carriers.
- .6 Any *home occupations* shall provide a minimum of two off-street *parking spaces*.
- .7 No *use* shall be permitted which would result in a commercial vehicle being *parked* or stored on an adjacent *street* except for temporary *parking* to permit normal pick-up or delivery.
- .8 At no time may any *home occupation* employ more than one *person* who does not reside in the *dwelling* in which such *home occupation* is permitted.

4.19 Human Habitation within Vehicles

No car, truck, bus, coach, or streetcar body, railway car, or caboose shall be used for human habitation within the Town. No *travel trailer* shall be used for human habitation for more than sixty (60) days in any one calendar year.

4.20 Loading Regulations

The owner or occupant of any *lot*, *building* or *structure* used or constructed for any purpose involving the frequent receiving, shipping, loading and unloading of goods, wares, merchandise or raw materials, shall provide and maintain (on the same *lot* as occupied and within the zone in which such *use* is located) space for the standing, loading or unloading of vehicles in accordance with the following regulations:

- .1 A *loading space* shall be 15.2 m long, 3.6 m wide and have a minimum vertical clearance of 4.3 m.
- .2 All *loading spaces* shall be so arranged as to avoid interference with the movement of traffic on public *streets*.
- .3 No *loading spaces* shall occupy any required front or required exterior *side yard*.
- .4 All required *loading spaces* shall consist of asphalt, paving brick, concrete or similar hard-surfaced materials and shall be graded and drained so as to prevent the pooling of surface water on them or the flow of surface water onto adjacent properties.

- .5 Each *loading space* shall be provided with one or more unobstructed *driveways* of not less than 3.6 m in width. Such *driveway* shall be contained within the *lot* on which the spaces are located and be accessible from a public *street*. No part of such *driveway* shall be used for the *parking* or temporary storage of vehicles.
- .6 *Loading spaces* shall be provided in accordance with the following schedule:

GROSS FLOOR AREA OF BUILDING OR STRUCTURE	MINIMUM NUMBER OF LOADING SPACES REQUIRED
less than 465 m ²	no space required
465 m ² to 4,645 m ²	1 space
Each additional 4,645 m ² or part thereof	1 additional space

- .7 Notwithstanding the *loading space* regulations herein, any *use, building or structure* that was lawfully established prior to the passing of this By-law, shall not be subject to the above provisions so long as the *floor area* as existed on such date is not increased. Any subsequent alteration to the *use, building or structure*, which increases the *floor area* and/or usability of such property, shall require the establishment of *loading spaces* in accordance with this By-law.

4.20.1 Medical Cannabis Production Facility

Amended by
By-law 20-06

- a) A *building or structure* or portion thereof used for a *Medical Cannabis Production Facility* situated in the Light Industrial Zone (M1) and General Industrial Zone (M2) must be 70 metres from:
- i. A Residential Zone or *Use*,
 - ii. An Institutional Zone, or
 - iii. An Open Space Zone.
- b) A *building or structure* or portion thereof used for a *Medical Cannabis Production Facility* situated in the Agricultural Zone (A) and Rural Industrial Zone (M3) must be 150 metres from:
- i. A Residential Zone or *Use*,
 - ii. An Institutional Zone, or
 - iii. An Open Space Zone.
- c) The facility operations, including loading spaces and storage, must be located within a wholly enclosing building.
- d) *Outdoor storage* is prohibited on a property where a *Medical Cannabis Production Facility* is located.
- e) *Medical Cannabis Production Facility* shall only be permitted within zones as explicitly indicated in this Zoning By-law.
- f) All development in relation to the establishment of or expansion to a *Medical Cannabis Production Facility* shall be subject to Site Plan Control.

- g) A *building or structure* used exclusively for security guard(s) for a *Medical Cannabis Production Facility* may be located in the *front yard, side yard and rear yard building setbacks*.
- h) No minor variance for regulations to the *Medical Cannabis Production Facility* shall be permitted by Committee of Adjustment and shall only be dealt with by a Zoning By-law Amendment.
- i) A *Medical Cannabis Production Facility* shall only be permitted in the following zones:
 - i. Agricultural Zone (A)
 - ii. Light Industrial Zone (M1)
 - iii. General Industrial Zone (M2)
 - iv. Rural Industrial Zone (M3)

4.21 Metric Conversion and Rounding

- .1 All imperial measurements converted to metric and all figures submitted in metric but with 2 or more decimal places shall be rounded to 1 decimal place to determine By-law compliance.

Example: 29.489 m = 29.5 m
 1893.76899 ft = 577.22076 m = 577.2 m

- .2 All measurements of length or area used in the By-law are subject to the following rounding principles:
 - a) if the second number of the decimal is four or less, then the first decimal shall remain the same (e.g. 2.449 = 2.4); and,
 - b) if the second number of the decimal is five or greater, then the first number of the decimal shall be increased by one or rounded upward (e.g. 2.45 = 2.5).

4.22 Minimum Distance Separation

- .1 New Non-Agricultural *uses*

Notwithstanding any other *yard or setback* provisions of this By-law to the contrary, no residential, institutional, commercial, industrial or recreational *use*, located on a separate *lot* and permitted by an A or R3 zone, shall be erected or altered unless it complies with the Minimum Distance Separation (MDS I) calculated using the Formulas set out by the Province of Ontario.

- .2 *Livestock Facilities*

Notwithstanding any other *yard or setback* provisions of this By-law to the contrary, no livestock facility shall be erected or expanded unless it complies with the Minimum Distance Separation (MDS II) calculated using the Formulas set out by the Province of Ontario

.3 Exemption For Existing Lots

The provisions of Section 4.22.1 do not apply to lots existing as of the date of January 1, 2007.

4.23 Non-Complying Lots, Buildings, or Structures

Where a *use, building or structure* was legally established prior to the date of passing of this By-law, and is permitted by the provisions of the zone in which such *use, building or structure* is located, but does not meet the zone provisions with respect to *yards, lot area, frontage, parking, set back, or any other provisions of this By-law applicable to that zone, the said building or structure may be enlarged, extended, reconstructed, repaired or renovated provided that:*

- .1 The enlargement, extension, reconstruction, repair or renovation does not further reduce the compliance of that *use, building or structure* with the provisions of the By-law to which it does not comply; and,
- .2 All other applicable provisions of this By-law are complied with.

4.24 Non-Conforming Uses

Where a *use, building or structure* which was lawfully established prior to the day of the passing of this By-law is used for a purpose not permitted in the zone in which it is located, the said *building or structure* may be reconstructed, repaired, or renovated provided that:

- .1 The reconstruction, repair or renovation does not involve any alteration of *use* and the *building or structure* continues to be used for the same purpose; and,
- .2 All other applicable provisions of this By-law are complied with.
- .3 Where a *use, building or structure* which was established prior to the day of passing of this By-law has been used for a purpose not permitted in the zone in which said *building or structure* is situated but the said *use* has not been continuous as defined in this by-law, the *building or structure* may only be used again for a *use* that conforms to this By-law.

4.25 Number of Residential Buildings per Lot

With the exception of multiple-unit *dwellings* as defined in this By-law, and where otherwise specified in this By-law, not more than one residential *building* shall be *erected* on any *lot*.

4.26 Off-Street Parking

No *building or structure* shall be *erected, enlarged or used* unless off-street parking facilities are provided in accordance with the following general provisions and the specific provisions of the zone in which the off-street *parking* shall be located.

- .1 Every *parking space* shall have adequate access to and from a public *street* or

land.

- .2 Unless otherwise stated, the required off-street parking shall be located on the same *lot* as the *principal* or *main building*, or on a *lot* less than 90.0 m from the *main building* and in the same zone as the *main building*.
- .3 All parking within a Residential or Mixed Use Zone shall be to the rear of the front wall of the *main building*, except that a *driveway* leading directly from the *street* to the required off-street *parking spaces* may be used for temporary parking of *motor vehicles*.
- .4 Every off-street *parking space* shall conform to the following regulations:
 - .1 Minimum stall size 3.0 m wide by 6.0 m long
 - .2 Minimum aisle width 6.0 m for two way traffic
(where applicable) 3.4 m for one way traffic
- .5 In the event that any *use* requires more than 25 off-street *parking spaces*, parking for physically challenged *persons* shall be provided in accordance with the following regulations:
 - .1 the number of spaces to be provided shall be determined in accordance with the following:

Total <i>Parking Spaces</i> Required	Required Special <i>Parking Spaces</i>
25 to 50	1 space
51 to 100	2 spaces
more than 100	1 space for every 50

- .2 each special *parking* stall shall have a minimum width of 4.0 m;
- .3 each special parking stall shall be clearly identified as being reserved for physically challenged *persons*.
- .6 Where it would be undesirable or impractical to provide the required number of *parking spaces*, Council may accept cash-in-lieu of parking.
- .7 Minimum parking requirements for *land uses* are shown in Table 1. Where the calculation of off-street parking requirements results in a fraction, then the number of *parking spaces* to be provided will be rounded to the next highest whole number. Unless the *use* is specifically mentioned in Table 1, the parking requirements for multiple *use buildings* shall be the sum of the parking requirements for each individual *use*.

4.27 Off-Street Parking for More Than Four Vehicles

Where *parking* facilities for more than four (4) vehicles are required or permitted:

- .1 The surfaces of all off-street *parking areas*, entrances and exits shall consist of asphalt, paving brick, concrete or similar hard-surfaced materials and shall be graded and drained so as to prevent the pooling of surface water on them or the flow of surface water onto adjacent properties. Where *lands* zoned C2 abut Wellington County Road 124, parking and loading areas which directly face Wellington County Road 124 shall be similarly hard surfaced.
- .2 Any lights used to illuminate the *parking lot* or *parking* station shall be so arranged as to divert the light away from adjacent *lots* or *streets*, and such that they will not be confused with traffic lights or be otherwise hazardous to traffic;
- .3 A *structure*, not more than 4.5 m in *height* and not more than 15m² in area may be *erected* in the *parking area* for the *use of parking lot* attendants;
- .4 All *parking areas* shall be provided with curbing, wheel stops or other devices to prevent *motor vehicles* from being parked or driven within required *setback* areas or onto required landscaped open spaces.
- .5 The *parking area* shall be *setback* a minimum of 1.5 m from the *street* line, and the area between the *street line* and the *parking area* shall be used for no purpose other than landscaping.

TABLE 1 - OFF STREET PARKING REQUIREMENTS

A) TYPE OF USE / BUILDING	B) MINIMUM PARKING REQUIRED
1. A residential <i>building</i> or portion of a <i>building</i> with no more than 4 <i>dwelling units</i> , or a <i>street townhouse dwelling</i>	1 space per <i>dwelling unit</i>
2. <i>Apartment</i> or cluster <i>townhouse dwelling</i> , or any other multiple unit residential building or portion of a <i>building</i> containing 5 or more <i>dwelling units</i>	1.5 spaces per <i>dwelling unit</i>
3. Medical or <i>Veterinary Clinic</i>	6 spaces per practitioner for the first 5 practitioners (or fraction thereof plus 4 spaces for each additional practitioner).
4. <i>Bed & Breakfast Establishment</i> or <i>Boarding House</i>	1 space per <i>dwelling unit</i> plus 1 space per room for rent
5. <i>Automotive Service Station</i>	4 spaces per service bay, minimum 6 spaces
6. <i>Bank</i> or <i>Financial Institution</i>	1 space per 15.0 m ² GFA
7. <i>Tavern/Bar</i>	1 space per 4 <i>person</i> capacity
8. <i>Restaurants</i> Full Service Dining Room Drive In /Drive thru	1 space per 4 <i>person</i> capacity 10 waiting spaces, plus 1 space per 4 <i>person</i> capacity
9. <i>Personal Service Shops</i>	1 space per 40 m ² GFA

A) TYPE OF USE / BUILDING	B) MINIMUM PARKING REQUIRED
10. Business / Professional Office	1 space per 40 m ² GFA
11. Hotel or Motel	1.5 spaces per guest room plus 1 space for each 10 m ² GFA devoted to public use
12. Church; Church Hall, Auditorium; Arena; Hall; Stadium; Club; Recreation Centre; Theatre; Other Places of Entertainment, Recreation or Assembly	The greater of: 1 space per 5 person capacity <u>OR</u> 1 space per 9.3 m ² GFA
13. Car Wash Manual Automatic	1 space plus 3 waiting spaces per bay 1 space plus 6 waiting spaces per bay
14. Gas Bar	1 space per fuel pump island plus 2 waiting spaces per island
15. Building Supply Outlet	1 space per 28 m ² of retail floor area
16. Wholesale Outlet	1 space per 80 m ² GFA
17. Warehouse / Indoor Storage	1 space per 500 m ² GFA
18. Funeral Home	1 space per 5 person seating capacity
19. Retail Store	1 space per 28 m ² GFA
20. All Commercial Uses Not Otherwise Specified	1 space per 28 m ² GFA
21. Industrial Uses	1 space per 100 m ² GFA
22. Non-Commercial Schools Nursery Elementary Secondary	3 spaces per classroom 2 spaces per classroom 5 spaces per classroom plus additional spaces required for any auditorium or other place of assembly
23. Commercial Schools	1 space per 20 m ² GFA
24. Hospitals; Rest Homes; Nursing Homes	1 space for every 2 beds plus 1.0 space for every 2 employees
25. Day Nursery	2 spaces plus 1.0 space for each staff member
26. Public Buildings; Museum; Art Gallery, Library	1 space per 28 m ² GFA
27. All Other Uses Not Listed Above	1 space per 50 m ² GFA

4.28 One or More Permitted Uses

Where one or more *uses* are permitted in any zone, *land* may be used and *buildings* may be constructed and used thereon for one or more *uses* so permitted, provided the requirements of this By-law are satisfied for each such *use*.

4.29 Outdoor Display and Sales

In any C1, C2, C3, or M1 zone, outdoor display of goods, *accessory* to the *main use*, for sale or hire shall be permitted in accordance with the following provisions:

- .1 Not be located within a required *side yard*.
- .2 Not obstruct or occupy any required *parking area*.
- .3 Not comprise more than 35% of the total *lot area*.
- .4 Area to be constructed of a stable surface and treated to prevent erosion and the escape of dust and loose particles.
- .5 Area to be graded and drained so as to prevent the pooling of surface water on them or the flow of surface water onto adjacent *lots*.

4.30 Outdoor Storage

Outdoor storage is not permitted within the C1 and MU zones. In the C2, C3, M1 and M2 zones, the *outdoor storage* of goods, materials, and equipment, *accessory* to the *main use*, shall be permitted in accordance with the following provisions:

- .1 Located to the rear of the front wall of the *main building*, but not in a required *side yard* nor a required *rear yard*.
- .2 Shall be visually screened from the *street* and any *abutting land* zoned or used for residential or institutional purposes by a *planting strip* in accordance with Section 4.33.

4.31 Parking/Storage of Recreational/Utility Vehicles in Residential Zones

No *person* shall, within any Residential Zone, use any *lot* for the parking or storage of a *motor home*, boat, *travel trailer*, tent trailer, snowmobile, all-terrain vehicle, unmounted truck camper, or *accessory trailer* except in accordance with the following:

- .1 The owner or occupant of any *land* or *building* shall not store or *park* more than three of the vehicles listed above.
- .2 The storing or *parking* of vehicles listed in 4.31 above may be permitted in a *carport* or *driveway* but not in a required *front yard*.
- .3 Notwithstanding the provisions of 4.31.1, the limitations imposed therein shall not restrict the number of vehicles that are fully enclosed within a *garage* or *accessory building* provided that such vehicles are owned by the occupant of such *lot*.

4.32 Plans Approved By Chief Building Official

Where the Chief Building Official has approved plans for the *use* of any *land*, *building* or *structure* prior to the passing of this By-law, nothing in this By-law shall prevent the *erection* or *use* of any such *land*, *building* or *structure*. The *building* or *structure* when *erected* must be used and continue to be used for the

purpose for which it was *erected* and provided the *erection* of such *building* or *structure* is commenced within one year after the date of passing of this By-law and such *building* is completed within two years after the *erection* thereof is commenced.

4.33 Planting Strips

.1 Where Required

A *planting strip* shall be required in the following circumstances:

- .1 On *lands* zoned for multiple *dwellings* (four or more units) where they abut *lands* zoned to permit residential *dwellings* containing one, two, or three *dwelling* units;
- .2 On *lands* zoned or used for any commercial or *industrial use* where the interior side or *rear lot line* abuts *lands* zoned for residential or *parks* and open space *uses*;
- .3 On *lands* upon which a residential *use* or institutional is being newly established where such *lands* abut an *existing* commercial or *industrial use*, which is not maintaining a *planting strip* in accordance with section 4.33.1.2 above;
- .4 Around the perimeter of outside storage areas that may be established in an industrial zone, where such areas are adjacent to a *building line* or can be viewed from a public *street*.

.2 Regulations

- .1 A required *planting strip* shall have a width throughout of not less than 1.5 m;
- .2 A required *planting strip* shall be contained within the zone or on the *lands* for which it is a requirement, and shall run the entire length of the zone or property line or lines separating it from the abutting zone or *use* except that no *planting strip* shall be located between the *street line* and the *building line* in such a manner or of such a *height* as to obscure the vision of the operator of a *motor vehicle* travelling on a public *street*;
- .3 A required *planting strip* shall consist of a row of trees or a continuous unpierced hedgerow of evergreens or shrubs, and it shall be maintained at an ultimate *height* of not less than 1.75 m;
- .4 The *planting strip* shall be planted and maintained by the owner or owners of the *land* on which the *planting strips* are required;
- .5 Subject to site plan approval, a solid fence or wall of equivalent *height* may be considered as an alternative to a *planting strip*. When considering such an alternative buffer, regard shall be given to the location, *height*, materials, finishing and porosity of the wall

or fence, as well as the site's characteristics.

4.34 Servicing Requirements

No development of any kind shall be permitted within any zone unless serviced by an approved sewage disposal system and water supply, except that this provision shall not apply to any public use or utility which by its nature does not require such services.

4.35 Setback from County Roads

A minimum *setback* of 27.4 m from the *centre line* of the road allowance of a County Road is required, except in the following circumstances:

- a) Where a reduced *setback* is granted by the County of Wellington Roads Department.
- b) Where Section 4.38 permits a reduced *setback*.
- c) Within the boundaries of a town, village, or hamlet.

But in no case other than provided for by Section 4.38 shall the *setback* be not less than the *front yard setback* regulations prescribed in the applicable zone.

4.36 Setback from Environmental Protection Zones

No *building* or *structure*, including a sewage disposal system, shall be constructed within 15 m of the limits of an Environmental Protection Zone without the prior written approval of the *Conservation Authority* having jurisdiction in the area, with the exception of the following:

- a) where a *building* or *structure existing* on the date of passing of this by-law is located within a required *setback*, an addition shall be permitted provided that a minimum *setback* of 3 m is maintained;
- b) where a *dwelling existing* on the date of passing of this by-law is located within a required *setback*, new *accessory buildings* and *structures* shall be permitted provided that a minimum *setback* of 3 m is maintained;
- c) where a vacant *lot existing* on the date of passing of this by-law is less than 1 hectare in size, permitted *buildings* and *structures* shall be allowed within the required *setback* provided that a minimum *setback* of 3 m is maintained.
- d) where the *Conservation Authority* having jurisdiction requires the submission and approval of an Environmental Impact Study prior to development occurring within or adjacent to an Environmental Protection area, a *setback* from the Environmental Protection Zone greater than 15.0 m may be required.

4.37 Setback from Watercourses

No *building* or *structure* shall be constructed closer than 15 m to a *watercourse*, measured horizontally from both sides of the low-flow channel of a warmwater stream, or closer than 30 m to a *watercourse*, measured horizontally from the low-flow channel of a coldwater stream without the prior written approval of the *Conservation Authority* having jurisdiction. Where the *Conservation Authority* having jurisdiction requires the submission and approval of an Environmental Impact Study and/or a Floodline Delineation Study prior to development occurring adjacent to a *watercourse*, a *setback* greater than 15 m from a warmwater stream, or 30 m from a coldwater stream, may be required. Where, in the opinion of the *Conservation Authority*, an Environmental Impact Study (EIS) has demonstrated that *setback* requirements may be reduced without the potential for negative environmental impacts or natural hazards, the findings of the EIS will determine the required *setbacks*.

4.38 Setback Where Determined By Prior Construction

Notwithstanding anything else in this By-law, in any zone, *structures* built between *existing buildings* or adjacent to *existing buildings* within 60.0 m may be built with a *setback* equal to the average *setback* of the adjacent *buildings*, but this depth need be no greater than the *front yard setback* regulations prescribed in the applicable zone.

4.39 Special Flood Plain Provisions - (F) Symbol

The Regulatory Floodline is shown on the Schedules C and E (Hillsburgh and Erin Zoning maps). *Lands* below the elevation of the Regulatory Floodline where *existing* development exists are identified by the symbol "(F)". Within the area subject to the (F) symbol, only those *buildings* and *structures existing* as of the date of passing of this by-law are permitted. Minor alterations may be permitted subject to *Conservation Authority* approval. No *person* shall *construct* any new *structure*, or any addition or extension to an *existing building* or *structure*, or place fill, or *alter* a waterway, without the prior written approval of the *Conservation Authority* having jurisdiction in the area.

4.40 Structures within Leaching Bed Area

No *structures*, including *accessory buildings* and *swimming pools*, foundations for T.V. antennas and dishes, and no landscaping involving *decks*, berms, foundations, paving stones or trees shall be located within the primary leaching bed area of an individual on-site sewage disposal system.

4.41 Temporary Construction Buildings or Uses

Nothing in this By-law shall prevent *uses* incidental to construction or other work of a temporary or seasonal nature, such as a construction camp or temporary work camp, a tool shed, a scaffold, a *building* or *structure* incidental to the construction, or a *sign* not more than 3.0m² in area incidental to the construction. These *uses* shall be used only for the duration of the work in progress and

removed when work is complete, but shall not be used more than twelve (12) months from the date of issuance of the *building* permit.

4.42 Temporary Residence during Period of Construction

On any *lot* within an Agricultural Zone, nothing in this By-law shall prevent the owners of the *lot* from temporarily residing within a second *dwelling* on the same *lot* during the period of construction of a permanent *dwelling* for their own use, but such second *dwelling* shall not be used more than twelve (12) months from the date of issuance of the *building* permit for the permanent residence.

4.43 Undersized Lots

Where a *lot*, having a lesser *lot area* or frontage than required under this By-law, is held in distinct and separate ownership from *abutting lots* as shown by the registered conveyance in the Registry or *Lands* Title Office at the date of the passing of this By-law, or where such *lot* is created by expropriation, such *lot* may be used and a *building* or *structure* may be constructed, altered or used on such undersized *lot* provided all other requirements of this By-law are complied with.

4.44 Use of Mobile Homes

It shall be prohibited to locate and use a *mobile home* in any zone for the purposes of residential, business, industrial or *institutional uses* unless the use of a *mobile home* for such purpose is listed specifically in this By-law as a permitted use within a particular use zone.

4.45 Uses Permitted In All Zones

Nothing in this By-Law shall apply to prevent or otherwise restrict any municipal, county, provincial or federal agency, corporation, board or commission for any of the following:

- .1 The use of *land* for a *street* or a public railway, including any installations, *structures* appurtenant thereto, or as a site for a public memorial or ornamental *structure* including, but not so as to limit the generality of the foregoing, a statue, a monument, a cenotaph or a fountain.
- .2 The use of any *land* for the installation, operation or maintenance of any well, waterman, sanitary sewer main, storm sewer main, pumping station, gas main, pipeline, storm water management facility, water treatment facility, *waste water treatment facility*, lighting fixture, overhead or underground electrical service, cable television, telegraph or telephone line or associated tower or transformer, together with any installations or structures appurtenant thereto

Amended by
By-law 20-06

4.46 Uses Prohibited In All Zones

- .1 Noxious Uses Prohibited

Notwithstanding any other provision hereof to the contrary, no *use* shall be permitted anywhere within the Town which, from its nature, materials used therein or emissions issuing there from, is declared to be a noxious trade, business or manufacturer under The Health Protection and Promotion Act, as amended.

The *use* of any property shall in no way be offensive, obnoxious or dangerous to the neighbours in the area by reason of emission of light, heat, fumes, noise, vibrations, gas, dust, odour, or airborne or waterborne waste or pollution.

.2 Restricted Uses

The following *uses* are prohibited throughout the Town, either alone or in conjunction with other *uses*, unless such *use* is specifically permitted by this By-law:

- an abattoir, stockyard, livestock exchange, dead stock depot, slaughterhouse or a rendering plant;
- an *adult entertainment parlour* or a *body-rub parlour*;
- a track or course for the racing and/or testing of automobiles, motorcycles, dirt bikes, snowmobiles or any other motorized vehicles;
- a *video* or *amusement arcade*;
- a disposal site for wastes;
- a *wrecking or salvage yard*;
- a food and/or meat processing plant;
- a *travel trailer* or *motor home* used for human habitation other than for temporary accommodation as approved by the *Municipality*;
- the establishment of pits and quarries, asphalt plants or concrete plants;
- the boiling of blood, tripe, bones or soaps for commercial purposes;
- the extracting of oil from fish;
- the tanning or storage of uncured hides or skins;
- the manufacturing of glue or fertilizers from dead animals or from human or animal waste;
- the refining, storage or *use* in manufacturing of coal oil, rock oil, fuel, oil, natural gas, propane, burning fluids, naphtha, benzol, benzine, gasoline, dynamite, nitroglycerine, gun powder, petroleum or any other combustible, inflammable, volatile or otherwise dangerous liquids, gasses or solid materials except where specifically permitted hereby or in conjunction with a permitted *industrial use* and unless such substances are protected by adequate fire fighting and fire prevention equipment and by such safety devices as are generally employed in the handling of such substances and provided that such substances are kept removed from adjacent *uses* to a distance which

is compatible with the potential danger involved, except that this provision shall not apply to prevent the above ground storage of such substances by a *farmer*, where such storage is incidental and *accessory* to an *agricultural use*, or the *use* of natural gas, propane or fuel oil for domestic purposes, such as heating and cooking, in conjunction with a residential *use*;

- any *use* unable to obtain the approval from the Medical Officer of Health or Ministry of the Environment and Energy, owing either to the quantity of water required thereof or to the quality of effluent produced thereby;
- any *use* which causes the emission of corrosive gasses, toxic gasses or radioactive gasses, electromagnetic fields, heat, glare, non-agricultural odours, noise, vibrations, dust, dirt, or smoke which does not comply with emission regulations as may be established by the Province of Ontario, the Government of Canada, or any agencies thereof.

4.47 Yard Encroachments

With the exception of those *structures* listed in the following table, every part of any *yard* required by this By-law shall be open and unobstructed by any *building* or *structure*. The following *structures* shall be permitted to project into the minimum *yards* indicated for the distances specified on Table 2, except as provided in 4.8 *Daylight Triangle*.

Structure	Yards In Which Projection is Permitted	Maximum Projection from <i>Main Wall</i> Permitted
Sills, Belt Courses, Cornices, Eaves, Gutters, Chimneys, Pilasters	<i>any yard</i>	0.45 m
Window Bays	<i>any yard</i>	1.0 m
Fire Escapes Exterior Staircases	<i>rear yard</i>	1.5 m
Air Conditioners	<i>any yard</i>	1.5 m
Balconies	<i>any yard</i>	1.8 m
Uncovered Steps, Porch or <i>Deck</i>	front, rear, exterior side	2.5 m

4.48 Wind Energy Projects

shall be permitted in the A, Agricultural, OS1, Open Space Recreational and M4, Extractive Industrial Zones subject to the following regulations:

- a) Wind Turbines, transformers and associated structures;

- i) setback to on-site dwelling unit or on-site place of assembly - minimum - *Wind Turbine Height* +7.5 m.
 - ii) setback to off-site dwelling unit, off-site place of assembly or vacant lot of 1 ha or less in size, minimum, 300 m.
- b) Transmission lines and/or transformers for Wind Energy Projects shall be located below grade to connection with the public utility transmission lines.

SECTION 5 - REQUIREMENTS FOR AGRICULTURAL ZONES

No person shall use land or erect or use a building or structure in an Agricultural Zone in the Town of Erin except in accordance with the provisions contained herein.

5.1 Agricultural (A) Zone

.1 Permitted Uses

- agricultural uses
- single detached dwelling
- accessory dwelling unit in accordance with Section 4.1.1 and Section 4.1.2
- B & B (Class 1 & 2) in accordance with Section 4.3
- home industry in accordance with Section 4.17
- home occupation in accordance with Section 4.18
- commercial nursery
- portable asphalt plant
- wayside pit or quarry
- uses accessory to any permitted use

.2 Lot Regulations

TABLE 4 - LOT REGULATIONS FOR THE A ZONE

LOT REQUIREMENTS	LOT AREA 10 HA. OR MORE	LOT AREA LESS THAN 10 HA.
Minimum Lot Area (1)	10.0 ha	0.4 ha
Minimum Lot Frontage (1)	120.0 m	30.0 m
Minimum Front Yard (2)	10.5 m	10.5 m
Minimum Rear Yard (2)	7.5 m	7.5 m
Minimum Interior Side Yard	3.0 m	3.0 m
Minimum Exterior Side Yard (2)	7.5 m	7.5 m
Maximum Lot Coverage	30%	30%
Maximum Height Main Building	11.0 m	11.0 m
Notes: (1) Areas zoned Rural Environmental Protection within the lot may be included when calculating minimum lot area and frontage. (2) Where a yard abuts a County Road, no building or structure shall be erected within 27.4 m of the centre line of the road allowance (see Section 4.35 and 4.38). (3) Minimum front yard setback may be reduced to 7.5 m where the abutting roadway width from the centreline is 13 m or greater except or where in conflict with County Road requirements.		

SECTION 6 - REQUIREMENTS FOR RESIDENTIAL ZONES

No person shall use land or erect a building or structure in a Residential Zone in the Town of Erin except in accordance with the following regulations.

TABLE 5 - PERMITTED USES IN RESIDENTIAL ZONES

PERMITTED USE ✓ indicates use is permitted in zone	ZONE R1 Residential One	ZONE R2 Residential Two	ZONE R3 Rural Residential	ZONE R4 Multiple Residential
Detached dwelling	✓	✓	✓	
accessory dwelling unit	✓	✓	✓	
Semi-detached dwelling		✓		
duplex dwelling		✓		
triplex or fourplex dwelling				✓
townhouse dwelling				✓
apartment dwelling				✓
home occupation in accordance with Section 4.18	✓	✓	✓	
B&B (Class 1) in accordance with Section 4.3	✓	✓	✓	
B & B (Class 2) in accordance with Section 4.3			✓	
existing institutional uses	✓	✓	✓	
Uses accessory to a permitted use	✓	✓	✓	✓

6.1 Residential One (R1) Zone

No person shall use land, or erect or use a building or structure in an R1 Zone except in accordance with the following regulations:

- .1 **Permitted Uses** - See TABLE 5
- .2 **Lot Requirements** - See TABLE 6

6.2 Residential Two (R2) Zone

In an R2 Zone, no person shall erect or use a building except in conformance with the following regulations:

- .1 **Permitted Uses** - See TABLE 5
- .2 **Lot Requirements** - See TABLE 6

TABLE 6 - LOT REQUIREMENTS IN RESIDENTIAL ZONES

Residential Lots	Single Detached	Semi-Detached (Each Unit)	Duplex
Minimum <i>Lot Area</i>	1,858.0 m ²	1,858.0 m ²	2,300.0 m ²
Minimum <i>Lot Frontage</i>	24.4 m	24.4 m	30.0 m
Minimum <i>Front Yard</i> (1)	6.0 m	7.5 m	7.5 m
Minimum <i>Rear Yard</i> (1)	7.5 m	7.5 m	7.5 m
Minimum <i>Interior Side Yard</i>			
One Side	3.0 m	3.0 m	3.0 m
Other Side	1.5 m	0.0 m	1.5 m
Minimum <i>Exterior Side Yard</i> (1)	4.5 m	4.5 m	4.5 m
Maximum <i>Lot Coverage</i>	30%	30%	30%
Maximum <i>Building Height</i>	11.0 m	11.0 m	11.0 m
Notes:			
(1) Where a <i>yard</i> abuts a County Road, no <i>building</i> or <i>structure</i> shall be erected within 27.4 m of the <i>centre line</i> of the road allowance (see Section 4.35 and 4.38).			
(2) Where an existing lot in the R1 zone is less than 1,858m ² ; coverage may be increased to 40%.			

6.3 Rural Residential (R3) Zone

In an R3 Zone, no *person* shall *erect* or *use* a *building* except in accordance with the following regulations:

- .1 **Permitted Uses** - See TABLE 5
- .2 **Lot Requirements:**

R3 ZONE	Single Detached Dwelling
Minimum <i>Lot Area</i>	2,000.0 m ²
Minimum <i>Lot Frontage</i>	30.0 m
Minimum <i>Front Yard</i> (1)	7.5 m
Minimum <i>Rear Yard</i> (1)	7.5 m
Minimum <i>Side Yard</i> (1)	3.0 m
Minimum <i>Exterior Side Yard</i>	4.5 m
Maximum <i>Lot Coverage</i>	30%
Maximum <i>Building Height</i>	11.0 m
Notes:	
(1) Where a <i>yard</i> abuts a County Road, no <i>building</i> or <i>structure</i> shall be erected within 27.4 m of the <i>centre line</i> of the road allowance. See Section 4.35 and 4.38.	

6.4 Multiple Residential (R4) Zone

In an R4 Zone, no *person* shall *erect* or *use* a *building* except in accordance with the following regulations:

.1 **Permitted Uses** - See TABLE 5

.2 **Lot Requirements:**

R4 ZONE	<i>Triplex</i>	<i>Fourplex</i>	<i>Apartment</i>	<i>Townhouse</i>
Minimum <i>Lot Area</i>	2,750 m ²	3,700 m ²	8,000.0 m ²	8,000.0 m ²
Minimum <i>Lot Frontage</i>	24.4 m	24.4 m	75.0 m	75.0 m
Minimum <i>Front Yard</i> (1)	6.0 m	6.0 m	7.5 m	7.5 m
Minimum <i>Rear Yard</i> (1)	9.0 m	9.0 m	15.0 m	15.0 m
Minimum <i>Side Yard</i> (1)	3.0 m	3.0 m	4.5 m	4.5 m
Minimum <i>Exterior Side Yard</i>	6.0 m	6.0 m	6.0 m	6.0 m
Maximum <i>Lot Coverage</i>	30%	30%	40%	30%
Maximum <i>Building Height</i>	11.0 m	11.0 m	11.0 m	11.0 m
Notes:				
(1) Where a <i>yard</i> abuts a County Road, no <i>building</i> or <i>structure</i> shall be erected within 27.4 m of the <i>centre line</i> of the road allowance. See Section 4.35 and 4.38.				

SECTION 7 - REQUIREMENTS FOR COMMERCIAL ZONES

No person shall use land or erect a building or structure in a Commercial Zone in the Town of Erin except in accordance with the following regulations.

TABLE 7 - PERMITTED USES IN COMMERCIAL ZONES

PERMITTED USES ✓ indicates use is permitted in zone	C1 Zone Central Commercial	C2 Zone Highway Commercial	C3 Zone Rural Commercial
<i>accessory residential apartment</i>	✓	✓	✓
<i>accessory single detached dwelling</i>			✓
<i>Antique shop</i>	✓	✓	✓
<i>Assembly hall</i>		✓	
<i>Auction house</i>		✓	✓
<i>automotive accessories shop</i>		✓	
<i>automotive body repair establishment</i>		✓	
<i>automotive gas bar</i>	✓	✓	
<i>automotive sales establishment</i>		✓	
<i>automotive service station</i>	✓	✓	
<i>automotive washing establishment</i>		✓	
<i>bank or financial institution</i>	✓	✓	
B&B (Class 2) in accordance with Section 4.3	✓	✓	
Beer, wine or liquor store	✓	✓	
<i>building supply outlet</i>	✓	✓	
<i>Bus depot or taxi stand</i>	✓	✓	
<i>Business or Professional office</i>	✓	✓	✓
<i>Club</i>	✓	✓	
<i>commercial school</i>	✓	✓	
<i>convenience store</i>	✓	✓	✓
<i>craft shop</i>	✓	✓	✓
<i>Day nursery</i>	✓	✓	
<i>dry cleaning and laundering establishment</i>	✓	✓	
<i>dry cleaning depot</i>	✓	✓	
<i>Existing commercial uses</i>	✓	✓	✓
<i>farm supply dealer</i>		✓	✓
<i>farmer's market</i>		✓	✓
<i>funeral home</i>	✓	✓	
<i>Garden centre or commercial nursery</i>		✓	✓
<i>home furnishing establishment</i>	✓	✓	
<i>hotel or motel</i>	✓	✓	
<i>institutional uses</i>	✓	✓	

PERMITTED USES ✓ indicates use is permitted in zone	C1 Zone Central Commercial	C2 Zone Highway Commercial	C3 Zone Rural Commercial
<i>Laundromat</i>	✓	✓	
<i>Library</i>	✓	✓	
<i>medical clinic</i>	✓	✓	✓
office supply and equipment sales, rental and service		✓	
<i>Parking lot</i>	✓	✓	
<i>Personal service shop</i>	✓	✓	✓
<i>place of entertainment or commercial recreation</i>	✓	✓	
processing, storage and sales of agricultural products		✓	✓
<i>public building or use</i>	✓	✓	
recreational trailer sales and service establishment		✓	
<i>Religious institution</i>	✓	✓	
<i>restaurant or tavern</i>	✓	✓	
<i>retail or grocery store</i>	✓		
<i>service or repair shop</i>	✓	✓	
<i>Specialty food store</i>	✓	✓	
<i>Studio</i>	✓	✓	
<i>uses accessory to a permitted use</i>	✓	✓	✓
<i>veterinary clinic, including companion animal hospital</i>	✓	✓	✓
<i>video rental outlet</i>	✓	✓	
<i>Wholesale outlet</i>	✓	✓	

7.1 Central Commercial (C1) Zone

No person shall use land, or erect or use a building or structure in a C1 Zone except in accordance with the following regulations:

.1 **Permitted Uses** - See TABLE 7

.2 **Lot Requirements:**

C1 ZONE	All Permitted Uses
Minimum Lot Area	2,000 m ²
Minimum Lot Frontage	30.0 m
Minimum Front Yard Minimum Exterior Side Yard	No minimum and in accordance with Sections 4.33 and 4.36

C1 ZONE	All Permitted Uses
Minimum Rear Yard	No minimum
Minimum Interior Side Yard	No minimum except where an interior side lot line abuts a Residential Zone, the minimum shall be 3.1 m (10.0 ft)

.3 Parking Exemption for C1 Zone

Where, in any C1 Zone, a *building* exists on the date of passing of this by-law, or where a *building* or *use* is established in accordance with this By-law, and where a proposal is made to change the *use* of any such *building* to a different *use* without increasing the *floor area* of the *building*:

- .1 the new *use* shall be permitted without additional *parking* being provided notwithstanding that additional *parking spaces* may be required pursuant to Section 4 of this By-law;
- .2 notwithstanding the foregoing, *parking* shall be required in accordance with this By-law where the change in *use* is from a residential *use* to any other permitted *use*;
- .3 where an addition is proposed to any *building*, *parking* shall be required only for the addition, and any legal deficiency in *parking* for the *existing building* shall not be required to be made up, unless the proposed addition results in the loss of *existing parking spaces*. No additional *parking* shall be required where the proposed addition does not exceed 10% of the gross *floor area* of the *building*.

.4 Residential Units within Commercial Buildings

A *building* used for a permitted commercial *use* may also contain one or more residential *dwelling* units in combination with a permitted *use* and in accordance with the following provisions:

- .1 Each *dwelling* unit shall form part of the *main building* and shall be located on the second or higher floors;
- .2 Each *dwelling* unit shall be fully self-contained;
- .3 Each *dwelling* unit shall have a separate private entrance from the commercial use.
- .4 Stairways providing entrance to a dwelling unit above or below the main floor shall be enclosed from the elements.
- .5 All other requirements including parking and outdoor amenity area of this By-law shall be complied with.

7.2 Highway Commercial (C2) Zone

.1 Permitted Uses - See TABLE 7

.2 Lot Requirements:

C2 ZONE	All Permitted Uses
Minimum <i>Lot Area</i>	2,000.0 m ²
Minimum <i>Lot Frontage</i>	30.0 m
Minimum <i>Front Yard</i> (1)	6.0 m
Minimum <i>Rear Yard</i>	7.5 m
Minimum <i>Side Yard</i> (1)	3.0 m
Maximum <i>Lot Coverage</i>	40%
Maximum <i>Building Height</i>	11.0 m
Notes:	
(1) Where a <i>yard</i> abuts a County Road, a minimum <i>setback</i> of 27.4 m is required. See Section 4.35 and 4.38.	

7.3 Rural Commercial (C3) Zone

.1 Permitted Uses - See TABLE 7

.2 Lot Requirements:

C3 ZONE	All Permitted Uses
Minimum <i>Lot Area</i>	0.8 ha
Minimum <i>Lot Frontage</i>	60.0 m
Minimum <i>Front Yard</i> (1)	15.0 m
Minimum <i>Rear Yard</i> (2)	22.0 m
Minimum <i>Side Yard</i> (1)(3)	22.0 m
Maximum <i>Lot Coverage</i>	30%
Maximum <i>Building Height</i>	11.0 m
Notes:	
(1) Where a <i>yard</i> abuts a County Road a minimum <i>setback</i> of 27.4 m from the <i>centre line</i> of the road allowance is required. See Section 4.35 and 4.38.	
(2) An <i>accessory</i> residence may be located a minimum of 7.5 m from a rear <i>lot line</i> .	
(3) An <i>accessory</i> residence may be located a minimum of 3.0 m from a side <i>lot line</i> .	

SECTION 8 - REQUIREMENTS FOR MIXED USE ZONE

8.1 Mixed Use (MU) Zone

Amended by
By-law 20-06

.1 Permitted Uses

- Antique shop
- Any use permitted in the R1 or R2 zones, subject to the provisions of the applicable residential zone
- *Bed and breakfast* (Class 2)
- Business or professional office
- Commercial school
- Craft shop
- *Day nursery*
- Existing commercial uses
- Institutional uses
- Medical clinic
- Nursing home
- *Personal service shop*
- *Public building or use*
- Religious institution
- *Studio*
- Uses accessory to a permitted use

.2 Lot Requirements

MU ZONE	All Permitted Uses
Minimum <i>Lot Area</i> <i>Existing Lots</i> <i>New Lots</i>	<i>As Existing</i> 2,000 m ²
Minimum <i>Lot Frontage</i> <i>Existing Lots</i> <i>New Lots</i>	<i>As Existing</i> 24.4 m
Minimum <i>Front Yard</i> (1)	6.0 m
Minimum <i>Rear Yard</i>	7.5 m
Minimum <i>Side Yard</i> (1)	1.5 m
Maximum <i>Lot Coverage</i>	40%
Maximum <i>Building Height</i>	11.0 m
Minimum <i>Landscaped Area</i>	20.0%
Notes:	
(1) Where a <i>yard</i> abuts a County Road a minimum <i>setback</i> of 27.4 m from the <i>centre line</i> of the road allowance is required. See Section 4.35 and 4.38.	

SECTION 9 - REQUIREMENTS FOR INDUSTRIAL ZONES

No person shall use land or erect a building or structure in an Industrial Zone in the Town of Erin except in accordance with the following regulations.

TABLE 8 - PERMITTED USES IN INDUSTRIAL ZONES

PERMITTED USE (Use is permitted in zone if box is checked)	M1 Light Industrial	M2 General Industrial	M3 Rural Industrial	M4 Extractive Industrial
any use permitted in the M1 zone		✓		
accessory single detached dwelling			✓	✓
agricultural use			✓	✓
agriculturally related commercial use			✓	
assembly hall	✓	✓		
automotive accessories shop	✓	✓		
automotive body repair establishment		✓		
automotive service station		✓		
automotive washing establishment	✓	✓		
Builders or contractors yard	✓	✓	✓	
building supply outlet	✓	✓		
bulk fuel storage facility	✓	✓		
Club	✓	✓		
commercial recreation	✓	✓		
commercial school	✓	✓		
dry cleaning and laundering establishment	✓	✓		
farm supply dealer			✓	
industrial mall	✓	✓		
industrial or commercial service	✓	✓		
industrial use	✓	✓		
light industrial use	✓	✓		
mineral aggregate operation				✓
mini-storage warehouse	✓	✓		
portable asphalt plant			✓	✓
public buildings and uses	✓	✓		
rental outlet	✓	✓		
restaurant	✓	✓		
service or repair shop	✓	✓	✓	
transport or distribution operation	✓	✓		
uses accessory to permitted use	✓	✓	✓	✓
veterinary clinic	✓	✓		
warehouse	✓	✓		
wholesale outlet	✓	✓		

9.1 Industrial (M1) Zone

.1 Permitted Uses - See TABLE 8

.2 Lot Requirements:

M1 ZONE	All Permitted Uses
Minimum Lot Area	0.4 ha
Minimum Lot Frontage	30.0 m
Minimum Front Yard (1)	7.5 m
Minimum Rear Yard	7.5 m
Minimum Side Yard (1)	3.0 m
Minimum Exterior Side Yard	9.0 m
Maximum Lot Coverage	40%
Maximum Building Height	11.0 m
Minimum Landscaped Area	20.0%
Notes: (1) Where a yard abuts a County Road, a minimum setback of 27.4 m from the centre line of the road allowance is required. See Section 4.35 and 4.38.	

9.2 General Industrial (M2) Zone

.1 Permitted Uses - See TABLE 8

.2 Lot Requirements - Same as M1 Zone

9.3 Rural Industrial (M3) Zone

No person shall use land or erect a building or structure in a Rural Industrial (M3) Zone except in accordance with the following regulations:

.1 Permitted Uses - See TABLE 8

.2 Lot Requirements:

M3 ZONE	All Permitted Uses
Minimum Lot Area	0.8 ha
Minimum Lot Frontage	60.0 m
Minimum Front Yard (1)	15.0 m
Minimum Rear Yard (2)	22.0 m
Minimum Side Yard (1)(3)	22.0 m
Maximum Lot Coverage	30%

M3 ZONE	All Permitted Uses
Maximum <i>Building Height</i>	11.0 m
Notes:	
(1)	Where a <i>yard</i> abuts a County Road, a minimum <i>setback</i> of 27.4 m from the <i>centre line</i> of the road allowance is required. See Section 4.35 and 4.38.
(2)	An <i>accessory</i> residence may be located a minimum of 7.5 m from a rear <i>lot line</i> .
(3)	An <i>accessory</i> residence may be located a minimum of 3.0 m from a side <i>lot line</i> .

9.4 Extractive Industrial (M4) Zone

.1 Permitted Uses - See TABLE 8

.2 Lot Requirements:

M4 ZONE	All Permitted Uses
Minimum <i>Lot Area</i>	2.0 ha
Minimum <i>Lot Frontage</i>	30.0 m
Excavation <i>Setback Area</i>	No excavation shall occur: (1) within 15 m of the boundary of the site; (2) within 30 m from any part of the boundary of the site that abuts: (i) a highway or road right-of-way, (ii) <i>land</i> zoned or used for residential purposes; (3) within 15 m from any body of water that is not the result of excavation below the water table.
Operational <i>Setback Area</i>	No <i>person</i> shall pile <i>aggregate</i> , topsoil, subsoil or overburden, locate any processing plant or place, build or extend any <i>building</i> or <i>structure</i> : (1) within 30 m from the boundary of the site; (2) within 90 m from any part of the boundary of the site that abuts <i>land</i> zoned or used for residential purposes.

SECTION 10- REQUIREMENTS FOR INSTITUTIONAL ZONES

No *person* shall *use land* or *erect a building* or *structure* in an Institutional Zone in the Town of Erin except in accordance with the following regulations.

10.1 Institutional (I) Zone

No *person* shall *use land* or *erect* or *use a building* or *structure* in an Institutional One (I) Zone except in accordance with the following regulations.

.1 Permitted Uses

- cemeteries
- *day nursery* in accordance with subsection 4.7
- hospitals
- *home for the aged*
- *institutional uses*
- *library*
- *medical clinic*
- *nursing homes*
- *public buildings and uses*
- *religious institutions*
- *schools*
- *uses accessory* to the foregoing permitted *uses*

.2 Lot Requirements:

I Zone	All Permitted Uses
Minimum <i>Lot Area</i>	0.4 ha
Minimum <i>Lot Frontage</i>	30.0 m
Minimum <i>Front Yard</i> (1)	6.0 m
Minimum <i>Rear Yard</i>	7.5 m
Minimum <i>Interior Side Yard</i> (1)	3.0 m
Minimum <i>Exterior Side Yard</i> (1)	6.0 m
Maximum <i>Lot Coverage</i>	50%
Maximum <i>Building Height</i>	10.5 m
Notes:	
(1) Where a <i>yard</i> abuts a Provincial Highway or County Road, a minimum <i>setback</i> of 27.4 m from the centreline of the road allowance is required. See Section 4.35 and 4.38.	

SECTION 11 REQUIREMENTS FOR OPEN SPACE ZONES

11.1 Open Space Recreation (OS1) Zone

No *person* shall *use land* or *erect a building* or *structure* in an Open Space (OS1) Zone except in accordance with the following regulations:

.1 Permitted Uses

- *active and passive recreation*
- *community centre*
- conservation and resource management, including stormwater management facilities
- cultural facilities including pavilions, band shells and *museums*
- *golf course*
- *park*
- *parking lot*
- *public buildings*
- sites of historical or archaeological significance
- *buildings* and *structures accessory* to the foregoing

.2 Lot Regulations

Any *building* erected in an OS1 Zone shall be set back 6.0 m from any *lot line* and shall have a maximum *lot coverage* of thirty percent (30%).

SECTION 12- REQUIREMENTS FOR ENVIRONMENTAL PROTECTION ZONES

12.1 Village Environmental Protection (EP1) Zone

No *person* shall *use land* or *erect a building or structure* in a Village Environmental Protection (EP1) Zone except in accordance with the following regulations:

.1 Permitted Uses

- conservation and resource management
 - *passive recreation*
 - *uses, buildings and structures existing* as of the date of passing of this by-law.
- .2 Any new *building or structure* erected in the EP1 zone shall be *setback* a minimum of 7.5 m from any *lot line*.
- .3 No *person* shall *construct* any new *structure*, or any addition or extension to an *existing building or structure*, or place fill, or *alter* a waterway, without the prior written approval of the *Conservation Authority* having jurisdiction in the area.

12.2 Rural Environmental Protection (EP2) Zone

No *person* shall *use land* or *erect a building or structure* in a Rural Environmental Protection (EP2) Zone except in accordance with the following regulations:

.1 Permitted Uses

- *Uses, buildings and structures existing* as of the date of passing of this by-law.
 - *Agricultural uses*
 - Conservation and resource management
 - Forestry
 - Passive recreation
 - *Buildings and structures* accessory to the foregoing and with the prior written approval of the Conservation Authority having jurisdiction in the area
- .2 Notwithstanding anything else in this By-law, *lands* zoned Rural Environmental Protection (EP2) within a *lot* in the Agriculture (A) zone may be included in the calculation of the *lot area* and frontage.
- .3 Any new *building or structure* erected in the EP2 zone shall be *setback* a minimum of 7.5 m from any *lot line* and shall otherwise comply with the provisions of the Agriculture (A) zone.

Amended by
By-law 20-06

- .4 Extensions or enlargements of *existing buildings* or *structures* are permitted provided such extension or enlargement is in accordance with the *lot* requirements of the Agriculture (A) zone and with the prior written approval of the *Conservation Authority* having jurisdiction in the area.
- .5 Interpretation of the limits of the EP2 zone shall be governed by Section 3.3.

SECTION 13- REQUIREMENTS FOR DEVELOPMENT ZONES

No *person* shall *use land* or *erect* or *use a building* or *structure* in a development zone except in accordance with the following regulations.

13.1 Future Development (FD) Zone

No *person* shall *use land* or *erect* or *use a building* or *structure* in a Future Development (FD) Zone except in accordance with the following regulations.

.1 Permitted Uses

- *agricultural uses*
- a single detached *dwelling* on an *existing lot* subject to the applicable provisions of the R1 zone and other regulations of this By-law
- *uses, buildings* and *structures existing* on a *lot* zoned FD on the date of passing of this By-law.

.2 Lot Requirements

- permitted agricultural *buildings* and *structures* shall be sited in accordance with the provisions of the A zone
- *lot* requirements for all other permitted *buildings* and *structures* shall be determined as they exist on the date of passing of this By-law.

SECTION 14 - SPECIAL PROVISIONS

AGRICULTURAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
<p>A-101 Robertson, By-law 05-59, Lot 28, Con 10 6001 9th Line Roll # 8-097</p> <p>Grist, By-law 06-02 Lot 29, Con 5 6031 4th Line Roll # 7-01700</p> <p>Sutherland, By-law 06-56 Lot 25, Con 4 5881 3rd Line Roll # 6-13800</p> <p>Manes, By-law 07-41 Lot 5, Con 1 8715 WCR 50 Roll # 1-021</p> <p>Ditchfield By-law 09-26 Lot 29, Con 9 6036 Ninth Line</p> <p>Footman, By-law 12-37 Lot 4, Con 9 5036 10th Line</p> <p>Baker, Lot 6, Con 8, 9496 5 Sideroad Roll # 4-194</p> <p>Ehnes, Lot 27, Con 10, 5966 10th Line Roll # 8-10806</p> <p>Old York Invest. Lot 8, Con 10, 5199 9th Line Roll #3-920</p> <p>Holy House Lots 21 & 22, Con 9, 9549 WCR 22 & 5726 WCR 23 Roll # 8-071 & 8-072</p> <p>Reid, Lot 15, Con 4, 5464 6th Line Roll # 4-036</p> <p>Timed Investments, By-Law 92- 26 Lot 26, Con 3, 5933 2nd Line Roll # 6-099</p>	<p>In addition to the uses permitted in the Agricultural zone, a second dwelling is also permitted on lands zoned A-101.</p>

<p>Loupen Lot 8 & 9, Con 5 5197 4th Line Roll # 4-006</p> <p>Rae, By-law 90-8 Lot 18, Con 1 5597 WCR 26 Roll #6-001</p>	
<p>A-102 By-law 02-07 White Tanning, Lot 7, Con. 1, 5153 Erin-Eramosa Townline Roll # 1-02201</p>	<p>In addition to the <i>uses</i> permitted in the Agricultural zone, the <i>lands</i> zoned A-102 may be used as a tannery subject to the following: Tannery <i>use</i> including industrial <i>building</i>, single storey detached <i>dwelling</i> and barn – maximum <i>floor area</i> – 2,730m². The single storey detached <i>dwelling</i> may only be used as a <i>dwelling</i> for tannery employees or for office or storage purposes <i>accessory</i> to the tannery. The barn may only be used for storage purposes.</p>
<p>A-104 By-law 88-13 Barden Lot 32, Con 11 6128 Winston Churchill Blvd Roll # 8-162</p>	<p>In addition to the provisions of the Agricultural zone, the <i>lands</i> zoned A-104 may be used for a private guest house, exclusive of kitchen facilities, in a converted <i>existing accessory building</i>, and <i>buildings, structures</i> and <i>uses accessory</i> to the foregoing permitted <i>uses</i>.</p>
<p>A-105 By-law 89-19 Lot 32, Con 1 6144 First Line Roll # 6-0300</p>	<p>Notwithstanding the permitted <i>uses</i> in the Agricultural zone, the <i>lands</i> zoned A-105 may also be used for a small meeting room facility with <i>accessory</i> dining facilities for groups of not more than 20 persons and providing <i>accessory</i> overnight accommodation for no more than 10 persons and for bed and breakfast purposes. The land zoned A-105 shall not be used or a medical clinic or for medical, psychiatric or counselling services or for a group home, crisis care centre or halfway house.</p>
<p>A-106 By-law 90-25 Rogers Lot 2, Con 6 4958 6th Line Roll # 2-029</p>	<p>Notwithstanding any other provisions of this By-law in addition to the permitted <i>uses</i> of the Agricultural zone, the <i>lands</i> zoned A-106 may be used for a second permanent single detached <i>dwelling</i> and two (2) kennel <i>buildings</i>, provided that the second <i>dwelling</i> is located not closer than 300 m to the <i>front lot line</i>.</p>
<p>A-108 By-law 02-07 Watch Tower Lot 18, Con 3 5686 3rd Line Roll # 6-12700</p>	<p>Notwithstanding the provisions of the Agricultural zone, the permitted <i>uses</i> on the <i>lands</i> zoned A-108 shall also include an <i>abattoir</i> and second residence.</p>
<p>A-109 By-law 02-07 Lot 11, Con 4</p>	<p>Notwithstanding the provisions of the Agricultural zone, an <i>abattoir</i> is a permitted <i>use</i> on the <i>lands</i> zoned A-109.</p>

9076 10 Sideroad Roll # 5-118	
A-110 By-law 89-12 Peters Lot 10, Con 11 9709 10 Sideroad Roll # 3-1380	Notwithstanding any other provision of the By-law, in addition to the <i>uses</i> permitted in the Agricultural zone, the <i>lands</i> zoned A-110 may be used for a second residential <i>dwelling</i> unit, provided the additional <i>dwelling</i> unit is located no closer to the road allowance between Lots 10 and 11 than 108.7 m, or to the road allowance between Con. 10 and 11 than 174.5 m.
A-111 By-law 98-41 Hall Lot 28, Con 8 6017 WCR 24	In addition to the permitted <i>uses</i> of the Agricultural zone the <i>lands</i> zoned A-111 may also be used for a <i>home industry</i> subject to the following additional regulations: i) Minimum <i>Lot Area</i> : 0.8 ha ii) Minimum <i>Lot Width</i> : 75 m iii) Maximum <i>Floor Area for Home Industry</i> : 185 m ² iv) Minimum <i>Rear Yard</i> : 7.6 m
A-112 By-law 98-63 Pantling Lot 23, Con 2, 5806 2 nd Line Roll # 6-081	In addition to the permitted <i>uses</i> of the Agricultural zone the <i>lands</i> zoned A-112 may also be used for a second <i>dwelling</i> unit and an office. The second <i>dwelling</i> unit and office shall be located within an ancillary <i>building existing</i> as of the date of passing of this By-law. The second <i>dwelling</i> unit is intended to provide accommodation for full time <i>farm help</i> .
A-113 By-law 97-17 Chapman Lot 6, Con 1 8786 WCR 50 Roll # 1-034	In addition to the provisions of the Agricultural zone an <i>existing residential building</i> containing three <i>dwelling</i> units shall be permitted on the <i>lands</i> zoned A-113.
A-114 By-law 98-68 Island Lot 29, Con 8, 6036 8 th Line Roll # 8-026	In addition to the permitted <i>uses</i> of the Agricultural zone the <i>lands</i> zoned A-114 may also be used for a second <i>dwelling</i> unit subject to the following regulations: i) <i>Setback from Front Lot Line</i> : 150 m. ii) <i>Setback from North Side Lot Line</i> : 380 m. iii) <i>Setback from South Lot Line</i> : 190 m.
A-115 By-laws 87-29 & 99-47 Brookbank -Fletcher Lot 13, Con 11. 9788 WCR 52 Roll # 3-160	In addition to the uses permitted in the Agricultural (A) Zone, the lands zoned A-115 may be used for an accessory dwelling unit located within an accessory building.
A-116 (Temp) expires Jan 4, 2010 By-Law 00-03 & 00-17 Clark Lot 9, Con 3, 5243 WCR 125 Roll #1-09700	In addition to the <i>uses</i> permitted in the Agricultural zone, the <i>lands</i> zoned A-116 may be used for a temporary <i>garden suite</i> .

<p>By-law 10-10 Clerk Lot 9, Con 3 5243 WCR 125 Roll #1-09700</p> <p>By-Law 06-71 expires Oct 17, 2016 Leenders Lot 9, Con 7, 5250 WCR 24 Roll # 4-09500</p>	
<p>A-117 By-law 02-33 McGarigle, Lot 27, Con 10 5969 9th Line Roll # 8-10800</p> <p>Long, By-law 03-55 Lot 1, Con 1 9762 WCR 42 Roll # 2-15500</p> <p>Baker, By-law 05-49 Lot 3, Con 10 5001 9th Line Roll # 2-13275</p> <p>Workman, By-law 02-67 Lot 2, Con 2, 4956 Third Line Roll # 1-116</p> <p>Wood, By-law 00-29 Lots 24 & 25, Con 4, 5842 4th Line 6-1715</p>	<p>In addition to the <i>uses</i> permitted in the Agricultural zone, the <i>lands</i> zoned A-117 may be used for a second <i>dwelling</i> unit located within an <i>accessory building</i>.</p>
<p>A-118 By-law 00-51 McCrossan, Lot 18, Con 6, 5606 6th Line Roll # 7-109</p>	<p>In addition to the <i>uses</i> permitted in the Agricultural zone, and notwithstanding the provisions of Section 4.5 the <i>lands</i> zoned A-118 may be used for a <i>commercial kennel</i>, subject to the following regulations:</p> <ul style="list-style-type: none"> i) Minimum <i>Setback</i> from a Property Line: 90 m. ii) Minimum <i>Setback</i> from Residence on an Adjacent <i>Lot</i>: 165 m.
<p>A-119 Temp Expires Oct. 15, 2016 By-Laws 13-39, 10-60, 00-64 NRD Farms, Lot 13, Con 4 9039 WCR 124 Roll # 5-09600</p>	<p>In addition to the <i>uses</i> permitted in the Agricultural zone, the <i>lands</i> zoned A-119 may be used for a <i>garden suite</i>, with a maximum <i>floor area</i> of 109 m².</p>
<p>A-120</p>	<p>In addition to the <i>uses</i> permitted in the Agricultural zone,</p>

<p>Fletcher, By-law 04-32 Lot 20, Con. 1 5679 WCR 26 Roll # 6-003000.</p> <p>Den Englesman, By-law 00-71 5903 Eighth Line Lot 26, Con 9 08-0505</p> <p>Brennan, By-law 07-16 Lot 19, Con 10 5645 WCR 23 Roll # 8- 08400</p> <p>Semma By-law 07-43 Lot 5, Con 5 9125 WCR 50 Roll # 2-00311</p>	<p>the <i>lands</i> zoned A-120 may be used for an <i>accessory dwelling unit</i>.</p> <p>* accessory dwelling units are permitted in the General Provisions of the Comprehensive Zoning By-law 2007-67 as of December 5, 2007.</p>						
<p>A-121 By-law 01-14 Vaughan, Lot 9, Con 2 5222 WCR 125 Roll # 1-069</p>	<p>In addition to the <i>uses</i> permitted in the Agricultural zone, on the <i>lands</i> zoned A-121 a <i>mobile home</i> is permitted as a second <i>dwelling</i>.</p>						
<p>A-122 By-law 01-23 amended by By-law 06-16 Fox Run (Pound), Lot 15, Con 8 5463 WCR 24 Roll # 4-15505</p>	<p>In addition to the <i>uses</i> permitted in the Agricultural zone, on the <i>lands</i> zoned A-122 a residential assisted living project is permitted subject to the following regulations:</p> <table border="0"> <tr> <td>i) Maximum Number of Bedrooms:</td> <td>33</td> </tr> <tr> <td>ii) Maximum Number of Residents:</td> <td>40</td> </tr> </table> <p>For purposes of Minimum Distance Separation (MDS) <i>setbacks</i> from the residential assisted living facility shall be considered to be a Type A <i>land use</i>.</p>	i) Maximum Number of Bedrooms:	33	ii) Maximum Number of Residents:	40		
i) Maximum Number of Bedrooms:	33						
ii) Maximum Number of Residents:	40						
<p>A-123 By-law 01-35 Nestles Lot 23, Con 7 9322 WCR 22 Roll # 7-156</p>	<p>In addition to the <i>uses</i> permitted in the Agricultural zone, on the <i>lands</i> zoned A-123 a pump house and facilities for the loading and storage of water are permitted, subject to the following regulations:</p> <table border="0"> <tr> <td>i) Minimum <i>Front Yard Setbacks</i>:</td> <td>130 m</td> </tr> <tr> <td>ii) Maximum No. of Water Storage Silos:</td> <td>3</td> </tr> <tr> <td>iii) Maximum <i>Height</i> of Water Storage Silos:</td> <td>23.5 m</td> </tr> </table>	i) Minimum <i>Front Yard Setbacks</i> :	130 m	ii) Maximum No. of Water Storage Silos:	3	iii) Maximum <i>Height</i> of Water Storage Silos:	23.5 m
i) Minimum <i>Front Yard Setbacks</i> :	130 m						
ii) Maximum No. of Water Storage Silos:	3						
iii) Maximum <i>Height</i> of Water Storage Silos:	23.5 m						
<p>A-124 By-law 01-49 Schoenhardt Lot 1, Con 9 4917 Eighth Line Roll # 2-1070</p>	<p>In addition to the <i>uses</i> permitted in the Agricultural zone, the <i>lands</i> zoned A-124- the conversion of an <i>existing building</i> as an <i>accessory farm help dwelling</i> is permitted</p>						

<p>A-125 By-law 02-44 Varvarito, Lot 1, Con 7 9314 Halton Erin Line Roll # 2-03100</p>	<p>In addition to the uses permitted in the Agricultural zone, a second dwelling unit is permitted on the lands zoned A-125. No vehicular access, for residential use, is permitted to the Erin-Halton Hills Townline.</p>
<p>A-126 Temp expires March 18, 2013 By-law 03-12 Hawkins, Pt Lot 28, Con 7 9346 Sdrd 27 Roll # 7-16450</p>	<p>In addition to the uses permitted in the Agricultural Zone, the lands zoned A-126 may be used for a <i>garden suite</i>, with a maximum <i>floor area</i> of 103m².</p>
<p>A-127 By-law 03-17 amended by By-law 06-19 Wevers-Carroll Lot 1, Con 3 4935 WCR 25 Roll # 1-08500</p>	<p>In addition to the permitted uses in the Agricultural zone, A-127 may be used for a <i>veterinary clinic</i> located within the <i>existing</i> house on the property and subject to the following regulations:</p> <ul style="list-style-type: none"> i) The <i>veterinary clinic</i> has a maximum <i>floor area</i> of 167m² ii) A total of 6 off-street <i>parking spaces</i> are provided iii) No boarding of animals not under medical care is permitted iv) No outdoor kennels are permitted <p>Section A-127 of By-law 02-07 applies only to the <i>land</i> shown in hatchmarks on Schedule "A" to this by-law.</p>
<p>A-128 By-law 04-17 Rotman, Lot 7, Con 7 5151 6th Line Roll # 4-05700</p>	<p>In addition to the uses permitted in the Agricultural zone the lands zoned A-128 may be used for a 2nd <i>dwelling</i> unit subject to the following regulations:</p> <ul style="list-style-type: none"> i) the second <i>dwelling</i> unit has a maximum gross <i>floor area</i> of 150 m² ii) the second <i>dwelling</i> unit is located to the rear of the <i>main dwelling</i> unit and within 70 m of the <i>main dwelling</i> unit.
<p>A-129 (Temp) Expires June 1, 2014 By-law 04-33, 1499302 Ont Inc. Robarts- Morgan Pt Lot 8, Con 2E 5200 WCR 125 Roll # 1-07000</p>	<p>In addition to the uses permitted in the Agricultural zone, the lands zoned A-129 may be used for a <i>garden suite</i>, with a maximum <i>floor area</i> of 80.5m²</p>
<p>A-130 By-law 06-22 Kwecinska, Pt Lot 26, Con 6 5914 6th Line Roll # 7-09800</p>	<p>Notwithstanding the permitted uses in the Agricultural zone, the <i>existing</i> barn identified on Schedule B of the subject property shall not be utilized as a livestock housing facility unless in compliance with Minimum Separation Distance 1 Requirements.</p> <p>Delete Schedule A & B of By-law 06-62 as it affects Pt Lot</p>

<p>By-laws 06-62, 11-05 Freer, Pt Lot 11, Con 8 9496 Sdrd 10 Roll # 4-18500</p>	<p>11, Con 8, in the Town of Erin and substituting Schedule A & B which amends the property boundaries of Special Provision A-130. Schedule A, and B as attached, forms part of this By-law.</p>
<p>A-131 By-law 06-34 Everdale, Pt Lot 23, Con 6 5812 6th Line Roll # 7-10100</p>	<p>In addition to the <i>uses</i> permitted in the Agricultural (A) zone, on the <i>lands</i> zoned A-131 the following additional <i>uses</i> are permitted:</p> <ul style="list-style-type: none"> i) A community/learning centre with kitchen facilities and retail area. A workshop/office <i>building</i> including 6 dormitory rooms with kitchen facilities. ii) 5 housing units for year round accommodation iii) 4 <i>accessory</i> cabins used for human habitation on a seasonal basis iv) <i>Uses accessory</i> to the forgoing <i>uses</i>. <p>A <i>travel trailer</i> which currently exists on the property may also be used for seasonal accommodation for not more than eight (8) months per calendar year for a period of two (2) years from the date of passing of this by-law.</p> <p>The location and size of all <i>buildings</i> will be regulated by a site plan and implementing site plan control agreement.</p>
<p>A-132 By-law 06-24 Baldwin, Pt Lot 2, Con 3W 4943 Well. Rd 125 Roll # 1-08600</p>	<p>The lands to which By-law 06-24 applies are subject to uses and regulations of the general provisions of By-law 02-07 as amended, and in addition the following uses and regulations for a specific home industry, being a Mobile Tire Repair Business.</p> <ul style="list-style-type: none"> a) For the purposes of the By-law “Mobile Tire Repair Business” means a business establishment that has its primary business the dispatch of trucks from its home based location to repair and replace tires on motor vehicles or agricultural equipment at off-site locations and that has as an ancillary part of its business, the storage of tires and minor tire repair with a home industry building at its home based location. b) The Mobile Tire Repair Business is secondary to the main use on the lot. c) There shall be no outdoor storage of material, containers or finished products. All on-site storage and repair activities relating to the Mobile Tire Repair Business shall be carried out within the existing accessory building. d) At no time may the home industry employ more than two persons who do not reside on the lot on which the home industry is located. <p>Regulations for Home Industry Structure:</p> <ul style="list-style-type: none"> i) Lot Area: Minimum 0.3 ha ii) Floor Area: Maximum 225 m² iii) Front Yard Setback: Minimum 15.0 m iv) Side Yard Setback: Minimum 4.5 m

	<p>v) Separation distance to dwelling located on a separate lot - minimum - 45 m</p> <p>vi) Parking spaces – minimum – 3 spaces</p>
<p>A-133 By-law 06-41 Doo-Rae Retreat, Pt Lot 30, Con 2 6096 2nd Line Roll # 6-07200</p>	<p>In addition to the <i>uses</i> permitted in the Agricultural zone, the <i>lands</i> zoned A-133 may be used as a seasonal church retreat which includes a place of assembly, subject to the following regulations:</p> <ul style="list-style-type: none"> i) Place of Assembly – maximum gross <i>floor area</i> of 400 m² ii) Minimum <i>building setback</i> to EP2 Zone of 30 m.
<p>A-134 By-law 08-14 C&C Nestco Pt Lot 13 Con 2 8823 WCR 124 Roll # 05-0300</p>	<p>In addition to the uses permitted in the Agricultural Zone, the structures noted on Schedule B on the lands zoned A-134 may be used for the following;</p> <ul style="list-style-type: none"> a) Multiple tenant industrial and storage uses within 2 accessory buildings b) No outside industrial or commercial storage uses permitted <p>Regulations;</p> <ul style="list-style-type: none"> 1) Floor area of all storage buildings – maximum -651 m² as shown on Schedule B. 2) No additional accessory or storage buildings are permitted.
<p>A-135 By-law 08-44, 06-09 Delill Lot 12,Pt Park lot 2 Plan 165 5349 Ninth Line Roll # 3-10225</p>	<p>Minimum Lot Area for residential purposes – 0.27 ha</p>
<p>A-136 By-Law 09-02 Baldwin 9391 WCR 50 Roll# 02-0392</p>	<p>The land to which By-law 09-02 applies is subject to the uses and regulations of the general provisions of By-law 07-67 as amended, and in addition, recognizes the following use and regulations for a specific home industry, being a Mobile Tire Repair Business.</p> <p>For the purposes of the By-law “Mobile Tire Repair Business” means a business establishment that has its primary business the dispatch of trucks from its home based location to repair and replace tires on motor vehicles or agricultural equipment at off-site locations and that has as an ancillary part of its business, the storage of tires and minor tire repair with a home industry building at its home based location.</p> <p>Regulations for the Mobile Tire Repair Business: Lot Area: minimum 1.42 ha Side Yard Setback for accessory structure used for Mobile Tire Repair Business - minimum – 6 m</p>

<p>A-137 Kids Inc. By-Law 10-54 5555 Fourth Line Roll# 05-12550.</p>	<p>The land to which By-law 10-54 applies is subject to the uses and regulations of the general provisions of By-law 07-67 as amended, and in addition, recognizes the following use and regulations for a specific home occupation, being a summer day camp for children. The summer camp use is deemed a Type A land use for the purpose of calculating minimum distance separation.</p> <p>1. Permitted Uses; A summer day camp</p> <ul style="list-style-type: none"> a) Recreation hall b) Accessory buildings incidental to summer camp c) Swimming pool d) Play areas including sports fields <p>2. Regulations for summer camp;</p> <ul style="list-style-type: none"> a) Summer camp operations permitted from June 15th thru Sept 15th b) No overnight accommodations related to the summer camp. c) Maximum number of participants, including staff - 275 d) Maximum gross floor area of all buildings devoted to summer camp use – 1400 m² e) Maximum age of camp participants, exclusive of staff; 14 years of age f) Parking areas, fire route, bus queue and 10 parking spaces may consist of loose aggregate surface; the balance of parking spaces required may be located on grassed areas.
<p>A-138 Leitch By-Law 11-52 Lot 13, Con 5 Roll# 04-02700</p>	<p>Notwithstanding the provisions of the Agricultural Zone, the lands to which A-138 applies maybe used only for agricultural uses, residential and all uses accessory to residential uses are prohibited.</p>
<p>A-139 Leitch By-Law 11-52 Lot 13, Con 5 Roll# 04-02700</p>	<p>Notwithstanding the provisions of the Agricultural Zone, the lands to which A-139 applies shall not permit the housing of livestock.</p>
<p>A-140 PT LT 24, 25 & 26, Concession 9 5885 Eighth Line By-law 15-29</p>	<p>Notwithstanding any other provisions of this By-law, a residential dwelling shall be prohibited in this zone. Other agricultural uses that are not accessory to a dwelling are permitted.</p>

<p>A-143 PT LT 28, Con 9, Part1 By-law 16-11 Roll # - 08-05302</p>	<p>Notwithstanding the provisions of the Agricultural (A) Zone or any other provisions in By-law 07-67 to the contrary, the land zoned A-143 is subject to the following special side yard and rear yard regulations:</p> <ul style="list-style-type: none"> i) Minimum Interior <i>Side Yard</i> 15.0 m <i>(from the northwest property line)</i> ii) Minimum <i>Rear Yard</i> 150.0 m <p>All other provisions of By-law 07-67 shall apply as applicable.</p>
<p>A-144 PT LT 28, Con 9. Part 2 By-law 16-11 Roll # 08-05303</p>	<p>Notwithstanding the provisions of the Agricultural (A) Zone or any other provisions to the contrary, the land zoned A-144 is subject to the following special rear yard regulation:</p> <ul style="list-style-type: none"> i) Minimum <i>Rear Yard</i> 150.0 m <p>All other provisions of By-law 07-67 shall apply as applicable.</p>
<p>A-145 6012 Eighth Line Pt LT 28, Con 8 By-law 16-34 Roll #08-02710</p>	<p>Notwithstanding the provisions of the Agricultural (A) Zone or any other provisions in By-law 07-67 to the contrary, the land zoned A-145 on Schedule 'A' may also be permitted one accessory dwelling unit subject to the following special provisions:</p> <ul style="list-style-type: none"> i) The accessory dwelling unit shall include only one of the following: <ul style="list-style-type: none"> a) An accessory dwelling unit within a detached dwelling on a lot; or b) an accessory dwelling unit within a building or structure ancillary to a detached dwelling; or c) A garden suite. ii) An accessory dwelling unit is prohibited from being severed from the property. <p>All other provisions of By-law 07-67 shall apply as applicable.</p>
<p>A-146(T) expires July 12, 2036 5050 First Line PT LT 4, Con 1 By-law 16-48 Roll # 1-03602</p>	<p>Notwithstanding the provisions of the Agricultural (A) Zone or any other provisions in By-law 07-67 to the contrary, the land zoned A-146(T) on Schedule 'A' may also be permitted one garden suite subject to the following special provisions:</p> <ul style="list-style-type: none"> a) The garden suite is permitted to be located in front of the main building

	<p>b) The floor area of the garden suite is not to exceed 99 m² (1,065 ft²)</p> <p>c) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c.P.13 as amended, the garden suite is permitted until July 12, 2036.</p> <p>All other provisions of By-law 07-67 shall apply as applicable.</p>
<p>A-147 By-law 18-37 Ospringe Subdivision Thomasfield Homes Ltd. 8895 & 8871 Wellington RD 124 Pt Lot 13, Con 2 Roll #05-05700</p>	<p>Notwithstanding the provisions of the Agricultural (A) Zone or any other provisions in By-law 07-67 to the contrary, for the <i>land</i> zoned A-147 on Schedule ‘A’ hereto, the following special provisions shall apply:</p> <p>a) Permitted Uses:</p> <ul style="list-style-type: none"> • <i>agricultural uses</i> • <i>single detached dwelling</i> • <i>one accessory dwelling unit</i> in accordance with Section 4.1 • <i>Bed and Breakfast (B & B) Establishment (Class 1 & 2)</i> in accordance with Section 4.3 • <i>home industry</i> in accordance with Section 4.17 • <i>home occupation</i> in accordance with Section 4.18 • <i>uses accessory to any permitted use</i> <p>b) Regulations:</p> <p>i) Minimum <i>Lot Area</i>: 2.2 ha</p> <p>ii) Minimum <i>Lot Frontage</i>: 8.0 m</p> <p>All other provisions of By-law 07-67 shall apply as applicable.</p>
<p>A-148 By-law 18-09 Angelstone Farms 8720 WR 50 Pt. Lot 6, Con 1</p>	<p>Notwithstanding any other provisions in the By-law, the lands zoned A-148 are subject to the regulations of the Agricultural (A) Zone and the following additional uses shall also be permitted:</p> <p>a) Equestrian Major Events, including:</p> <ol style="list-style-type: none"> i) The training of horses and riders and competitions ii) 600 temporary shelters for horses, not including spaces used for tack and equipment iii) 50 camping sites for staff necessary for the care and security of horses iv) Associated retail sales including <ul style="list-style-type: none"> - Equestrian related merchandise - Food and beverages for consumption <p>b) No more than 25 major event days shall be permitted in any calendar year, exclusive of setup and take down.</p> <p>Definitions For the purpose of the A-148 Zone the following definitions shall also apply: “Major Event” shall mean any occasional cultural</p>

	<p>recreational or education event, including any fair, show, sale, tournament, competition or any similar event, that occurs on one or more consecutive calendar days, and that:</p> <ul style="list-style-type: none"> a. includes or is intended to include outdoor illumination that is or would be visible beyond the property boundaries where the event is held; or includes or is intended to include electronically amplified announcements (other than for emergency purposes) and/or electronically amplified music and/or electronically amplified sound, any of which is or would be audible beyond the property boundaries where the event is held; b. is attended by or is intended to be attended by a total of 500 or more persons, including participants, competitors, spectators, vendors, support staff, and members of the general public, during any one calendar day; and c. is authorized by a valid Permit issued by the Town pursuant to the Town’s Major Events by-law (By-law 14-19 or any successor by-law). <p>“Equestrian” shall mean of or relating to horse riding.</p> <p>That the subject lands as shown on Schedule “A” to this By-law shall be subject to all applicable regulations of Zoning By-law 07-67, as amended.</p>
<p>A-149 (Temp) Expires April 24, 2038 By-law 18-26 Mastracci and Rea 4987 Fourth Line Pt Lot 3, Con 5 Roll # 02-00135</p>	<p>Notwithstanding the provisions of the Agricultural (A) Zone or any other provisions in By-law 07-67 to the contrary, the <i>land</i> zoned A-149(T) on Schedule 'A' may also be permitted one <i>garden suite</i> subject to the following special provisions:</p> <ul style="list-style-type: none"> a) The floor area of the <i>garden suite</i> is not to exceed 116 m² (1,249 ft²) b) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c.P.13 as amended, the garden suite is permitted until April 24,2038 <p>All other provisions of By-law 07-67 shall apply as applicable.</p>
<p>A-149(T) Temp) By-law 21-25 Expires May 18th, 2041 Coulson 5656 Trafalgar Rd North Pt Lot 19, Con 7 E</p>	<p>Notwithstanding Sections 5.1 and 4.13, the provisions of the Agricultural (A) Zone or any other provisions in By-law 07-67 to the contrary, the <i>land</i> zoned A-149(T) on Schedule 'A' may also be permitted one <i>garden suite</i> subject to the following provisions:</p> <ul style="list-style-type: none"> a) Minimum <i>side yard setback</i> from the north property line of 5.0 metres

	<p>b) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, cP.13 as amended, the garden suite it permitted until May 18th 2041.</p>
<p>A-150 By-law 19-19 Chapman Pt Lot, Con 1 5154 First Line Roll #01-03300</p>	<p>a) Notwithstanding Section 4.2.3 and 4.2.4.3 or any other provisions in By-law 07-67 to the contrary, the <i>land</i> zoned A-150 on Schedule 'A' the <i>existing building</i> (drive shed) may have a <i>maximum floor area</i> of 697.7 m² (7200 ft²) and a maximum <i>building height</i> of 7 m (23 ft) subject to the following conditions:</p> <ul style="list-style-type: none"> i) Enlargement of this <i>building</i> is not permitted; ii) That the <i>accessory structure</i> cannot be used for business purposes except in accordance with the provisions of Section 4.17 of this Bylaw; iii) That the <i>accessory building</i> cannot be used for human habitation; iv) Removal of the existing <i>building</i> shall void this provision. <p>b) Notwithstanding any other provision of this by-law, on <i>land</i> zoned A-150, the maximum permitted Nutrient Units shall be five (5) subject to the following conditions.</p> <ul style="list-style-type: none"> i) Enlargement of the barn is not permitted ii) Removal of the <i>existing</i> barn shall void this provision. <p>All other provisions of By-law 07-67 shall apply as applicable.</p>
<p>A-183 Temp expires May 19, 2011, By-law 11-50, 08-37, 05-22 Turner Lot 13, Con 8 9422 WCR 124 Roll # 04-09100</p>	<p>Temporary Use - Garden Suite</p>
<p>A-195 Temp expires April 18, 2012 By-law 09-30, Hagerman Lots 12 & 13, Con 8 9495 WCR 124 Roll # 4-18200</p>	<p>The lands to which By-law 2007-69 applies may be used for the Agricultural uses permitted in By-law 02-07 and the following additional uses except where in conflict with the following in which case the following shall prevail; Permitted Uses: <i>Garden Suite</i> Regulations: <i>Garden Suite</i> to be located in <i>rear yard</i> only <i>Garden Suite Floor Area</i> - not to exceed 70 m² <i>Side yard setback</i> - minimum 3.0 m <i>Rear yard setback</i> - minimum 75 m</p>
<p>A-157 Hummingbird Wedding Venue</p>	<p>1. Permitted Uses: In addition to the uses permitted in Section 5.1.1 of the Agricultural (A) Zone, the following additional use is</p>

<p>By-law 21-15 5035 Wellington Road 125 Roll #1-09100</p>	<p>permitted:</p> <ul style="list-style-type: none"> i. The existing barn shall be used as a seasonal special events venue, ii. An outdoor ceremony area; and iii. Associated uses, including parking and food trucks. <p>For the purpose of this by-law, <i>seasonal</i> shall mean from May 1st to October 31st, Friday – Sunday, exclusively.</p> <p>For the purpose of this by-law, a <i>special events venue</i> is defined as: “a <i>building or structure</i> that is used for the gathering of persons for weddings, receptions or similar functions and may include the consumption of food and beverages.”</p> <p>2. <u>Zoning Regulations:</u></p> <ul style="list-style-type: none"> i. That special events shall be limited to the area as identified in Schedule ‘A’ of the amending by-law. ii. That permitted uses identified in Section 1 shall be limited to a total area of no more than 3900 m². iii. The uses are permitted to operate between 7 am to 11 pm, subject to the applicable noise by-law. iv. Receptions shall be permitted within the seasonal special events venue. v. A maximum occupancy of 160 people, including staff, is permitted on-site for a special event. vi. The minimum parking requirement for a seasonal special events venue is fifty (50) parking stalls. vii. All uses shall maintain a 30 m setback from all key hydrological features. viii. That site plan control be applied to the site in accordance with Section 41 of the Planning Act and the Town’s Site Plan Control By-law as may be amended.
<p>A-206 (Temp) – expires May 18, 2011 – May 19, 2014 By-law 08-36, By-law 11-59 5318 WCR 24 Lot 11, Con 7 Roll# 04-09100</p>	<p>Temporary Use - Garden Suite</p>
<p>A-207(Temp) expires July 11, 2037 Desmond By-law 17-35 Lot 8, Con 7 5182 Trafalgar Road Roll # 4-09905</p>	<p>Notwithstanding the provisions of the Agricultural (A) Zone or any other provisions in By-law 07-67 to the contrary, the land zoned A-207(T) on Schedule ‘A’ may also be permitted one garden suite subject to the following special provisions:</p> <ul style="list-style-type: none"> a) The floor area of the garden suite is not to exceed 88.4 m² (952 ft²) b) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c.P.13 as amended, the garden suite is permitted until July 11, 2037.

Amended by
By-law 09-
21, 18-45

	All other provisions of By-law 07-67 shall apply as applicable.
A-210 Temp expires August 14th, 2021 By-law 18-45 Savage 5025 Fourth Line W Pt Lot 4, Con 5 Roll # 02-00150	Notwithstanding the provisions of the Agricultural (A) Zone or any other provisions in By-law 07-67 to the contrary, the <i>land</i> zoned A-210(T) on Schedule 'A' may also be permitted one <i>garden suite</i> subject to the following special provisions: a) The <i>garden suite</i> shall be constructed to the rear of the required <i>front yard</i> and shall be located a minimum of 3.0 m from the <i>interior side</i> or <i>rear lot line</i> . b) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c.P.13 as amended, the <i>garden suite</i> is permitted until August 14 th , 2021. All other provisions of By-law 07-67 shall apply as applicable.

RESIDENTIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
R1-101 By-law 02-07 Schmitz, Ballinafad	The <i>lands</i> zoned R1-101 are subject to the provisions of the R1 zone, except as follows: a) The permitted <i>uses</i> are only: <ul style="list-style-type: none"> • a single detached <i>dwelling</i>; • a <i>home occupation</i>; • <i>buildings, structures</i> and <i>uses accessory</i> to the foregoing. b) The following minimum regulations apply: <ul style="list-style-type: none"> i) Minimum <i>Lot Area</i>: 0.38 ha ii) Minimum <i>Lot Frontage</i>: 35.7 m
R1-102 By-law 96-19 Burnet, Ballinafad	Notwithstanding the provisions of the R1 zone, a single detached <i>dwelling</i> may be constructed on the <i>lands</i> zoned R1-102 (being Block 28, Registered Plan 745)
R1-103 By-law 02-07 Upper Canada Drive	Notwithstanding the regulations of the R1 zone for the <i>lands</i> zoned R1-103 the following additional regulations shall also apply: <ul style="list-style-type: none"> a) Minimum <i>Lot Area</i>: 1,700 m² b) Lot 2 shall be permitted with a minimum <i>lot frontage</i> of 15 m.
R1-104 By-law 02-07 Douglas Street - Hillsburgh	Notwithstanding the provisions of the R1 zone, on the <i>lands</i> zoned R1-104, the following provisions shall apply: <ul style="list-style-type: none"> a) Permitted <i>uses</i>: <ul style="list-style-type: none"> • a single detached <i>dwelling</i> • a publicly owned <i>park</i>, playground, recreation or conservation area • a <i>home occupation</i> b) Regulations: <ul style="list-style-type: none"> i) Minimum <i>Lot Frontage</i>: 22.86 m ii) Minimum <i>Lot Area</i>: 836.1 m² iii) Minimum <i>Front Yard</i>: 6.0 m iv) Minimum <i>Side Yard</i>: 1.5 m c) All other applicable provisions of this By- law shall apply.
R1-105 By-law 02-07 Lot 13, Con 9 45 WCR 124 Roll # 1-0118	Notwithstanding the requirements of Section 9 or any other provision of this By-law to the contrary, the <i>land</i> zoned R1-105 may be used for an <i>existing</i> single detached <i>dwelling</i> and a <i>duplex dwelling</i> on one <i>lot</i> , subject to all other applicable provisions of this By-law and the following special regulations: <ul style="list-style-type: none"> i) Minimum <i>Lot Area</i>: 1,245 m² ii) Minimum <i>Lot Frontage</i>: 33.53 m iii) Minimum <i>Side Yard</i>: 2 m

	The required <i>parking spaces</i> may be provided in front of the <i>main building</i> on the <i>lot</i> .
R1-106 By-law 02-07 Klooster 15 Main St Erin Roll # 1- 10670	In addition to the permitted <i>uses</i> of the R1 zone and notwithstanding the minimum exterior <i>side yard</i> requirements of the By-law, the <i>existing building</i> on the <i>land</i> zoned R1-106 may also contain an <i>accessory dwelling unit</i> and a <i>business or professional office</i> .
R1-107 By-law 02-07 Waterford Drive	In addition to the regulations of the R1 Zone and the applicable provisions of this By-law, the <i>land</i> zoned R1-107 is also subject to the special regulation: c) for the purposes of a natural buffer, no <i>buildings</i> or <i>structures</i> of any kind shall be erected, excluding property boundary fences, within 5 m of the rear property line.
R1-108 By-law 02-07 Delarmbro Dr	Notwithstanding the requirements of Section 6.1.2 or any other provisions in this By-law to the contrary, the <i>land</i> zone R1-108 on Schedule “E” may be used for a permitted <i>use</i> of the R1 zone subject to the applicable provisions of this By-law and the following special regulations: i) Minimum <i>Lot Area</i> : 0.186 ha ii) Minimum <i>Lot Frontage</i> : 24..4 m Notwithstanding the above, the minimum <i>lot frontage</i> for Lots 1 to 4 inclusive as identified on Draft Plan 23T-88023 shall be 22.86 m.
R1-109 By-law 06-11 Remove part of <i>lands</i> zoned R1-109(H) to OS1-109 Reg Comp Plan 686,RP61R10256, Pt Lots 17 & 25 Parts 1 to 7(Upwells) Roll # 10-01500 Roll # 10-01510 Roll # 10-01520	Notwithstanding the requirements of Section 6.1.2 or any other provisions in this By-law to the contrary, the <i>land</i> zoned R1-109 on Schedule “E” may be used for a permitted <i>use</i> of the R1 Zone subject to the applicable regulations of this By-law and the following special regulation: i) Minimum <i>Lot Area</i> : 1,254.15 m ²
R1-110 By-law 07-49 Dominion Packers Spruce Street	Notwithstanding the regulations of the R1 zone the following regulation shall apply; Minimum lot size - 1440 m ²
R1-111 By-law 08-25 Homes of Distinction Pt Lot 13, Con 9 Roll# 03-022	Exterior yard setback to attached garage – minimum - 2.39 m

<p>R1-114 By-law 21-23 Hill Pt Lot 15, Con 11</p>	<p>Notwithstanding the provisions of the Residential One (R1) Zone or any other provisions in By-law 07-67 to the contrary, the land zoned R1-114 on Schedule 'A' is subject to the following special provisions:</p> <ol style="list-style-type: none"> a) For purposes of calculating lot area and lot frontage, but not lot coverage, the lot shall be considered all of the lands including the R1-114 and EP1 zones. b) Minimum Lot Area 3000.0 m² c) Minimum Lot Frontage 48.0 m d) Maximum Building Coverage 25.0% e) Section 4.36 of the By-law shall not apply f) Building setback from EP1 Zone 0.0 m
<p>R3-101 By-law 02-07 Credit Pine Dundas St & 10th Line Lot 15 & Con 10</p>	<p>Notwithstanding the provisions of the Rural Residential (R3) zone, in an R3-101 zone no <i>building</i> or <i>structure</i> shall be located:</p> <ol style="list-style-type: none"> a) within 7.6 m. of any <i>land</i> zoned EP2 or 3.0 m. from the Regional Stormline, whichever is greater. b) within 30.5 m. from the <i>centre line</i> of the <i>existing</i> Tenth Concession road allowance on all <i>land</i> located south of the tributary of the West Credit River. c) In the case of a residential <i>dwelling</i>, within 213.4 m of any <i>building</i> or <i>structure</i> designed, intended or used for the housing of livestock, fowl, or furbearing animals on <i>lands</i> zoned as Agricultural "A". d) Notwithstanding any other provisions of the R3 zone, on Lot 71 a <i>building</i> or <i>structure</i> may be erected provided the minimum <i>lot</i> frontage is 28 m. e) Notwithstanding any other provisions of the R3 Zone, on Lots 9 to 11, 24 to 28, 52 to 55 and 75 inclusive, the minimum <i>building line setback</i> shall be 7.6m.
<p>R3-102 Lot 13, Con 10 Bel-Erin</p>	<p>Notwithstanding the provisions of the R3 zone, the following provisions shall apply to the <i>lands</i> zoned R3-102:</p> <ol style="list-style-type: none"> a) The permitted <i>uses</i> are only: <ul style="list-style-type: none"> • a single detached <i>dwelling</i> • a <i>home occupation</i> • <i>buildings, structures</i> and <i>uses accessory</i> to the foregoing permitted <i>uses</i>. b) The following minimum regulations apply: <ul style="list-style-type: none"> • Minimum <i>Lot Frontage</i>: 30.5 m • Minimum <i>Lot Area</i>: 0.20 ha
<p>R3-103 By-law 02-07 Lot 14, Con 8</p>	<p>Notwithstanding the provisions of the R3 zone, the <i>lands</i> zoned R3-103 are subject to the following:</p> <ol style="list-style-type: none"> a) The permitted <i>uses</i> are only:

Erinwood	<ul style="list-style-type: none"> • a single detached <i>dwelling</i>; • a <i>home occupation</i>; and • <i>buildings, structures and uses accessory</i> to the foregoing permitted <i>uses</i>. <p>b) The following minimum regulations apply:</p> <ul style="list-style-type: none"> • Minimum <i>Lot Frontage</i>: 45 m • Minimum <i>Lot Area</i>: 0.75 ha
R3-104 By-law 02-07 Lot 13, Con 8 Glenellen	Notwithstanding any other provisions of this By-law, for the <i>land</i> zoned R3-104, the following additional regulations shall apply: <ul style="list-style-type: none"> • Minimum <i>Lot Area</i> Lots 1 – 10, 17 - 29: 3,000 m² Lots 11 – 16 : 2,500 m² • Minimum <i>Front Yard Setback</i>: 10 m
R3-105 By-law 02-07 Lot 14, Con 3 5427 Second Line	Notwithstanding the uses permitted in the R3 Zone, the lands zoned R3-105 may only be used for a five (5) unit apartment building; and buildings, structures and uses accessory to the foregoing uses.
R3-106 06-04 Lot 25, Con 5 Cedar Valley Serwotka, 5868 5 th Line Roll # 7-03275	Notwithstanding the provisions of the R3 Zone, The <i>lands</i> zoned R3-106 will be subject to the following regulations: <ul style="list-style-type: none"> • Minimum <i>Lot Frontage</i>: 42 m • Minimum <i>Lot Area</i>: 0.8 ha <p>Lot 4, Registered Plan 874, an <i>accessory dwelling unit</i> may be built within an <i>accessory building</i> having a maximum <i>building height</i> of two stories, provided the above regulations continue to be complied with.</p>
R3-107 By-law 02-07 Lot 32, Con 4 Athenwood, Orton	Notwithstanding the provisions of the R3 zone, the <i>lands</i> zoned R3-107 are subject to the following provisions: <p>a) Permitted <i>Uses</i>:</p> <ul style="list-style-type: none"> • a single detached <i>dwelling</i> • a <i>home occupation</i> • <i>buildings, structures and uses accessory</i> to the foregoing <p>b) Regulations:</p> <ul style="list-style-type: none"> • Minimum <i>Lot Area</i>: 2,044 m² • Minimum <i>Lot Frontage</i>: 30.5 m
R3-108 By-law 02-07 Lot 11 & 12 Con 8 Gulia - Erinbrook	In addition to the permitted <i>uses</i> of Section 6.3.1 of this By-law, and notwithstanding the provisions of Section 6.3.2 of this By-law, the <i>lands</i> zoned R3-108 will be subject to the following regulations: <p>i) Minimum <i>Lot Area</i>: 30.5 m except Lot 7 which shall have a minimum <i>lot width</i> of 25.0 m</p> <p>ii) Minimum <i>Lot Area</i>: 0.4 ha</p> <p>iii) Minimum <i>Building Line</i>: 9.0 m</p>

	iv) Further within the area shown on Schedule “D” identified as <i>lands</i> to which MDS <i>setback</i> applies no <i>building</i> or <i>structure</i> for residential use will be permitted.
R3-109 By-law 02-07 5350 9th Line Roll # 3-07620	In addition to the permitted <i>uses</i> of Sections 6.3.1 and 6.7.8. of this By-law, and subject to the regulations of Section 6.7.8, the <i>lands</i> zoned R3-109 may also be used for a <i>cemetery</i> and <i>buildings, structures</i> and <i>uses accessory</i> to the foregoing <i>uses</i> , including a mausoleum, crematorium or crypt.
R3-110 By-law 02-07 Lot 14, Con 3 Ospringe	Notwithstanding the provisions of Section 6.3.2 of this By-law, the <i>lands</i> zoned R3-110 will be subject to the following additional regulations: i) Minimum <i>Lot Width</i> : 38.1 m ii) Minimum <i>Lot Area</i> : 0.4 ha iii) Minimum <i>Building Line</i> : 9.0 m
R3-111 By-law 02-55 Forest Ridge Estates, Plan 61M78 By-law 04-35 removed H	Notwithstanding the provisions of Section 6.3.2 of this By-law, the <i>lands</i> zoned R3-111 will be subject to the following additional regulations: i) Minimum <i>Lot Width</i> (Lots 1–4): 29 m ii) Minimum <i>Side Yard</i> One Side: 3.0 m Other Side: 1.5 m iii) Section 4.36 will not apply
R3-112 By-law 04-49 Crewsons Ridge Lot 1, Con 1	Notwithstanding the provisions of Section 6.3.2 of this By-law, the <i>lands</i> zoned R3-112 will be subject to the following additional regulations: i) Minimum <i>Lot Area</i> : 0.7 ha ii) Minimum <i>Lot Frontage</i> : 37 m
R3-113 By-law 04-49 Crewsons Ridge Lot 3	Notwithstanding the provisions of Section 6.3.1 and Section 6.3.2 of this By-law the <i>lands</i> zoned R3-113 will be subject to the following additional regulations: a) Permitted <i>uses</i> : • a single detached <i>dwelling</i> • an <i>accessory building</i> which may be wholly used as: - a <i>dwelling</i> unit - an office - a <i>home occupation</i> - a <i>studio</i> b) Regulations: • Minimum <i>Lot Area</i> : 1.0 ha • Minimum <i>Lot Frontage</i> : 50 m
R3-114	For the purposes of the Zoning By-law, each unit within the

<p>By-law 06-60 Silvercreek Meadows Plan 129, Lot 7 and Plan 790, Block 10 & Part Block 9</p>	<p>vacant land condominium shall be deemed a lot as defined by the Town of Erin Zoning By-law and subject to the applicable regulations.</p>
<p>R3-115 By-law 08-26 Avalon Children's Services 5418 2nd line Ospringe Roll # 05-045</p>	<p>In addition to uses permitted in the General Zoning Provisions, an accessory group home for children in the care of the adjacent Residential Care Facility subject to the following; Maximum number of residents – 4 persons Maximum age of residents – 14 years</p>
<p>R3-116 By-law 18-37 Ospringe Subdivision Thomasfield Homes Ltd. 8895 & 8871 Wellington RD 124 Pt Lot 13, Con Roll #05-05700</p>	<p>Notwithstanding the provisions of the Residential Three (R3) Zone or any other provisions in By-law 07-67 to the contrary, for the <i>land</i> zoned R3-116 on Schedule 'A' hereto, the following special provision shall apply:</p> <p>i) Minimum <i>Lot Frontage</i>: 24 m</p> <p>All other provisions of By-law 07-67 shall apply as applicable.</p>
<p>R3-117 By-law 18-37 Ospringe Subdivision Thomasfield Homes Ltd. 8895 & 8871 Wellington RD 124 Pt Lot 13, Con 2 Roll #05-05700</p>	<p>Notwithstanding the provisions of the Residential Three (R3) Zone or any other provisions in By-law 07-67 to the contrary, for the <i>land</i> zoned R3-117 on Schedule 'A' hereto, the following special provisions shall apply:</p> <p>ii) Minimum <i>Lot Area</i>: 1,858 m² iii) Minimum <i>Lot Frontage</i>: 24 m</p> <p>All other provisions of By-law 07-67 shall apply as applicable.</p>
<p>R4-101 By-law 02-07 1 Baker Street Plan 62, Lots 50, 51 Roll #09-09000</p>	<p>Notwithstanding the provisions of the R4 Zone, the follow shall also apply to the lands zoned R4-101:</p> <ul style="list-style-type: none"> • The lands zoned R4-101 may be used for a <i>fourplex dwelling</i> containing not more than four (4) <i>dwelling</i> units. • The following minimum regulations apply: <ul style="list-style-type: none"> • Minimum <i>Lot Area</i>: 2,000 m². • Minimum <i>Lot Frontage</i>: 37 m • Minimum <i>Front Yard</i>: 6.7 m • Minimum <i>Floor Area</i>: 79.0 m². • Minimum Number of <i>Parking Spaces</i>: 7
<p>R-101, R-101 (H1), R-101 (H2) By-law #2020-53 National Properties Inc. and Equity Venture Group Corp.</p>	<p>No <i>person</i> shall <i>erect</i> or <i>use</i> a <i>building</i> in the R-101 Zone except in accordance with the following regulations:</p> <p>.1 Permitted Uses</p> <ol style="list-style-type: none"> a) <i>single-detached dwelling</i> including a bungalow dwelling; b) <i>semi-detached dwelling</i>; c) <i>duplex dwelling</i>;

**Part of Lots 16 and 17,
Concession 10 & Part of
Lot 16, Concession 11**

Approved by LPAT January
5, 2021
PL171265

- d) *triplex and fourplex dwelling;*
- e) *townhouse dwelling;*
- f) *apartment dwelling;*
- g) *nursing home or Home for the Aged;*
- h) *retirement residential facility;*
- i) *home occupation* in accordance with Section 4.18;
- j) *B&B (Class 1)* in accordance with Section 4.3;
- k) *institutional uses* including a *public building* or use such as a *community centre, park, or school*, in accordance with Section 10;
- l) *day nursery;*
- m) *public utility* including a sewage treatment facility and a stormwater management facility; and,
- n) *uses accessory* to a permitted use including *accessory dwelling units.*

In addition, a Holding (H) symbol is applied to certain lands zoned R-101. The Council of the Town of Erin shall not remove the Holding 1 (H1 Symbol from the R-101 Zone until the following condition has been complied with:

- i) A noise, dust, odour and vibration report along with required mitigation measures, if any, as it relates to the compatibility of the existing employment uses within the Erin business park and more specifically the compatibility of the existing uses on the east side of Erin Park Drive has been completed to the satisfaction of the Town.

A Holding 2 (H2) symbol is also applied to certain lands zoned R-101. The Council of the Town of Erin shall not remove the Holding 2 (H2) Symbol from the R-101 Zone until the following condition has been complied with:

- i) Submission of a Functional Servicing Report (FSR) and Stormwater Management (SWM) Report, to the satisfaction of the Town and CVC in accordance with applicable Town, MECP and CVC requirements.

.2 Lot Requirements for Single-Detached, Semi-Detached, Duplex, Triplex and Fourplex Dwellings

R-101 Zone	Single Detached	Semi-Detached (Each Unit)	Duplex/Triplex/Fourplex
<i>Minimum Lot Frontage</i>			
<i>Minimum Lot Frontage on a lot not accessed by a lane</i>	10.0 m	7.5 m per unit	12.0
<i>Minimum Lot Frontage on a lot accessed by a lane</i>	8.0 m	7.0 m per unit	10.0
<i>Minimum Front Yard (1)</i>	4.0 m	4.0 m	4.0 m

Minimum Rear Yard			
Minimum <i>Rear Yard</i> on a <i>lot</i> not accessed by a lane	7.0 m	7.0 m	9.0
Minimum <i>Rear Yard</i> on a <i>lot</i> accessed by a lane	0.6 m	0.6 m	0.6 m
Minimum Side Yard			
One Side	1.2 m	1.2 m	3 m
Other Side	0.6 m (2)	0.0 m (2)	(2)
Minimum <i>Exterior Side Yard</i>	3.0 m (1)	3.0 m (1)	3.0 m (1)
Maximum <i>garage width</i> on a lot not accessed by a lane	50% of the <i>lot frontage</i>	50% of the <i>lot frontage</i>	50% of the <i>lot frontage</i>
Maximum <i>Building Height</i>	12.5 m	12.5 m	12.5 m
Notes: (1) The wall of an attached <i>garage</i> that contains a motor vehicle door shall be set back a minimum of 6.0 m from the lot line that the driveway crosses to access the <i>garage</i> . If the driveway does not cross a sidewalk, the minimum setback is reduced to 4.5 m. (2) The minimum required interior side yard on one side is 3.5 m if a detached <i>garage</i> is located in the <i>rear yard</i> and accessed by a driveway that crosses the <i>front lot line</i> .			

.3 Lot Requirements for Townhouse, Apartment, Nursing Home, Home for the Aged or Retirement Residential Facilities

R-101 Zone	Townhouse (Each Unit)	Back-to-Back Townhouse (3)	Apartment, Nursing Home, Home or the Aged or Retirement Residential Facility
Minimum Lot Frontage			
Minimum <i>Lot Frontage</i> on a <i>lot</i> not accessed by a lane	6.0 m per unit on an <i>interior lot</i> and 7.0 m per end unit or <i>corner lot</i>	6.0 m per unit on an <i>interior lot</i> and 7.0 m per end unit or <i>corner lot</i>	20.0
Minimum <i>Lot Frontage</i> on a <i>lot</i> accessed by a lane	6.0 m	n/a	18.0
Minimum <i>Front Yard</i> (1)	3.0 m (1)	3.0 m (1)	3.0 m
Minimum Rear Yard			
Minimum <i>Rear Yard</i> on a <i>lot</i> not accessed by a lane	7.0 m	0.0 m	10.0 m
Minimum <i>Rear Yard</i> on a <i>lot</i> accessed by a lane	0.6 m	n/a	n/a
Minimum <i>Side Yard</i>	0.0 m for an interior unit and 1.2 m for an end	0.0 m for an interior unit and 1.2 m for an end	3.0 m

	unit	unit	
Minimum <i>Exterior Side Yard</i>	3.0 m (1)	3.0 m (1)	3.0 m
Maximum <i>garage width</i> on a lot not accessed by a lane	50% of the <i>lot frontage</i>	50% of the <i>lot frontage</i>	n/a
Maximum <i>Building Height</i>	14.5 m	14.5 m	18.5 m
Maximum number of units in a <i>building</i>	8 units	12 units (6 per side)	n/a
Total minimum Outdoor Amenity Space (2) for <i>townhouses</i> with lane access or back-to-back <i>townhouses</i>	15 sq.m.	15 sq.m.	n/a
<p>Notes:</p> <p>(1) The wall of an attached <i>garage</i> that contains a motor vehicle door shall be set back a minimum of 6.0 m from the lot line that the driveway crosses to access the <i>garage</i>. If the driveway does not cross a sidewalk, the minimum setback is reduced to 4.5 m.</p> <p>(2) Outdoor Amenity Space is not required to be contiguous, but shall have a minimum depth of 1.8 m, and shall be located in areas other than the front or rear yard such as on a rooftop, above a garage and/or on a balcony.</p> <p>(3) Back-to-back <i>townhouses</i>, notwithstanding the definition of <i>townhouse</i>, are not required to provide access to a rear yard. Back-to-back <i>townhouse dwellings</i> shall share a common wall above grade with <i>townhouse dwellings</i> to the rear.</p>			

COMMERCIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
<p>C1-101 By-law 02-07 Ballinafad Store Lot 1, Con 8 4901 WCR 24 Roll # 2-069</p>	<p>a) Notwithstanding the provisions of the C1 zone, the <i>lands</i> zoned C1-101 may be used only for the following:</p> <ul style="list-style-type: none"> • a general store • a <i>dwelling</i> unit <p>b) Notwithstanding the provisions of the C1 zone, the regulation of the C1-101 zone are as follows:</p> <p>i) Minimum <i>Lot Area</i>: 1,858 m²</p> <p>ii) Minimum <i>Lot Frontage</i>: 36.6 m</p> <p>iii) Size and <i>building height</i> of the <i>building</i> located within the C1-101 zone are not to exceed the <i>existing</i> size and <i>building height</i></p> <p><i>Building line, side yard and rear yard</i> are as established by the <i>existing building</i> location on the <i>lot</i>.</p>
<p>C2-101 By-law 94-02 5 Main St. Hillsburgh Roll # 9-05211</p>	<p>Notwithstanding the permitted <i>uses</i> of the Highway Commercial zone, the <i>lands</i> zoned C2-101 may be used for a <i>take-out restaurant</i>, subject to the following regulations:</p> <ul style="list-style-type: none"> • Minimum <i>Lot Size</i>: 0.4 ha • Minimum <i>Lot Frontage</i>: 30 m • Minimum <i>Parking Spaces</i>: 5
<p>C2-102 By-law 03-04 Cavan’s Garden Centre WCR 124 Roll # 4-17700</p> <p>Word Became Flesh Ministries 9478 WCR 124 Roll # 4-17710</p>	<p>Notwithstanding the <i>uses</i> permitted in the Highway Commercial zone, the <i>lands</i> zoned C2-102 may only be used for the following <i>uses</i>:</p> <p>i) a nursery stock outlet, including the sale of landscaping material</p> <p>ii) a fruit, flower or vegetable sales outlet</p> <p>iii) a <i>craft shop</i></p> <p>iv) a garden equipment sales and service outlet</p> <p>v) an eating establishment</p> <p>vi) a motel</p> <p>vii) a <i>commercial recreation</i> facility</p> <p>viii) <i>uses accessory</i> to a permitted <i>uses</i></p> <p>In addition for the <i>lands</i> consisting of Part 1, Plan 61R7548, a <i>religious institution</i> exclusive of overnight accommodations, is a permitted <i>use</i>.</p>
<p>C2-104 By-law 02-07 Lovell 9403 WCR 22 Roll # 08-0121</p>	<p>Notwithstanding the provisions of the C2 zone, the following provisions shall apply to the <i>lands</i> zoned C2-104:</p> <p>i) an <i>accessory dwelling</i> unit, <i>attached</i>, is allowed</p> <p>ii) an outdoor automotive storage area not exceeding 1,161.25 m² is allowed</p> <p>iii) All other applicable regulations apply to the <i>lands</i>.</p>
<p>C2-105 By-law 91-15 Little Lot 13, Con 2,</p>	<p>Notwithstanding the permitted <i>uses</i> of the Highway Commercial zone, the following provisions shall apply to the <i>lands</i> zoned C2-105:</p> <p>a) They may be used only for the following permitted <i>uses</i>:</p> <ul style="list-style-type: none"> • sales and service of motorized and non-motorized

<p>8826 WCR 124 Roll # 5-030500</p>	<p>recreational vehicles including vans, <i>motor homes, mobile homes, travel trailers</i> and fifth wheels inclusive of parts and accessories thereto</p> <ul style="list-style-type: none"> • sales of propane fuel • an <i>accessory dwelling</i> unit • <i>uses accessory</i> to the foregoing permitted <i>uses</i> <p>b) The following minimum regulations apply:</p> <ul style="list-style-type: none"> • Minimum <i>Lot Area</i>: 4.0 ha • Minimum <i>Lot Frontage</i>: 270 m • Minimum <i>Front Yard</i>: 68.5 m
<p>C2-106 By-law 02-07 Thompson Dr</p>	<p>In addition to the permitted <i>uses</i> of the C2 zone, the <i>land</i> zoned C2-106 on Schedule “E” may also be used for the manufacturing and distribution of flags and related products</p>
<p>C2-107 (H) By-law 06-49 17-41 WCR 124 Avila Roll # 10-11601</p>	<p>In addition to the uses permitted in the Highway Commercial Zone the following additional uses are permitted;</p> <ul style="list-style-type: none"> • Retail stores with a minimum individual gross floor area of 230m² and total gross floor area not exceeding 1858 m² and which does not include a retail store, the primary use of which is the sale of any one of books quilting supplies, candy, art supplies, clothing, antiques, candles, flowers, musical instruments, toys, CD/DVD or luggage, • A food store • A junior department store selling Department Store Type Merchandise which has a minimum gross floor area of 929 m² <p>Notwithstanding the foregoing within the C2-107 zone, the following uses are not permitted;</p> <ul style="list-style-type: none"> • Antique shop • Automotive body repair establishment • Automotive sales establishment • Automotive service station • Automotive washing establishment • Recreational trailer sales and service establishment <p>In addition a Holding (H) symbol will be applied to the lands zoned C2-107. Prior to the removal of the Holding (H) symbol the Owner will enter into a development agreement with the Town of Erin addressing to the Town=s satisfaction the following matters: adequacy of the proposed sanitary sewage disposal, implementation of an approved stormwater management plan, completion and implementation of a noise study and illumination plan, approval of a landscaping plan for the site and approval of building elevations for any buildings on the property.</p>
<p>C2-108 By-law #2020-53 National Properties Inc.</p>	<p>In addition to the permitted uses in the Highway Commercial (C2) Zone, on lands zoned C2-108, a retail or grocery store shall be permitted.</p>

<p>and Equity Venture Group Corp. Part of Lots 16 and 17, Concession 10 & Part of Lot 16, Concession 11</p> <p>Approved by LPAT January 5, 2021 PL171265</p>	
<p>C3-101 By-law 02-07 Calerin, Lot 10, Con 9 9521 Sideroad 10 Roll # 30-1200</p>	<p>Notwithstanding the provisions of the Rural Commercial zone, the <i>lands</i> zoned C3-101 may only be used as a management training facility and corporate guest house, and <i>accessory dwelling</i>, and <i>buildings, structures and uses accessory</i> to the foregoing <i>uses</i>. In addition, a public or private golfing facility, including a <i>clubhouse</i> and <i>accessory buildings</i> shall be permitted. <i>Accessory uses</i> are limited to a dining facility with maximum seating of 100 <i>persons</i> for the exclusive <i>use</i> of patrons of the <i>golf course</i> or conference facility, sale of golf equipment and associated recreation <i>uses</i> which shall be limited to tennis courts and <i>swimming pool</i>. A driving range or miniature <i>golf course</i> and similar <i>uses</i> operated for commercial purposes are not permitted.</p>
<p>C3-102 By-Law 05-10 Tent Town, Lot 13, Con 2, 8809 WCR 124 61R-10019 Pts 3 & 4 Roll # 5-03020</p>	<p>Notwithstanding the provisions of the Rural Commercial zone, the <i>lands</i> zoned C3-102 may only be used for retail and wholesale furniture sales, furniture fabricating and repair, an <i>accessory dwelling</i>, and <i>buildings, structures and uses accessory</i> to the forgoing <i>uses</i>. The <i>lands</i> zoned C3-102 may not contain any <i>outdoor storage</i>. A total of 13 <i>parking spaces</i> are required.</p>
<p>C3-103 By-law 02-07 Ospringle Service Station Lot 13, Con 3 8906 WCR 124 Roll # 5-069001</p>	<p>Notwithstanding the <i>uses</i> permitted in the Rural Commercial Zone, the <i>lands</i> C3-103 may only be used for an <i>automotive service station</i>, a <i>restaurant</i>, an <i>accessory dwelling</i>, and <i>buildings, structures and uses accessory</i> to the foregoing <i>uses</i>.</p>
<p>C3-104 By-law 02-07 DiBastiano Lot 13, Con 4, 9074 WCR 124 Roll # 5-112</p>	<p>a) Notwithstanding the <i>uses</i> permitted in the Rural Commercial zone, the <i>lands</i> zoned C3-104 may only be used for an <i>automotive sales establishment</i>, an <i>accessory dwelling</i>, and <i>buildings, structures and uses accessory</i> to the foregoing <i>uses</i>. <i>Outdoor storage</i> of vehicles for sale is allowed provided that the storage area conforms to the required <i>setbacks</i> and <i>yard</i>.</p> <p>b) On the <i>lands</i> zoned C3-104, on Lot 13, Concession 4, a <i>restaurant</i> is a permitted <i>use</i></p>
<p>C3-105 By-law 02-07 Bergwoerff Lot 13, Con 4, 8919 WCR 124 Roll # 5-0674</p>	<p>Notwithstanding the <i>uses</i> permitted in the Rural Commercial Zone, the <i>lands</i> zoned C3-105 may only be used for a lawn and garden <i>supply outlet</i>, including the sale of nursery stock and lawn and gardening equipment. An <i>accessory dwelling</i> is permitted as well as <i>buildings, structures and uses accessory</i> to the foregoing <i>uses</i></p>

Amended
by By-law
10-03

<p>9775 WCR 124, Lot 17 Con 10 Roll # 3-15110</p>	
<p>C3-106 By-law 02-07 Wingrove Vet Service 8737 WCR 124 Roll 5-0054</p> <p>Erin Vet Clinic 9469 WCR 124 Roll # 4-1790</p>	<p>Notwithstanding the <i>uses</i> permitted in the Rural Commercial zone, the <i>lands</i> zoned C3-106 may only be used for a <i>veterinary clinic</i>, an <i>accessory dwelling</i>, and <i>buildings, structures and uses accessory</i> to the foregoing.</p>
<p>C3-107 By-law 02-07 Odorico Lot 13, Con 8 WCR 124 Roll # 4-181</p> <p>Bender Lot 9 Con 8 5243 Trafalgar Rd (WCR 24) Roll # 04-137</p>	<p>Notwithstanding the <i>uses</i> permitted in the Rural Commercial zone, the <i>lands</i> zoned C3-107 may only be used for a sales outlet for agricultural product, an <i>accessory dwelling</i>, and <i>buildings, structures and uses accessory</i> to the foregoing <i>uses</i>. No further expansion of the sales outlet is permitted.</p>
<p>C3-108 By-law 02-07 Bull Lot 13, Con 10 5395 WCR 52 (Erin Village) Roll # 3-1046</p>	<p>Notwithstanding the <i>uses</i> permitted in the Rural Commercial zone, the <i>lands</i> zoned C3-108 may only be used for a <i>medical clinic</i> with a maximum <i>ground floor area</i> of 278.7 m² and maximum <i>building height</i> of 3.7 m. An <i>accessory dwelling</i> is permitted as well as <i>buildings, structures and uses accessory</i> to the foregoing <i>uses</i>.</p>
<p>C3-109 By-law 02-07 Butcher Funeral Home Lot 13, Con 10 5399 WCR 52 Roll # 3-1047</p>	<p>Notwithstanding the <i>uses</i> permitted in the Rural Commercial zone, the <i>lands</i> zoned C3-109 may only be used for a <i>funeral home</i>, an <i>accessory dwelling</i> on the second floor, and <i>buildings, structures and uses accessory</i> to the foregoing <i>uses</i>.</p>
<p>C3-110 By-law 87-20 4912 WCR 125 Roll #01-081010</p>	<p>Notwithstanding the provisions of Rural Commercial Zone, the <i>lands</i> zoned C3-110 may be used for the following permitted <i>use</i>:</p> <ul style="list-style-type: none"> i) an office located in a portion of the <i>existing</i> residence; ii) an <i>accessory building</i> for storage, and iii) an identification <i>sign</i> to a maximum of 1.12 m²

<p>C3-111 By-law 02-07 Orton 9019 East Garafraxa- Erin TL Roll # 06-15400</p>	<p>Notwithstanding the provisions of the Rural Commercial zone, on <i>lands</i> zoned Rural Commercial C3-111 the following special provisions shall apply:</p> <ul style="list-style-type: none"> a) Minimum <i>Lot Area</i>: 0.1 ha b) Minimum <i>Lot Frontage</i>: 20.0 m c) Minimum <i>Side Yard</i>: 0.0 m d) Required <i>Parking Spaces</i> for the Commercial Use: 0 spaces e) Required <i>Loading Spaces</i> for the Commercial Use: 0 spaces f) Maximum Commercial <i>Floor Area</i>: 100.0 m²
<p>C3-112 By-law 95-06 Sherrington Medical Clinic 9565 WCR 124 Roll# 03-02700</p>	<p>Notwithstanding the provisions of the Rural Commercial zone, the <i>lands</i> zoned C3-112 shall be used only in accordance with the following:</p> <ul style="list-style-type: none"> a) Permitted <i>Uses</i>: <ul style="list-style-type: none"> • a <i>medical clinic</i>; or • a single <i>dwelling</i> and <i>uses accessory</i> thereto b) Regulations: <ul style="list-style-type: none"> • Minimum <i>Lot Area</i>: 0.18 ha • Minimum <i>Lot Frontage</i>: 60 m • Minimum <i>Side Yard</i>: 15.0 m • Minimum <i>Rear Yard</i>: as existing • Maximum Ground <i>Floor Area</i> (Excluding <i>garage</i>): 140.0 m² • Minimum <i>Parking</i>: 4 spaces per practitioner (excluding <i>garage</i>)
<p>C3-113 By-law 95-31 Cedarbrooke 5483 WCR 24 Roll # 4-15600</p>	<p>Notwithstanding the permitted <i>uses</i> of the Rural Commercial (C3) zone, the <i>lands</i> zoned C3-113 may be used for a bed and breakfast operation and conference centre, including <i>accessory</i> dining facilities, subject to the following regulations:</p> <ul style="list-style-type: none"> i) Minimum <i>Lot Size</i>: 4.8 ha ii) Maximum Number of Guest Bedrooms: 10 iii) Maximum Conference Facility Size: 35 iv) Minimum <i>Parking Spaces</i>: 20
<p>C3-114 By-law 02-52 By-law 07-25 Stonecroft 5331 WCR 24 Roll # 4-14300</p>	<p>Notwithstanding the permitted <i>uses</i> of the Rural Commercial zone (C3), the <i>lands</i> zoned C3-114 may be used for <i>agricultural use</i>, a bed and breakfast operation, tea room including dining facilities, a <i>craft shop</i> and second <i>dwelling</i>, subject to the following regulations:</p> <ul style="list-style-type: none"> i) Minimum <i>Lot Size</i>: 38 ha ii) Maximum Number of Guest Bedrooms: 6 iii) Maximum Dining Area Seating: 75 iv) Minimum <i>Parking Spaces</i>: 20
<p>C3-115 By-law 96-03 Morey, Orton Roll #</p>	<p>Notwithstanding the permitted <i>uses</i> of the C3 zone, the <i>lands</i> zoned C3-115 may be used for a general store, <i>restaurant</i> and <i>accessory office use</i>, subject to the following regulations:</p> <ul style="list-style-type: none"> i) Maximum Ground <i>Floor Area</i>: 75 m² ii) Minimum <i>Front Yard Setback</i>: 7.0 m

	iii) Minimum <i>Parking Spaces</i> : 5 iv) <i>Parking Space Area</i> : 2.6 m x 5.5 m
C3-116 By-laws 88-12 & 96-27 Ed Stewart 9408 WCR 124 Roll # 04-1510	Notwithstanding the <i>uses</i> permitted in the Rural Commercial zone, the <i>lands</i> zoned C3-116 may only be used for an <i>automotive service station</i> , a <i>restaurant</i> , a <i>convenience store</i> , office <i>uses</i> , an <i>accessory single detached dwelling</i> , and <i>buildings, structures and uses accessory to the foregoing uses</i> .

MIXED USE ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
MU-1 By-law 02-07 Royal Canadian Legion 12 Dundas St East Roll#01-115100	In addition to the permitted <i>uses</i> of the MU zone and notwithstanding any provisions of this By-law to the contrary, the <i>land</i> zoned MU-1 may also be used for a private or commercial <i>club</i> for the Royal Canadian Legion.
MU-2 By-law 02-07 177 Main St Erin Roll # 01-10230	In addition to the permitted <i>uses</i> of the MU zone and notwithstanding any provisions of this By-law to the contrary, the <i>land</i> zoned MU-2 may also be used for a <i>triplex</i> and an <i>existing video rental outlet</i> .
MU-3 (H) By-law 21-16 Kensington Square, former Erin Public School 185 Main Street, Erin Roll #110-22000	<p>1. Permitted Uses</p> <p>i. Notwithstanding the uses permitted in Section 8.1.1 of the Mixed Use Zone the permitted use shall be limited to the following:</p> <ol style="list-style-type: none"> <i>Triplex or fourplex dwelling</i> <i>Townhouse dwelling</i> <i>Stacked townhouse dwelling</i> Live-work Unit <i>Uses accessory to a permitted use</i> <p>ii. For the purposes of this by-law, the following definitions shall apply:</p> <p><i>“Dwelling, Stacked Townhouse”</i> means: A building divided vertically and horizontally, not more than two dwelling units in height, each having a separate front entrance at grade. A stacked townhouse is not required to provide access to a <i>rear yard</i>.</p> <p><i>“Dwelling, Townhouse”</i> means: A dwelling unit within a building divided horizontally by a common vertical wall above grade of at least 3.0 metres in length and at least 2.0 metres in height adjoining dwelling units or private garages, into three or more dwelling units, each having a private access.</p>

“Live-Work Units” means:

A dwelling unit that contains an ancillary business, which is conducted only by an individual that lives in the dwelling, and which is restricted to the ground floor area of the live-work unit, and shall be limited to the following uses:

- *Business or professional office*, excluding the office of a *medical practitioner* or *veterinarian*
- *Personal service shop*, excluding, health clinic, dry cleaners, *laundromat*, pet grooming
- *Service or Repair Shop*, limited only to the servicing or repairing of small household appliances and home computers.

“Private Road” means: a private right-of-way used by *Motor Vehicles*, which is not owned by a *Public Authority*.

2. Zoning Provisions for Townhouse and Stacked Townhouse Dwellings:

None of the provisions of Section 2 with respect to the definition of *driveway*, *townhouse* and *lot* and Sections 4.6, 4.8.1, 4.10, 4.25, 4.26.3, 4.27 (Table 1), 4.33, 6.4, and 8.1 of By-law 07-67, as amended, shall apply to prevent the erection or *use* on the *lot* provided that:

- i) For the purpose of this By-law, the subject lands shall be deemed to be on one *lot* with a private road, regardless of the number of buildings or structures erected and regardless of any conveyances, consents, subdivisions, easements, condominiums or other permissions granted after the approval of this By-law;

The following requirements shall apply to the subject lands:

- i) The total number of *dwelling* units shall not exceed 70.
- ii) The maximum number of *stacked townhouse* units shall not exceed 54.
- iii) Maximum number of *stacked townhouse* or *townhouse* units within one block shall not exceed 10.
- iv) No portion of a building or structure fronting on Main Street may be used for a *stacked townhouse dwelling*.
- v) No portion of a building or structure erected on the *lot* shall have a greater *height* in metres than 12.5 metres except that:
 - a. The maximum *height* for roof top mechanical units, parapets and guard rails shall be 1.5 metres.
- vi) No portion of a building or structure erected or used above grade is located otherwise than wholly within the areas delineated by heavy lines on the attached Schedule “B”, except that:

	<p>a. Awnings, lighting fixtures, ornamental elements, trellises, window sills, balustrades, stairs, stair enclosures, landings, wheelchair ramps, and landscape features including planters and screening, may extend to a maximum of 1.0 m beyond their heavy lines as shown on Schedule "B".</p> <p>vii) Notwithstanding Section 4.10 Frontage on a Public Road, Street or Highway, a <i>stacked townhouse</i> or <i>townhouse</i> is permitted to have access through a <i>private road</i> or <i>driveway</i> which has access to a public street.</p> <p>viii) Minimum width of a main habitable area within a:</p> <table style="margin-left: 40px;"> <tr> <td><i>stacked townhouse</i> unit</td> <td style="text-align: right;">6.5 m</td> </tr> <tr> <td><i>townhouse</i> unit</td> <td style="text-align: right;">4.5 m</td> </tr> </table> <p>ix) Minimum <i>daylight triangle</i> 6.0 m</p> <p>x) Minimum Required Amenity 7.5m² per unit, but not less than 665m² total area</p> <p>Area Private Amenity Area, including balconies</p> <p>Common Outdoor Amenity Area 675.0 m²</p> <p>3. <u>Parking Regulations</u></p> <p>i) For the purpose of this by-law, tandem parking is permitted, which allows one vehicle within an attached private <i>garage</i> and one vehicle in the <i>driveway</i>.</p> <p>ii) Parking shall be provided as follows:</p> <table style="margin-left: 40px;"> <tr> <td>a. Minimum Parking stalls per unit:</td> <td style="text-align: right;">2.0</td> </tr> <tr> <td>b. Minimum Visitor Parking:</td> <td style="text-align: right;">0.25 per unit, with a minimum total of 18</td> </tr> <tr> <td colspan="2">c. Minimum Parking Stall Dimensions:</td> </tr> <tr> <td style="padding-left: 20px;">Parallel Parking Stall</td> <td style="text-align: right;">2.7 m x 7 m</td> </tr> <tr> <td style="padding-left: 20px;">Angled Parking Stall</td> <td style="text-align: right;">2.8 m x 6 m</td> </tr> <tr> <td>d. Minimum garage dimensions:</td> <td style="text-align: right;">3 m x 5.8 m</td> </tr> <tr> <td>e. Minimum Driveway Dimensions:</td> <td style="text-align: right;">3 m x 5.8 m</td> </tr> </table> <p>4. <u>General Regulations for Permitted Non-Residential Uses Contained in a Live-Work Unit</u></p> <p>i) Permitted Non-residential uses may only be permitted as part of a live-work unit; and, are restricted to <i>townhouse</i> blocks fronting onto Main Street</p> <p>ii) Non-residential uses shall only be permitted on the ground floor of a live-work unit</p> <p>5. <u>Holding (H) Provisions</u></p> <p>No person within the lands zoned MU-3 (H), shall use any lot or erect, alter or use any buildings or structures for any purpose except for those uses which existed on the date of passing of this By-law unless an amendment to this By-law</p>	<i>stacked townhouse</i> unit	6.5 m	<i>townhouse</i> unit	4.5 m	a. Minimum Parking stalls per unit:	2.0	b. Minimum Visitor Parking:	0.25 per unit, with a minimum total of 18	c. Minimum Parking Stall Dimensions:		Parallel Parking Stall	2.7 m x 7 m	Angled Parking Stall	2.8 m x 6 m	d. Minimum garage dimensions:	3 m x 5.8 m	e. Minimum Driveway Dimensions:	3 m x 5.8 m
<i>stacked townhouse</i> unit	6.5 m																		
<i>townhouse</i> unit	4.5 m																		
a. Minimum Parking stalls per unit:	2.0																		
b. Minimum Visitor Parking:	0.25 per unit, with a minimum total of 18																		
c. Minimum Parking Stall Dimensions:																			
Parallel Parking Stall	2.7 m x 7 m																		
Angled Parking Stall	2.8 m x 6 m																		
d. Minimum garage dimensions:	3 m x 5.8 m																		
e. Minimum Driveway Dimensions:	3 m x 5.8 m																		

	<p>or removal of the “(H)” prefix, as identified below, is approved by Council of the Town of Erin and comes into full force and effect.</p> <p>Prior to the removal of the Holding (H) provision the Owner will provide to the Town of Erin’s satisfaction, the following:</p> <ul style="list-style-type: none"> • Confirmation that water and wastewater servicing is available to the subject site; • Site Plan Approval and a site plan agreement registered on title; and • All necessary approvals required by other commenting agencies and authorities.
--	---

INDUSTRIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
<p>M1-101 By-Law 02-90 McSkimming Pt Lot 18, Con 9E, 17 Sideroad & Pioneer Road Roll #8-07680 #8-07700</p>	<p>Notwithstanding the <i>uses</i> permitted in the Industrial (M1) zone, the <i>lands</i> zoned M1-101 may only be used as an auto wrecking yard and <i>buildings, structures</i> and <i>uses accessory</i> to the foregoing <i>uses</i> provided that all activities related to auto wrecking are screened by a fence. No further expansion of the auto wrecking yard is permitted.</p> <p>Schedule D of Bylaw 02-07 is amended by changing the zoning of the <i>lands</i> described as Con 9 E Pt Lot 19 from M1 to M1-101.</p>
<p>M2-101 By-law 17-02 1961176 Ontario Limited 9577 Sideroad 17 Plan 686. Lot 16 Roll # 10-00250</p>	<p>Notwithstanding the uses permitted in the General Industrial (M2) Zone or any other provisions in By-law 07-67 to the contrary, the land zoned M2-101 on Schedule 'A' may also be used for the following:</p> <p>A recreational trailer sales and service establishment, which may also include recreational trailer rental, storage, repair, and parts and accessories sales.</p> <p>All other provisions of By-law 07-67 shall apply as applicable.</p>
<p>M3-101 By-Law 14-39 Acton Precast, Lot 4, Con 3 8949 WCR 50 Roll # 1-105000</p>	<p>Notwithstanding the uses permitted in the Rural Industrial zone, the lands zoned M3-101 may only be used for the following:</p> <ul style="list-style-type: none"> • manufacturing of precast concrete products • a detached dwelling • an accessory service station use solely for the servicing of the company vehicles • buildings, structures and uses accessory to the foregoing uses, including office space and subject to the following regulations: <p>Regulations:</p> <ul style="list-style-type: none"> • maximum GFA devoted to manufacturing and uses accessory 2600 m² • minimum front yard setback – 25 m

M3-102 By-Law 00-75 Lot 23, Con 5 5789 4 th Line Roll # 7-006	Notwithstanding the <i>uses</i> permitted in the Rural Industrial zone, the <i>lands</i> zoned M3-102 may be only used as an auto wrecking <i>yard</i> and <i>buildings, structures</i> and <i>uses accessory</i> to the foregoing. No further expansion of the auto wrecking <i>yard</i> is permitted.
M3-103 By-law 02-07 Wellington County Former Erin Dump Pt Lots 13 & 14, Con 9, 5830 8 th Line Roll # 8-032	Notwithstanding the <i>uses</i> permitted in the Rural Industrial zone, the <i>lands</i> zoned M3-103 may be only used for waste disposal purposes including a transfer station, recycling facilities and <i>buildings, structures</i> and <i>uses accessory</i> to the foregoing <i>uses</i> .
M3-104 By-law 02-07 Denny Pt Lot 13, Con 4, 5914 4 th Line Roll # 5-1156	Notwithstanding the <i>uses</i> permitted in the Rural Industrial zone, the <i>lands</i> zoned M3-104 may only be used for a bus line, an <i>accessory dwelling</i> and <i>buildings, structures</i> and <i>uses accessory</i> to the foregoing <i>uses</i> . The <i>outdoor storage</i> of licensed vehicles is permitted in accordance with the provisions relating to <i>setback</i> and <i>yard</i> requirements.
M3-105 amended by By-Law 00-75 Lot 23, Con 5 9144 WCR 22 Roll # 7-0051 By-law 02-07 9202 Sideroad 24 Roll# 7-0780	Notwithstanding the <i>uses</i> permitted in the Rural Industrial zone, the <i>lands</i> zoned M3-105 may only be used for a well driller's operation, an <i>accessory dwelling</i> , and <i>buildings, structures</i> and <i>uses accessory</i> to the foregoing <i>uses</i> .
 M3-106 By-law 88-22 Garden Suite temp expires July 18, 2010 By-Law 00-50 Boyes Con 5, Lot 23 5817 2nd Line Roll # 6-09501 	 Notwithstanding the <i>uses</i> permitted in the Rural Industrial zone, the <i>lands</i> zoned M3-106 may only be used for a plumber's shop and office, an <i>accessory dwelling</i>, and <i>buildings, structures</i> and <i>uses accessory</i> to the foregoing <i>uses</i>. In addition to the foregoing, the <i>lands</i> zoned M3-106 may also be used for a temporary <i>garden suite</i>, subject to the provisions of Section 4.13 of the by-law.
M3-107 By-law 22-88 Hicks 5728 3rd Line Lot 21, Con 3 Roll # 6 12101	Notwithstanding the <i>uses</i> permitted in the Rural Industrial zone, the <i>lands</i> zoned M3-107 may only be used for an <i>automotive service station</i> , and <i>accessory dwelling</i> , and <i>buildings, structures</i> and <i>uses accessory</i> to the foregoing <i>uses</i> . No further expansion of the auto repair operation is permitted.
M3-108	Notwithstanding the <i>uses</i> permitted in the Rural Industrial zone,

Amended
 by By-law
 10-44

<p>By-law 02-07 Lot 3, Con 7, 5012 WCR 24 Roll # 2-04205</p>	<p>the <i>lands</i> zone M3-108 may only be used for a machinist shop, an <i>accessory dwelling</i>, and <i>buildings, structures and uses accessory</i> to the foregoing <i>use</i>. No further expansion of the machinist shop is permitted.</p>
<p>M3-109 amended by By-Law 09-06 Delill, 5349 9th Line Roll #03-10200</p>	<p>Notwithstanding the <i>uses</i> permitted in the Rural Industrial zone, the <i>lands</i> zoned M3-109 may only be used for an automotive body repair shop, and <i>accessory dwelling</i>, and <i>buildings, structures and uses accessory</i> to the foregoing <i>uses</i>. No further expansion of the auto body repair shop is permitted.</p>
<p>M3-110 By-law 35-87 Milanovic Lot 24, Con 9, 9512 WCR 42 Roll # 2-1074</p>	<p>Notwithstanding the provisions of the Rural Industrial Zone, the <i>lands</i> zoned M3-110 may only be used for a metal fabrication and repair shop, and an accessory dwelling, subject to the following regulations:</p> <ul style="list-style-type: none"> a) No exterior alterations are made to the <i>buildings</i> with such <i>use</i>, except as approved at the date of passing of this By-law; b) The <i>use</i> is limited to the <i>existing accessory building</i> with a maximum <i>floor area</i> of 74.3 m² and maximum <i>building height</i> of 4.8 m; c) No <i>outdoor storage</i> of goods is permitted; and d) One identification <i>sign</i> to a maximum of 0.5 m² is permitted.
<p>M3-111 By-law 02-07 Lot 24, Con 4 Wintersinger 5853 3rd Line Roll # 6-1375</p>	<p>Notwithstanding the <i>uses</i> permitted in the Rural Industrial zone, the <i>lands</i> zoned M3-111 may only be used for a sawmill, an <i>accessory dwelling</i> and <i>buildings and structures and uses accessory</i> to the foregoing <i>uses</i>. <i>Outdoor storage</i> of materials is permitted provided that the storage area conforms to all required <i>setbacks and yards</i>. Notwithstanding the minimum <i>building line</i> and <i>side yard</i> requirements, the <i>existing building</i> may be used for sawmill purposes. No further expansion of the sawmill is permitted.</p>
<p>M3-112 By-law 92-10 Hi-Top Lot 23, Con 6 9260 WCR 22 Roll # 7-1012</p>	<p>Notwithstanding any other provisions of this By-law for the land zoned M3-112 the permitted uses shall be limited to a repair shop for vehicles and engines including farm and garden equipment.</p> <p>(Area = 250 ft frontage x 400 ft depth)</p>
<p>M3-113 By-law 88-22 Ralph 8902 Halton–Erin TL Roll # 1-0838</p>	<p>Notwithstanding the provisions of the Rural Industrial zone, the <i>lands</i> zoned M3-113 may only be used as an <i>automotive service station</i>. One <i>building</i> of not more than 7.3 m by 12.2 m is allowed, provided that it is not more than 4.57 m in <i>height</i>. No more than three vehicles may be stored on the <i>lot</i> at any one time.</p>

Amended
by By-law
21-11

<p>M3-115 By-law 02-07 Swackhammer Lot 23, Con 3 8932 WCR 22 Roll # 6-09503</p>	<p>Notwithstanding the <i>uses</i> permitted in the Rural Industrial zone, the <i>lands</i> zoned M3-115 may only be used for an excavator's shop and office, an <i>accessory</i> single detached <i>dwelling</i>, and <i>buildings, structures</i> and <i>uses accessory</i> to the foregoing <i>uses</i>. No further expansion of the excavating operation is permitted.</p>
<p>M3-116 By-Law 01-48 Limebeer Lot 13, Con 2 5407 First Line Roll # 5-03010</p>	<p>Notwithstanding the <i>uses</i> permitted in the Rural Industrial zone, the <i>lands</i> zoned M3-116 may be used for the permitted <i>uses</i> of a <i>home industry</i>, a repair shop excluding automotive repair, a body or paint shop, a contractors <i>yard</i>, an <i>accessory</i> single detached <i>dwelling</i> and <i>uses accessory</i> to a permitted <i>use</i>, and subject to the following regulations:</p> <ul style="list-style-type: none"> • Minimum <i>Lot Area</i>: 1.0 ha • Minimum <i>Lot Frontage</i>: 66 m • Minimum <i>Side Yard</i>: 10 m • Minimum <i>Rear Yard</i>: 7.4 m • Minimum <i>Floor Area</i> (for an <i>industrial use</i>): 465 m² • Maximum <i>Building Height</i>: 9.0 m

INSTITUTIONAL ZONE By-law, Location, Roll #	SPECIAL PROVISION
<p>I-101 By-law 12-44, 97-11 Holy House Enterprise Lot 22, Con 9 9549 WCR 22 Roll # 8-0710</p>	<p><u>Permitted Uses:</u></p> <p>The land to which By-law 2012-44 applies may be used for the following uses only and such uses are subject to the general institutional regulations of the Comprehensive By-law for such uses except where in conflict with the following regulations:</p> <ul style="list-style-type: none"> a) Existing residence, bam and garage, b) A private school, c) Seasonal overnight camp for children d) Uses accessory to the private school and seasonal overnight camp which may include classrooms, cafeteria, gymnasium, maintenance building, dormitories and recreational facilities. <p><u>Regulations:</u></p> <ul style="list-style-type: none"> a) Maximum No. Of Students 200 b) Maximum Total Floor Area 8,000 m² excluding 1173m² of floor area of existing house, garage and quonset hut. c) For the purposes of Minimum Distance Separation setbacks, all non-agricultural buildings shall be deemed Type A land use.
<p>I-102 By-law 14-38 Walraven (Old Ospringe School) Pt Lot 14, Con. 2E 5422 2nd Line Roll # 5-04600</p>	<p>Notwithstanding any other provisions of the Zoning By-law the subject lands, zoned I- 102, may be used for the following uses subject to the applicable regulations;</p> <p><u>Permitted Uses:</u></p> <ul style="list-style-type: none"> • Private or Commercial school • Religious institution • A <i>day nursery</i> • A home for the aged • Business and professional offices • Accessory uses to the foregoing uses
<p>I-103 By-law 21-30 Vondrejs (Eureka Kids) 5072 Winston Churchill Blvd Roll# 02.15000.</p>	<p>Notwithstanding the provisions of the Institutional zone, the lands zoned I-103 may only be used for the following permitted uses:</p> <ul style="list-style-type: none"> • a <i>day nursery</i> and/or private school; overnight stay shall not be permitted • an accessory single-detached <i>dwelling</i> in conjunction with the <i>day nursery</i> and/or private school use; <p><u>Regulations:</u></p> <ul style="list-style-type: none"> i. Minimum <i>Lot Area:</i> 1.3 ha <p>Day Nursery/Private School</p> <ul style="list-style-type: none"> ii. Minimum Parking: 7 parking spaces iii. Minimum <i>Front Yard:</i> 75.0 m iv. Minimum <i>Side Yard:</i> 25.0 m v. Minimum <i>Rear Yard:</i> 12.0 m vi. Maximum <i>Gross Floor Area:</i> 400 m²

Amended by
 By-law 10-
 45, 21-30

	Accessory Dwelling:
	vii. Minimum <i>Front Yard</i> : 15.0 m
	viii. Minimum <i>Side Yard</i> : 11.5 m
	ix. Minimum <i>Rear Yard</i> : 27.0 m

OPEN SPACE ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
<p>OS1-102 By-law 88-22 By-law 91-08 Zumberak Society Lot 31, Con 3 6113 2nd Line Roll# 6-1052</p>	<p>Notwithstanding the provisions of the Open Space zone, the <i>lands</i> zoned OS1-102 are also subject to the following:</p> <p>a) The <i>lands</i> zoned OS1-102 may be used only for the following permitted <i>uses</i>:</p> <ul style="list-style-type: none"> • a private recreation facility including a recreation hall and <i>swimming pool</i> • a seasonal travel camp or <i>park</i> containing a maximum of eleven units and which may be occupied only between April 1st and November 1st of any year • <i>buildings, structures</i> and <i>uses accessory</i> to the permitted <i>uses</i> <p>b) The following minimum regulations apply:</p> <ul style="list-style-type: none"> • Minimum <i>Lot Area</i>: 8.2 ha • Minimum <i>Lot Frontage</i>: 70 m
<p>OS1-103 By-law 88-22 Acton Meadows Lot 2, Con 2 4955 1st Line Roll # 1-05200</p>	<p>Notwithstanding the <i>uses</i> permitted in the Open Space zone, the <i>lands</i> zoned OS1-103 may only be used for a <i>golf course</i>, including a clubhouse and an <i>accessory dwelling and buildings, structures</i> and <i>uses accessory</i> to the foregoing <i>uses</i>.</p>
<p>OS1-104 Armstrong Crescent</p>	<p>Notwithstanding the <i>uses</i> permitted in the Open Space zone, the <i>lands</i> OS1-104 shall be subject to the following special provisions:</p> <p>a) No <i>building</i> or <i>structure</i> may be erected within 3 m of the <i>lands</i> zoned OS1-104.</p> <p>b) Lot 15 of Registered Plan No. 764 shall be deemed to meet the requirements of the R3 zone.</p> <p>c) On Block 31, no <i>building</i> or <i>structure</i> shall be erected, located or used except those required for flood and erosion control; and no <i>building</i> or <i>structure</i> may be erected within 3 m of Block 31.</p>
<p>OS1-105 By-law 97-03 Holmestead 5650 8th Line Roll #8-03775</p>	<p>Notwithstanding anything else in this By-law, the <i>lands</i> zoned OS1-105 may be used for a <i>golf course</i> and <i>accessory uses</i> including a clubhouse, maintenance facilities and <i>yard, parking lots</i>, driving range, practice greens, banquet facilities, <i>restaurant</i> and bar, and for the <i>existing</i> residential <i>use</i> and <i>buildings</i> in Lot 19, subject to the following regulations:</p> <p>a) Maximum Clubhouse Area: 700 m²</p> <p>b) Minimum Required Parking: 100 spaces</p>
<p>OS1-106 By-law 97-03 Holmestead 5650 8th Line Roll #8-0380</p>	<p>Notwithstanding the provisions of the OS1 zone, the <i>lands</i> zoned OS1-106 may only be used for conservation and resource management. Crossings of the OS1-106 zone may be permitted with the approval of Credit Valley Conservation Authority with any approved crossings to be shown on the approved Site Plan. No permitted <i>building</i> or <i>structure</i> shall be erected or altered, and</p>

	no grading or filling shall take place within the OS1-106 zone except with the written approval of the Credit Valley Conservation Authority.
<p>OS1-107 By-law 02-07 Plan 61M79 Blk 51 40 Leenders Lane Roll# 03-19040</p>	Notwithstanding the permitted uses of the Open Space (OS1) Zone, the lands zoned OS1-107 may only be used for a stormwater management purposes, a pump house and buildings, structures and uses accessory to the foregoing uses.
<p>OS1-108 By-law 02-07 Erin Fairgrounds 184 Main Street Roll # 1-04401</p>	In addition to the permitted <i>uses</i> of the Open Space zone (OS1) and notwithstanding any provision of the By-law to the contrary, the <i>land</i> zoned OS1-108 may also be used for <i>fairgrounds</i> and <i>buildings</i> associated with the Erin Agricultural Society and a Masonic Temple.
<p>OS1-109 By-law 02-07 Stanley Park Main St Roll # 1-0014</p>	<p>Notwithstanding any of the provisions of this By-law to the contrary, the <i>land</i> zoned OS1-109 may be used for an <i>existing mobile home park</i>, subject to the following special regulations:</p> <p>a) Permitted Uses</p> <ul style="list-style-type: none"> i) 96 <i>existing mobile homes</i> ii) 11 <i>existing</i> single detached homes iii) an <i>existing assembly hall</i>, as defined by this By-law, which would also allow for the storage, repair and sale of second hand <i>clothing</i>, furniture and other household articles, and for <i>use</i> as an auction hall iv) <i>accessory uses, buildings and structures</i> <p>b) Regulations</p> <p>Each <i>mobile home</i>, as defined herein, shall be located on a <i>mobile home</i> site which shall conform with the following special provisions:</p> <ul style="list-style-type: none"> i) Minimum Site Frontage: 12.0 m ii) Minimum Site Area: 372.0 m² iii) Minimum Floor Area (per <i>mobile home</i>): 74.3 m² iv) Maximum Floor Area: 111.5 m² (per <i>mobile home</i>) v) Maximum Site Coverage: The coverage of all <i>buildings</i> including <i>accessory buildings</i> within each site area shall not exceed 35.0%. vi) Minimum <i>Setbacks</i>: No <i>mobile home</i> shall be located within 3.1 m of the limit of any internal road, nor within 6.0 m of any boundary of the OS1-109 Zone. vii) <i>Building Separation</i>: Each <i>mobile home</i> shall be separated from any other <i>mobile home</i> by a distance of at least 6.0 viii) <i>Services</i>: Each <i>mobile home</i> shall be connected to the municipal water distribution system and be serviced with a sewage disposal system approved by the local Health

	<p>Unit or any regulatory authority <i>existing</i> at the time of installation of same.</p> <p>ix) Access: Each <i>mobile home</i> site shall have access to a public <i>street</i> either directly or by means of internal roads.</p> <p>ix) Off-Street Parking: Each <i>mobile home</i> site shall contain at least one off-street <i>parking space</i>.</p> <p>x) <i>Accessory Buildings</i>: One <i>accessory building</i>, not exceeding 18.0m² may be located to the rear of the front wall of a <i>mobile home</i> on the <i>mobile home</i> site. Each <i>accessory building</i> shall be separated from any other <i>building</i> by a distance of at least 1.2 m and no <i>accessory building</i> shall exceed 4.6m in <i>building height</i>.</p>
<p>OS1-110 By-law 02-07 Centre 2000 Roll # 1-11515 Roll # 1-11518</p>	<p>Notwithstanding the provisions of the OS1 zone, the following provisions shall apply to the <i>lands</i> zoned OS1-110 by the By-law:</p> <p>a) Permitted <i>Uses</i>:</p> <ul style="list-style-type: none"> • <i>active and passive recreation</i> • <i>a community centre</i> • <i>a day nursery</i> • <i>an institutional use</i> • <i>commercial recreation</i> • <i>a library</i> • <i>a medical clinic</i> • <i>a park</i> • <i>a parking lot</i> • <i>a public building</i> • <i>a school</i> <p>b) Regulations:</p> <ul style="list-style-type: none"> • Minimum <i>Lot Area</i>: No minimum • Minimum <i>Lot Frontage</i>: No minimum • Minimum <i>Lot Depth</i>: No minimum • Minimum <i>Front Yard</i>: No minimum

HOLDING & TEMPORARY USE BY-LAWS Location, & Roll #	SPECIAL PROVISION
<p>FD Ind H Barbour By-Law 11-06 Lot 23, Con 9 Roll# 08-03305</p>	<p>The land to which FD Ind H applies is limited to existing non-intensive agricultural uses. The industrially designated land is subject to a holding provision to prohibit development until such time as connection to public water is available and appropriate zoning is approved by the municipality.</p>

FD- 102 By-law 2014-07 D'Angelo 5916 Trafalgar Road Pt Lots 26, Con 9	Permitted Uses: A single detached dwelling on the lot as depicted on Schedule "A" subject to the applicable provisions of the R1 zone and other applicable regulations of the Comprehensive Zoning By-law.
---	---

ORIGINAL SIGNED BY MAYOR AND CLERK DECEMBER 18, 2007.