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MUNICIPALITY OF MIDDLESEX CENTRE



COMPREHENSIVE ZONING BY-LAW

NO. 2005-005



**THIS DOCUMENT CONSTITUTES A CONSOLIDATED VERSION
OF ZONING BY-LAW NO. 2005-005, THE COMPREHENSIVE ZONING
BY-LAW OF THE MUNICIPALITY OF MIDDLESEX CENTRE
ADOPTED BY COUNCIL MAY 4, 2005.**

**IT INCORPORATES ALL AMENDMENTS TO THE ZONING BY-LAW,
ALL TEMPORARY USE BY-LAWS AND ALL AMENDMENTS TO
REMOVE THE HOLDING (H) SYMBOL IN FULL FORCE AND EFFECT.**

**IN ADDITION, IT ALSO INCORPORATES ALL MINOR
VARIANCES/PERMISSIONS GRANTED BY THE COMMITTEE OF
ADJUSTMENT IN FULL FORCE AND EFFECT.**

**THIS DOCUMENT IS INTENDED FOR ADMINISTRATIVE AND
CONVENIENCE PURPOSES. FOR LEGAL PURPOSES, REFERENCE
SHOULD BE MADE TO THE ACTUAL ADOPTED VERSION OF THE
ZONING BY-LAW, INDIVIDUAL AMENDMENTS AND TEMPORARY USE
BY-LAWS ADOPTED BY COUNCIL AND DECISIONS OF THE
COMMITTEE OF ADJUSTMENT.**

MUNICIPALITY OF MIDDLESEX CENTRE COMPREHENSIVE ZONING BY-LAW 2005-005
MINOR VARIANCES

NO.	APPLICANT	LOCATION	EFFECT	DATE OF DECISION
A-10/05	DeKay	Map 82	permit reduction in minimum lot area	18-Aug-05
A-11/05	Topping	Map U-9	reduced exterior and interior side yard setbacks	19-May-05
A-13/05	Kondor	Map U-9	reduced side yard setback	18-Aug-05
A-14/05	Plank	Map 68	permit accessory building in EU zone	18-Aug-05
A-16/05	Winship	Map U-12	permit increase to maximum floor area for accessory buildings	20-Oct-05
A-17/05	MXC	Map U-11	reduction in front yard setback	20-Oct-05
A-18/05	Robinson	Map 43	permit open storage in exterior side yard	20-Oct-05
A-19/05	Pattyn	Map U-7	reduced side yard and rear yard setbacks for an existing building	17-Nov-05
A-20/05	Walker	Map U-7	reduced yard requirements for parking	17-Nov-05
A-21/05	Walker	Map 44	reduced exterior side yard setback	17-Nov-05
A-1/06	Gillis	Map 39	relief from MDS II requirements	19-Jan-06
A-3/06	Rifai	Map U-4	setback reliefs for gas bar canopy	23-Mar-06
A-4/06	Watterton	Map 63	reduced front yard setback	23-Mar-06
A-5/06	Southmoor	Map U-9	reduced lot depth and parking requirement	23-Mar-06
A-6/06	Michiels	Map 69	relief from maximum lot area	23-Mar-06
A-9/06	Fidler	Map U-5	reduced lot area and frontage requirements	OMB ORDER
A-10/06	Fidler	Map U-5	reduced lot area and frontage requirements	OMB ORDER
A-11/06	Wuytenberg	Map 87	reduced front yard and exterior side yard setbacks	22-Jun-06
A-12/06	Bakker	Map U-5	reduced lot frontage; exterior side and rear yard setbacks	20-Jul-06
A-13/06	Crossan	Map U-7	reduced parking access width	20-Jul-06
A-14/06	Ladell	Map U-29	relief from MDS II requirement	20-Jul-06
A-15/06	New Life Mills	Map 87	reduced front yard setback	20-Jul-06
A-16/06	LeHoullier	Map 84	permit accessory building in front yard with setback of 80 m	21-Sep-06
A-17/06	Morrison	Map 69	recognize an existing swimming pool and accessory building in front yard	17-Aug-06
A-18/06	1682557 Ont.	Map U-9	reduced parking access width and planting strip	21-Sep-06
A-19/06	Delaware Nursery	Map 84	reduced lot area and frontage requirements	23-Nov-06
A-20/06	Goble	Map 84	relief from maximum lot area	23-Nov-06
A-21/06	Van Haarlem	Map 75	reduced front yard and exterior side yard setbacks	23-Nov-06
A-22/06	Snow	Map U-7	relief from maximum encroachment permitted	23-Nov-06
A-23/06	1524938 Ont.	Map U-4	reduced lot area	20-Dec-06
A-1/07	Chelchowski	Map 87	reduced front yard setback	25-Jan-07
A-2/07	Donaldson	Map 64	reduced lot depth and MDS I req.	19-Apr-07
A-3/07	Wheatley	Map 68	reduced front yard depth; setbacks from CNR and watercourse	19-Jun-07
A-4/07	Oppen	Map U-12	permit increase to maximum floor area for accessory buildings	16-Aug-07
A-5/07	Hoffard	Map U-8	reduced side yard setback	16-Aug-07
A-6/07	O'Conner	Map U-5	expansion of legal non-conforming use - rear deck to a dwelling	25-Oct-07

NO.	APPLICANT	LOCATION	EFFECT	DATE OF DECISION
A-7/07	Russell	Map 91	expansion of legal non-conforming use - office addition	25-Oct-07
A-8/07	Shelley	Map 48	relief from maximum height for a building accessory to a dwelling	29-Nov-07
A-9/07	Hampton Group Inc.	Map U-7	relief from maximum lot coverage	29-Nov-07
A-10/07	Nancekievill	Map 32	expansion of legal non-conforming use - dwelling addition	29-Nov-07
A-11/07	Tompkins	Map 86	relief from setback from top-of-bank and relief from front yard restriction for the erection of an accessory building	18-Dec-07
A-12/07	Fausch	Map U-8	reduced parking requirement	18-Dec-07
A-1/08	Woodlyn Orchards	Map U-5	reduced lotting requirements re EU and A2 zones	24-Jan-08
A-2/08	1705883 Ontario Ltd.	Map U-5	reduced lotting requirements re EU zone	24-Jan-08
A-3/08	UWO	Map 50	expansion of legal non-conforming use	27-Mar-08
A-4/08	Borland	Map U-7	permit detached garage in exterior side yard	27-Mar-08
A-5/08	Richardson	Map 55	relief from 400 m livestock barn and top-of-bank setbacks	27-Mar-08
A-6/08	Degroseilliers	Map U-9	relief from interior side yards	24-Apr-08
A-7/08	Balsillie	Map U-5	permit detached garage in front yard and relief from top-of-bank	24-Apr-08
A-8/08	Liu	Map 87	expansion of legal non-conforming use & relief from County Rd	24-Apr-08
A-9/08	Marion	Map U-8	relief from side and rear yards	22-May-08
A-10/08	Powell	Map U-4	permit sales of trailers which does allow motor vehicle sales	26-Jun-08
A-11/08	Hennessy	Map U-7	relief from rear yard	OMB ORDER
A-12/08	Cameron	Map U-7	relief from maximum lot coverage	26-Jun-08
A-13/08	Francis	Map 49	expansion of legal non-conforming use	24-Jul-08
A-14/08	Vanderburgh	Map 84	relief from frontage requirement	23-Oct-08
A-15/08	Pattyn	Map U-5	relief from existing side yard, lot frontage and lot area	27-Nov-08
A-16/08	Serrarens	Map U-5	relief from existing lot frontage and area	18-Dec-08
A-1/09	Ideson	Map 61	relief and improvement in MDS I	29-Jan-09
A-2/09	RC Legion	Map U-5	relief from sight triangle requirement	26-Mar-09
A-3/09	Rochus	Map U-9	expansion of legal non-conforming use - relief from setback	26-Mar-09
A-4/09	Way	Map U-1	permit increase to maximum floor area for accessory buildings	DEFERRED
A-5/09	Murray	Map 50	change a legal non-conforming use to more conforming use	26-Mar-09
A-6/09	A&M Sod	Map U-5	relief from existing lot area	25-May-09
A-7/09	Jackson	Map 87	expansion of legal non-conforming use	25-May-09
A-8/09	Gysbers	Map 33	relief from lot area requirement	25-May-09
A-9/09	Wilton	Map 31	relief from max height requirement for accessory building	27-Jul-09
A-10/09	Minnie	Map 15	relief from max height requirement for accessory building	10-Aug-09
A-11/09	Frydman	Map U-1	relief from minimum interior side yard setback	10-Aug-09
A-12/09	Wicketthorn	Map 91	relief from MDS II, minimum setback distance from a municipal drain	24-Aug-09
A-13/09	Roussy	Map 88	relief from max height requirement for a single-detached dwelling	24-Aug-09
A-14/09	Thody	Map U-12	expansion of a legal non-conforming use (single-detached dwelling)	28-Sep-09
A-15/09	Trethewey / Baker	Map 70	relief from the setback requirement from the centreline of Nairn Road	23-Nov-09
A-1/10	2065852 Ontario Ltd.	Map U-9	relief from the minimum setback from the top-of-bank of a municipal drain	22-Feb-10
A-2/10	Marquis Developments London Inc.	Map U-7	relief from maximum lot coverage	22-Feb-10

NO.	APPLICANT	LOCATION	EFFECT	DATE OF DECISION
A-3/10	Tackabury	Map U-6	locate an existing accessory building in the front yard of a new lot	22-Mar-10
A-4/10	Middlesex Centre	Map 34	relief from maximum driveway width	26-Apr-10
A-5/10	Ernewein	Map U-5	relief from maximum gross floor area of an accessory building	31-May-10
A-6/10	Middlesex Centre	Map 81	relief from maximum driveway width	31-May-10
A-7/10	Grant	Map 88	relief from the setback requirement from the centreline of Longwoods Road	31-May-10
A-8/10	Romano Pulzoni in Trust	Map U-9	relief from frontage requirement	28-Jun-10
A-9/10	Kent	Map 43	relief from maximum height for a building accessory to a dwelling	26-Jul-10
A-10/10	Vanderwig	Map 63	reduced lot area requirements	26-Jul-10
A-11/10	Dean	Map 88	relief from the setback requirement from the centreline of Longwoods Road	23-Aug-10
A-12/10	Dale	Map 4	reduced minimum setbacks for an accessory building to a dwelling	27-Sep-10
A-13/10	McCoy	Map U-7	relief from minimum rear yard setback and maximum lot coverage	27-Sep-10
A-1/11	Beercroft	Map U-9	relief from maximum gross floor area	28-Feb-11
A-2/11	VanderWal	Map 17	reduced lot area and frontage requirements	27-Jun-11
A-3/11	Nywenning	Map 56	relief from MDS I requirements	27-Jun-11
A-4/11	Agate	Map 16	relief from minimum setback for a dog kennel	27-Jun-11
A-5/11	Bycraft	Map 16	relief from maximum lot area	27-Jun-11
A-6/11	McLean	Map 5	relief from minimum lot area	27-Jun-11
A-7/11	Ocolisan	Map U-9	withdrawn	27-Jun-11
A-8/11	RDM Construction Ltd.	Map U-8	relief from minimum front yard and exterior side yard setbacks	25-Jul-11
A-9/11	Jefferies	Map U-8	relief from minimum front yard setback	25-Jul-11
A-10/11	Ocolisan	Map U-9	relief from maximum total gross floor area	25-Jul-11
A-11/11	Ivanisec	Map U-8	relief from maximum total gross floor area of an accessory building	25-Jul-11
A-12/11	Cheng	Map 81	relief from maximum lot area	25-Jul-11
A-13/11	Holder	Map 81	relief from maximum lot area and minimum interior yard setbacks	25-Jul-11
A-14/11	Hayman	Map U-8	relief from maximum total gross floor area	25-Jul-11
A-15/11	Weld	Map U-5	reduced lot area and frontage requirements	20-Aug-11
A-16/11	Campbell	Map 70	relief from the setback requirement from the centreline of Nairn Road	22-Aug-11
A-17/11	McLean	Map U-5	relief from maximum gross floor area of an accessory building	26-Sep-11
A-18/11	Dobinson	Map 10	expand legal non-conforming use	26-Sep-11
A-19/11	Wagle	Map U-9	relief from front yard pool restrictions and front yard setbacks	26-Sep-11
A-20/11	1739766 Ontario Inc.	Map U-9	relief from rear yard setbacks and deck restrictions	26-Sep-11
A-21/11	Schnurr	Map 30	permit conversion of detached garage for a home occupation	19-Dec-11
A-22/11	Gibbons	Map 96	relief from minimum lot area	23-Jan-12
A-1/12	McGregor	Map U-9	relief from minimum setback from a railway provision	18-Apr-12
A-2/12	Gillis	Map 26	relief from MDS II requirements	23-May-12
A-3/12	Thompson	Map 79	relief from minimum centreline setback of Gideon Drive	15-Aug-12
A-4/12	Tamas	Map U-9	relief from minimum exterior side yard setback and maximum height	11-Oct-12
A-5/12	Cain	Map 69	relief from accessory use locations	12-Dec-12
A-1/13	Stevenson	Map 44	relief from minimum lot area	13-Feb-13

NO.	APPLICANT	LOCATION	EFFECT	DATE OF DECISION
A-2/13	Stanton Brothers Ltd.	Map 36	relief from MDS II requirements	OMB ORDER
A-3/13	Relou	Map 44	relief from maximum total height and area of an accessory building	20-Mar-13
A-4/13	McDonald	Map 33	relief from maximum lot area and MDS II requirements	17-Apr-13
A-5/13	Wilson	Map 38	relief from maximum total area of an accessory building	22-May-13
A-6/13	Bedford	Map U-12	relief from minimum front yard setback	24-Jul-13
A-7/13	van den Oetelar	Map 41	relief from MDS I requirments	24-Jul-13
A-8/13	Boulter	Map U-9	relief from maximum total permitted area for accessory buildings, and regulation prohibiting siting of accessory buildings closer to the exterior side lot line than the main building	24-Jul-13
A-9/13	Daniel	Map U-1	relief from maximum total area of an accessory building	16-Oct-13
A-10/13	Parsons	Map 97	relief from minimum lot area and minimum lot frontage requirement	20-Nov-13
A-1/14	Clark	Map U-12	relief from total maximum area and maximum height permitted for accessory buildings	22-Jan-14
A-2/14	Van Kasteren & VandenBoomen	Map U-8	relief from minimum front yard and northerly interior side yard setbacks	22-Jan-14
A-3/14	Weller	Map 1	relief from interior side yard setback requirement	19-Feb-14
A-4/14	Reis	Map 63	expand legal non-conforming use	19-Feb-14
A-5/14	Drew	Map 15	relief from interior side yard setback	16-Apr-14
A-6/14	Meyer	Map 30	relief from the total maximum area permitted for all residential accessory buildigs	16-Apr-14
A-7/14	Dieroff	Map 81	permit an accessory building in front yard	16-Apr-14
A-8/14	Marquis Developments London Inc.	Map U-8	relief from total maximum lot coverage, maximum lot coverage permitted for a dwelling, minimum rear yard setback	21-May-14
A-9/14	Jackson	Map U-11	relief from the total maximum area permitted for all residential accessory buildings	23-Jul-14
A-10/14	Vranic Homes Inc.	Map U-9	reief from the total maximum lot coverage and maximum lot coverage permitted for a single detached dwelling, and the westerly interior side yard setback required for a main building	23-Jul-14
A-11/14	Marquis Developments London Inc.	Map U-9	reief from the total maximum lot coverage and maximum lot coverage permitted for a single detached dwelling	23-Jul-14
A-12/14	Delange Homes	Map U-8	relief from the exterior side yard setback required for a single detached dwelling	23-Jul-14
A-13/14	Strouse	Map U-8	relief from setback between a dwelling and accessory building, interior easterly side yard setback and roof projection interior easterly side yard setback setback for an accessory building	23-Jul-14
A-14/14	Kennelly	Map U-9	relief from the minimum interior side yard setback and the total maximum area permitted for all residential accessory buildings	13-Aug-14
A-15/14	1822039 Ontario Ltd.	Map U-9	relief from the northerly interior side yard setback for a single detached dwelling	13-Aug-14
A-16/14	O'Conner	Map U-5	relief from the front yard setback for a single detached dwelling	13-Aug-14

NO.	APPLICANT	LOCATION	EFFECT	DATE OF DECISION
A-17/14	Demopoulos	Map 81	permit a residential accessory building in the front yard and relief from the minimum front yard setback	17-Sep-14
A-18/14	Mr. G & C Holdings	Map U-9	relief from the southerly interior side yard setback for a residential accessory building	17-Sep-14
A-19/14	Roeland	Map U-8	relief from the total maximum area permitted for all accessory buildings within the site-specific Urban Residential First Density (UR1-3) zone	NO DECISION
A-20/14	Roe	Map U-9	relief from the total maximum area permitted for all accessory buildings within the site-specific Urban Residential First Density (UR1-3) zone	UNDER APPEAL
A-21/14	Harford	Map U-12	permit a detached garage to be constructed closer to the front lot line than the single-detached dwelling that is located on the land	19-Nov-14
A-22/14	Livingston	Map 31	relief from the minimum setback required from the centreline of Ilderton Road (County Road 16) in order to construct a front porch	19-Nov-14
A-1/15	Montgomery	Map 65	permit a detached garage to be constructed closer to the front lot line than the single-detached dwelling that is located on the land	NO DECISION
A-2/15	Podlesny	Map U-7	relief from the exterior side yard setback for a single-detached residential dwelling	18-Mar-15

**MUNICIPALITY OF MIDDLESEX CENTRE COMPREHENSIVE ZONING BY-LAW 2005-005
ZONING BY-LAW AMENDMENTS**

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
ORDER #2357	OMB Appeals - Lawrence, Kennedy, Lascelles and 2022013 Ontario Inc.			OMB approved Zoning By-law 2005-005 save and except for the following: properties known municipally as 137 King Street (2022013 Ontario Inc.) and 3657 Woodhull Road (Lawrence); and Section 4.1 of the Zoning By-law	OMB ORDER
2005-045	Scarborough & Sons	Ilderton - Map U-7	UR1 to UR1(t-2)	temporary use by-law - office trailer use	EXPIRED
2005-057	Knoester	Kilworth - Map U-8	UR1 to UR3-5	reduced setbacks	PASSED
2005-065	Duffy	Map 71	A1 to A1(t-1)	temporary use by-law - farmhouse replacement	EXPIRED
2005-077	Walker	Ilderton - Map U-7	C1 to C1-5	permitted use addition - place of recreation	PASSED
2005-079	Kennedy	Map 36	A1 to A1-8	permitted use addition - farm-related truck terminal	PASSED
2005-081	Huron Tractor	Map 73	A1 to M3-3	permitted use restrictions - farm equipment sales & service	PASSED
2005-082	Township initiated	Kilworth - Map U-8	UR1 to UR1-12	reduced side yard setbacks	PASSED
2005-083	Bassaco	Kilworth - Map U-8	EU to UR1-3 & UR1-7	reduced frontages	PASSED
2005-085	Lobo Sand & Gravel	Map 31	A1 to M4 & A1-8	gravel pit expansion	PASSED
2005-101	Pulzoni	Komoka - Map U-9	UR1-3(h-1) to UR1-12, UR1-13 and UR1-14	reduced side yard setbacks	PASSED
2006-005	Pitcairn	Kilworth - Map U-8	C2 to C2-5	permitted use addition - self storage establishment	PASSED
2006-023	Township of Middlesex Centre			general amendment - housekeeping matters	PASSED
2006-024	Donaldson	Map 52	A1 to A1-10	permitted use addition - agricultural processing	PASSED
ORDER #1163	Lawrence	Map 88	A1 to A1-11	accessory buildings - exception; appeal to Section 4.1b) dismissed	OMB ORDER
ORDER #1520	2022013 Ontario Inc.	Ilderton - Map U-7	C2 to M2	rezoned to recognize existing roof truss plant	OMB ORDER
ORDER #1557	D'Agostino	Delaware - Map U-5	EU to CR1	rezoned to permit residential development	OMB ORDER
2006-036	Timmermans	Delaware - Map U-5	OS to CR1	rezoned to permit residential development	PASSED
2006-045	Crossan	Ilderton - Map U-7	UR1 to C1-6	rezoned to permit limited commercial development	PASSED
2006-022	2022013 Ontario Inc.	Ilderton - Map U-7	C2 to M2	rezoned to facilitate roof truss plant expansion	PASSED
2006-087	Township of Middlesex Centre			general amendment II - housekeeping matters	PASSED
2006-092	Vander Wetering	Delaware - Map U-5	EU to CR1	rezoned to permit residential development	PASSED
2006-093	McFarlane	Map 93	A1 to A1(t-1)	temporary use by-law - farmhouse replacement	EXPIRED
2006-118	Salvation Army	Map 39	A1 to A1-12	change in use and reduced lot area requirement	PASSED
2007-009	Kretschmar	Map 84	A1 to A1-12	permitted use addition - animal hospital	PASSED
2007-033	Fieldstone Estates Inc.	Komoka - Map U-9	UR1-7, UR1-8 & UR1-11 to UR1-16 & UR1-17	reduced side yard setbacks	PASSED
2007-041	SnE Winnebago	Map 64	C2 to C2-6	light industrial restricted to pool assembly	PASSED
2007-042	Krosse	Map 65	A1 to A1(t-1)	temporary use by-law - farmhouse replacement	EXPIRED
2007-051	Municipality of MXC	Map 34	A1 to I & A1 to A1-14	change in use and reduced lot area requirement	PASSED
2007-056	Deerhaven Park	Ilderton - Map U-7	C2 to OS; C2 & UR3-1 to UR1-18(h-1); UR3-1 to UR1-18	change in use - reduced lot area and lot frontage requirements	PASSED
2007-059	Cutler	Map 30 & Poplar Hill Coldstream - Map U-12	HR1-1 to EU; EU to HR1-1; A1 to A1-15	change in use - reduced lot frontage requirement	PASSED
2007-062	Vieira	Map 76 & Ballymote - Map U-2	A1 & HR1 to HR1; A1 to HR1; A1 to A1-16	change in use - reduced lot frontage requirement & permitted use restriction	PASSED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
2007-096	Muehmer	Map 87	EU and A2 to CR1-2 (h-1); EU and A2 to CR1	change in use and recognize existing horticultural establishment	PASSED
2007-100	RDM Construction Ltd.	Kilworth - Map U-8	EU to UR1-3	change in use	PASSED
2007-101	Deerhaven Park	Ilderton - Map U-7	text change	height restriction deleted - UR1 max. height applies	PASSED
2007-114	1705883 Ontario Limited	Delaware - Map U-5	EU to CR1	change in use	PASSED
2008-019	Hughes	Poplar Hill - Map U-12	I to I-2	change in use and siting specifics	PASSED
2008-020	Swinkels	Delaware - Map U-5	M1 to C2	change in use	PASSED
2008-023	Ilderton Estates	Ilderton - Map U-7	EU, A2 & OS to UR1-1 & OS	change in use	PASSED
2008-028	Diocese of Huron	Delaware - Map U-5	I to CR1	change in use	PASSED
2008-029	Doering	Map 67	PR to PR-7	recognize existing single detached dwelling	PASSED
CASE #PL070789	McRobert Fuels	Map 15	C2 to C2-7	existing buildings and structures restricted	OMB ORDER
2008-031	Ilderton Estates	Ilderton - Map U-7	UR1-18(h-1) to UR1-18	removal of holding symbol	PASSED
2008-040	Radcliffe	Map 21	M4 to A1	change in use	PASSED
2008-045	Waverley Developments	Komoka - Map U-9	UR1-5 (h-1) and UR1-7 (h-1) to UR1-5 and UR1-7	removal of holding symbol	PASSED
2008-059	Pattyn	Delaware - Map U-5	EU to CR1	change in use	PASSED
2008-078	Prieur	Ilderton - Map U-7	I to C1-7	change in use - excludes motor vehicle sales and service establishment	PASSED
2008-079	Woodlyn Orchards Ltd.	Map 87	EU to M1-2 (h-3) and M1-3	change in use - noise impact analysis requirement	APPEAL WITHDRAWN
2008-080	Fallon	Map 78	A1 to M4-6	change in use - aggregate ext. and permit dwelling	PASSED
CASE #PL071161	Teen Challenge Inc.	Map 91	I and A1 to I-3; I and A1 to A1-17	exception to MDS II - restriction to accessory use re temporary motor vehicle storage and location thereto	OMB ORDER
CASE #PL08150	Wuytenberg	Delaware - Map U-5	EU to I and CR1-3	change in use - permit school and dwelling	OMB ORDER
2008-087	Extra Realty Limited	Map 75	A1 to OS (h-4)	change in use - walking trail	PASSED
ORDER #	1571145 Ontario Ltd.	Map 79	EU to UR1 (h-1) & UR3 (h-1)	change in use - includes holding symbol	OMB ORDER
2009-023	Vanderberg	Map 84	A1 to A1(t-1)	temporary use by-law - dwelling replacement	EXPIRED
2009-029	Duenk	Map 12	A1 to A1(t-1)	temporary use by-law - dwelling replacement	EXPIRED
2009-030	Sifton	Map 82	A1 and OS to A1-17	change in use; recognize 0 m frontage	PASSED
2009-044	Serrarens	Map 84	EU to CR1(h-1)	change in use - includes holding symbol	PASSED
2009-048	Walls	Map 22	A1 to A1(t-1)	temporary use by-law - dwelling replacement	EXPIRED
2009-052	General Amendment			Park Model Trailers	PASSED
2009-065	Fallon	Map 78	M4-6 to M4-6(t-1)	temporary use by-law - dwelling replacement	EXPIRED
2009-076	Sumatara	Map 85	A1 to A1-18 and A1 to PR-8	to facilitate a driving range on the subject property	PASSED
2009-081	Murphy	Map 61	A1 to A1(t-1)	temporary use by-law - dwelling replacement	EXPIRED
2009-083	Needham	Map 81	A2 to A2(t-1)	temporary use by-law - dwelling replacement	EXPIRED
2010-003	McNabb	Map 93	A1 to A1(t-1)	temporary use by-law - dwelling replacement	PASSED
2010-005	General Amendment			general housekeeping amendment	PASSED
2010-019	Pattyn	Bryanston - Map U-4	C1 to HR1	rezoned to permit a single-detached dwelling	PASSED
2010-022	Schneider	Map 84	A1 to A1(t-1)	temporary use by-law - dwelling replacement	EXPIRED
2010-037	Ritchie	Komoka - Map U-9	UR1-3 to UR1-3(t-2)	temporary use by-law - to permit shed as standalone use	EXPIRED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
2010-060	Middlesex Centre	Kilworth - Map U-8	EU to UR1-19 and EU to UR1-19(h-1)	change in use - includes holding symbol	PASSED
2010-069	Touringy	Map 2	A1 to A1(t-1)	temporary use by-law - dwelling replacement	PASSED
2010-071	C & L Group	Poplar Hill - Map U-12	C1 to C1-8	change in use - site-specific commercial	PASSED
2011-038	1822039 Ontario Ltd.	Komoka - Map U-9	UR1-4 to UR1-4(t-2)	temporary use by-law - to permit accessory building as standalone use	EXPIRED
2011-041	Prospect Holdings Ltd.	Arva - Map U-1	C1-3 to C1-8	change in use - site-specific commercial	PASSED
2011-052	Oriole Park Resort Inc.			change in definition - 2.30 campground	PASSED
2011-057	McRobert	Map 15	A1 to A1(t-1)	temporary use by-law - dwelling replacement	PASSED
2011-058	Powell	Komoka - Map U-9	UR1(h-1) to UR3(h-1) and UR1(h-1) to UR3(h-1)	change in use - residential density	PASSED
2011-070	Brown	Poplar Hill - Map U-12	HR1-1 to M4	change in use - industrial	PASSED
2011-074	PEMIC Komoka Devt Corp.	Komoka - Map U-9	UR1 to UR1-20 and UR1 to UR1-20(h-1)	change in use - includes holding symbol	PASSED
2011-082	Loyalist Properties and Sanderson Group	Arva - Map U-1	C1 to C1-9	change in use - site-specific commercial	PASSED
2011-101	Oriole Park Resort Inc.	Map 67	PR-3 to PR-3 (h-7)	vegetatation buffer requirement - holding symbol	PASSED
2011-117	Weld	Delaware - Map U-5	EU to CR1	change in use	PASSED
2011-121	RDM Construction Ltd.	Kilworth - Map U-8	UR1-19 (h-1) to UR1-19	removal of holding symbol	PASSED
2012-003	Fowler	Map 88	A1 to M2	change in use	PASSED
2012-009	General Amendment			general housekeeping amendment	PASSED
2012-010	Askew	Ilderton - Map U-7	UR1 to UR2-1	reduced lotting requirements - singles, semis, link	PASSED
2012-029	RDM Construction Ltd.	Kilworth - Map U-8	UR1-19 (h-1) to UR1-21 (h-1)	reduced lotting requirements	PASSED
2012-050	Graham	Denfield - Map U-6	C1 to HR1-6 and C1 to HR1-7	rezoned to permit a residential dwellings	PASSED
2012-052	Middlesex Centre			amended section 4.26 ahead of existing provision	PASSED
2012-056	Pattyn	Map 40	A1 to A1-19, HR1(h-4)	rezoned to permit 5 residential building lots	OMB Order
2012-059	O'Connor	Delaware - Map U-5	M2-1 to M2	change in use	PASSED
2012-060	Singer	Map 69	A1 to I and A1 to A1-20	rezoned to permit a church and reduced lotting requirements	PASSED
2012-066	Tridon Group Ltd.	Kilworth - Map U-8	EU to UR1 (h-1), UR1-22 (h-1), UR1-23 (h-1), UR1-24 (h-1), UR3-1, C2-9	rezoned to permit the draft approved residential and commercial development	PASSED
2012-073	Devereux	Map 50	A1 to A1(t-1)	temporary use by-law dwelling replacement	PASSED
2012-081	Caldwell	Komoka - Map U-9	I to UR1-4	rezoned to permit a single-detached dwelling	PASSED
2013-010	Barnes	Map 68	A2 to A2 (t-1)	temporary use by-law dwelling replacement	PASSED
2013-020	Rankin	Birr - Map U-4	HR1 to HR1 (t-2)	temporary use by-law - to permit accessory building as standalone use	PASSED
2013-021	Tridon Group Ltd.	Kilworth - Map U-8	UR1(h-1) to UR1 and UR1-22(h-1) to UR1-22 and UR1-23(h-1) to UR1-23 and UR1-24(h-1) to UR1-24	removal of holding symbol	PASSED
2013-022	Layng	Denfield - Map U-6	A1 to HR1(h-4) and A1 to EU and EU to A1	rezoned to permit residential development and existing uses	PASSED
2013-023	Brown	Poplar Hill - Map U-12	HR1-5 and HR1-4(h-1) and HR1-3 to HR1(h-4) and HR1-1(h-4)	rezoned to permit residential development	PASSED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
2013-035	Bycraft	Map 30	A1 to M4 and A1 to A1-21	permit change in use - extractive industrial; permit reduced lot frontage and reduced lot area	
2013-046	Middlesex Mutual Insurance Co	Ilderton U-7	EU to UR1(h-1), UR1-18(h-1) and C3-2	rezoned to permit residential and commercial development	OMB Order
2013-047	C&L Group	Poplar Hill - Map U-12	C1-8 to HR1-9	rezoned to permit residential development	PASSED
2013-048	Zavits/Jackson	Poplar Hill - Map U-12	EU to EU-1, OS-5, EU-2, HR1-1, HR1-8 (h-4)	rezoned to permit residential development	OMB Order
2013-050	Castle & Burnard	Poplar Hill - Map U-12	HR1-1 to HR1-1 (t-1)	temporary use by-law dwelling replacement	PASSED
2013-062	Viramontes	Map 90	A1 to A1 (t-1)	temporary use by-law dwelling replacement	PASSED
2013-067	Vanden Oetelaar	Map 41	A1 to A1 (t-1)	temporary use by-law dwelling replacement	PASSED
2013-070	Midlesex Centre	U-12	HR1-3, HR1-3(h-1) to A1	permit change in use - agricultural	Under Appeal
2013-087	DLN Group & Askew	Ilderton U-7	UR2-1	reduced side yard setbacks, increased lot coverage	PASSED
2013-088	Sifton Properties Ltd (Timberwalk -	Ilderton U-7	UR1-11 to UR1-25, OS, I-4	reduced side yard, front yard setbacks, increased lot coverage	PASSED
2013-089	2142413 Ontario Inc (39-MC-OPA3	Map 1	A1 to A1-22, I-5	rezoned to prohibit new residential uses, to permit reduced minimum lot area, reduced lot frontage and existing front yard setback	PASSED
2013-101	Harvey	Ilderton U-7	UR1 to I-6	change in use - permit day nursery & second storey dwelling	PASSED
2013-109	South Winds	Map 80, Kilworth U-8	EU to UR1 (h-1), OS, PR, UR2-2 (h-1)	rezoned to permit residential development	PASSED
2014-029	McKeen	Map 1	A1 to A1(t-1)	temporary use by-law dwelling replacement	PASSED
2014-031	Graham & 407747 Ontario Ltd	Map 69	A1 to A1-23 and PR to PR-9	permit reduced lot area and to permit dwelling as accessory use with agricultural accessory dwelling setbacks	PASSED
2014-040	Reid	Map 60	A1 to A1(t-1)	temporary use by-law dwelling replacement	PASSED
2014-042	Bradish	Map 87	A1 to A1-24	change in use - permit Market Garden	PASSED
2014-049	Van Oirschot	Map 91	A1 to A1 (t-1)	temporary use by-law dwelling replacement	PASSED
2014-056	Melcher's Construction	Komoka - U-9	UR1-3 to UR1-26	increased minimum lot area, lot frontage, front yard and side yard setbacks	PASSED
2014-070	Municipality of MXC	Poplar Hill - Map U-12	HR1-3 and HR1-3 (h-1) to A1-25	change in use - increased minimum side yard setback from southerly interior side lot line for dwellings and MDS I exception	PASSED
2014-072	PEMIC Komoka Devt Corp.	U-9	UR1-20 (h-1) to UR1-20	removal of holding symbol	PASSED
2014-073	15248333 Ontario Ltd (Beech)	Map 43	M2 to M2-4	rezoned to permit a motor vehicle sales establishments as an accessory use to an established public garage	PASSED
2014-074	Sceli	Map 12	A1 to SR and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED
2014-080	Harvey	Ilderton - Map U-7	UR1 to I-6	rezoned to implement a lot boundary adjustment	PASSED
2014-081	Grace - McEwen Dr	Map 2	A1 to SR and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
2014-082	Grace - Coldstream Rd	Map 2	A1 to SR and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED
2014-090	Tridon Group Ltd.	Kilworth U-8	UR3-1 to UR1-27 (h-4) and UR3-1 (h-4)	rezoned to permit residential development	PASSED
2014-093	Arva Heights Ltd	Map 26	A1 to SR and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED
2014-094	Arva Heights Ltd	Map 64	A1 to SR and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED
2014-100	McClary	Map 64	A1 to SR and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED
2014-101	Van Bommel-Vandendries	Map 54	A1 to SR and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED
2014-102	McRae	Map 19	A1 to SR and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED
2014-103	Tomen & Zielonko	Map 11	A1 and C1 to A1-26	implement consent application B-33/14 by recognizing the lot area of the parcel to be retained	PASSED
2014-113	Arva Heights Ltd	Map 54	A1 to SR and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED
2014-114	Arva Heights & McClary	Map 50	A1 to SR and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED
2014-115	Border Glen Farms	Map 31	A1 to SR-1 and A3	rezoned to permit residential use, to prohibit livestock on a residential parcel and to recognize reduced residential lot frontage; and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED
2014-116	Mclachlan	Map 57	A1 to SR and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
2014-116	Mclachlan	Map 57	A1 to SR and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED
2014-117	Ferguson	Map 101	A1 to SR and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED
2015-012	G & S Farms	Map 95	A1 to SR and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED
2015-021	Linbree Farms Ltd	Map 4	A1 to SR and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED
2015-022	Hermac Farms Ltd	Map 66	A1 to SR and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED
2015-023	Arva Heights Ltd	Map 66	A1 to SR and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED
2015-024	Arva Heights Ltd	Map 40	A1 to SR and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED
2015-026	Middlesex Woods Development Corporation	Delaware - Map U-5	M2-1 and M2-3 to C2-10	rezoned to permit commercial development and to restrict the uses permitted within a distance of adjacent agricultural and open space uses	PASSED
2015-027	Municipality of MXC	Municipal-wide		amend section 4.1 (b)(iii) to reduce the lot coverage that is permitted for buildings and structures accessory to a dwelling with the Surplus Residence (SR) zone	PASSED
2015-028	FCH Development Group Inc.	Kilworth - Map U-8	UR1-21(h-1) to UR1-21	removal of holding symbol	PASSED
2015-034	A & M Sod Supply	Delaware - Map U-5	EU to CR1(h-4)	rezoned to permit residential development	PASSED
2015-036	Treadstone Development	Komoka - Map U-9	EU to C1-11	rezoned to permit additional commercial uses as retail stores; to prohibit drive-thru facilities; to permit increased percentage of lot frontage to include buildings; reduced setbacks for front yard, front yard for buildings along Glendon Drive (County Road 14), interior yard, exterior yard and rear yard; minimum parking requirements for commercial uses	PASSED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
2015-043	Brantam Excavating Inc.	Map 93	A1 to SR and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED



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ADMINISTRATION

1.1 TITLE OF BY-LAW

This By-Law of the Corporation of the Township of Middlesex Centre may be cited as the Zoning By-Law.

1.2 SCOPE OF BY-LAW

(a) LANDS SUBJECT TO BY-LAW

The provisions of this By-Law shall apply to all those lands lying within the Corporate Limits of the Township of Middlesex Centre.

(b) COMPLIANCE WITH ZONING BY-LAW

No person shall, within the lands to which this By-Law applies, use any land or erect or use any buildings or structures in whole or in part, except in conformity with the provisions of this By-Law.

1.3 APPLICATION

The provisions of this By-law shall apply to all lands within the boundaries of the Township of Middlesex Centre as now or hereafter legally constituted:

(i) EXISTING USE CONTINUED

Nothing in this By-Law shall prevent:

(i) The use of any land, building or structure for any purpose prohibited by this By-Law if such land, building or structure was lawfully used for such purpose on the day of the passing of this By-Law, so long as it continues to be used for that purpose.

(ii) The erection or use of any building or structure for a purpose prohibited by this By-Law, the plans of which have been, prior to the day of the passing of this By-Law, approved by the Chief Building Official, so long as the building or structure when erected is used and continues to be used for the purpose for which it was erected and provided the building permit has not been revoked under the Building Code Act, 1992, S.O. 1992, c.23.

(ii) COMPLIANCE WITH OTHER RESTRICTIONS

This By-Law shall not be construed so as to reduce or mitigate any other restrictions or regulations lawfully imposed by the Corporation or by any governmental authority having jurisdiction to make such restrictions or regulations.



1.4 INTERPRETATION OF BY-LAW

(a) DEFINITIONS

In this By-Law, unless the context requires otherwise, the definitions and interpretations set out in Section 2.0 hereof shall apply.

(b) TEXT

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

- (i) The particular shall control the general;
- (ii) The word “shall” is to be construed as mandatory and not discretionary;
- (iii) Unless the contrary intention specifically appears otherwise, words imparting the singular number of the masculine gender only shall include more persons, parties, or things of the same kind than one, and females as well as males, and the converse;
- (iv) Words used in the present tense shall include the future tense;
- (v) A building or structure shall include any part thereof; and
- (vi) Any Act or Regulation referred to in this By-law shall include any amendments or revisions made thereto or any subsequent Act or Regulation enacted in place thereof.

(c) GENDER, NUMBER, USE AND OCCUPY

In this By-Law, unless the contrary intention is indicated, words used in the singular shall include the plural and words used in the male gender shall include the female gender and vice versa. Also, in this By-Law, unless the context requires otherwise, the verb “USE” shall include design to be used, arrange to be used, intend to be used, and permit to be used; and the verb “OCCUPY” shall include design to be occupied, arrange to be occupied, intend to be occupied, and permit to be occupied.

1.5 MEASUREMENTS

All measurements of length or area used in this By-Law shall be subject to the normal rules of rounding numbers, within the degree of precision specified by the number of digits following the decimal point (if any), so that:

- (a) For a WHOLE NUMBER, measurements of LESS THAN 0.5 shall be rounded DOWNWARD to the next whole unit;
- (b) For a WHOLE NUMBER, measurements of 0.5 AND GREATER shall be rounded UPWARD to the next whole unit;



- (c) For a number having ONE DECIMAL PLACE, measurements of LESS THAN 0.05 shall be rounded DOWNWARD to the next one-tenth unit; and
- (d) For a number having ONE DECIMAL PLACE, measurements of 0.05 AND GREATER shall be rounded UPWARD to the next one-tenth unit.

Ratios and percentage figures shall not be subject to rounding.

1.6 MINIMUM REQUIREMENTS

In interpreting and applying the provisions of this By-law, they are held to be the minimum requirements for the promotion of health, safety, comfort, convenience, and general welfare of the inhabitants of the Municipality.

1.7 SCHEDULE FORMS PART OF BY-LAW

Schedule A, which includes Maps U-1 to U-12 and Maps 1 to 102 inclusive, and which is attached hereto, forms a part of this By-law as fully and to all intents and purposes as though recited in full herein.

1.8 ADMINISTRATION

This By-Law shall be administered by a person (or persons) designated from time to time by Council who shall be considered to be the Chief Building Official, the Manager of Community Development/Senior Planner or his/her delegate.

1.9 LICENCES AND PERMITS

- (a) No municipal permit, certificate, or license shall be issued where the said permit is required for a proposed use of land or a proposed erection, alteration, enlargement or use of any building or structure that is in violation of any provisions of this By-law.
- (b) No excavation for any building or structure shall be commenced until a Building Permit has been issued by the Chief Building Official or an authorized employee of the Township of Middlesex Centre.
- (c) No person shall occupy a new building or structure, in whole or in part, until such time as a final inspection has been given by the Chief Building Official.
- (d) Where Ontario Fill, Construction and Alterations to Waterways Regulations are in effect, a permit from the Conservation Authority having jurisdiction or any other authority having jurisdiction is required prior to the construction of any building or structure or any grading/excavation taking place on the regulated lands. These lands are delineated by shading for reference purposes and are shown on Schedule A to this By-law.



1.10 ISSUANCE OF BUILDING PERMITS

Notwithstanding the provisions of the Building Code Act, 1992, S.O. 1992, c.23, or any by-law of the Corporation to the contrary, no building permit shall be issued where a proposed building, structure or alteration to an existing building or structure would contravene in any way, one or more of the provisions of this By-Law.

1.11 BUILDINGS TO BE MOVED

No building shall be moved within the jurisdiction of the Township of Middlesex Centre or shall be moved into the jurisdiction of the Township of Middlesex Centre from outside its jurisdiction without a permit from the Chief Building Official.

1.12 RISK, EXPENSE AND COMPLIANCE

The facilities, yards or other matters required by this By-Law shall be provided and maintained at the sole risk and expense of the owner of the lands in respect of which such matters are required hereby, and the said owner and/or user shall at all times bear full responsibility for ensuring compliance in all respects with this By-Law.

1.13 INSPECTION

- (a) Subject to Clause (b) of this Subsection, the By-law Enforcement Officer, or any other officer or employee of the Corporation, acting under the direction of Council, is hereby authorized to enter, at all reasonable hours, upon any property or premises for the purpose of carrying out his duties and obligations under this By-Law, if there are reasonable grounds to believe that the provisions of this By-law are not being complied with, in whole or part.
- (b) Notwithstanding anything to the contrary in Clause (a) of this Subsection, no officer or employee of the Corporation shall enter any room or place actually being used as a dwelling unit or part thereof without the consent of the occupier or occupant, except under the authority of a search warrant issued under the Provincial Offences Act, R.S.O. 1990, c.P. 33.

1.14 VIOLATIONS AND PENALTIES

Every person:

- (a) who contravenes any of the provisions of this By-Law; or
- (b) who is the owner of any land used or of any building or structure erected, altered, enlarged or used in contravention of this By-Law; or
- (c) who causes or permits any land used or of any building or structure erected, altered, enlarged or used in contravention of this By-Law; or



- (d) who is the occupant of any land used or of any building or structure erected, altered, enlarged or used in contravention of this By-Law;

is guilty of an offence and on conviction is liable,

- (e) on a first conviction to a fine of not more than \$50,000.00 and
- (f) on a subsequent conviction to a fine of not more than \$25,000.00 for each day or part thereof during which the contravention has continued after the day upon which there was a first conviction;

provided that if a corporation is convicted under this Section 1.15, the maximum penalty that may be imposed is,

- (g) on the first conviction, a fine of not more than \$100,000.00, and
- (h) on a subsequent conviction, to a fine of not more than \$50,000.00 for each day or part thereof during which the contravention has continued after the day upon which the corporation was first convicted.

Every such penalty shall be recoverable under the provisions of the Municipal Act, 2001, S.O. 2001, c. 25 and the Provincial Offences Act, R.S.O. 1990, c.P. 33.

1.15 ORDER OF PROHIBITION

When a conviction is entered under Section 1.15, in addition to any other remedy or any penalty provided by law, the Court in which the conviction has been entered and any Court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person convicted.

1.16 APPLICATION OF OTHER BY-LAWS

Nothing in this By-Law shall operate to relieve any person from any obligation to comply with the requirements of the Building Code Act, 1992, S.O. 1992, c.23, or any by-law of the Corporation in force from time to time or any other applicable law or the obligations to obtain any license, permit, authority or approval required under this or any other by-law of the Corporation or any other public authority or body.

1.17 OTHER BY-LAWS

If the provisions of this By-Law are inconsistent with the provisions of any other by-law of the Corporation, then the provisions establishing the higher or more demanding, or more onerous, or more strict standard shall prevail and if there is a conflict of provisions, then the provisions of this By-Law shall prevail.



1.18 REMEDIES

- (a) Where a building or structure is erected, altered, reconstructed, extended or enlarged, or any building or structure or part thereof is used, or any lot is used, in contravention of any requirements or other provisions of this By-Law, such contravention may be restrained by action at the insistence of any ratepayer of the Corporation pursuant to the relevant provisions of the the Planning Act, R.S.O. 1990, c.P.13, the Municipal Act, 2001, S.O. 2001, c.25, or the Courts of Justice Act, R.S.O. 1990, c. C.43 in that behalf.
- (b) Where a person guilty of a violation against this By-Law has been directed to remedy such violation and is in default of doing any work thus required, then such work may be done at his expense by the Corporation, at its sole discretion, and the Corporation shall have the unlimited right to recover any expenses thus incurred by action or in like manner as municipal taxes, and such expenses shall be in addition to and not in derogation of any remedy by way of mandamus, injunction or otherwise.

1.19 VALIDITY

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

1.20 REPEAL OF EXISTING BY-LAWS

From the coming into force of this By-Law, the former Township of Delaware Zoning By-law No. 8-1984 as amended, the former Township of Lobo Zoning By-law No. 95-100 as amended, the former Township of London Zoning By-law No. 6550/96 as amended, and the former Town of Westminster Zoning By-law No. 2000 as amended, passed under Section 34 of the Planning Act, R.S.O. 1990, c.P.13 shall be repealed save and except to the extent that they affect any minor variances duly granted to these by-laws after January 1, 1998 under Section 45 of the Planning Act, R.S.O. 1990, c.P.13.

1.21 EFFECTIVE DATE

This By-Law shall become effective from the date of its passing by Council and comes into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c.P.13, or upon approval of the Ontario Municipal Board.



DEFINITIONS

Whenever used in this By-law, all words and phrases shall have their customary meaning with the exception of the following words and phrases that shall have the following meanings:

- 2.1 **ABATTOIR** means a building or structure, or portion thereof, where animals are slaughtered for the purposes of processing meat into food for human consumption; and where meat products are produced, processed, handled, stored or sold.
- 2.2 **ACCESSORY**, when used to describe a use, building or structure means a use, building or a structure that is:
- (a) incidental, subordinate and exclusively devoted to a main use, building or structure;
 - (b) located on the same lot as the main use, building or structure; and
 - (c) unless specified otherwise in this By-law, not used for human habitation.
- 2.3 **ADULT ENTERTAINMENT ESTABLISHMENT** means any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, or services appealing to or designed to appeal to erotic or sexual appetites or inclinations.
- In this definition:
- (a) **TO PROVIDE** includes to furnish, perform, solicit, or give such services and providing and provision have corresponding meanings;
 - (b) **SERVICES** include activities, facilities, performers, exhibitions, viewings and encounters;
 - (c) **SERVICES DESIGNED TO APPEAL TO EROTIC OR SEXUAL APPE-TITES OR INCLINATIONS** includes:
 - (i) services of which a principal feature or characteristic is the nudity or partial nudity of any person;
 - (ii) services in respect of which the word nude, naked, topless, bottom-less, sexy, or any other word or any picture, symbol or representation having like meaning or implication is used in any advertisement.
- 2.4 **AGGREGATE** means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, and rock other than metallic ores.
- 2.5 **AGGREGATE STORAGE** means an area in which aggregate may be stored in conjunction with a pit or quarry, for sale or use in the production of cement or asphalt.



- 2.6 **AGRICULTURAL PROCESSING ESTABLISHMENT** means a lot, building or structure used for the processing of products directly derived from agriculture and may include the processing, storage and transport of such products and an abattoir.
- 2.7 **AGRICULTURAL SALES ESTABLISHMENT** means a lot, buildings, or structures or portions thereof for the purpose of sales of goods, materials or services that are necessary to support agricultural uses as defined in this By-law and, without limiting the generality of the foregoing, may include the processing, sale and storage of feed, fertilizer and chemical products, agricultural products and farm fuel suppliers or depots.
- 2.8 **AGRICULTURAL USE** means the cultivation of land, the production of crops and the processing and selling of such products on a lot, and the breeding, raising and care of livestock and the selling of such livestock or the products of such livestock raised on a lot and without limiting the generality of the foregoing, may include animal husbandry, aquaculture, fur farming, pasturage, the raising and harvesting of field crops, horticulture, dairying, poultry keeping, fruit bush crops, fruit tree crops or vine crops, market gardening, wholesale greenhouses, sod farming, agri-forestry such as Christmas tree plantations, a mushroom farm, apiary and beekeeping, with or without its main buildings, including one single detached dwelling, barns, sheds, pens and similar accessory buildings, but does not include any dwelling accessory to the farming operation, a mushroom composting facility.
- 2.9 **AGRICULTURAL USE, INTENSIVE LIVESTOCK** means an agricultural use of a lot which includes the keeping of one or more types of livestock in such numbers that either:
- (a) the livestock units kept on such lot exceeds one hundred and fifty (150) livestock units; or
 - (b) the livestock units density determined for such lot is greater than five (5) livestock units per tillable hectare available for the farm operation on such lot for application of livestock manure for such lot;

and for the purpose of the definition of intensive livestock agricultural use, **LIVESTOCK UNITS** kept on a lot at any particular time shall be determined:

- (i) by calculating the maximum number of each livestock type kept on such lot at that time,
- (ii) by dividing such maximum number of each such livestock type by the Animals per Livestock Unit Factor prescribed in Table 1, Appendix A of Minimum Distance Separation II (MDS II) in order to determine the livestock units for each such animal or bird type kept on such lot at such time, and
- (iii) by aggregating the livestock units for each animal or bird type kept on such lot at any such time.



For the purpose of the definition of intensive livestock agricultural use, **LIVESTOCK UNIT DENSITY** for a lot shall be determined by dividing the number of livestock units, kept on such lot as calculated using Table, 1, Appendix A of Minimum Distance Separation II (MDS II) by the tillable land base identified in a nutrient management plan, or by the tillable land base available on such lot.

For the purpose of the definition of intensive livestock agricultural use, **TILLABLE LAND BASE** for a lot means the total area of land in hectares, including pasture land that is capable of being cultivated.

- 2.10 **ALTER**, when used in reference to a building or structure, or portion thereof, means to change any one or more of the internal or external dimensions of such building or structure or to change the type of construction of the exterior walls or roof thereof.
- 2.11 **ALTER**, when used in reference to a lot, means to decrease or increase the width, depth, or area thereof or to decrease or increase the frontage, depth or area of any required yard, setback, or parking area, or to change the location of any boundary of such lot with respect to a road, whether such alteration is made by conveyance or alienation of any portion of the said lot.
- 2.12 **ANIMAL CLINIC** means a building or part thereof, designed, used or intended for use by a veterinarian and his assistants for the purpose of providing for the care and treatment of pets raised or housed for recreational or hobby purposes and without limiting the generality of the foregoing includes dogs, cats, and birds but does not include livestock.
- 2.13 **ANIMAL HOSPITAL** means a building designed, used or intended for use by a veterinarian and his assistants for the purpose of providing for the care and treatment of livestock, and may include an animal clinic.
- 2.14 **ATTACHED** when used in reference to a building, means a building otherwise complete in itself, which depends for structural support or for complete enclosure, upon a division wall or division walls shared in common with adjacent building or buildings.
- 2.15 **ATTIC** means the topmost usable storey of a building, situated wholly or partly within a roof, where at least 50.0 percent, but not more than 66.0 percent of such storey is greater than 2.0 metres (6.6 ft) in height.
- 2.16 **BASEMENT** means that portion of a building between two floor levels which is partly underground but which has less than one-half of its height from finished floor to finished ceiling below finished ground surface or grade.



- 2.17 **BED AND BREAKFAST ESTABLISHMENT** means a single detached dwelling in which not more than five rooms are made available by the person or persons occupying the said dwelling for the temporary accommodation of the travelling or vacationing public and within which light meals may be offered. A maximum of one non-luminous sign indicating the name and business of the occupant and having a maximum area of 1 m² shall be permitted.
- 2.18 **BEDROOM** means a habitable room located within a dwelling unit and used primarily for sleeping.
- 2.19 **BOARDING HOUSE, ROOMING HOUSE or TOURIST HOME** means a building or portion thereof, in which the proprietor resides and supplies, for hire or gain to other persons, lodging and/or meals, but shall not include a hotel, hospital, home for the young or the aged, or institution, or restaurant accommodating the general public.
- 2.20 **BODY-RUB ESTABLISHMENT or MASSAGE PARLOUR** means any premises or part thereof where a body-rub or a massage 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 or massages 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.
- 2.21 **BUILDING** means a structure, whether temporary or permanent, used or intended for sheltering any use or occupancy and consisting of a wall, roof, and floor or any one or more of them, or a structural system serving the functions thereof, including all the works, fixtures, and service systems appurtenant thereto, but shall not include a boundary wall, fence, travel trailer, camping trailer, truck camper, motor home, or tent, or as otherwise defined under the Building Code Act, 1992, S.O. 1992, c.23.
- 2.22 **BUILDING ENVELOPE** means that portion of a lot within which permitted buildings or other structures may be altered, erected, used, or maintained.
- 2.23 **BUILDING INSPECTOR** means an officer or employee of the Corporation charged with the duty of enforcing the provisions of the Building By-law under the Building Code Act, 1992, S.O. 1992, c.23.
- 2.24 **BUILDING LINE** means a line within a lot drawn parallel to a lot line which establishes the minimum distance between the lot line and any building or structure which may be erected. Where the lot line is a curve, the same shall apply.
- 2.25 **BUILDING LINE, ESTABLISHED** means a building line established between existing buildings where at least five (5) main buildings have been erected on any one side of a continuous one hundred and fifty (150) metre strip of land fronting on a street or road. The established building line shall thus mean the average setback of the existing main buildings.



- 2.26 **BUILDING PERMIT** means a permit required by the Building By-law under the Building Code Act, 1992, S.O. 1992, c.23.
- 2.27 **BUILDING SUPPLY ESTABLISHMENT** means a building or structure in which building or construction and home improvement materials are offered or kept for retail sale.
- 2.28 **BULK SALES ESTABLISHMENT** means the use of land, structure or building, or the portions thereof, for the purpose of buying, selling, and storing fuel oil, lumber, wood, building materials, or similar bulk commodities, but excludes any manufacturing, assembling or processing of these commodities.
- 2.29 **BY-LAW ENFORCEMENT OFFICER** means an officer or employee of the Corporation charged with the duties of enforcing this By-law.
- 2.30 **CAMPGROUND** means the use of land, buildings, or structures, and comprising land used for seasonal recreational activity as grounds for camping including the parking of tents, motor homes, travel trailers, or truck campers, and the erection of park model trailers and mobile homes and may include administrative offices, a laundromat and a private park which is licenced under the provisions of the Municipal Act, 2001, S.O. 2001, c. 25. For the purposes of the definition of CAMPGROUND, seasonal shall mean not year round.
- 2.31 **CANOPY** means a permanent, unenclosed roof structure erected for the purpose of sheltering motor vehicle fuel pumps and dispenser islands from the weather.
- 2.32 **CARPORT** means a building or structure with not more than 60% of the wall area enclosed, used for the parking or storage of motor vehicles.
- 2.33 **CAR WASH** means the use of land, buildings, or structures, for the purpose of washing motor vehicles.
- 2.34 **CELLAR** means that portion of a building between two floor levels which is partly or wholly underground but which has more than one-half of its height from finished floor to ceiling below adjacent finished ground surface or grade.
- 2.35 **CEMETERY** means the use of land, buildings, or structures, for the interment of the dead, deceased or in which human bodies have been buried and may include a crematorium, mausoleum and columbium.
- 2.36 **CENTRELINE, STREET** means the centreline of the original road allowance, centreline of the street right-of-way or any widened road allowance.
- 2.37 **CHIEF BUILDING OFFICIAL** means the officer or employee of the Corporation charged with the duty of enforcing the provisions of the Building Code Act, 1992, S.O. 1992, c.23.



- 2.38 **CLINIC** means a building, or part thereof, that is used by physicians, dentists or physical or mental health practitioners and their staff for the purpose of consultation, diagnosis and treatment of out patients and may include administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies, and dispensaries directly associated with the facility.
- 2.39 **CLUB, PRIVATE** means a building, or portion thereof, designed, used, or intended for use as a meeting place for the members of an organization, association, fraternal order, or similar group, not operated for profit and wherein athletic facilities, dining rooms, and beverage rooms may be provided. A private club does not include a body rub parlour or adult entertainment parlour.
- 2.40 **COMMUNITY CENTRE** means a building, or portion thereof, used for community activities, the control of which is vested in the Municipality, a local board, or trustees.
- 2.41 **CONSERVATION AUTHORITY** means the Conservation Authority having jurisdiction or any successors thereto.
- 2.42 **CONSULTANT IN AGRICULTURE** means a professional agrologist or engineer with a current accreditation and/or specialization in the assessment of soils, manure and nutrient management or an individual who can provide documentary proof of recent satisfactory completion of the Ministry of Agriculture and Food program with respect to manure and nutrient management.
- 2.43 **CONTRACTOR'S YARD or SHOP** means the use of land, buildings, or structures, or portion thereof, for the purpose of storing equipment, vehicles, or material, or for performing shop work or assembly work by any building trade or other construction contractor.
- 2.44 **CONSERVATION** means the use of a lot, building or structure for the purpose of management of natural resources, fish and wildlife.
- 2.45 **CORPORATION** means The Corporation of the Township of Middlesex Centre.
- 2.46 **COUNCIL** means the Municipal Council of The Corporation of the Township of Middlesex Centre.
- 2.47 **COUNTY** means The Corporation of the County of Middlesex.
- 2.48 **DAY NURSERY** means a premises that receives more than five children who are not of common parentage, primarily for the purpose of providing temporary care or guidance, or both temporary care and guidance, for a continuous period not exceeding twenty-four hours, as otherwise defined under the Day Nurseries Act, R.S.O. 1990, c. D.2.



- 2.49 **DECK** means a platform made of wood, concrete or other similar material projecting from a building or freestanding, open to the sky, and intended for the purpose of outdoor dining, lounging, and other similar accessory residential uses.
- 2.50 **DENSITY** means the ratio of the number of dwelling units located or proposed to be located on a lot to one (1) hectare of lot area where the area to be measured shall include all lands within the lot proposed to be used for buildings, structures, streets, parking areas, landscaped open space or any other purpose.
- 2.51 **DOG KENNEL** means the use of land, buildings, structures or enclosed space, or portion thereof, but not a building used for human habitation, in which four (4) or more dogs of at least four (4) months of age are kept, groomed, bred, boarded, trained or sold.
- 2.52 **DOG RUN** means an area of land set aside as part of a dog kennel or for the purpose of exercising dogs.
- 2.53 **DRIVEWAY, PRIVATE** means a private passageway for a motor vehicle, having at least one end thereof connected to a road, and providing the principal means of vehicular access to a lot.
- 2.54 **DRIVEWAY, MUTUAL** means an ingress or egress that is common to two (2) or more owners of abutting lands as a right-of-way registered against the title of the lands.
- 2.55 **DWELLING** means a building, containing one or more dwelling units, used or intended to be used for human habitation but does not include a travel trailer, camping trailer, truck camper, bus camper, motor home, or tent.
- (a) **APARTMENT DWELLING** means a dwelling unit contained within an apartment building, or a dwelling unit contained within a building which may have one or more permitted uses other than residential on the first floor.
- (b) **BACHELOR UNIT** means an apartment unit wherein the living area includes the area for sleeping arrangements, and no separate bedroom is provided.
- (c) **CONVERTED DWELLING** means a dwelling originally designed as a single unit dwelling which because of its size or design is or is capable of being converted by partition and the addition of sanitary facilities and kitchen facilities into no more than two dwelling units.
- (d) **DUPLEX DWELLING** means one of two dwelling units contained within a building divided horizontally into two separate units, where each unit has an independent entrance directly from the outside or through a common vestibule.



- (e) **LINK DWELLING** means one of two dwelling units attached vertically by a below grade common wall, each of which has an independent entrance directly from the outside.
 - (f) **MULTIPLE UNIT DWELLING** means a dwelling, designed and used as, or intended to be used as, four or more separate dwelling units. This definition shall not include any dwelling otherwise defined herein or specifically named elsewhere in this By-Law. For the purpose of this By-law, a Multiple Unit Dwelling may include a Nursing Home or Rest Home, Retirement Home, or Senior Citizen Home as defined in this By-law but excludes an apartment dwelling and townhouse dwelling.
 - (g) **SEMI-DETACHED DWELLING** means one of two dwelling units attached vertically by an above and below grade common wall, each of which has an independent entrance directly from the outside or through a common vestibule.
 - (h) **SINGLE DETACHED DWELLING** means a separate dwelling containing one dwelling unit.
 - (i) **STREET TOWNHOUSE DWELLING** means a townhouse with each dwelling unit having frontage on a public street.
 - (j) **TOWNHOUSE DWELLING** means a dwelling divided vertically into three or more dwelling units with a maximum of eight units, each of which has independent entrances to the front and rear yards or front and side yards.
- 2.56 **DWELLING UNIT** means a suite of two or more rooms used or intended to be used by one or more persons living together as one household, in which food preparation and sanitary facilities are provided for the exclusive use of the household, and to which an independent entrance is provided from outside the building or from a common hallway, vestibule or stairway.
- 2.57 **EFFECTIVE DATE** means the date that this by-law shall be deemed to come into full force and effect in accordance with the relevant Section of the Planning Act, R.S.O. 1990, c. P.13.
- 2.58 **ERECT** means to build, construct, reconstruct, or relocate, and without limiting the foregoing, also includes:
- (a) any preliminary operation such as excavation, filling or draining;
 - (b) the altering of any existing building or structure by an addition, enlargement, extension or other structural change;
 - (c) the moving of a building or structure from one location to another; and
 - (d) any work requiring a Building Permit under the Building By-law and the Building Code Act, 1992, S.O. 1992, c.23.



For the purposes of this By-law, **ERECTED** and **ERECTION** shall have corresponding meanings.

- 2.59 **EXISTING** means legally existing at the date of the passing of this By-law.
- 2.60 **FARM EQUIPMENT SALES AND SERVICE ESTABLISHMENT** means the use of land, buildings, or structures, or portions thereof, where farm vehicles and equipment are stored for purposes of sale, lease, or hire and where such vehicles and equipment are repaired or serviced for purposes of being maintained in an operable condition.
- 2.61 **FENCE** means a wall (other than the wall of a building), gate or other barrier constructed of wood, masonry, metal, or combination thereof, which is continuous throughout its entire length where required, save and except where access areas and lines of sight are required for safety purposes.
- 2.62 **FILL LINE** means a line delineating that area of a watershed, which is subject to the fill, construction and alteration to waterways regulations of the appropriate Conservation Authority.
- 2.63 **FINANCIAL INSTITUTION** means a building where money is deposited, withdrawn, kept, loaned, invested, and/or exchanged and, without limiting the generality of the foregoing, includes a bank, trust company, credit union or an investment or brokerage firm.
- 2.64 **FINISHED GRADE**, when used in reference to a building or structure, means the average elevation of the finished surface of the ground immediately adjoining the base of the exterior walls or supports of such building or structure, exclusive of any artificial embankment.
- 2.65 **FLEA MARKET** means a lot, building or structure on or within which goods and/or services are offered to the public for sale by different vendors from individual stalls or stands.
- 2.66 **FLOOD, REGULATORY** means the approved standard used to define the limit of the flood plain for the regulatory purposes.
- 2.67 **FLOOD, 100-YEAR** means that flood based on analysis of precipitation, snow melt or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in a given year.
- 2.68 **FLOOR AREA** means the sum of the area of all floors of a building measured from the outside of all exterior walls exclusive of any attic, basement, cellar, garage, veranda, porch or sunroom unless such enclosed porch or sunroom is an integral part of the building and habitable in all seasons, and excluding any floor area with a ceiling height of less than two (2.0) metres.



- 2.69 **FLOOR AREA, GROSS** means the total sum of the horizontal areas of a building or structure measured from the exterior faces of the exterior wall or from the centreline of any common or partition wall but shall not include the horizontal area of any cellar, attic, enclosed parking area, enclosed loading space, or any unenclosed porch, veranda, balcony or similar structure.
- 2.70 **FORESTRY USE** means the general raising and harvesting of wood and, without limiting the generality of the foregoing, shall include the raising and cutting of fuel wood, pulp wood, lumber, Christmas trees, and other forest products.
- 2.71 **FUEL DEPOT** means a lot where bulk storage of fuel, including petroleum products and propane takes place, and where wholesaling and retailing of these products may be carried on.
- 2.72 **FUNERAL HOME** means a building or structure, or part thereof, wherein a licensed undertaker prepares corpses for interment or cremation and may include a chapel for funeral services as an accessory use but excludes a crematorium.
- 2.73 **GARAGE, PRIVATE** means a building or portion of a building or structure having a maximum door opening of 3.5 metres (11.5 feet) in height and designed for the storage of private motor vehicles and the storage of household equipment incidental to residential occupancy on-site, wherein no service for profit is rendered.
- 2.74 **GARAGE, PUBLIC** means a building or structure, other than a private garage, where motor vehicles are kept or stored for remuneration or repair, including the complete repair to motor vehicle bodies, frames or motors, and the painting, upholstering, washing, and cleaning of such vehicles, and may include a motor vehicle service establishment.
- 2.75 **GARDEN CENTRE** means the use of lands, buildings, or part thereof, for the purpose of buying, selling or growing plants, trees and shrubs, lawn and garden equipment, furnishings and supplies that are generally associated with domestic landscaping activities of homeowners.
- 2.76 **GAS BAR** means the use of land, buildings, or structures for the sale of gasoline, propane, oil and allied products for motor vehicles and the introduction of such liquids into motor vehicles and may include the sale of sundry items but does not include provisions for motor vehicle repairs, oil changes, lubrications, or similar mechanical services and does not include a motor vehicle service establishment or a public garage.
- 2.77 **GOLF COURSE** means the use of land for the purpose of playing golf and without limiting the generality of the foregoing includes a driving range, a miniature golf course or combination thereof.



2.78 **GRADE** means:

- (a) when used with reference to a building or structure, the average finished ground elevation immediately adjoining the wall or walls in question;
- (b) when used with reference to a road, the finished elevation of such road as established by the Municipality or other authority having jurisdiction.

2.79 **GRAIN HANDLING FACILITY** means the use of land, buildings, or structures, or portions thereof, for the drying, cleaning, handling, or storing of grain, corn and similar crops, or combination thereof.

2.79.1 **GROUP HOME** means a facility designed, used, or intended for the accommodation of persons including staff, living under supervision, who by reason of their emotional, mental, social, or physical condition require a group living arrangement for their well-being.

2.80 **ha** means hectares.

2.81 **HAZARD LANDS** means lands that, because of their physical characteristics in combination with their location, pose a risk for the loss of life, property damage, and/or social disruption, if developed.

2.82 **HEIGHT** means, when used in reference to a building or structure, means the vertical distance between the grade at the front of such building or structure to the highest point thereon.

2.83 **HEREAFTER** means after the date of the passing of this By-law.

2.84 **HOME OCCUPATION** means an occupation secondary to a residential use, conducted for a profit or gain and located entirely within the dwelling unit, by a resident of the dwelling unit plus not more than one (1) assistant, at any given time, who may not be a resident of the said dwelling unit, but does not include or permit the following: a clinic, a retail store, a service shop, a restaurant, a bed and breakfast establishment, a funeral home, a dance school, a workshop, a storage yard, a parking area or site for any of the building or construction trades.

2.85 **HOTEL** means a building or structure providing accommodation for the travelling public, with or without accessory food, beverage or other services with each suite having access from the interior of the building which may also be accessible from the outside.

2.86 **HOUSEHOLD SALES/GARAGE SALES** means the sale by the occupant of a dwelling, on his or her own premises, of household goods belonging to him or her.



- 2.87 **INDUSTRY, DRY** means a general or light industrial use which does not include or require the direct consumption of water and where the only waste water discharges are from auxiliary facilities such as washrooms, the indirect cooling of machinery and/or pressure testing equipment.
- 2.88 **INDUSTRIAL USE, GENERAL** means the use of land, buildings or structures or portions thereof, designed, used or intended for the purpose of manufacturing, assembling, preparing, inspecting, ornamenting, finishing, treating, altering, repairing, warehousing, or storing or adapting for sale of any goods, substance article or thing, including the storage of construction equipment and materials.
- 2.89 **INDUSTRIAL USE, LIGHT** means the use of land, buildings, or structures, or portions thereof, designed, used or intended for the purpose of manufacturing, assembling, or processing of component parts to produce finished products suitable for retail, wholesale or service trade and including repairing; servicing; distributing; warehousing; storing or adapting for sale any goods, substance, article or thing but excluding any operation which creates a nuisance as a result of the emission of any noise or air pollution that can be heard, smelled or otherwise detected outside of the building or structure in which the operation is conducted.
- 2.90 **INSTITUTIONAL USE** means the use of land, buildings, structures or portions thereof, for public or social purposes, but not for commercial purposes, and, without limiting the generality of the foregoing, may include governmental, religious, educational, charitable, philanthropic, hospitals, public or private schools and nursery schools, and excludes a group home as defined.
- 2.91 **LABORATORY** means a building or part thereof, used for scientific, medical and/or dental testing, experimentation and/or research.
- 2.92 **LANDING STRIP** means the strip of ground used or capable of being used for the landing and take-off of aircraft.
- 2.93 **LANDSCAPED OPEN SPACE** means a lot, or part thereof, which is used for the growth and maintenance of grass, shrubs, flowers, trees and similar types of vegetation and may include surfaced walkways, patios, fences and similar appurtenances.
- 2.94 **LIVESTOCK** means farm animals kept for use for propagation or intended for profit, and includes, but is not limited to the following: dairy and beef cattle, horses, swine, sheep, laying hens, chicken and turkey broilers, turkeys, geese, goats, ducks, mink, deer, elk and rabbits.
- 2.95 **LIVESTOCK BARN** means a building used or capable of being used for the housing, feeding or keeping of livestock.
- 2.96 **LIVESTOCK MANURE** means livestock feces and urine and may include bedding material and water.



- 2.97 **LIVESTOCK MANURE, LIQUID** means livestock manure, which has dry matter content not exceeding 12 percent by weight.
- 2.98 **LIVESTOCK MANURE, SEMI SOLID** means livestock manure, which has dry matter content greater than 12 percent by weight but less than 30 percent by weight.
- 2.99 **LIVESTOCK MANURE, SOLID** means livestock manure, which has dry matter content ranging from 30 to 100 percent by weight.
- 2.100 **LOADING SPACE** means a lot, or part thereof, which is provided for the temporary parking of one vehicle for the loading or unloading of merchandise, materials or persons.

2.101 **LOT** means a parcel or tract of land which:

- (a) is the whole of a lot or block on a registered plan of subdivision, so long as such registered plan of subdivision is not deemed, pursuant to Section 50 of the Planning Act, R.S.O. 1990, c. P.13, not to be a registered plan of subdivision for subdivision control purposes;
- (b) is all of the land held or owned under distinct and separate ownership from the ownership of the fee or equity of redemption in abutting land;
- (c) the description of which is the same as in a Deed or Transfer which has been given consent pursuant to Section 53 of the Planning Act, R.S.O. 1990, c. P.13; or
- (d) is the whole remnant remaining to an owner or owners after a conveyance made with consent pursuant to Section 53 of the Planning Act, R.S.O. 1990, c. P.13;
- (e) is a vacant land condominium unit on a registered vacant land condominium plan; and

For the purposes of this definition, no parcel or tract of land ceases to be a lot by reason only of the fact that a part or parts of it has or had been conveyed to or acquired by the Municipality, Her Majesty in Right of Ontario, or Her Majesty in Right of Canada.

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

2.103 **LOT, CORNER** means:

- (a) a lot situated at the intersection of two or more streets or a lot abutting on one or more parts of the same street where such intersections have an angle of intersection of 175 degrees or less;



- (b) a lot located on the curve of a street where the angle of intersection of the projected tangents of the street line does not exceed 175 degrees.
- 2.104 **LOT COVERAGE** means the percentage of the area of any lot upon which buildings or structures are erected or permitted to be erected, measured at grade level including all porches and verandas, steps, cornices, eaves, bay windows, and chimneys but shall not include decks.
- 2.105 **LOT DEPTH** means the horizontal distance between the front and rear lot lines. Where the front and rear lot lines are not parallel, the lot depth means the length of a straight line joining the mid-points of the front lot line and the rear lot lines. Where there is no rear lot line, lot depth means the length of a straight line joining the middle of the front lot line with the apex of the triangle formed by the side lot lines.
- 2.106 **LOT FRONTAGE** means the horizontal distance between the side lot lines or the extension thereof of a lot measured at right angles, but where such lot lines are not parallel, the lot frontage shall be measured perpendicularly to the line joining the centre of the front and the centre of the rear lot lines at a point 6.0 metres (19.7 ft) back from the front lot line, and where such lot lines meet, the lot frontage shall be measured perpendicularly to the line joining the apex of the triangle formed by the side lot lines at a point 6.0 metres (19.7 ft) back from the front lot line.
- 2.107 **LOT INTERIOR** means a lot other than a corner lot.
- 2.108 **LOT LINE** means any boundary of a lot.
- 2.109 **LOT LINE, FRONT** means the lot line that abuts the street, but:
- (a) in the case of a corner lot or through lot, the shorter lot line that abuts a street shall be deemed to be the front lot line and the longer lot line that abuts a street shall be deemed the side lot line or the rear lot line, as the case may be; but
 - (b) in the case of a corner lot or through lot with two lot lines of equal length abutting streets the lot line that abuts the wider street shall be deemed to be the front lot line, but where the streets are of equal width, the lot line which abuts a County Road or Provincial Highway shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction and of the same width, the owner of such lot may designate which street line shall be the front lot line;
 - (c) where lot frontage on an arterial road is required by the By-Law, the lot line that abuts the arterial road shall be interpreted as being the front lot line regardless of whether it is the longer lot line.



- 2.110 **LOT LINE, REAR** means the lot line farthest from or opposite to the front lot line. In the case of a triangular lot, the rear lot line shall be deemed to be the apex of the side lot lines.
- 2.111 **LOT LINE, SIDE** means a lot line which is neither a front lot line nor a rear lot line.
- 2.112 **LOT LINE, EXTERIOR SIDE** means a side lot line abutting a street line.
- 2.113 **LOT LINE, INTERIOR SIDE** means a side lot line abutting a lot line.
- 2.114 **LOT, THROUGH** means a lot bounded on two opposite ends by streets.
- 2.115 **m²**, means square metres.
- 2.116 **MACHINE SHOP** means a building or portion thereof where equipment and machinery and/or engines are serviced or repaired.
- 2.117 **MAIN BUILDING** means the building on a lot or part thereof designed, used, or intended for the permitted and principal use of the lot or part thereof.
- 2.118 **MAIN WALL** means the exterior front, side or rear wall of a building, and all structural members essential to the support of a fully enclosed space or roof.
- 2.119 **MANSE** means a building used as a dwelling unit for an employee of a place of worship.
- 2.120 **MANURE PIT** means a containment system, with or without a roof or covering enclosing the surface area of the container, used for the storage of livestock manure, whether it be liquid livestock manure, solid livestock manure, or livestock manure that is neither liquid livestock manure nor solid livestock manure.
- 2.121 **MARKET GARDEN** means the use of land, buildings or structures or part thereof for the purpose of selling fruit and vegetables to the general public.
- 2.122 **MINIMUM DISTANCE SEPERATION (MDS I & MDS II)** means formulae used for the purposes of determining, in the case of MDS I, the minimum distance required for the establishment of non-agricultural uses in proximity to livestock buildings or structures located on a separate lot, and in the case of MDS II, the minimum distance required for the establishment or the expansion of livestock buildings or structures in proximity to non-agricultural uses located on a separate lot.



- 2.123 **MOBILE HOME** means a building or structure that is designed, constructed or fabricated so as to be made mobile and transported after construction or fabrication, either on its own wheels, on a flatbed, in or on other trailers or on detachable wheels, and so as to provide occupancy as a single unit permanent residence or a dwelling unit for one or more persons except to the extent of minor and incidental unpacking and assembling operations, placement on a stand, or connection to utilities. A mobile home does not include a bus camper, truck camper, travel trailer, tent trailer, trailer otherwise designed as a recreational vehicle, or any single unit dwellings constructed in parts, designed to be transported to a lot and where they are joined as integral parts and placed on a permanent foundation, cellar, or basement.
- 2.124 **MOTEL** means an establishment providing accommodation for the travelling public, with or without food, beverage or other services. Each suite shall have access from the exterior only.
- 2.125 **MOTOR VEHICLE** means a wheeled self-propelled vehicle for the transportation of passengers and goods and including, but not restricted to an automobile, a truck, bus, ambulance, hearse, and tractors.
- 2.126 **MOTOR VEHICLE, COMMERCIAL** means a vehicle licensed by the Province of Ontario:
- (a) as a public vehicle pursuant to the provisions of the Public Vehicles Act, R.S.O. 1990, c. P.54; or
 - (b) as a public commercial vehicle pursuant to the provisions of the Public Commercial Vehicles Act.
- 2.127 **MOTOR VEHICLE, DERELICT** means a motor vehicle that is without a valid license plate, or is inoperable, or has no market value as a means of transportation, or is visually offensive by reason of excessive rust, dirt, paint finish, or substandard physical damage.
- 2.128 **MOTOR VEHICLE, RECREATIONAL** means a vehicle designed to be used as temporary accommodation for travel, vacation or recreational use, including, but not restricted to motorhomes, trailers and truck campers, but shall not include a mobile home as defined in this By-law.
- 2.129 **MOTOR VEHICLE SALES ESTABLISHMENT** means the use of land, buildings or structures where motor vehicles are kept for sale, and where motor vehicles may be oiled, greased or where repairs essential to the operation of motor vehicles are performed.



- 2.130 **MOTOR VEHICLE SERVICE ESTABLISHMENT** means the use of land, buildings or structures where gasoline, propane, oil, grease, antifreeze, tires, spark plugs, batteries and other accessories for motor vehicles are stored or kept for sale, or where motor vehicles may be oiled, greased or washed, or have their ignition adjusted, tires inflated or batteries charged or where only minor or running repairs essential to the actual operation of motor vehicles are executed or performed.
- 2.131 **MOTOR VEHICLE WRECKING YARD** means the use of land, buildings, or structures, where derelict motor vehicles are stored wholly or partly in the open, kept for sale and/or processed for further use.
- 2.132 **MUNICIPAL DRAIN** means a drainage works as defined by the Drainage Act, R.S.O. 1990, c. D.17.
- 2.133 **MUNICIPALITY** means the Corporation of the Township of Middlesex Centre.
- 2.134 **NON-CONFORMING** means a use, building, structure or any part thereof which does not conform or comply with the permitted uses of this By-law as of the date of the passing thereof, or thereafter.
- 2.135 **NON-COMPLYING** means that which does not conform, comply or agree with the regulations of this by-law as of the date of passing thereof, or thereafter.
- 2.136 **NON-RESIDENTIAL** when used with reference to a building, structure or use, means designed, intended, or used for purposes other than those of a dwelling unit or activities associated with a residential use.
- 2.137 **NOXIOUS USE** means a health hazard or offensive trade within the meaning of the Health Protection and Promotion Act, R.S.O. 1990, c. H.7, or any use, business or trade which is offensive or dangerous by reason of the emission of odour, smoke, dust, noise, gas, fumes, vibration or refuse matter.
- 2.138 **NURSERY** means the use of land, buildings, or structures, or portions thereof, where trees, shrubs, or plants are grown for the purposes of transplanting, for use as stocks for building or grafting, or for the purpose of retail or wholesale trade.
- 2.139 **NURSING HOME** means a building in which the proprietor supplies lodging for the elderly, and, in addition, provides nursing, medical or similar care and treatment, if required, and may include a convalescent home or rest home.
- 2.140 **NUTRIENT MANAGEMENT BY-LAW** means a nutrient management by-law adopted by the Corporation in accordance with the Municipal Act, 2001, S.O. 2001, c.25.



- 2.141 **NUTRIENT MANAGEMENT PLAN** means a report prepared by a consultant in agriculture that evaluates existing manure handling systems and specifies the requirements for, amongst other matters, the appropriate application of nutrients (manure) and other management techniques to ensure the environmentally safe application of manure.
- 2.142 **OCCUPANCY** means to reside in as owner or tenant on a permanent or temporary basis.
- 2.143 **OFFICE, GENERAL** means a building, or portion thereof, in which one or more persons are employed in the management, direction or conducting of an agency, business, labour, or fraternal organization but excluding such uses as retail sales, manufacturing, assembly or storage of goods, or places of assembly and amusement but excludes any use as elsewhere defined in or permitted in this By-law.
- 2.144 **OFFICE, PROFESSIONAL** means an office used by professionally qualified persons for the purposes of giving advice, consultation or treatment to clients or patients but excludes any use as elsewhere defined in or permitted in this By-law.
- 2.145 **OUTDOOR AMENITY AREA** means a contiguous space outside, behind, and immediately adjacent and accessible to a dwelling or dwelling unit and situated on the same lot therewith, designed, used or intended to be used for the passive enjoyment and active recreational needs of the occupants.
- 2.146 **OPEN STORAGE** means the storage of goods, materials or equipment in the open air on a lot or portion thereof.
- 2.147 **OWNER** means the person who holds legal title to a lot.
- 2.148 **PARKING AISLE** means 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.
- 2.149 **PARKING LOT** means an area provided for the temporary parking of two or more vehicles and may include aisles, parking spaces and related entrance and exit lanes, but shall not include any part of the street.
- 2.150 **PARKING SPACE** means an area, enclosed in a main building, in an accessory building, or unenclosed, exclusive of aisles or entrance and exit lanes, accessible to a street or lane, and set aside for the purpose of the temporary parking or storage of a motor vehicle.
- 2.150.1 **PARK MODEL TRAILER** means a manufactured building to which Section 9.39 of the Building Code applies, which has been designed and constructed in conformance with CAN/CSA-Z241 Series, "Park Model Trailers", and which is used or intended to be used as a seasonal recreational building of residential occupancy.



- 2.151 **PARK, PRIVATE** means a park not open to the public and may be operated for commercial gain.
- 2.152 **PARK, PUBLIC** means a lot, or portion thereof, maintained or owned by the Municipality or a public authority for the enjoyment, health and well-being of the public and normally open to the public, and may include a conservation area.
- 2.153 **PERMITTED** means permitted by this By-law.
- 2.154 **PERSON** means an individual, an association, a firm, a partnership, an incorporated company, municipal corporation, agent or trustee and their heirs, executors, or other legal representatives of a person to whom the context of this By-law applies according to the law.
- 2.155 **PERSONAL SERVICE ESTABLISHMENT** means a building or part thereof in which persons are employed in furnishing services or otherwise and administering to individual and personal needs and may include the premises of a barber, hairdresser, beautician, and shoe repair establishment but shall not include an adult entertainment establishment, a body-rub establishment or a massage parlour. The sale of merchandise shall be permitted only as an accessory use to the personal service provided.
- 2.156 **PIT** means a place where unconsolidated gravel, stone, sand, earth, clay, fill, mineral or other material is being or has been removed by means of an open excavation to supply materials for construction, industrial or manufacturing purposes, but excludes a wayside pit.
- 2.157 **PIT, WAYSIDE** means a temporary pit or quarry opened and used by a public road authority, its agents or contractors, on the basis of a permit issued pursuant to the Aggregate Resources Act, R.S.O. 1990, c. A.8, solely for the purpose of a particular project or road construction contract and not located on the road right-of-way.
- 2.158 **PLACE OF ENTERTAINMENT** means a lot, building or structure, or part thereof, where facilities are provided for entertainment or cultural activities and may include an auditorium, a motion picture or other theatre, billiard or pool room, bingo hall, bowling alley, amusement arcade, music hall or dance hall but shall not include an adult entertainment establishment or a body rub establishment or massage parlour.
- 2.159 **PLACE OF RECREATION** means a lot, building or structure, or part thereof where facilities are provided for recreation and may include an arena, gymnasium, fitness centre, ice or roller skating rink or curling rink but shall not include an adult entertainment establishment or a body rub establishment or massage parlour.
- 2.160 **PLACE OF WORSHIP** means a lot, building or structure, or part thereof, used for a church, synagogue, mosque, temple, or other public worship and may include a cemetery and an accessory dwelling unit.



- 2.161 **PLANTING STRIP** means an area of landscaped open space located immediately adjacent to a lot line, or portion thereof, which is used to achieve buffering between uses, or to enhance the appearance of a site, or arranged in such a way as to form a dense or opaque screen at the property boundary. The planting strip may contain one or more of the following:
- (a) a continuous row of trees;
 - (b) a continuous hedgerow of evergreens or shrubs;
 - (c) a continuous solid fence or wall;
 - (d) a discontinuous, solid fence or wall, together with associated shrubs or tree planting.
- 2.162 **PORCH** means a roofed open gallery, or portico attached to the exterior of a building.
- 2.163 **PORTABLE ASPHALT PLANT** means a temporary structure designed, used or intended to be used for the heating and drying of aggregate and the mixing of aggregate with bituminous asphalt to produce paving material by a public road authority, its agents or contractors solely for the purpose of a particular project or road construction contract, and may include the stockpiling and storage of bulk materials used in the process.
- 2.164 **PUBLIC AUTHORITY** means:
- (a) the Corporation or the County;
 - (b) any Department or Ministry of the Government of Canada or the Province of Ontario;
 - (c) any agency, board, commission, committee or other body established or exercising any power or authority under any general or special statute of Ontario with respect to any of the affairs or purposes of the Municipality or a portion thereof, and includes any committee or local authority established by By-law of the Council of the Corporation.
- 2.165 **PUBLIC USE** when used in reference to a building, structure, use or lot, means a building, structure, use or lot used by a public authority to provide a service to the public, which includes:
- (a) the Government of Canada, the Government of Ontario, or a municipal corporation defined by this By-Law;
 - (b) any ministry, department, commission, authority, board or agency established by the Government of Canada or the Government of Ontario;
 - (c) any person providing a public utility; or
 - (d) any railway company authorized by the Government of Canada.



- 2.166 **PUBLIC UTILITY** means any cable, stormwater, water, wastewater, supply, system, management facility or pipeline, artificial or natural gas supply or pipeline, electrical power or energy transmission line, steam or hot water, telephone, telegraph, and telecommunication networks, towers, a public transportation system, licensed broadcasting receiving and transmitting facilities and includes other similar works, structures, buildings and appurtenances necessarily incidental to the supplying of such services by a board, company, commission, corporation or public authority.
- 2.167 **PUBLIC SANITARY SEWAGE SYSTEM** means a system of underground piping and related storage, pumping, and treatment facilities for the treatment and collection of sanitary waste, operated by a public authority for public use, and to which a lot has access to make connection thereto.
- 2.168 **PUBLIC WATER SUPPLY SYSTEM** means a system of underground piping and related storage, pumping, and treatment facilities for the treatment and distribution of potable water, operated by a public authority for public use, and to which a lot has access to make connection thereto.
- 2.169 **QUARRY** means a place where consolidated rock has been or is being removed by means of an open excavation to supply materials for construction, industrial or manufacturing purposes, but excludes a wayside quarry or open pit metal mine.
- 2.170 **RECYCLING FACILITY** means a facility, operating by valid license from the Corporation and a Certificate of Approval by the appropriate Provincial or other public approval agency, where the use of scrap material, generally being metal cans, glass bottles, plastic containers, fabrics and domestic yard waste are separated into recoverable resources for reuse.
- 2.171 **REGULATORY FLOOD** means the standard used by the conservation authority having jurisdiction in a particular watershed to define the limit of the flood plain for regulatory purposes.
- 2.172 **REQUIRED** means the minimum standard required by this by-law.
- 2.173 **RESIDENTIAL USE** means the use of land, buildings or structures primarily for the purposes associated with a dwelling unit.
- 2.174 **RESTAURANT** means a building, or part thereof, designed, used or intended for the serving of food or refreshments to the general public where the serving and consumption of food or refreshment takes place entirely within such building and may include a licensed dining lounge or temporary outside tables immediately adjacent to such building.



- 2.175 **RESTAURANT, DRIVE-THRU** means a building, or part thereof, designed, used or intended for the sale of food or refreshments to the general public and from which such food or refreshment is made available to the customer while in his motor vehicle or from within the building, and where provision is made for consumption of such food or refreshment by the customer while in his motor vehicle, within the building or elsewhere on the site.
- 2.176 **RESTAURANT, TAKE-OUT** means a building, or part thereof, designed, used or intended for the sale of food or refreshments to the general public and from which such food or refreshment is made available to the customer from within the building, where no provision is made for consumption of such food or refreshment by the customer while in his motor vehicle, within the building or elsewhere on the site.
- 2.177 **RETIREMENT HOME** means a building for the accommodation of senior citizens, within single or double rooms or suites which do not contain kitchens, and where central kitchen, dining and laundry facilities are provided for the residents, together with other communal facilities, under the supervision of resident and other staff, but which shall not include a Nursing Home, as defined under the Nursing Homes Act, R.S.O. 1990, c. N.7.
- 2.178 **RIDING SCHOOL** means the use of land, buildings, or structures for the purpose of riding, training, showing, and boarding of horses and where persons are given instructions in the riding of horses and other aspects of horsemanship.
- 2.179 **SALVAGE YARD** means the use of land, buildings, or structures where merchandise, articles and goods or things are stored wholly or partly in the open, kept for sale and/or processed for further use and, without limiting the generality of the foregoing, may include a junk yard, a scrap metal yard, and a motor vehicle wrecking yard.
- 2.180 **SAWMILL** means the use of land, buildings, or structures, or portions thereof designed, used, or intended for the sawing, planing, sanding, and finishing of wood and wood products.
- 2.181 **SCHOOL, PUBLIC OR PRIVATE** means a building or portion thereof designed, used, or intended for use as an educational or training establishment, which may or may not be under the jurisdiction of a board as defined in the Education Act, R.S.O. 1990, c. E.2.
- 2.181.1 **SELF STORAGE ESTABLISHMENT** means a building or buildings consisting of individual storage units accessible by the user, used for the storage of goods, wares, merchandise, substances, articles or things, but does not include a fuel storage tank except as an accessory use.



- 2.182 **SERVICE SHOP** means any building or part thereof where appliances and household machinery are sold, serviced, or repaired and includes the business premises of a tradesman such as a carpenter, an electrician, a plumber and similar trades but excludes any manufacturing, processing or wholesaling.
- 2.183 **SETBACK** means the horizontal distance from the centre line of a road allowance, measured at right angles to such centre line, to the nearest part of any building or structure on a lot.
- 2.184 **SIGHT VISIBILITY TRIANGLE** means a triangular area formed by the intersecting streetlines abutting a corner lot and by a third line drawn from a point on one of the streetlines to a point on the other streetline.
- 2.185 **SIGN** means a name, identification, description, device, display, or illustration which is affixed to, or represented directly or indirectly upon a building, structure or lot and which directs attention to an object, product, place, activity, person, institution, organization or business.
- 2.186 **STORE, CONVENIENCE** means a retail store within which is conducted the selling of groceries, cigarettes, tobacco, confectionery goods, sundry items, and other general merchandise.
- 2.187 **STORE, DEPARTMENT** means a building or part thereof, consisting of a minimum of gross floor area of 1,500 m² (16,146 ft²) used for the retail sale of a wide variety of goods, wares, merchandise and services displayed which may be offered on a departmentalized basis, but shall not include a building supply establishment or a bulk storage and sales establishment as defined.
- 2.188 **STORE, RETAIL** means a building or part thereof, designed, used, or intended for the selling or buying of goods, wares, merchandise, articles, or things at retail or the providing of a service primarily to or from the general public, and uses accessory thereto.
- 2.189 **STOREY** means a horizontal division of a building from a floor to the ceiling directly above such floor, and includes an attic, a basement or a cellar as defined herein, but does not include any mezzanine, gallery, balcony or other overhang the floor area of which does not exceed 40.0 percent of the least dimension of the room in which the said overhang is located.
- 2.190 **STREET** means a common and public street, road, lane, or highway vested in the Corporation, the County, the Province of Ontario, or any other public road authority having jurisdiction over the same and shall include any bridge or structure forming part of a street or over or across which a street passes, and shall include not only the travelled portion of the street, but also ditches, driveways, sidewalks, and grassed areas forming part of the road allowance which is vested in the road authority for street purposes:
- (a) **PROVINCIAL HIGHWAY** means a street under the jurisdiction of the Province of Ontario;
 - (b) **COUNTY ROAD** means a street under the jurisdiction of the County;



- (c) **TOWNSHIP ROAD** means a street under the jurisdiction of the Corporation.

Notwithstanding the foregoing in the case of reference to a registered vacant land condominium unit, a street shall include a private common element road which is internal to the registered vacant land condominium plan in which the unit is located

- 2.191 **STREET LINE** means the limit of a road allowance and is the dividing line between a lot and a street.
- 2.192.1 **STUDIO** means a building or part thereof used as the workplace of a photographer, craftsman or artist or for the instruction of art, music, dancing, languages or similar disciplines. The sale of any artifacts produced therein shall be permitted only as an accessory use.
- 2.192 **STRUCTURE** means any material, object, or work erected as a unit or constructed or put together of connected or dependent parts or elements whether located under, on, or above the surface of the ground, but does not include a sign or a fence.
- 2.193 **SWIMMING POOL** means a body of water located outdoors, contained by artificial means, and having a depth greater than 0.5 metres (1.6 ft) at any point, and used and maintained for the purpose of swimming, wading, diving or bathing, but shall not include a farm pond or irrigation pond.
- 2.194 **TAVERN** means an establishment operating under the Liquor Licence Act R.S.O. 1990, c. L.19, where alcoholic beverages are sold to be consumed on the premises.
- 2.195 **TEMPORARY USE** means a use that is authorized under provisions of the Planning Act, R.S.O. 1990, c. P.13.
- 2.196 **TOP-OF-BANK** means a line delineated at a point where the oblique plane of the slope meets the horizontal plane of the table land.
- 2.197 **TRUCK TERMINAL** means the use of land, buildings, or structures, or portions thereof, where transports are stored, rented, leased, kept for hire, or parked for remuneration or from which trucks or transports are dispatched as common carriers, or where goods are stored temporarily for further shipment.
- 2.198 **USE** means when used as a noun, the purpose for which any land, building or structure is designed, used, or intended to be used, or lot that is occupied used or maintained. When used as a verb, **USE** means anything done or permitted to be done by the owner or occupant of any land, building or structure, directly or indirectly, or by or through any trustee, tenant, servant, or agent acting for or with the knowledge or consent of such owner or occupant, for the purpose of making use of the said land, building or structure.



- 2.199 **UTILITY STATION** means the use of land, buildings, or structures in connection with the supply and distribution of utilities and, without limiting the generality of the foregoing, may include a water or sewage pumping station, a water storage reservoir, an electric power transformer station, a telephone repeater station, and a microwave tower.
- 2.200 **WAR GAMES** means the use of land, buildings, or structures for any form of play, sport or amusement, which simulates war, armed conflict or military operations.
- 2.201 **WAREHOUSE** means a building or portion thereof designed, used, or intended for the storage of goods, wares, merchandise, articles, or things. A warehouse shall also include a self-storage establishment.
- 2.202 **WASTE** means ashes, foundry wastes and/or flue dust, garbage, refuse, domestic waste, industrial waste, and municipal refuse of any kind.
- 2.203 **WASTE DISPOSAL SITE** means any land or land covered by water, licensed under the provisions of the Environmental Protection Act, as amended or revised from time to time, upon, into, or through which, or building or structure in which, non-hazardous waste is deposited or processed, and any machinery and equipment or operation required for the treatment or disposal of waste.
- 2.204 **WATERCOURSE** means a natural channel for a stream of water, but does not include a municipal drain as defined under the provisions of the Drainage Act, R.S.O. 1990, c. D.17.
- 2.205 **YARD** means an open, structurally uncovered space on a lot, appurtenant to a building or structure, and unoccupied by buildings or structures from the ground to the sky, except as may be expressly permitted in this by-law, and in determining a yard measurement, the minimum horizontal distance from the respective lot line is to be used.
- 2.206 **YARD, FRONT** means a yard extending across the full width of the lot between the front lot line of the lot and the nearest main wall of any main building or structure on the lot. **FRONT YARD SETBACK** means the least horizontal dimension between the front lot line of the lot and the nearest main wall of any main building or structure on the lot.
- 2.207 **YARD, REAR** means a yard extending across the full width of the lot between the rear lot line of the lot and the nearest main wall of any main building or structure on the lot. **REAR YARD SETBACK** means the least horizontal dimension between the rear lot line of the lot and the nearest main wall of any main building or structure on the lot.



- 2.208 **YARD, SIDE** means a yard extending from the front yard to the rear yard and from the side lot line of the lot to the nearest main wall of any main building or structure on the lot. **SIDE YARD SETBACK** means the least horizontal dimension between the side lot line of the lot and the nearest main wall of any main building or structure on the lot.
- 2.209 **YARD, EXTERIOR SIDE** means a side yard immediately adjacent or adjoining to a street or a road.
- 2.210 **YARD, INTERIOR SIDE** means a side yard other than an exterior side yard.
- 2.211 **ZONE** means an area delineated on the zoning maps, established by this By-law for a specific use or range of uses as shown on Schedule A attached hereto.



DEFINITIONS

Whenever used in this By-law, all words and phrases shall have their customary meaning with the exception of the following words and phrases that shall have the following meanings:

- 2.1 **ABATTOIR** means a building or structure, or portion thereof, where animals are slaughtered for the purposes of processing meat into food for human consumption; and where meat products are produced, processed, handled, stored or sold.
- 2.2 **ACCESSORY**, when used to describe a use, building or structure means a use, building or a structure that is:
- (a) incidental, subordinate and exclusively devoted to a main use, building or structure;
 - (b) located on the same lot as the main use, building or structure; and
 - (c) unless specified otherwise in this By-law, not used for human habitation.
- 2.3 **ADULT ENTERTAINMENT ESTABLISHMENT** means any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, or services appealing to or designed to appeal to erotic or sexual appetites or inclinations.
- In this definition:
- (a) **TO PROVIDE** includes to furnish, perform, solicit, or give such services and providing and provision have corresponding meanings;
 - (b) **SERVICES** include activities, facilities, performers, exhibitions, viewings and encounters;
 - (c) **SERVICES DESIGNED TO APPEAL TO EROTIC OR SEXUAL APPE-TITES OR INCLINATIONS** includes:
 - (i) services of which a principal feature or characteristic is the nudity or partial nudity of any person;
 - (ii) services in respect of which the word nude, naked, topless, bottom-less, sexy, or any other word or any picture, symbol or representation having like meaning or implication is used in any advertisement.
- 2.4 **AGGREGATE** means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, and rock other than metallic ores.
- 2.5 **AGGREGATE STORAGE** means an area in which aggregate may be stored in conjunction with a pit or quarry, for sale or use in the production of cement or asphalt.



- 2.6 **AGRICULTURAL PROCESSING ESTABLISHMENT** means a lot, building or structure used for the processing of products directly derived from agriculture and may include the processing, storage and transport of such products and an abattoir.
- 2.7 **AGRICULTURAL SALES ESTABLISHMENT** means a lot, buildings, or structures or portions thereof for the purpose of sales of goods, materials or services that are necessary to support agricultural uses as defined in this By-law and, without limiting the generality of the foregoing, may include the processing, sale and storage of feed, fertilizer and chemical products, agricultural products and farm fuel suppliers or depots.
- 2.8 **AGRICULTURAL USE** means the cultivation of land, the production of crops and the processing and selling of such products on a lot, and the breeding, raising and care of livestock and the selling of such livestock or the products of such livestock raised on a lot and without limiting the generality of the foregoing, may include animal husbandry, aquaculture, fur farming, pasturage, the raising and harvesting of field crops, horticulture, dairying, poultry keeping, fruit bush crops, fruit tree crops or vine crops, market gardening, wholesale greenhouses, sod farming, agri-forestry such as Christmas tree plantations, a mushroom farm, apiary and beekeeping, with or without its main buildings, including one single detached dwelling, barns, sheds, pens and similar accessory buildings, but does not include any dwelling accessory to the farming operation, a mushroom composting facility.
- 2.9 **AGRICULTURAL USE, INTENSIVE LIVESTOCK** means an agricultural use of a lot which includes the keeping of one or more types of livestock in such numbers that either:
- (a) the livestock units kept on such lot exceeds one hundred and fifty (150) livestock units; or
 - (b) the livestock units density determined for such lot is greater than five (5) livestock units per tillable hectare available for the farm operation on such lot for application of livestock manure for such lot;

and for the purpose of the definition of intensive livestock agricultural use, **LIVESTOCK UNITS** kept on a lot at any particular time shall be determined:

- (i) by calculating the maximum number of each livestock type kept on such lot at that time,
- (ii) by dividing such maximum number of each such livestock type by the Animals per Livestock Unit Factor prescribed in Table 1, Appendix A of Minimum Distance Separation II (MDS II) in order to determine the livestock units for each such animal or bird type kept on such lot at such time, and
- (iii) by aggregating the livestock units for each animal or bird type kept on such lot at any such time.



For the purpose of the definition of intensive livestock agricultural use, **LIVESTOCK UNIT DENSITY** for a lot shall be determined by dividing the number of livestock units, kept on such lot as calculated using Table, 1, Appendix A of Minimum Distance Separation II (MDS II) by the tillable land base identified in a nutrient management plan, or by the tillable land base available on such lot.

For the purpose of the definition of intensive livestock agricultural use, **TILLABLE LAND BASE** for a lot means the total area of land in hectares, including pasture land that is capable of being cultivated.

- 2.10 **ALTER**, when used in reference to a building or structure, or portion thereof, means to change any one or more of the internal or external dimensions of such building or structure or to change the type of construction of the exterior walls or roof thereof.
- 2.11 **ALTER**, when used in reference to a lot, means to decrease or increase the width, depth, or area thereof or to decrease or increase the frontage, depth or area of any required yard, setback, or parking area, or to change the location of any boundary of such lot with respect to a road, whether such alteration is made by conveyance or alienation of any portion of the said lot.
- 2.12 **ANIMAL CLINIC** means a building or part thereof, designed, used or intended for use by a veterinarian and his assistants for the purpose of providing for the care and treatment of pets raised or housed for recreational or hobby purposes and without limiting the generality of the foregoing includes dogs, cats, and birds but does not include livestock.
- 2.13 **ANIMAL HOSPITAL** means a building designed, used or intended for use by a veterinarian and his assistants for the purpose of providing for the care and treatment of livestock, and may include an animal clinic.
- 2.14 **ATTACHED** when used in reference to a building, means a building otherwise complete in itself, which depends for structural support or for complete enclosure, upon a division wall or division walls shared in common with adjacent building or buildings.
- 2.15 **ATTIC** means the topmost usable storey of a building, situated wholly or partly within a roof, where at least 50.0 percent, but not more than 66.0 percent of such storey is greater than 2.0 metres (6.6 ft) in height.
- 2.16 **BASEMENT** means that portion of a building between two floor levels which is partly underground but which has less than one-half of its height from finished floor to finished ceiling below finished ground surface or grade.



- 2.17 **BED AND BREAKFAST ESTABLISHMENT** means a single detached dwelling in which not more than five rooms are made available by the person or persons occupying the said dwelling for the temporary accommodation of the travelling or vacationing public and within which light meals may be offered. A maximum of one non-luminous sign indicating the name and business of the occupant and having a maximum area of 1 m² shall be permitted.
- 2.18 **BEDROOM** means a habitable room located within a dwelling unit and used primarily for sleeping.
- 2.19 **BOARDING HOUSE, ROOMING HOUSE or TOURIST HOME** means a building or portion thereof, in which the proprietor resides and supplies, for hire or gain to other persons, lodging and/or meals, but shall not include a hotel, hospital, home for the young or the aged, or institution, or restaurant accommodating the general public.
- 2.20 **BODY-RUB ESTABLISHMENT or MASSAGE PARLOUR** means any premises or part thereof where a body-rub or a massage 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 or massages 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.
- 2.21 **BUILDING** means a structure, whether temporary or permanent, used or intended for sheltering any use or occupancy and consisting of a wall, roof, and floor or any one or more of them, or a structural system serving the functions thereof, including all the works, fixtures, and service systems appurtenant thereto, but shall not include a boundary wall, fence, travel trailer, camping trailer, truck camper, motor home, or tent, or as otherwise defined under the Building Code Act, 1992, S.O. 1992, c.23.
- 2.22 **BUILDING ENVELOPE** means that portion of a lot within which permitted buildings or other structures may be altered, erected, used, or maintained.
- 2.23 **BUILDING INSPECTOR** means an officer or employee of the Corporation charged with the duty of enforcing the provisions of the Building By-law under the Building Code Act, 1992, S.O. 1992, c.23.
- 2.24 **BUILDING LINE** means a line within a lot drawn parallel to a lot line which establishes the minimum distance between the lot line and any building or structure which may be erected. Where the lot line is a curve, the same shall apply.
- 2.25 **BUILDING LINE, ESTABLISHED** means a building line established between existing buildings where at least five (5) main buildings have been erected on any one side of a continuous one hundred and fifty (150) metre strip of land fronting on a street or road. The established building line shall thus mean the average setback of the existing main buildings.



- 2.26 **BUILDING PERMIT** means a permit required by the Building By-law under the Building Code Act, 1992, S.O. 1992, c.23.
- 2.27 **BUILDING SUPPLY ESTABLISHMENT** means a building or structure in which building or construction and home improvement materials are offered or kept for retail sale.
- 2.28 **BULK SALES ESTABLISHMENT** means the use of land, structure or building, or the portions thereof, for the purpose of buying, selling, and storing fuel oil, lumber, wood, building materials, or similar bulk commodities, but excludes any manufacturing, assembling or processing of these commodities.
- 2.29 **BY-LAW ENFORCEMENT OFFICER** means an officer or employee of the Corporation charged with the duties of enforcing this By-law.
- 2.30 **CAMPGROUND** means the use of land, buildings, or structures, and comprising land used for seasonal recreational activity as grounds for camping including the parking of tents, motor homes, travel trailers, or truck campers, and the erection of park model trailers and mobile homes and may include administrative offices, a laundromat and a private park which is licenced under the provisions of the Municipal Act, 2001, S.O. 2001, c. 25. For the purposes of the definition of CAMPGROUND, seasonal shall mean not year round.
- 2.31 **CANOPY** means a permanent, unenclosed roof structure erected for the purpose of sheltering motor vehicle fuel pumps and dispenser islands from the weather.
- 2.32 **CARPORT** means a building or structure with not more than 60% of the wall area enclosed, used for the parking or storage of motor vehicles.
- 2.33 **CAR WASH** means the use of land, buildings, or structures, for the purpose of washing motor vehicles.
- 2.34 **CELLAR** means that portion of a building between two floor levels which is partly or wholly underground but which has more than one-half of its height from finished floor to ceiling below adjacent finished ground surface or grade.
- 2.35 **CEMETERY** means the use of land, buildings, or structures, for the interment of the dead, deceased or in which human bodies have been buried and may include a crematorium, mausoleum and columbium.
- 2.36 **CENTRELINE, STREET** means the centreline of the original road allowance, centreline of the street right-of-way or any widened road allowance.
- 2.37 **CHIEF BUILDING OFFICIAL** means the officer or employee of the Corporation charged with the duty of enforcing the provisions of the Building Code Act, 1992, S.O. 1992, c.23.



- 2.38 **CLINIC** means a building, or part thereof, that is used by physicians, dentists or physical or mental health practitioners and their staff for the purpose of consultation, diagnosis and treatment of out patients and may include administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies, and dispensaries directly associated with the facility.
- 2.39 **CLUB, PRIVATE** means a building, or portion thereof, designed, used, or intended for use as a meeting place for the members of an organization, association, fraternal order, or similar group, not operated for profit and wherein athletic facilities, dining rooms, and beverage rooms may be provided. A private club does not include a body rub parlour or adult entertainment parlour.
- 2.40 **COMMUNITY CENTRE** means a building, or portion thereof, used for community activities, the control of which is vested in the Municipality, a local board, or trustees.
- 2.41 **CONSERVATION AUTHORITY** means the Conservation Authority having jurisdiction or any successors thereto.
- 2.42 **CONSULTANT IN AGRICULTURE** means a professional agrologist or engineer with a current accreditation and/or specialization in the assessment of soils, manure and nutrient management or an individual who can provide documentary proof of recent satisfactory completion of the Ministry of Agriculture and Food program with respect to manure and nutrient management.
- 2.43 **CONTRACTOR'S YARD or SHOP** means the use of land, buildings, or structures, or portion thereof, for the purpose of storing equipment, vehicles, or material, or for performing shop work or assembly work by any building trade or other construction contractor.
- 2.44 **CONSERVATION** means the use of a lot, building or structure for the purpose of management of natural resources, fish and wildlife.
- 2.45 **CORPORATION** means The Corporation of the Township of Middlesex Centre.
- 2.46 **COUNCIL** means the Municipal Council of The Corporation of the Township of Middlesex Centre.
- 2.47 **COUNTY** means The Corporation of the County of Middlesex.
- 2.48 **DAY NURSERY** means a premises that receives more than five children who are not of common parentage, primarily for the purpose of providing temporary care or guidance, or both temporary care and guidance, for a continuous period not exceeding twenty-four hours, as otherwise defined under the Day Nurseries Act, R.S.O. 1990, c. D.2.



- 2.49 **DECK** means a platform made of wood, concrete or other similar material projecting from a building or freestanding, open to the sky, and intended for the purpose of outdoor dining, lounging, and other similar accessory residential uses.
- 2.50 **DENSITY** means the ratio of the number of dwelling units located or proposed to be located on a lot to one (1) hectare of lot area where the area to be measured shall include all lands within the lot proposed to be used for buildings, structures, streets, parking areas, landscaped open space or any other purpose.
- 2.51 **DOG KENNEL** means the use of land, buildings, structures or enclosed space, or portion thereof, but not a building used for human habitation, in which four (4) or more dogs of at least four (4) months of age are kept, groomed, bred, boarded, trained or sold.
- 2.52 **DOG RUN** means an area of land set aside as part of a dog kennel or for the purpose of exercising dogs.
- 2.53 **DRIVEWAY, PRIVATE** means a private passageway for a motor vehicle, having at least one end thereof connected to a road, and providing the principal means of vehicular access to a lot.
- 2.54 **DRIVEWAY, MUTUAL** means an ingress or egress that is common to two (2) or more owners of abutting lands as a right-of-way registered against the title of the lands.
- 2.55 **DWELLING** means a building, containing one or more dwelling units, used or intended to be used for human habitation but does not include a travel trailer, camping trailer, truck camper, bus camper, motor home, or tent.
- (a) **APARTMENT DWELLING** means a dwelling unit contained within an apartment building, or a dwelling unit contained within a building which may have one or more permitted uses other than residential on the first floor.
 - (b) **BACHELOR UNIT** means an apartment unit wherein the living area includes the area for sleeping arrangements, and no separate bedroom is provided.
 - (c) **CONVERTED DWELLING** means a dwelling originally designed as a single unit dwelling which because of its size or design is or is capable of being converted by partition and the addition of sanitary facilities and kitchen facilities into no more than two dwelling units.
 - (d) **DUPLEX DWELLING** means one of two dwelling units contained within a building divided horizontally into two separate units, where each unit has an independent entrance directly from the outside or through a common vestibule.



- (e) **LINK DWELLING** means one of two dwelling units attached vertically by a below grade common wall, each of which has an independent entrance directly from the outside.
 - (f) **MULTIPLE UNIT DWELLING** means a dwelling, designed and used as, or intended to be used as, four or more separate dwelling units. This definition shall not include any dwelling otherwise defined herein or specifically named elsewhere in this By-Law. For the purpose of this By-law, a Multiple Unit Dwelling may include a Nursing Home or Rest Home, Retirement Home, or Senior Citizen Home as defined in this By-law but excludes an apartment dwelling and townhouse dwelling.
 - (g) **SEMI-DETACHED DWELLING** means one of two dwelling units attached vertically by an above and below grade common wall, each of which has an independent entrance directly from the outside or through a common vestibule.
 - (h) **SINGLE DETACHED DWELLING** means a separate dwelling containing one dwelling unit.
 - (i) **STREET TOWNHOUSE DWELLING** means a townhouse with each dwelling unit having frontage on a public street.
 - (j) **TOWNHOUSE DWELLING** means a dwelling divided vertically into three or more dwelling units with a maximum of eight units, each of which has independent entrances to the front and rear yards or front and side yards.
- 2.56 **DWELLING UNIT** means a suite of two or more rooms used or intended to be used by one or more persons living together as one household, in which food preparation and sanitary facilities are provided for the exclusive use of the household, and to which an independent entrance is provided from outside the building or from a common hallway, vestibule or stairway.
- 2.57 **EFFECTIVE DATE** means the date that this by-law shall be deemed to come into full force and effect in accordance with the relevant Section of the Planning Act, R.S.O. 1990, c. P.13.
- 2.58 **ERECT** means to build, construct, reconstruct, or relocate, and without limiting the foregoing, also includes:
- (a) any preliminary operation such as excavation, filling or draining;
 - (b) the altering of any existing building or structure by an addition, enlargement, extension or other structural change;
 - (c) the moving of a building or structure from one location to another; and
 - (d) any work requiring a Building Permit under the Building By-law and the Building Code Act, 1992, S.O. 1992, c.23.



For the purposes of this By-law, **ERECTED** and **ERECTION** shall have corresponding meanings.

- 2.59 **EXISTING** means legally existing at the date of the passing of this By-law.
- 2.60 **FARM EQUIPMENT SALES AND SERVICE ESTABLISHMENT** means the use of land, buildings, or structures, or portions thereof, where farm vehicles and equipment are stored for purposes of sale, lease, or hire and where such vehicles and equipment are repaired or serviced for purposes of being maintained in an operable condition.
- 2.61 **FENCE** means a wall (other than the wall of a building), gate or other barrier constructed of wood, masonry, metal, or combination thereof, which is continuous throughout its entire length where required, save and except where access areas and lines of sight are required for safety purposes.
- 2.62 **FILL LINE** means a line delineating that area of a watershed, which is subject to the fill, construction and alteration to waterways regulations of the appropriate Conservation Authority.
- 2.63 **FINANCIAL INSTITUTION** means a building where money is deposited, withdrawn, kept, loaned, invested, and/or exchanged and, without limiting the generality of the foregoing, includes a bank, trust company, credit union or an investment or brokerage firm.
- 2.64 **FINISHED GRADE**, when used in reference to a building or structure, means the average elevation of the finished surface of the ground immediately adjoining the base of the exterior walls or supports of such building or structure, exclusive of any artificial embankment.
- 2.65 **FLEA MARKET** means a lot, building or structure on or within which goods and/or services are offered to the public for sale by different vendors from individual stalls or stands.
- 2.66 **FLOOD, REGULATORY** means the approved standard used to define the limit of the flood plain for the regulatory purposes.
- 2.67 **FLOOD, 100-YEAR** means that flood based on analysis of precipitation, snow melt or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in a given year.
- 2.68 **FLOOR AREA** means the sum of the area of all floors of a building measured from the outside of all exterior walls exclusive of any attic, basement, cellar, garage, veranda, porch or sunroom unless such enclosed porch or sunroom is an integral part of the building and habitable in all seasons, and excluding any floor area with a ceiling height of less than two (2.0) metres.



- 2.69 **FLOOR AREA, GROSS** means the total sum of the horizontal areas of a building or structure measured from the exterior faces of the exterior wall or from the centreline of any common or partition wall but shall not include the horizontal area of any cellar, attic, enclosed parking area, enclosed loading space, or any unenclosed porch, veranda, balcony or similar structure.
- 2.70 **FORESTRY USE** means the general raising and harvesting of wood and, without limiting the generality of the foregoing, shall include the raising and cutting of fuel wood, pulp wood, lumber, Christmas trees, and other forest products.
- 2.71 **FUEL DEPOT** means a lot where bulk storage of fuel, including petroleum products and propane takes place, and where wholesaling and retailing of these products may be carried on.
- 2.72 **FUNERAL HOME** means a building or structure, or part thereof, wherein a licensed undertaker prepares corpses for interment or cremation and may include a chapel for funeral services as an accessory use but excludes a crematorium.
- 2.73 **GARAGE, PRIVATE** means a building or portion of a building or structure having a maximum door opening of 3.5 metres (11.5 feet) in height and designed for the storage of private motor vehicles and the storage of household equipment incidental to residential occupancy on-site, wherein no service for profit is rendered.
- 2.74 **GARAGE, PUBLIC** means a building or structure, other than a private garage, where motor vehicles are kept or stored for remuneration or repair, including the complete repair to motor vehicle bodies, frames or motors, and the painting, upholstering, washing, and cleaning of such vehicles, and may include a motor vehicle service establishment.
- 2.75 **GARDEN CENTRE** means the use of lands, buildings, or part thereof, for the purpose of buying, selling or growing plants, trees and shrubs, lawn and garden equipment, furnishings and supplies that are generally associated with domestic landscaping activities of homeowners.
- 2.76 **GAS BAR** means the use of land, buildings, or structures for the sale of gasoline, propane, oil and allied products for motor vehicles and the introduction of such liquids into motor vehicles and may include the sale of sundry items but does not include provisions for motor vehicle repairs, oil changes, lubrications, or similar mechanical services and does not include a motor vehicle service establishment or a public garage.
- 2.77 **GOLF COURSE** means the use of land for the purpose of playing golf and without limiting the generality of the foregoing includes a driving range, a miniature golf course or combination thereof.



2.78 **GRADE** means:

- (a) when used with reference to a building or structure, the average finished ground elevation immediately adjoining the wall or walls in question;
- (b) when used with reference to a road, the finished elevation of such road as established by the Municipality or other authority having jurisdiction.

2.79 **GRAIN HANDLING FACILITY** means the use of land, buildings, or structures, or portions thereof, for the drying, cleaning, handling, or storing of grain, corn and similar crops, or combination thereof.

2.79.1 **GROUP HOME** means a facility designed, used, or intended for the accommodation of persons including staff, living under supervision, who by reason of their emotional, mental, social, or physical condition require a group living arrangement for their well-being.

2.80 **ha** means hectares.

2.81 **HAZARD LANDS** means lands that, because of their physical characteristics in combination with their location, pose a risk for the loss of life, property damage, and/or social disruption, if developed.

2.82 **HEIGHT** means, when used in reference to a building or structure, means the vertical distance between the grade at the front of such building or structure to the highest point thereon.

2.83 **HEREAFTER** means after the date of the passing of this By-law.

2.84 **HOME OCCUPATION** means an occupation secondary to a residential use, conducted for a profit or gain and located entirely within the dwelling unit, by a resident of the dwelling unit plus not more than one (1) assistant, at any given time, who may not be a resident of the said dwelling unit, but does not include or permit the following: a clinic, a retail store, a service shop, a restaurant, a bed and breakfast establishment, a funeral home, a dance school, a workshop, a storage yard, a parking area or site for any of the building or construction trades.

2.85 **HOTEL** means a building or structure providing accommodation for the travelling public, with or without accessory food, beverage or other services with each suite having access from the interior of the building which may also be accessible from the outside.

2.86 **HOUSEHOLD SALES/GARAGE SALES** means the sale by the occupant of a dwelling, on his or her own premises, of household goods belonging to him or her.



- 2.87 **INDUSTRY, DRY** means a general or light industrial use which does not include or require the direct consumption of water and where the only waste water discharges are from auxiliary facilities such as washrooms, the indirect cooling of machinery and/or pressure testing equipment.
- 2.88 **INDUSTRIAL USE, GENERAL** means the use of land, buildings or structures or portions thereof, designed, used or intended for the purpose of manufacturing, assembling, preparing, inspecting, ornamenting, finishing, treating, altering, repairing, warehousing, or storing or adapting for sale of any goods, substance article or thing, including the storage of construction equipment and materials.
- 2.89 **INDUSTRIAL USE, LIGHT** means the use of land, buildings, or structures, or portions thereof, designed, used or intended for the purpose of manufacturing, assembling, or processing of component parts to produce finished products suitable for retail, wholesale or service trade and including repairing; servicing; distributing; warehousing; storing or adapting for sale any goods, substance, article or thing but excluding any operation which creates a nuisance as a result of the emission of any noise or air pollution that can be heard, smelled or otherwise detected outside of the building or structure in which the operation is conducted.
- 2.90 **INSTITUTIONAL USE** means the use of land, buildings, structures or portions thereof, for public or social purposes, but not for commercial purposes, and, without limiting the generality of the foregoing, may include governmental, religious, educational, charitable, philanthropic, hospitals, public or private schools and nursery schools, and excludes a group home as defined.
- 2.91 **LABORATORY** means a building or part thereof, used for scientific, medical and/or dental testing, experimentation and/or research.
- 2.92 **LANDING STRIP** means the strip of ground used or capable of being used for the landing and take-off of aircraft.
- 2.93 **LANDSCAPED OPEN SPACE** means a lot, or part thereof, which is used for the growth and maintenance of grass, shrubs, flowers, trees and similar types of vegetation and may include surfaced walkways, patios, fences and similar appurtenances.
- 2.94 **LIVESTOCK** means farm animals kept for use for propagation or intended for profit, and includes, but is not limited to the following: dairy and beef cattle, horses, swine, sheep, laying hens, chicken and turkey broilers, turkeys, geese, goats, ducks, mink, deer, elk and rabbits.
- 2.95 **LIVESTOCK BARN** means a building used or capable of being used for the housing, feeding or keeping of livestock.
- 2.96 **LIVESTOCK MANURE** means livestock feces and urine and may include bedding material and water.



- 2.97 **LIVESTOCK MANURE, LIQUID** means livestock manure, which has dry matter content not exceeding 12 percent by weight.
- 2.98 **LIVESTOCK MANURE, SEMI SOLID** means livestock manure, which has dry matter content greater than 12 percent by weight but less than 30 percent by weight.
- 2.99 **LIVESTOCK MANURE, SOLID** means livestock manure, which has dry matter content ranging from 30 to 100 percent by weight.
- 2.100 **LOADING SPACE** means a lot, or part thereof, which is provided for the temporary parking of one vehicle for the loading or unloading of merchandise, materials or persons.

2.101 **LOT** means a parcel or tract of land which:

- (a) is the whole of a lot or block on a registered plan of subdivision, so long as such registered plan of subdivision is not deemed, pursuant to Section 50 of the Planning Act, R.S.O. 1990, c. P.13, not to be a registered plan of subdivision for subdivision control purposes;
- (b) is all of the land held or owned under distinct and separate ownership from the ownership of the fee or equity of redemption in abutting land;
- (c) the description of which is the same as in a Deed or Transfer which has been given consent pursuant to Section 53 of the Planning Act, R.S.O. 1990, c. P.13; or
- (d) is the whole remnant remaining to an owner or owners after a conveyance made with consent pursuant to Section 53 of the Planning Act, R.S.O. 1990, c. P.13;
- (e) is a vacant land condominium unit on a registered vacant land condominium plan; and

For the purposes of this definition, no parcel or tract of land ceases to be a lot by reason only of the fact that a part or parts of it has or had been conveyed to or acquired by the Municipality, Her Majesty in Right of Ontario, or Her Majesty in Right of Canada.

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

2.103 **LOT, CORNER** means:

- (a) a lot situated at the intersection of two or more streets or a lot abutting on one or more parts of the same street where such intersections have an angle of intersection of 175 degrees or less;



- (b) a lot located on the curve of a street where the angle of intersection of the projected tangents of the street line does not exceed 175 degrees.
- 2.104 **LOT COVERAGE** means the percentage of the area of any lot upon which buildings or structures are erected or permitted to be erected, measured at grade level including all porches and verandas, steps, cornices, eaves, bay windows, and chimneys but shall not include decks.
- 2.105 **LOT DEPTH** means the horizontal distance between the front and rear lot lines. Where the front and rear lot lines are not parallel, the lot depth means the length of a straight line joining the mid-points of the front lot line and the rear lot lines. Where there is no rear lot line, lot depth means the length of a straight line joining the middle of the front lot line with the apex of the triangle formed by the side lot lines.
- 2.106 **LOT FRONTAGE** means the horizontal distance between the side lot lines or the extension thereof of a lot measured at right angles, but where such lot lines are not parallel, the lot frontage shall be measured perpendicularly to the line joining the centre of the front and the centre of the rear lot lines at a point 6.0 metres (19.7 ft) back from the front lot line, and where such lot lines meet, the lot frontage shall be measured perpendicularly to the line joining the apex of the triangle formed by the side lot lines at a point 6.0 metres (19.7 ft) back from the front lot line.
- 2.107 **LOT INTERIOR** means a lot other than a corner lot.
- 2.108 **LOT LINE** means any boundary of a lot.
- 2.109 **LOT LINE, FRONT** means the lot line that abuts the street, but:
- (a) in the case of a corner lot or through lot, the shorter lot line that abuts a street shall be deemed to be the front lot line and the longer lot line that abuts a street shall be deemed the side lot line or the rear lot line, as the case may be; but
 - (b) in the case of a corner lot or through lot with two lot lines of equal length abutting streets the lot line that abuts the wider street shall be deemed to be the front lot line, but where the streets are of equal width, the lot line which abuts a County Road or Provincial Highway shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction and of the same width, the owner of such lot may designate which street line shall be the front lot line;
 - (c) where lot frontage on an arterial road is required by the By-Law, the lot line that abuts the arterial road shall be interpreted as being the front lot line regardless of whether it is the longer lot line.



- 2.110 **LOT LINE, REAR** means the lot line farthest from or opposite to the front lot line. In the case of a triangular lot, the rear lot line shall be deemed to be the apex of the side lot lines.
- 2.111 **LOT LINE, SIDE** means a lot line which is neither a front lot line nor a rear lot line.
- 2.112 **LOT LINE, EXTERIOR SIDE** means a side lot line abutting a street line.
- 2.113 **LOT LINE, INTERIOR SIDE** means a side lot line abutting a lot line.
- 2.114 **LOT, THROUGH** means a lot bounded on two opposite ends by streets.
- 2.115 **m²**, means square metres.
- 2.116 **MACHINE SHOP** means a building or portion thereof where equipment and machinery and/or engines are serviced or repaired.
- 2.117 **MAIN BUILDING** means the building on a lot or part thereof designed, used, or intended for the permitted and principal use of the lot or part thereof.
- 2.118 **MAIN WALL** means the exterior front, side or rear wall of a building, and all structural members essential to the support of a fully enclosed space or roof.
- 2.119 **MANSE** means a building used as a dwelling unit for an employee of a place of worship.
- 2.120 **MANURE PIT** means a containment system, with or without a roof or covering enclosing the surface area of the container, used for the storage of livestock manure, whether it be liquid livestock manure, solid livestock manure, or livestock manure that is neither liquid livestock manure nor solid livestock manure.
- 2.121 **MARKET GARDEN** means the use of land, buildings or structures or part thereof for the purpose of selling fruit and vegetables to the general public.
- 2.122 **MINIMUM DISTANCE SEPERATION (MDS I & MDS II)** means formulae used for the purposes of determining, in the case of MDS I, the minimum distance required for the establishment of non-agricultural uses in proximity to livestock buildings or structures located on a separate lot, and in the case of MDS II, the minimum distance required for the establishment or the expansion of livestock buildings or structures in proximity to non-agricultural uses located on a separate lot.



- 2.123 **MOBILE HOME** means a building or structure that is designed, constructed or fabricated so as to be made mobile and transported after construction or fabrication, either on its own wheels, on a flatbed, in or on other trailers or on detachable wheels, and so as to provide occupancy as a single unit permanent residence or a dwelling unit for one or more persons except to the extent of minor and incidental unpacking and assembling operations, placement on a stand, or connection to utilities. A mobile home does not include a bus camper, truck camper, travel trailer, tent trailer, trailer otherwise designed as a recreational vehicle, or any single unit dwellings constructed in parts, designed to be transported to a lot and where they are joined as integral parts and placed on a permanent foundation, cellar, or basement.
- 2.124 **MOTEL** means an establishment providing accommodation for the travelling public, with or without food, beverage or other services. Each suite shall have access from the exterior only.
- 2.125 **MOTOR VEHICLE** means a wheeled self-propelled vehicle for the transportation of passengers and goods and including, but not restricted to an automobile, a truck, bus, ambulance, hearse, and tractors.
- 2.126 **MOTOR VEHICLE, COMMERCIAL** means a vehicle licensed by the Province of Ontario:
- (a) as a public vehicle pursuant to the provisions of the Public Vehicles Act, R.S.O. 1990, c. P.54; or
 - (b) as a public commercial vehicle pursuant to the provisions of the Public Commercial Vehicles Act.
- 2.127 **MOTOR VEHICLE, DERELICT** means a motor vehicle that is without a valid license plate, or is inoperable, or has no market value as a means of transportation, or is visually offensive by reason of excessive rust, dirt, paint finish, or substandard physical damage.
- 2.128 **MOTOR VEHICLE, RECREATIONAL** means a vehicle designed to be used as temporary accommodation for travel, vacation or recreational use, including, but not restricted to motorhomes, trailers and truck campers, but shall not include a mobile home as defined in this By-law.
- 2.129 **MOTOR VEHICLE SALES ESTABLISHMENT** means the use of land, buildings or structures where motor vehicles are kept for sale, and where motor vehicles may be oiled, greased or where repairs essential to the operation of motor vehicles are performed.



- 2.130 **MOTOR VEHICLE SERVICE ESTABLISHMENT** means the use of land, buildings or structures where gasoline, propane, oil, grease, antifreeze, tires, spark plugs, batteries and other accessories for motor vehicles are stored or kept for sale, or where motor vehicles may be oiled, greased or washed, or have their ignition adjusted, tires inflated or batteries charged or where only minor or running repairs essential to the actual operation of motor vehicles are executed or performed.
- 2.131 **MOTOR VEHICLE WRECKING YARD** means the use of land, buildings, or structures, where derelict motor vehicles are stored wholly or partly in the open, kept for sale and/or processed for further use.
- 2.132 **MUNICIPAL DRAIN** means a drainage works as defined by the Drainage Act, R.S.O. 1990, c. D.17.
- 2.133 **MUNICIPALITY** means the Corporation of the Township of Middlesex Centre.
- 2.134 **NON-CONFORMING** means a use, building, structure or any part thereof which does not conform or comply with the permitted uses of this By-law as of the date of the passing thereof, or thereafter.
- 2.135 **NON-COMPLYING** means that which does not conform, comply or agree with the regulations of this by-law as of the date of passing thereof, or thereafter.
- 2.136 **NON-RESIDENTIAL** when used with reference to a building, structure or use, means designed, intended, or used for purposes other than those of a dwelling unit or activities associated with a residential use.
- 2.137 **NOXIOUS USE** means a health hazard or offensive trade within the meaning of the Health Protection and Promotion Act, R.S.O. 1990, c. H.7, or any use, business or trade which is offensive or dangerous by reason of the emission of odour, smoke, dust, noise, gas, fumes, vibration or refuse matter.
- 2.138 **NURSERY** means the use of land, buildings, or structures, or portions thereof, where trees, shrubs, or plants are grown for the purposes of transplanting, for use as stocks for building or grafting, or for the purpose of retail or wholesale trade.
- 2.139 **NURSING HOME** means a building in which the proprietor supplies lodging for the elderly, and, in addition, provides nursing, medical or similar care and treatment, if required, and may include a convalescent home or rest home.
- 2.140 **NUTRIENT MANAGEMENT BY-LAW** means a nutrient management by-law adopted by the Corporation in accordance with the Municipal Act, 2001, S.O. 2001, c.25.



- 2.141 **NUTRIENT MANAGEMENT PLAN** means a report prepared by a consultant in agriculture that evaluates existing manure handling systems and specifies the requirements for, amongst other matters, the appropriate application of nutrients (manure) and other management techniques to ensure the environmentally safe application of manure.
- 2.142 **OCCUPANCY** means to reside in as owner or tenant on a permanent or temporary basis.
- 2.143 **OFFICE, GENERAL** means a building, or portion thereof, in which one or more persons are employed in the management, direction or conducting of an agency, business, labour, or fraternal organization but excluding such uses as retail sales, manufacturing, assembly or storage of goods, or places of assembly and amusement but excludes any use as elsewhere defined in or permitted in this By-law.
- 2.144 **OFFICE, PROFESSIONAL** means an office used by professionally qualified persons for the purposes of giving advice, consultation or treatment to clients or patients but excludes any use as elsewhere defined in or permitted in this By-law.
- 2.145 **OUTDOOR AMENITY AREA** means a contiguous space outside, behind, and immediately adjacent and accessible to a dwelling or dwelling unit and situated on the same lot therewith, designed, used or intended to be used for the passive enjoyment and active recreational needs of the occupants.
- 2.146 **OPEN STORAGE** means the storage of goods, materials or equipment in the open air on a lot or portion thereof.
- 2.147 **OWNER** means the person who holds legal title to a lot.
- 2.148 **PARKING AISLE** means 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.
- 2.149 **PARKING LOT** means an area provided for the temporary parking of two or more vehicles and may include aisles, parking spaces and related entrance and exit lanes, but shall not include any part of the street.
- 2.150 **PARKING SPACE** means an area, enclosed in a main building, in an accessory building, or unenclosed, exclusive of aisles or entrance and exit lanes, accessible to a street or lane, and set aside for the purpose of the temporary parking or storage of a motor vehicle.
- 2.150.1 **PARK MODEL TRAILER** means a manufactured building to which Section 9.39 of the Building Code applies, which has been designed and constructed in conformance with CAN/CSA-Z241 Series, "Park Model Trailers", and which is used or intended to be used as a seasonal recreational building of residential occupancy.



- 2.151 **PARK, PRIVATE** means a park not open to the public and may be operated for commercial gain.
- 2.152 **PARK, PUBLIC** means a lot, or portion thereof, maintained or owned by the Municipality or a public authority for the enjoyment, health and well-being of the public and normally open to the public, and may include a conservation area.
- 2.153 **PERMITTED** means permitted by this By-law.
- 2.154 **PERSON** means an individual, an association, a firm, a partnership, an incorporated company, municipal corporation, agent or trustee and their heirs, executors, or other legal representatives of a person to whom the context of this By-law applies according to the law.
- 2.155 **PERSONAL SERVICE ESTABLISHMENT** means a building or part thereof in which persons are employed in furnishing services or otherwise and administering to individual and personal needs and may include the premises of a barber, hairdresser, beautician, and shoe repair establishment but shall not include an adult entertainment establishment, a body-rub establishment or a massage parlour. The sale of merchandise shall be permitted only as an accessory use to the personal service provided.
- 2.156 **PIT** means a place where unconsolidated gravel, stone, sand, earth, clay, fill, mineral or other material is being or has been removed by means of an open excavation to supply materials for construction, industrial or manufacturing purposes, but excludes a wayside pit.
- 2.157 **PIT, WAYSIDE** means a temporary pit or quarry opened and used by a public road authority, its agents or contractors, on the basis of a permit issued pursuant to the Aggregate Resources Act, R.S.O. 1990, c. A.8, solely for the purpose of a particular project or road construction contract and not located on the road right-of-way.
- 2.158 **PLACE OF ENTERTAINMENT** means a lot, building or structure, or part thereof, where facilities are provided for entertainment or cultural activities and may include an auditorium, a motion picture or other theatre, billiard or pool room, bingo hall, bowling alley, amusement arcade, music hall or dance hall but shall not include an adult entertainment establishment or a body rub establishment or massage parlour.
- 2.159 **PLACE OF RECREATION** means a lot, building or structure, or part thereof where facilities are provided for recreation and may include an arena, gymnasium, fitness centre, ice or roller skating rink or curling rink but shall not include an adult entertainment establishment or a body rub establishment or massage parlour.
- 2.160 **PLACE OF WORSHIP** means a lot, building or structure, or part thereof, used for a church, synagogue, mosque, temple, or other public worship and may include a cemetery and an accessory dwelling unit.



- 2.161 **PLANTING STRIP** means an area of landscaped open space located immediately adjacent to a lot line, or portion thereof, which is used to achieve buffering between uses, or to enhance the appearance of a site, or arranged in such a way as to form a dense or opaque screen at the property boundary. The planting strip may contain one or more of the following:
- (a) a continuous row of trees;
 - (b) a continuous hedgerow of evergreens or shrubs;
 - (c) a continuous solid fence or wall;
 - (d) a discontinuous, solid fence or wall, together with associated shrubs or tree planting.
- 2.162 **PORCH** means a roofed open gallery, or portico attached to the exterior of a building.
- 2.163 **PORTABLE ASPHALT PLANT** means a temporary structure designed, used or intended to be used for the heating and drying of aggregate and the mixing of aggregate with bituminous asphalt to produce paving material by a public road authority, its agents or contractors solely for the purpose of a particular project or road construction contract, and may include the stockpiling and storage of bulk materials used in the process.
- 2.164 **PUBLIC AUTHORITY** means:
- (a) the Corporation or the County;
 - (b) any Department or Ministry of the Government of Canada or the Province of Ontario;
 - (c) any agency, board, commission, committee or other body established or exercising any power or authority under any general or special statute of Ontario with respect to any of the affairs or purposes of the Municipality or a portion thereof, and includes any committee or local authority established by By-law of the Council of the Corporation.
- 2.165 **PUBLIC USE** when used in reference to a building, structure, use or lot, means a building, structure, use or lot used by a public authority to provide a service to the public, which includes:
- (a) the Government of Canada, the Government of Ontario, or a municipal corporation defined by this By-Law;
 - (b) any ministry, department, commission, authority, board or agency established by the Government of Canada or the Government of Ontario;
 - (c) any person providing a public utility; or
 - (d) any railway company authorized by the Government of Canada.



- 2.166 **PUBLIC UTILITY** means any cable, stormwater, water, wastewater, supply, system, management facility or pipeline, artificial or natural gas supply or pipeline, electrical power or energy transmission line, steam or hot water, telephone, telegraph, and telecommunication networks, towers, a public transportation system, licensed broadcasting receiving and transmitting facilities and includes other similar works, structures, buildings and appurtenances necessarily incidental to the supplying of such services by a board, company, commission, corporation or public authority.
- 2.167 **PUBLIC SANITARY SEWAGE SYSTEM** means a system of underground piping and related storage, pumping, and treatment facilities for the treatment and collection of sanitary waste, operated by a public authority for public use, and to which a lot has access to make connection thereto.
- 2.168 **PUBLIC WATER SUPPLY SYSTEM** means a system of underground piping and related storage, pumping, and treatment facilities for the treatment and distribution of potable water, operated by a public authority for public use, and to which a lot has access to make connection thereto.
- 2.169 **QUARRY** means a place where consolidated rock has been or is being removed by means of an open excavation to supply materials for construction, industrial or manufacturing purposes, but excludes a wayside quarry or open pit metal mine.
- 2.170 **RECYCLING FACILITY** means a facility, operating by valid license from the Corporation and a Certificate of Approval by the appropriate Provincial or other public approval agency, where the use of scrap material, generally being metal cans, glass bottles, plastic containers, fabrics and domestic yard waste are separated into recoverable resources for reuse.
- 2.171 **REGULATORY FLOOD** means the standard used by the conservation authority having jurisdiction in a particular watershed to define the limit of the flood plain for regulatory purposes.
- 2.172 **REQUIRED** means the minimum standard required by this by-law.
- 2.173 **RESIDENTIAL USE** means the use of land, buildings or structures primarily for the purposes associated with a dwelling unit.
- 2.174 **RESTAURANT** means a building, or part thereof, designed, used or intended for the serving of food or refreshments to the general public where the serving and consumption of food or refreshment takes place entirely within such building and may include a licensed dining lounge or temporary outside tables immediately adjacent to such building.



- 2.175 **RESTAURANT, DRIVE-THRU** means a building, or part thereof, designed, used or intended for the sale of food or refreshments to the general public and from which such food or refreshment is made available to the customer while in his motor vehicle or from within the building, and where provision is made for consumption of such food or refreshment by the customer while in his motor vehicle, within the building or elsewhere on the site.
- 2.176 **RESTAURANT, TAKE-OUT** means a building, or part thereof, designed, used or intended for the sale of food or refreshments to the general public and from which such food or refreshment is made available to the customer from within the building, where no provision is made for consumption of such food or refreshment by the customer while in his motor vehicle, within the building or elsewhere on the site.
- 2.177 **RETIREMENT HOME** means a building for the accommodation of senior citizens, within single or double rooms or suites which do not contain kitchens, and where central kitchen, dining and laundry facilities are provided for the residents, together with other communal facilities, under the supervision of resident and other staff, but which shall not include a Nursing Home, as defined under the Nursing Homes Act, R.S.O. 1990, c. N.7.
- 2.178 **RIDING SCHOOL** means the use of land, buildings, or structures for the purpose of riding, training, showing, and boarding of horses and where persons are given instructions in the riding of horses and other aspects of horsemanship.
- 2.179 **SALVAGE YARD** means the use of land, buildings, or structures where merchandise, articles and goods or things are stored wholly or partly in the open, kept for sale and/or processed for further use and, without limiting the generality of the foregoing, may include a junk yard, a scrap metal yard, and a motor vehicle wrecking yard.
- 2.180 **SAWMILL** means the use of land, buildings, or structures, or portions thereof designed, used, or intended for the sawing, planing, sanding, and finishing of wood and wood products.
- 2.181 **SCHOOL, PUBLIC OR PRIVATE** means a building or portion thereof designed, used, or intended for use as an educational or training establishment, which may or may not be under the jurisdiction of a board as defined in the Education Act, R.S.O. 1990, c. E.2.
- 2.181.1 **SELF STORAGE ESTABLISHMENT** means a building or buildings consisting of individual storage units accessible by the user, used for the storage of goods, wares, merchandise, substances, articles or things, but does not include a fuel storage tank except as an accessory use.



- 2.182 **SERVICE SHOP** means any building or part thereof where appliances and household machinery are sold, serviced, or repaired and includes the business premises of a tradesman such as a carpenter, an electrician, a plumber and similar trades but excludes any manufacturing, processing or wholesaling.
- 2.183 **SETBACK** means the horizontal distance from the centre line of a road allowance, measured at right angles to such centre line, to the nearest part of any building or structure on a lot.
- 2.184 **SIGHT VISIBILITY TRIANGLE** means a triangular area formed by the intersecting streetlines abutting a corner lot and by a third line drawn from a point on one of the streetlines to a point on the other streetline.
- 2.185 **SIGN** means a name, identification, description, device, display, or illustration which is affixed to, or represented directly or indirectly upon a building, structure or lot and which directs attention to an object, product, place, activity, person, institution, organization or business.
- 2.186 **STORE, CONVENIENCE** means a retail store within which is conducted the selling of groceries, cigarettes, tobacco, confectionery goods, sundry items, and other general merchandise.
- 2.187 **STORE, DEPARTMENT** means a building or part thereof, consisting of a minimum of gross floor area of 1,500 m² (16,146 ft²) used for the retail sale of a wide variety of goods, wares, merchandise and services displayed which may be offered on a departmentalized basis, but shall not include a building supply establishment or a bulk storage and sales establishment as defined.
- 2.188 **STORE, RETAIL** means a building or part thereof, designed, used, or intended for the selling or buying of goods, wares, merchandise, articles, or things at retail or the providing of a service primarily to or from the general public, and uses accessory thereto.
- 2.189 **STOREY** means a horizontal division of a building from a floor to the ceiling directly above such floor, and includes an attic, a basement or a cellar as defined herein, but does not include any mezzanine, gallery, balcony or other overhang the floor area of which does not exceed 40.0 percent of the least dimension of the room in which the said overhang is located.
- 2.190 **STREET** means a common and public street, road, lane, or highway vested in the Corporation, the County, the Province of Ontario, or any other public road authority having jurisdiction over the same and shall include any bridge or structure forming part of a street or over or across which a street passes, and shall include not only the travelled portion of the street, but also ditches, driveways, sidewalks, and grassed areas forming part of the road allowance which is vested in the road authority for street purposes:
- (a) **PROVINCIAL HIGHWAY** means a street under the jurisdiction of the Province of Ontario;
 - (b) **COUNTY ROAD** means a street under the jurisdiction of the County;



- (c) **TOWNSHIP ROAD** means a street under the jurisdiction of the Corporation.

Notwithstanding the foregoing in the case of reference to a registered vacant land condominium unit, a street shall include a private common element road which is internal to the registered vacant land condominium plan in which the unit is located

- 2.191 **STREET LINE** means the limit of a road allowance and is the dividing line between a lot and a street.
- 2.192.1 **STUDIO** means a building or part thereof used as the workplace of a photographer, craftsman or artist or for the instruction of art, music, dancing, languages or similar disciplines. The sale of any artifacts produced therein shall be permitted only as an accessory use.
- 2.192 **STRUCTURE** means any material, object, or work erected as a unit or constructed or put together of connected or dependent parts or elements whether located under, on, or above the surface of the ground, but does not include a sign or a fence.
- 2.193 **SWIMMING POOL** means a body of water located outdoors, contained by artificial means, and having a depth greater than 0.5 metres (1.6 ft) at any point, and used and maintained for the purpose of swimming, wading, diving or bathing, but shall not include a farm pond or irrigation pond.
- 2.194 **TAVERN** means an establishment operating under the Liquor Licence Act R.S.O. 1990, c. L.19, where alcoholic beverages are sold to be consumed on the premises.
- 2.195 **TEMPORARY USE** means a use that is authorized under provisions of the Planning Act, R.S.O. 1990, c. P.13.
- 2.196 **TOP-OF-BANK** means a line delineated at a point where the oblique plane of the slope meets the horizontal plane of the table land.
- 2.197 **TRUCK TERMINAL** means the use of land, buildings, or structures, or portions thereof, where transports are stored, rented, leased, kept for hire, or parked for remuneration or from which trucks or transports are dispatched as common carriers, or where goods are stored temporarily for further shipment.
- 2.198 **USE** means when used as a noun, the purpose for which any land, building or structure is designed, used, or intended to be used, or lot that is occupied used or maintained. When used as a verb, **USE** means anything done or permitted to be done by the owner or occupant of any land, building or structure, directly or indirectly, or by or through any trustee, tenant, servant, or agent acting for or with the knowledge or consent of such owner or occupant, for the purpose of making use of the said land, building or structure.



- 2.199 **UTILITY STATION** means the use of land, buildings, or structures in connection with the supply and distribution of utilities and, without limiting the generality of the foregoing, may include a water or sewage pumping station, a water storage reservoir, an electric power transformer station, a telephone repeater station, and a microwave tower.
- 2.200 **WAR GAMES** means the use of land, buildings, or structures for any form of play, sport or amusement, which simulates war, armed conflict or military operations.
- 2.201 **WAREHOUSE** means a building or portion thereof designed, used, or intended for the storage of goods, wares, merchandise, articles, or things. A warehouse shall also include a self-storage establishment.
- 2.202 **WASTE** means ashes, foundry wastes and/or flue dust, garbage, refuse, domestic waste, industrial waste, and municipal refuse of any kind.
- 2.203 **WASTE DISPOSAL SITE** means any land or land covered by water, licensed under the provisions of the Environmental Protection Act, as amended or revised from time to time, upon, into, or through which, or building or structure in which, non-hazardous waste is deposited or processed, and any machinery and equipment or operation required for the treatment or disposal of waste.
- 2.204 **WATERCOURSE** means a natural channel for a stream of water, but does not include a municipal drain as defined under the provisions of the Drainage Act, R.S.O. 1990, c. D.17.
- 2.205 **YARD** means an open, structurally uncovered space on a lot, appurtenant to a building or structure, and unoccupied by buildings or structures from the ground to the sky, except as may be expressly permitted in this by-law, and in determining a yard measurement, the minimum horizontal distance from the respective lot line is to be used.
- 2.206 **YARD, FRONT** means a yard extending across the full width of the lot between the front lot line of the lot and the nearest main wall of any main building or structure on the lot. **FRONT YARD SETBACK** means the least horizontal dimension between the front lot line of the lot and the nearest main wall of any main building or structure on the lot.
- 2.207 **YARD, REAR** means a yard extending across the full width of the lot between the rear lot line of the lot and the nearest main wall of any main building or structure on the lot. **REAR YARD SETBACK** means the least horizontal dimension between the rear lot line of the lot and the nearest main wall of any main building or structure on the lot.



- 2.208 **YARD, SIDE** means a yard extending from the front yard to the rear yard and from the side lot line of the lot to the nearest main wall of any main building or structure on the lot. **SIDE YARD SETBACK** means the least horizontal dimension between the side lot line of the lot and the nearest main wall of any main building or structure on the lot.
- 2.209 **YARD, EXTERIOR SIDE** means a side yard immediately adjacent or adjoining to a street or a road.
- 2.210 **YARD, INTERIOR SIDE** means a side yard other than an exterior side yard.
- 2.211 **ZONE** means an area delineated on the zoning maps, established by this By-law for a specific use or range of uses as shown on Schedule A attached hereto.



ZONES AND ZONING MAP

3.1 ESTABLISHMENT OF ZONES

For the purposes of this By-law, the maps attached hereto as Schedule A, Maps U-1 to U-12 inclusive which represent the Urban Areas; and, Schedule A, Maps 1 to 102 inclusive which represent the Rural Areas; shall be referred to as the Zoning Maps for the Township of Middlesex Centre, which shall be divided into one or more of the following zones:

ZONE CATEGORY	SYMBOL
<u>AGRICULTURAL</u>	
General Agricultural	A1
Restricted Agricultural	A2
<u>RESIDENTIAL</u>	
Urban Residential First Density	UR1
Urban Residential Second Density	UR2
Urban Residential Third Density	UR3
Community Residential First Density	CR1
Community Residential Second Density	CR2
Hamlet Residential First Density	HR1
<u>COMMERCIAL</u>	
Village Commercial	C1
Highway Commercial	C2
Office Park Commercial	C3
<u>INDUSTRIAL</u>	
Light Industrial	M1
General Industrial	M2
Farm Industrial	M3
Extractive Industrial	M4
<u>OTHER</u>	
Institutional	I
Parks and Recreation	PR
Open Space	OS
Existing Use	EU



3.2 USE OF ZONE SYMBOLS

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

3.3 FILL REGULATED AREAS

The approximate extent of lands subject to the fill regulations of the Upper Thames River Conservation Authority, Lower Thames Valley Conservation Authority, St. Clair Region Conservation Authority, Kettle Creek Conservation Authority and the Ausable Bayfield Conservation Authority are delineated by shading on Schedule A. Applications for building permits in these areas will be referred to the conservation authority having jurisdiction for review and comment prior to the issuance of such permit.

3.4 DEFINED AREAS

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

3.5 EXCEPTIONS FOR DEFINED AREAS

Within any zone, there may apply exceptions with respect to a defined area and, in addition to such exceptions, all provisions of this By-law including the general use regulations and the special use regulations applicable to the zone within which the defined area is located shall apply to the defined area provided that, unless a contrary intention appears from the exceptions, the following shall apply:

- (a) if the exceptions establish regulations different from the general provisions of this By-law, including the general use regulations and special use regulations applicable to the zone within which the defined area is located, the exceptions shall supersede and prevail over such corresponding regulations of this By-law;
- (b) if the exceptions establish one (1) or more specifically permitted uses of the defined area, such permitted use or uses shall be the only purpose or purposes for which land, building, or structures within the defined area may be used; and



- (c) if the exceptions specifically permit one (1) or more uses in addition to those otherwise permitted in the zone within which the defined area is located, any and all of the other exceptions applicable to the defined area shall also apply to the additional permitted use or uses and not only to the uses not otherwise permitted in the zone.

3.6 INTERPRETATION OF ZONE BOUNDARIES

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

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

3.7 HOLDING SYMBOL (h)

- (a) PURPOSE

Where a zone symbol listed in Section 3.1 is used in conjunction with the holding symbol “(h)” and appears on Schedule A, no lands shall be used and no buildings or structures shall be erected or altered, unless in compliance with the following provision for interim permitted uses, until the holding symbol “(h)” is removed in accordance with provisions of the Planning Act, R.S.O. 1990, c.P.13:

- (i) Interim Uses Permitted



- existing use
- public use

(b) SPECIFIC PROVISIONS

The specific holding provisions are denoted by the number immediately following the symbol "(h)" as shown on Schedule A:

(i) (h-1)

The precondition for the removal of the "(h-1)" holding symbol shall be that a subdivision agreement, including but not necessarily limited to the requirement for the development to be connected to a public water supply system and a public sanitary sewer system, has been entered into with the Corporation for the affected lands.

(ii) (h-2)

The precondition for the removal of the "(h-2)" holding symbol shall be that a site plan agreement, including but not necessarily limited to the requirement for the development to be connected to a public water supply system and a public sanitary sewer system, has been entered into with the Corporation for the affected lands.

(iii) (h-3)

The precondition for the removal of the '(h-3)' holding symbol shall be that a Noise Impact Analysis be prepared by a qualified professional in association with the site plan approval process for any proposed development on the lands to which the holding symbol applies and that any recommendations for noise mitigation arising from the Noise Impact Analysis have been incorporated into the site plan such that the proposed development will meet the Ministry of Environment (MOE) noise criteria.

(iv) (h-4)

The precondition for the removal of the '(h-4)' holding symbol shall be that a development agreement be registered against the title of the lands to which the holding symbol applies.



(v) (h-5)

The precondition for the removal of the “(h-5)” holding symbol shall be the undertaking of a public draft plan of subdivision and/or draft plan of condominium review process, addressing the issues outlined under Section 51 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

(vi) (h-6)

The precondition for the removal of the “(h-6)” holding symbol shall be the undertaking of a public site plan review process, addressing the issues outlined under Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

3.8 TEMPORARY USE BY-LAW

(a) PURPOSE

Where the symbol “(t)” followed by a zone symbol listed in Section 3.1 appears on Schedule A, it indicates that a Temporary Use By-Law has been passed in accordance with the Planning Act, R.S.O. 1990, c.P.13, to permit the use of lands, buildings or structures in accordance with the zone represented by that zone symbol within the area indicated, with the term of the said temporary use set out specifically in the Temporary Use By-Law; and upon expiry of such term, the underlying zone indicated on Schedule A shall apply.

(b) SPECIFIC PROVISIONS

The specific temporary use provisions are denoted by the number immediately following the symbol “(t)” as shown on Schedule A:

(i) (t-1)

The “(t-1)” temporary use symbol permits an existing single detached dwelling to remain within the area indicated for a temporary period while the construction of a new single detached dwelling is undertaken, as specified in the Temporary Use By-law.

(ii) (t-2)

The “(t-2)” temporary use symbol permits the use of lands, buildings or structures for other purposes which are otherwise not permitted in accordance with this By-law for a temporary period, as specified in the Temporary Use By-law.



GENERAL PROVISIONS

The provisions of this section shall apply to all zones except as otherwise indicated in this By-law.

4.1 ACCESSORY USES

(a) PERMITTED IN ALL ZONES

Accessory uses, buildings, or structures shall be permitted in any zone, subject to the provisions of this By-law for the particular zone in which the said building, structure, or use is located, and provided that no accessory building, structure or use:

- (i) shall be used for human habitation, except where a dwelling unit is permitted as an accessory use;
- (ii) shall, with the exception of buildings and structures for agricultural uses, be erected closer to the front lot line or exterior side lot line than the main building or structure on the lot;
- (iii) shall, with the exception of buildings and structures for agricultural uses, be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- (iv) shall be erected closer than the lesser of 1.5 metres (4.9 ft) or the minimum interior side yard setback required for the main use on the lot, to an interior side lot line in any Residential or Agricultural Zone, except that a common semi-detached private garage may be centered on a mutual interior side lot line;
- (v) shall be erected closer than 1.5 metres (4.9 ft) to a rear lot line in any Residential or Agricultural Zone;
- (vi) shall, with the exception of buildings and structures for agricultural uses, be erected within 1.2 metres (4 ft) of a main building.

(b) LOT COVERAGE & GROSS FLOOR AREA

No buildings or structures accessory to a dwelling:

- (i) shall exceed the lesser of 50.0 m² (538 ft²) of gross floor area or three percent (3%) lot coverage in any Urban Residential or Community Residential Zone;
- (ii) shall exceed the lesser of 60.0 m² (645 ft²) of gross floor area or three percent (3%) lot coverage in any Hamlet Residential Zone;



- (iii) shall exceed the lesser of 3% of the lot coverage or 165.0 m² (1,776 ft²) in any Surplus Residence (SR) Zone.
- (iv) shall exceed the lesser of three percent (3%) lot coverage in any Agricultural or Restricted Agricultural Zone or the following:
 - 55.0 m² (592 ft²) of gross floor area for accessory buildings located on a lot with an area less than 2,000 m² (0.50 ac);
 - 110.0 m² (1,184 ft²) of gross floor area for accessory buildings located on a lot with an area less than 5,000 m² (1.25 ac) but greater than 2,000 m² (0.50 ac);
 - 165.0 m² (1,776 ft²) of gross floor area for accessory buildings located on a lot with an area greater than 5,000 m² (1.25 ac).

(c) HEIGHT

No buildings or structures accessory to a dwelling:

- (i) shall exceed 5.5 metres (18 ft) in height in any Urban Residential or Community Residential Zone;
- (ii) shall exceed 6.0 metres (19.6 ft) in height in any Hamlet Residential Zone;
- (iii) shall exceed 6.5 metres (21.3 ft) in height in any Agricultural, Restricted Agricultural or Surplus Residence Zone.

(d) OTHER ZONES

In all other zones and for all other uses, the lot coverage of all accessory buildings or structures on the said lot shall not exceed fifteen percent (15%) of the said lot area.

4.2 CONSTRUCTION USES

Notwithstanding any other provisions of this By-law, uses, buildings or structures such as a work camp, a tool shed, mobile home, trailer, scaffold, or sign, or other building or structure incidental to and necessary for construction work and/or sales and marketing purposes on the premises, are permitted in any zone provided that:

- (a) any sign which is erected does not exceed 3.0 m² (32.3 ft²) in area;
- (b) such uses, buildings, or structures are used only for as long as are reasonably necessary for work in progress which has neither been finished nor abandoned, or a period of one (1) year whichever is the lesser;



- (c) such uses, buildings, or structures are removed when the construction work for which they are required is terminated; and
- (d) such buildings or structures are not used as a dwelling unit.

4.3 ESTABLISHED BUILDING LINES

Notwithstanding any other provisions of this By-law, where a main building is to be erected where there is an established building line, such main building may be erected closer to the street line or to the centreline of the road, as the case may be, than required in this By-law provided such main building is not erected closer to the street line or to the centreline of the road, as the case may be, than the established building line on the date of passing of this By-law.

4.4 EXISTING LOTS

Notwithstanding any other provisions of this By-law, existing lots with less than the required lot area, lot frontage, or lot depth, or which exceed the maximum lot area, may be used, and buildings and structures erected or altered thereon, for the purpose specified in the zone in which they are situated, provided:

- (a) such lots are serviced or capable of being serviced by approved sanitary sewage facilities where such facilities are required by the said use, building, or structure;
- (b) such lots have a minimum lot frontage of 15.0 metres (49 ft) and a minimum lot area of 1,200 m² (12,917 ft²) where a dwelling is to be erected; and
- (c) all other regulations of this By-law are satisfied.

4.5 EXPLORATION AND/OR PRODUCTION OF NATURAL GAS OR CRUDE OIL

The provisions of this By-law shall not apply to the use of any agricultural land for the exploration and/or the production of natural gas or crude oil resources, or to the erection, alteration or use of any building or structure, or portion thereof, accessory thereto provided:

- (a) the same is located a minimum of 300.0 metres (984 ft) from any dwelling in any Agricultural Zone; and
- (b) the same is located a minimum of 1,000.0 metres (3,281 ft) from any Residential Zone.

4.6 EXPROPRIATIONS AND DEDICATIONS

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



4.7 FRONTAGE ON A PUBLIC ROAD

Unless otherwise specified in this By-law, no person shall erect a building or structure unless:

- (a) the lot upon which such building or structure is proposed to be erected, abuts or fronts on either an improved public road of satisfactory construction and maintenance to permit the reasonable and safe passage of motor vehicles, or on a private common element road which is internal to a registered vacant land condominium plan; and
- (b) provided access to the improved public road from the said lot has been granted by the authority having jurisdiction and provided the public road has been assumed by the Corporation, the County, the Province of Ontario, or some other road authority.

Notwithstanding the foregoing, a building or structure may be erected upon a lot within a Registered Plan of Subdivision in accordance with the provisions of a Subdivision Agreement in respect of such Plan of Subdivision notwithstanding that the roads within such Plan of Subdivision have not been assumed and are not being maintained by the Corporation, the County, the Province of Ontario, or some other road authority.

4.8 HAZARD LANDS

No buildings or structures, with the exception of those designed, used or intended for flood or erosion control purposes, shall be erected or used on lands which exhibit a hazardous condition as a result of instability, susceptibility to flooding, erosion, subsidence, inundation, or the presence of organic soils or steep slopes unless a permit has been obtained by the conservation authority having jurisdiction. The approximate extent of such lands are delineated by shading and illustrated on Schedule A to this By-law.

4.9 HEIGHT RESTRICTIONS

The height restrictions of this By-law shall not apply to restrict the height of any of the following structures:

- (i) a radio antenna or television receiving or transmitting equipment;
- (ii) a barn for a permitted agricultural use;
- (iii) a grain elevator and storage;
- (iv) a grain dryer;
- (v) a belfry or cupola;
- (vi) a chimney;
- (vii) a church spire;
- (viii) a clock tower;
- (ix) an elevator or stairway penthouse;
- (x) a flag pole;
- (xi) a hydro-electric transmission tower or hydro pole;



- (xii) an ornamental dome or structure;
- (xiii) a silo;
- (xiv) a steeple;
- (xv) a structure containing heating, cooling or other mechanized equipment pertaining to a building;
- (xvi) a water tower;
- (xvii) a structure for crushing, washing, screening or processing relating to an aggregate operation;
- (xviii) a tower; or
- (xix) a skylight.

4.10 HOME OCCUPATION

No home occupation shall be permitted within any zone as otherwise indicated, except in accordance with the following provisions:

- (a) a home occupation shall be secondary to a dwelling unit occupied by the owner or tenant thereof as the principal residence and located within a zone in which a home occupation is specifically listed as a permitted use;
- (b) a home occupation shall not employ more than one person who does not reside in the dwelling unit, being the site of the home occupation;
- (c) the total floor area of the dwelling unit, including basement area, used for the home occupation shall not exceed twenty-five percent (25%) of the total floor area of the dwelling unit or 40.0 m² (430 ft²), whichever is the lesser;
- (d) a home occupation shall not be permitted within an accessory building or structure in any Residential Zone or any Agricultural Zone where a single detached dwelling is the main use;
- (e) open storage shall not be permitted;
- (f) the external character of the dwelling as a residence shall not change or create a nuisance, particularly in regard to noise, odour, dust and refuse;
- (g) no parking in addition to the required parking for the dwelling unit shall be created; and
- (h) there shall be no externally visible indications that a home occupation is being conducted within a dwelling unit, except that a sign no larger than 0.4 m² (4.3 ft²) shall be permitted.

4.11 LANDSCAPING

- (a) LANDSCAPED OPEN SPACE

Landscaped open space shall be provided in accordance with the zone provisions set out herein for each zone and the following provisions:



- (i) any part of a lot which is not occupied by buildings, structures, parking areas, loading spaces, driveways, excavations, agricultural uses or permitted outdoor storage areas shall be maintained as landscaped open space;
 - (ii) except as otherwise specifically provided herein, no part of any required front yard or required exterior side yard shall be used for any purpose other than landscaped open space;
 - (iii) where landscaped open space is required adjacent to any lot line or elsewhere on a lot, nothing in this By-Law shall prevent such landscaped open space from being traversed by a pedestrian walkway or a driveway, as permitted;
 - (iv) no part of any driveway, parking area, loading space, stoop, roof-top terrace, balcony, swimming pool or space enclosed within a building, other than a landscaped area located above an underground parking area, shall be considered part of the landscaped open space on a lot.
- (b) PLANTING STRIPS

Planting strips shall be provided in accordance with the zone provisions set out herein for each zone and the following provisions:

- (i) where the lot line of a lot containing a non-residential use and located in any Commercial or Industrial zone abuts a lot in any Residential, Zone, or abuts a street on the opposite side of which is located a lot in any Residential Zone, then that part of the lot containing such non-residential use or directly adjoining the said lot line shall be used for no purpose other than a planting strip having a minimum width of 1.5 metres (4.9 ft), measured perpendicularly to the said lot line;
- (ii) planting strips shall be provided on lands upon which a residential use is being newly established where such lands abut an existing non-residential use, which is not maintaining a planting strip in accordance with the above;
- (iii) planting strips shall be provided around the perimeter of an open storage area where open storage is permitted;
- (iv) where a row of trees or a hedgerow is provided as part of a required planting strip, such planting strip shall consist of a continuous screen of suitable trees or shrubs maintained at an ultimate height of not less than 1.8 metres (5.9 ft) above the elevation of the ground at the nearest lot line, except that within a sight triangle, the maximum height of any such landscaping material shall be 0.6 metres (2.0 ft);



- (v) where a planting strip is required hereby, such planting strip shall be located along the entire length of the zone or lot line separating it from the abutting zone or use;
- (vi) where a planting strip required hereby is traversed by a pedestrian walkway or by a driveway, in accordance with Paragraph (iii) of Clause (a) of this Subsection, such planting strip shall not be required to extend closer than 1.0 metres (3.3 ft) to the edge of such walkway or 3.0 metres (9.8 ft) closer to the edge of such driveway, provided that any intervening space between the said planting strip and the said walkway or driveway is maintained as landscaped open space.

4.12 LOTS WITH MORE THAN ONE USE OR ZONE

(a) MORE THAN ONE USE

- (i) Where a lot contains more than one permitted use defined separately herein, other than an accessory use, each use shall conform to the provisions of this By-Law which are applicable to each use in the zone in which the said lot is located as if such use existed independently of any other use; and
- (ii) Where standards or provisions pertaining to two or more uses on one lot are in conflict, the highest or more restrictive standards or provisions shall prevail.

(b) MORE THAN ONE ZONE

- (i) Except as otherwise provided in Paragraph (ii) of this Clause, where a lot is divided into two or more zones, each portion of the said lot shall be treated as if it were a separate lot as defined herein and shall be used in accordance with the provisions of this By-Law which are applicable to the zone wherein such portion of the said lot is located; and
- (ii) Notwithstanding anything to the contrary in Paragraph (i) of this Clause, where the use or uses of a lot divided into two or more zones are permitted in all zones applying to the lot, the said lot shall be considered to be a single lot as defined herein. The more restrictive zone requirements pertaining to such use or uses in all the said zones shall apply to only the said portion of the lot found in that zone.



4.13 LOTS CREATED HAVING GREATER COMPLIANCE

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

4.14 LOSS BY NATURAL CAUSES

Notwithstanding any other provisions of this By-law, save and except for Section 4.8, where a building or structure is destroyed or partially destroyed by fire or other natural causes, replacement of the said building or structure to the same basic dimensions and on the same basic site shall be permitted, provided a building permit is issued within three (3) years from the date of destruction.

4.15 MINIMUM DISTANCE SEPARATION FORMULAE

All lands within the Municipality shall be subject to MDS I and MDS II; which in the case of MDS I, provides the minimum distance separation for new development from existing livestock facilities; and in the case of MDS II, provides minimum distance separation for new or expanding livestock facilities from existing development.

4.16 MINIMUM SETBACKS FROM PROVINCIAL HIGHWAYS, COUNTY ROADS AND TOWNSHIP CONCESSION ROADS

Notwithstanding any other provision of this By-law, where a building or structure is erected or altered adjacent to a Provincial Highway, County Road, or Township Concession Road, minimum setbacks from such roads shall be provided as follows:

- (a) buildings and structures for agricultural, commercial, industrial or institutional uses:
 - (i) Provincial Highway 32.0 metres (105 ft) from the centre line of the road or 14.0 metres (46 ft) from the street line, whichever is the greater; 30.0 metres (98 ft) from the street line for all pits and quarries;
 - (ii) County Road 38.0 metres (125 ft) from the centre line of the road;
 - (iii) Township Concession Road 15.0 metres (49 ft) from the streetline



(b) buildings and structures for residential uses:

- | | |
|--------------------------------|--|
| (i) Provincial Highway | 26.0 metres (85 ft) from the centre line of the road or 7.5 metres (25 ft) from the street line, whichever is the greater; |
| (ii) County Road | 38.0 metres (125 ft) from the centre line of the road; |
| (iii) Township Concession Road | 15.0 metres (49 ft) from the streetline |

Notwithstanding the provisions above, lands located within the Urban Areas represented as Schedules A-1 to A-11 of the Official Plan shall be exempt from the above County Road setbacks.

4.17 MINIMUM SETBACKS FROM MUNICIPAL DRAINS AND NATURAL WATERCOURSES

No permanent buildings or structures shall be erected or used:

- (a) closer than 7.5 metres (25 ft) from the top-of-bank of a municipal drain having the width of less than 4.5 metres (15 ft) from top-of-bank to top-of-bank;
- (b) closer than 18.5 metres (61 ft) from the top-of-bank of a municipal drain having the width of between 4.5 metres (15 ft) and 7.5 metres (25 ft) from top-of-bank to top-of-bank;
- (c) closer than 30.5 metres (100 ft) from the top-of-bank of a municipal drain which is 7.5 metres (25 ft) or more from top-of-bank to top-of-bank;
- (d) closer than 7.5 metres (25 ft) from the centreline of a municipal tile drain.

4.18 MINIMUM SETBACKS FROM RAILWAYS

Notwithstanding any other provisions of this By-Law to the contrary, the nearest main wall of a dwelling shall not be constructed within 30.0 metres (98.4 ft) to the limit of a railway right-of-way.

4.19 MINIMUM SETBACKS FROM SEWAGE TREATMENT PLANTS

Notwithstanding any other provisions of this By-law to the contrary, the nearest main wall of a dwelling shall not be constructed within 100.0 metres (328.0 ft) of any sewage treatment plant.



4.20 NON-CONFORMING USES

Nothing in this By-law shall apply:

- (a) to prevent the use of any land, building or structure for any purpose prohibited in this By-law if such land, building or structure was lawfully used for such purpose on the date of the passing of the By-law, so long as it continues to be used for that purpose; and
- (b) to prevent the erection or use for a purpose prohibited in this By-law of any building or structure for which a permit has been issued under the Building Code Act, 1992, S.O. 1992, c.23, prior to the date of the passing of the By-law, so long as the building or structure when erected is used and continues to be used for purposes for which it was erected and provided the permit has not been revoked under such Act.

4.21 NON-COMPLYING BUILDINGS AND STRUCTURES ON EXISTING LOTS

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

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

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

- d) lot area; and/or
- e) height

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

4.22 NON-COMPLYING BUILDINGS AND STRUCTURES ON NEW LOTS

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



4.23 OPEN STORAGE

Except as otherwise specifically provided in this By-Law, no open storage shall be permitted in any zone, except in accordance with the following provisions:

- (a) open storage shall be accessory to a permitted non-residential use or carried on in an enclosed building or portion thereof on the same lot;
- (b) no open storage area shall be permitted in any front yard or exterior side yard, except in the case of an agricultural use;
- (c) no open storage shall be located closer than 2.0 metres (6.6 ft) to an interior side lot line or a rear lot line;
- (d) no open storage area shall be visible from any street or from any adjacent lot, where such adjacent lot is located in a zone other than a Commercial, Industrial or Agricultural Zone, or from a dwelling on an adjacent lot in an Agricultural Zone; and to this end, any open storage area shall be screened by a planting strip containing an opaque fence, wall or other opaque barrier not less than 1.8 metres (5.9 ft) in height, except that this provision shall not apply to any open storage area accessory to an agricultural use or to the outside display and sale of goods and materials in conjunction with a permitted commercial use;
- (e) any open storage area shall be maintained as landscaped open space or provided and maintained with a stable surface, and treated so as to prevent the raising of dust or loose particles and drained, except that this provision shall not apply to any open storage area located on a lot whereon the main use is an agricultural use;
- (f) notwithstanding Paragraph (e) of this Clause, no open storage area shall be considered part of any landscaped open space required hereby;
- (g) no parking spaces or loading spaces required by this By-Law shall be used for open storage purposes.

Nothing in Clause (b) of this Subsection shall apply to prevent or otherwise restrict the use as an open storage area of any part of:

- (h) the required front yard or the required exterior side yard on a lot containing an agricultural use, for a temporary roadside retail farm sales outlet for produce grown on the said lot; or
- (i) a lot containing a single dwelling, for a special temporary sale, by auction or otherwise, of personal possessions belonging to the occupant thereof.



4.24 PARKING REGULATIONS

(a) PARKING SPACES REQUIRED

Except as otherwise provided herein, the owner or occupant of a lot, building or structure shall provide and maintain, one or more parking spaces on the said lot in accordance with the provisions of this section.

(b) MINIMUM PARKING SPACE REQUIREMENTS

The following regulations shall apply to all land uses within the Municipality with respect to the minimum parking space requirements:

Note: All area measurements are of gross floor area.

TYPE OF USE	MINIMUM PARKING SPACE REQUIREMENT
RESIDENTIAL	
single detached dwelling semi-detached dwelling	2 spaces per unit
duplex dwelling link dwelling apartment dwelling multiple unit dwelling street townhouse dwelling townhouse dwelling	1.5 spaces per unit
any residential use permitted by this By-law but not specifically mentioned elsewhere in this Clause	1 space per unit
COMMERCIAL	
animal clinic	1 space per 30 m ²
bed and breakfast establishment	1 space per guest room in addition to the required residential spaces
boarding house, rooming house or tourist house	1 space for every 3 rooms offered for rent
building supply establishment	1 space per 30 m ² of retail space and 1 space per 200 m ² of warehouse space
car wash	1 space per 10 m ²



club, private	1 space per 7 seats or 1 space per 35 m ² , whichever is greater
day nursery	1 space per 40 m ²
financial institution	1 space per 30 m ²
flea market	1 space per 20 m ²
garage, public	6 spaces per bay
garden centre	1 space per 30 m ²
gas bar	1 space per 10 m ²
hotel or motel	1.25 spaces per guest room
market garden	1 space per 20 m ²
motor vehicle sales establishment	1 space per 30 m ²
motor vehicle service establishment	6 spaces per bay
nursery	1 space per 30 m ²
office, general or professional	1 space per 40 m ²
personal service establishment	1 space per 20 m ²
place of entertainment or recreation	1 space per 7 seats or 1 space per 35 m ² , whichever is greater
restaurant	1 space per 10 m ²
restaurant, drive-thru or take-out	1 space per 10 m ²
service shop	1 space per 30 m ²
store, convenience	1 space per 25 m ²
store, retail	1 space per 25 m ²
tavern	1 space per 10 m ²
any commercial use permitted by this By-law but not specifically mentioned elsewhere in this Clause	1 space per 30 m ²
INDUSTRIAL	
abattoir	1 space per 100 m ²
animal hospital	1 space per 40 m ²
bulk sales establishment	1 space per 30 m ² of retail space and 1 space per 200 m ² of warehouse space
contractor's yard or shop	1 space per 100 m ²
industrial use, general	1 space per 100 m ²
industrial use, light	
machine shop	1 space per 30 m ²
truck terminal	1 space per 100 m ²
warehouse	1 space per 200 m ²
any industrial use permitted by this By-law but not specifically mentioned elsewhere in this Clause	1 space per 30 m ² of gross floor area



INSTITUTIONAL	
arena	1 space per 7 seats or 1 space per 35 m ² , whichever is greater
cemetery	1 space per 30 m ² of accessory office space
clinic	1 space per 30 m ²
community centre	1 space per 7 seats or 1 space per 35 m ² , whichever is greater
funeral home	1 space per 20 seats or 1 space per 20 m ² , whichever is greater
institutional use	1 space per 30 m ²
library	1 space per 40 m ²
nursing home	1 space per 2.5 beds
place of worship	1 space per 5 seats or 1 space per 20 m ² , whichever is greater
retirement home	1 space per 2.5 beds
school, elementary (public or private)	3 spaces + 2 space per classroom
school, secondary (public or private)	3 spaces per classroom
any institutional use permitted by this By-law but not specifically mentioned elsewhere in this Clause	1 space per 30 m ²
OTHER	
golf course	8 spaces per tee for a golf course and 1.5 spaces per tee for mini-putt and/or driving range
any other non-residential use permitted by this By-law but not specifically mentioned elsewhere in this Clause	1 space per 30 m ² of gross floor area



(c) CALCULATION OF PARKING REQUIREMENTS

- (i) where a building, structure or lot accommodates more than one type of use as set out in Clause (b) of this Subsection, the total parking space requirement for such building, structure or lot shall be the sum of the requirements for the separate uses thereof;
- (ii) parking spaces required in accordance with this By-Law shall not include any parking spaces used or intended to be used primarily for the storage or parking of vehicles for hire or gain, display or sale; and
- (iii) where the calculation of the required parking spaces results in a fraction, the required parking spaces shall be rounded to the next highest whole number.

(d) CALCULATION OF BARRIER-FREE PARKING REQUIREMENTS

- (i) where parking is required for uses set out in Clause (b) of this Subsection, the total parking requirement for non-residential uses shall include the following number of barrier-free parking spaces:

Total Required Spaces	Number of Required Barrier-Free Spaces
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-250	7
251-300	8
Every additional 1 to 50 spaces required beyond the first 300 spaces	1

(e) DIMENSIONS OF PARKING SPACES

- (i) a parking space required hereby shall have minimum rectangular dimensions of 2.7 metres (8.9 ft) by 5.5 metres (18 ft); and
- (ii) a barrier-free parking space required hereby shall have minimum rectangular dimensions of 3.7 metres (12.1 ft) by 5.5 metres (18 ft).



(f) LOCATION OF PARKING AREAS

- (i) all required parking spaces shall be provided on the same lot occupied by the building, structure or use for which such parking spaces are required, and shall not form a part of any street or lane;
- (ii) barrier-free parking spaces shall be located to the closest building or structure entrance and exit on the same lot for which such parking spaces are required and shall be accessible via ramps and depressed curbs to the said entrance and exit; and
- (iii) where the provision of the required parking on the same lot is impossible or impractical, such off-street parking areas may be located on another lot in the same zone, within 100 metres (328 ft) of the use, building or structure requiring such parking, provided a Site Plan Agreement is registered on title of the lands used for parking committing the required parking spaces related to the said use, building or structure.

(g) YARD WHERE PERMITTED

In any Residential Zone, a driveway shall not exceed fifteen percent (15%) of the total area of the lot.

Except as otherwise provided herein, uncovered surface parking areas and driveways shall be permitted in any part of any yard, provided that any part of a parking area located within a required yard shall be separated from any lot lines adjacent to such required yard by a planting strip not less than 1.0 metre (3.3 ft) in width.

(h) PARKING STRUCTURES

Where a parking area is located in a building or structure which is accessory to a permitted use, such building or structure shall conform to all the provisions for accessory uses set out in Section 4.1 of this By-law.

(i) ACCESS TO PARKING AREAS AND SPACES

- (i) access to parking areas shall be provided from an improved street by means of one or more unobstructed driveways not exceeding 8.0 metres (26.2 ft) in width for a driveway for a residential use, and 12.0 metres (39.4 ft) in width for any other driveway, measured at the street line, provided that no lot shall have more than two driveways for the first 30.0 metres (98.7 ft) of street line thereof plus one driveway for each additional 30.0 metres (98.7 ft) of street line;
- (ii) parking aisles shall have a minimum unobstructed width of 6.0 metres (19.7 ft) where two-way traffic is permitted and 3.0 metres (9.8 ft) where only one-way direction of traffic flow is permitted and shall be clearly indicated by signs, pavement markings or both;



- (iii) each required parking space shall be readily accessible at all times for the parking or removal of a motor vehicle and access to any such parking space shall not be impeded by any obstruction except that this provision shall not apply to prevent the use as a parking space of any part of a driveway for a residential use, provided that no parking space shall obstruct access to a parking area on any other lot;
 - (iv) a driveway shall not be at an angle less than 45 degrees from the streetline;
 - (v) the minimum distance between a driveway and an intersection of streetlines measured along the streetline intersected by such driveway shall be 7.6 metres (25 ft);
 - (vi) where a two-way driveway is divided into two one-way driveways by a curb, an area of landscaped open space or any other obstruction, such driveway shall, for the purposes of this Subsection, be considered a single driveway, albeit divided, provided that such driveway shall not exceed 9.1 metres (29.9 ft) in total width, measured in accordance with Paragraph (i) of this Clause; and
 - (vii) nothing in this Subsection shall apply to prevent the use of a right-of-way as a means of obtaining access to a parking area, provided the said right-of-way has been specifically established for such purpose, or to prevent the establishment of abutting driveways or parking aisles along a common lot line, provided the combined width of any abutting driveways shall not exceed 9.1 metres (29.9 ft.), measured in accordance with Paragraph (i) of this Clause.
- (j) SURFACE AND DRAINAGE OF PARKING AREAS AND DRIVEWAYS
- (i) all parking areas and driveways, shall be provided and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and including, but not so as to limit the generality of the foregoing, treated crushed stone or gravel; and asphalt, concrete or other hard-surfaced material;
 - (ii) notwithstanding Paragraph (i) of this Clause, all parking areas and driveways located in any Residential Zone shall consist of asphalt, concrete or other hard-surfaced material;
 - (iii) parking areas for non-residential uses located in urban areas described as Schedule A, Maps U-1 to U-12 inclusive shall be surfaced with concrete, asphalt or other hard surfaced material to the satisfaction of the Municipality; and
 - (iv) all parking areas and driveways shall be drained so as to control the pooling of surface water and prevent the flow of surface water onto adjacent lots.



(k) ADDITIONS AND CHANGES IN USE

Where a building or structure is enlarged in floor area, or a use is changed, or there is an increase in the number of dwelling units or change that would require an additional number of parking spaces, then such additional parking spaces shall be provided to the number required for such change.

(l) CASH-IN-LIEU OF PARKING

Notwithstanding Clause (a) and (b) of this Subsection, the owner and/or occupant of a lot, building or structure may be exempted from providing and maintaining some or all of the minimum parking space requirements associated with the said lot provided the following conditions are met:

- (i) that the area to which this subsection applies is in accordance with Schedule A, Map U-7 of this By-law;
- (ii) that if Council has entered into an agreement in accordance with the Township of Middlesex Centre Cash-in-lieu of Parking By-law, as amended; and
- (iii) such agreement shall be registered on the title of the lands to which the parking exemption applies.

(m) LOADING SPACES

The owner or tenant of any building(s) or structure(s) in any commercial or industrial zone which involves the shipping, receiving, loading or unloading of goods, merchandise or materials shall provide loading spaces in accordance with the following provisions:

- (i) the number of required loading spaces shall be based on the gross floor area of the building(s) or structure(s) on the lot, and are as follows:

Gross Floor Area	Number of Required Loading Spaces
$\leq 250 \text{ m}^2 (\leq 2,690.9 \text{ ft}^2)$	0
$> 250 \text{ m}^2$ and $\leq 2,000 \text{ m}^2$ ($> 2,690.9 \text{ ft}^2$ and $\leq 21,527.8 \text{ ft}^2$)	1
$> 2,000 \text{ m}^2$ and $\leq 4,000 \text{ m}^2$ ($> 21,527.8 \text{ ft}^2$ and $\leq 43,055.6 \text{ ft}^2$)	2
$> 4,000 \text{ m}^2 (> 43,055.6 \text{ ft}^2)$	2 plus 1 additional space for each 10,000 m^2 (107,639.1 ft^2) or part thereof in excess of 4,000 m^2 (43,055.6 ft^2)



- (ii) loading spaces shall be provided on the same lot as the building(s) or structure(s) for which the said loading spaces are required;
 - (iii) loading spaces shall be permitted in any part of any yard, provided that any part of a loading area located within a required yard shall be separated from any lot lines adjacent to such required yard by a planting strip not less than 1.0 metre (3.3 ft) in width;
 - (iv) access to loading spaces shall be provided by an unobstructed driveway with a minimum width of 2.7 metres (8.9 ft);
 - (v) a loading space required hereby shall have minimum rectangular dimensions of 2.7 metres (8.9 ft) by 7.5 metres (24.6 ft); and
 - (vi) a loading space required hereby shall have a minimum vertical clearance of 4.5 metres (14.7 ft).
- (n) **DRIVE-THRU FACILITIES**

Where a use in any zone includes a drive-thru facility, off-street motor vehicle queuing space shall be provided in accordance with the following provisions:

- (i) the number of required queuing spaces shall be as follows:

Use	Number of Required Queuing Spaces
financial institution or ATM machine	4 before or at each window/machine
restaurant (no order board)	4 before or at first window
restaurant (with order board)	5 before or at order board and 4 between the order board and the first window
all other drive-thru uses	4 before or at each window

- (ii) a queuing space required hereby shall have minimum rectangular dimensions of 2.7 metres (8.9 ft) by 5.5 metres (18 ft);
- (iii) no queuing space, ordering boards or drive-thru windows may be located within 10 metres (32.8 ft) of a lot line that abuts a residential use or residential zone; and



- (iv) where queuing space, ordering boards or drive-thru windows are located in a yard that abuts a residential use or residential zone, the said queuing space, ordering boards or drive-thru windows shall be screened from view from the residential use or residential zone by a solid fence or planting strip with a minimum height of 2 metres (6.5 ft).

4.25 PROHIBITED USES

The following shall be prohibited in any zone unless specifically permitted otherwise:

- (a) the use of any land, building or structure for the purposes of wrecking yards, salvage yards, dumps, or the collection or storage of rags, junk, refuse, scrap iron, or other scrap metals;
- (b) the use of any land, building or structure for the purposes of an adult entertainment establishment, a body-rub establishment or massage parlour;
- (c) the use of any land, building or structure for the purpose of a department store;
- (d) the use of any land, building or structure for the purpose of war games;
- (e) the use of any land, building or structure for the keeping of exotic animals;
- (f) the use of any land, building or structure for the refining or storage of hazardous industrial products;
- (g) the use of a truck, bus, coach, railway car, or streetcar bodies or part thereof for the purposes of any use permitted in this By-law; and
- (h) the use of a recreational motor vehicle for the living, sleeping, or eating accommodation of persons for a period exceeding thirty (30) days per annum, except in a campground facility.

Nothing in this Section shall be deemed to permit any other use or uses not otherwise specifically permitted in the respective zones established in this By-law.

4.26 PUBLIC USES

The provisions of this By-law shall not apply to the use of any land or to the erection, alteration or use of any building or structure, or portion thereof, that is owned by the Municipality and used by the Municipality itself or by a tenant or licensee of the Municipality so long as the tenant's or licensee's use is specifically permitted by the lease or license agreement they have with the Municipality.



The provisions of this By-law shall not apply to the use of any land or to the erection, alteration or use of any building or structure, or portion thereof, for the purpose of public service by a public authority or public utility provided:

- (a) the lot coverage, setback and yard requirements of the zone in which such land, building, or structure is located are complied with; and
- (b) no open storage shall be permitted in any Residential Zone, in a yard on a lot adjacent to any Residential Zone, or in a yard on a lot opposite to any Residential Zone.

4.27 SIGHT VISIBILITY TRIANGLES

- (a) Notwithstanding any other provision of this By-law and with the exception of the Village Commercial (C1) Zone, no building, structure, fence or sign shall be erected and no shrubs or foliage shall be planted in such a manner as to impede vision between a height of 0.6 metres (2.0 ft) and 3.0 metres (9.8 ft) above the centreline grade of intersecting streets in the triangular area bounded by the street lines of the corner lot and a line from the points along the said street lines in accordance with the following:

STREET LINE MEASUREMENT	ROAD CLASSIFICATION
15.0 metres (49.2 ft)	Provincial or County
10.0 metres (32.8 ft)	Township

If two roads of different classifications intersect, the more restrictive standard shall apply;

- (b) For a railway crossing with signals and/or gates, the required sight triangle shall be measured 50.0 metres (164 ft) from the point on the centreline of the road to a point 100.0 metres (328 ft) from the centreline of the nearest intersecting railway track; and
- (c) From a railway crossing with no signals and/or gates, the required sight triangle shall be measured 75.0 metres (246 ft) from the point on the centreline of the road to a point 300.0 metres (984 ft) from the centreline of the nearest intersecting railway track.

4.28 SWIMMING POOLS

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

- (a) no swimming pool shall be located in any yard other than in an interior side yard or a rear yard;



- (b) no swimming pool shall be located closer than 1.5 metres (4.9 ft) to any rear lot line or side lot line;
- (c) no part of a swimming pool shall exceed a height of 2.0 metres (6.6 ft) above grade, exclusive of related appurtenances or facilities such as diving boards or slides which shall not exceed 5.0 metres (16.4 ft) in height;
- (d) no swimming pool shall be considered part of the lot coverage of a lot, unless such swimming pool is enclosed within a building; and
- (e) no swimming pool shall be permitted unless enclosed in accordance with the Municipality's by-law governing the erection and maintenance of fences and gates around swimming pools;
- (f) water circulating or treatment equipment, including but not necessarily limited to pumps or filters related to a swimming pool, must be located a minimum of 1.5 metres (4.9 ft) from an interior side or rear lot line.

4.29 TELECOMMUNICATION TRANSMITTING FACILITIES AND TOWERS

Communications towers used for transmitting or receiving telephone, cellular, radio, microwave or other electronic or optical signals, shall be subject to the following:

- (a) no communication tower shall be located on a lot unless the said lot has a minimum lot area of 2.0 hectares (4.9 ac);
- (b) no communication tower shall be permitted in any Residential Zone; and
- (c) no communication tower and accessory buildings, structures, compounds and enclosures shall be located within 150.0 metres (492.1 ft) of any Residential Zone or a dwelling on a separate lot.

4.30 YARD ENCROACHMENTS AND OBSTRUCTIONS

(a) PROJECTION INTO REQUIRED YARDS

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

- (i) accessory buildings or structures specifically permitted in a required yard elsewhere in this By-law;
- (ii) architectural adornments including, but not necessarily limited to, sills, belt courses, chimneys, gas fireplaces, cornices, eaves, gutters, parapets, pilasters and roof trusses projecting not more than 0.6 metres (2.0 ft) into any required yard, with the exception of any eaves of a building located in any Residential Zone which shall be no closer than 0.6 metres (2.0 ft) to any lot line;



- (iii) roofless, functional and ornamental structures including, but not necessarily limited to, drop awnings, clothes poles, ornamental fountains, statues, monuments, cenotaphs, memorials, planters, garden trellis, picnic tables, benches, fences, boundary and retaining walls, hedgerows and legal signs projecting into any required yard;
 - (iv) unenclosed fire escapes or outside staircases in which the stair steps and floors are latticed in such a manner that the proportion of voids to solids is not less than two to one and in which guards consist only of hand rails and the structural members necessary to their support, and which do not project more than 1.5 metres (4.9 ft) into any required yard;
 - (v) awnings, atriums, and bay windows projecting not more than 1.0 metre (3.3 ft) into any required yard and which do not project into any required sight visibility triangle;
 - (vi) stoops, sun decks, balconies, open roofed porches and verandas, balconies on top of porches or verandas, uncovered terraces and exterior steps providing access between finished grade and either the basement or the first storey of a building, where such structures project not more than 1.5 metres (4.9 ft) into any required front yard, exterior side yard, or rear yard, and which do not project into any required sight visibility triangle;
 - (vii) central air conditioning or heat pump units, provided that such unit is located within 3.0 metres (9.8 ft) of the main building in a front yard or an exterior side yard, or a minimum of 1.2 metres (3.9 ft) from an interior side or rear lot line.
- (b) PROJECTION BEYOND LOT LINES
- No part of any building or structure on any lot shall project beyond the lot line or street line of such lot.
- (c) RAILWAY SPUR
- Notwithstanding the yard and setback provisions of this By-Law to the contrary, a railway spur shall be permitted within any required yard.



AGRICULTURAL (A1) ZONE

The provisions of the Agricultural (A1) Zone shall generally apply to agricultural development in the rural areas of the Municipality, which encompasses the majority of the Municipality's area.

5.1 GENERAL USE REGULATIONS

5.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Agricultural (A1) Zone except for the following purposes:

accessory use
 agricultural use
 bed and breakfast establishment
 conservation use
 converted dwelling
 dog kennel
 forestry use
 grain handling facility, existing legally on the date of the passing of this By-law
 home occupation
 riding school
 single detached dwelling
 portable asphalt plant
 wayside pit

5.1.2 MINIMUM LOT AREA 40.0 ha (99 ac)

5.1.3 MINIMUM LOT FRONTAGE 300.0 m (984 ft)

5.1.4 MINIMUM FRONT YARD SETBACK

(a) in accordance with Section 4.18 of this By-law

5.1.5 MINIMUM SIDE YARD SETBACK

(a) Interior Yard

(i) Dwellings 3.0 m (10 ft)

(ii) Other Permitted Uses, excluding an accessory use
 Equal to one-half building height but not less than 4.5 m (15 ft)

(b) Exterior Yard 15.0 m (49 ft)



5.1.6 MINIMUM REAR YARD SETBACK 8.0 m (26 ft)

5.1.7 REDUCED LOT REQUIREMENTS

Notwithstanding the Lot Area and Lot Frontage requirements of this Section, a lot legally used for a single detached dwelling which is created or modified by a consent pursuant to relevant sections of the Planning Act, R.S.O. 1990, c. P.13 shall be subject to the following requirements:

- | | | |
|-----|----------------------|-------------------------------|
| (a) | Minimum Lot Area | 2,025 m ² (0.5 ac) |
| | Maximum Lot Area(| 0.6 ha (1.48 ac) |
| (b) | Minimum Lot Frontage | 30.0 m (98 ft) |

5.1.8 MINIMUM FLOOR AREA

- | | | |
|-----|--------------------------|--|
| (a) | Single detached dwelling | 90.0 m ² (969 ft ²) |
|-----|--------------------------|--|

5.1.9 MAXIMUM HEIGHT

- | | | |
|-----|--------------------------|------------------|
| (a) | Single detached dwelling | 12.0 m (39.4 ft) |
|-----|--------------------------|------------------|

5.1.10 MAXIMUM LOT COVERAGE 20%

5.1.11 MAXIMUM NUMBER OF DWELLINGS PER LOT

- (a) one single detached dwelling or one converted dwelling, or one bed and breakfast establishment.

5.2 SPECIAL USE REGULATIONS

5.2.1 LIVESTOCK BARNS

In addition to the previous provisions of Section 5.0 of this By-law, livestock barns in the Agricultural (A1) Zone shall:

- (a) conform with Minimum Distance Separation II formula (MDS II);
- (b) conform with the requirements of the Nutrient Management By-law.

5.2.2 MANURE PITS

In addition to the previous provisions of Section 5.0 of this By-law, manure pits in the Agricultural (A1) Zone shall:

- (a) be enclosed, if the manure pit accommodates liquid manure and contains no fixed cover, with a permanent safety fence or wall with a minimum height of 1.5 metres (5 ft) above any adjacent grade and/or access ramps and erected within 1.5 metres (5 ft) of the edge of the said pit;



- (b) be adequate in size to accommodate the total amount of manure generated in any 240-day period by the agricultural use;
- (c) be erected not less than 30.0 metres (98 ft) from the centreline of any municipal drain, field drainage tile, or natural watercourse;
- (d) be erected in conformity with Minimum Distance Separation formula II (MDS II); and
- (e) conform to the requirements of the Nutrient Management By-law.

5.2.3 SINGLE UNIT DWELLING – MINIMUM DISTANCE SEPARATION I

Notwithstanding any other provision of this By-law to the contrary, the construction of a single unit dwelling shall not be permitted except in accordance with Minimum Distance Separation (MDS I); however, MDS I shall not apply to the alteration of an existing dwelling or the replacement of an existing dwelling with a new dwelling provided the new dwelling is situated no closer to a livestock barn or manure pit than the dwelling being replaced.

5.2.4 DOG KENNELS & DOG RUNS

In addition to previous provisions of Section 5.0 of this By-law, the following provisions shall apply to dog kennels and dog runs in the Agricultural (A1) Zone:

- | | |
|---|--|
| (a) minimum area for dog runs | 10.0 m ² (108 ft ²) |
| (b) maximum number of runs | 4 |
| (c) minimum distance from a dwelling situated on a separate lot | 150.0 m (492 ft) |

5.3 **EXCEPTIONS**

5.3.1 (a) DEFINED AREA

A1-1 as shown on Schedule A, Key Map 6

(b) PERMITTED USE RESTRICTION

No single detached dwelling or single detached dwelling accessory to an agricultural use shall be permitted.

5.3.2 (a) DEFINED AREA

A1-2 as shown on Schedule A, Key Map 38

(b) PERMITTED USE RESTRICTION

No buildings shall be permitted for livestock purposes.



5.3.3 (a) DEFINED AREA

A1-3 as shown on Schedule A, Key Map 34

(b) PERMITTED USE RESTRICTION

Maximum number of 30 livestock units for confined cattle and 20 livestock units for all other types of livestock.

5.3.4 (a) DEFINED AREA

A1-4 as shown on Schedule A, Key Map 44

(b) PERMITTED USES

farm-related truck terminal
all other permitted uses of the A1 zone

5.3.5 (a) DEFINED AREA

A1-5 as shown on Schedule A, Key Map 48

(b) PERMITTED USES

commercial grain handling facility
farm chemical and fertilizer storage and sales as an accessory use
all other permitted uses of the A1 zone

(c) MAXIMUM ENCLOSED GRAIN STORAGE CAPACITY

500,000 bushels

5.3.6 (a) DEFINED AREAS

A1-6 as shown on Schedule A, Key Map 50 & Key Map 61

(b) PERMITTED USES

animal hospital
all other permitted uses of the A1 zone

5.3.7 (a) DEFINED AREAS

A1-7 as shown on Schedule A, Key Map 60



(b) PERMITTED USES

open storage of buses
repair and servicing of buses and related licensed vehicles
all other permitted uses of the A1 zone

5.3.8 (a) DEFINED AREA

A1-8 as shown on Schedule A, Key Map 36

(b) PERMITTED USES

farm-related truck terminal
all other permitted uses of the A1 zone

5.3.9 (a) DEFINED AREA

A1-9 as shown on Schedule A, Key Map 82, to this By-law

(b) MINIMUM LOT FRONTAGE 0 m (0 ft)

(c) SPECIAL PROVISION

Notwithstanding Section 4.8 of this By-law, buildings or structures may be erected provided all other regulations of this By-law are satisfied.

5.3.10 (a) DEFINED AREA

A1-10 as shown on Schedule A, Key Map 52

(b) PERMITTED USES

agricultural processing establishment
all other permitted uses of the A1 zone

5.3.11 (a) DEFINED AREA

A1-11 as shown on Schedule A, Key Map 88

(b) MAXIMUM LOT COVERAGE EXCEPTION

Notwithstanding any other provision of this By-law, the maximum lot coverage for dwellings and buildings accessory to dwellings shall be 10%.

5.3.12 (a) DEFINED AREA

A1-12 as shown on Schedule A, Key Map 39, to this By-law

(b) MINIMUM LOT AREA 37.4 ha (92.6 ac)

5.3.13 (a) DEFINED AREA

A1-13 as shown on Schedule A, Key Map 84, to this By-law

(b) PERMITTED USES

animal hospital
all other permitted uses of the A1 zone

5.3.14 (a) DEFINED AREA

A1-14 as shown on Schedule A, Key Map 34

(b) MINIMUM LOT AREA 36.7 ha (90.6 ac)5.3.15 (a) DEFINED AREA

A1-15 as shown on Schedule A, Key Map 30

(b) PERMITTED USE RESTRICTION

no single detached dwelling shall be permitted

(c) MINIMUM LOT FRONTAGE 0 m (0 ft)5.3.16 (a) DEFINED AREA

A1-16 as shown on Schedule A, Key Map 76

(b) PERMITTED USE RESTRICTION

no single detached dwelling shall be permitted

(c) MINIMUM LOT FRONTAGE 189 m (620 ft)5.3.17 (a) DEFINED AREA

A1-17 as shown on Schedule A, Key Map 91

(b) MINIMUM LOT AREA 13.6 ha (33.6 ac)(c) LIVESTOCK BARNS AND MANURE PITS EXCEPTION

Notwithstanding any other provision of this By-law, no livestock barns and/or manure pits shall be erected unless in conformity with Minimum Distance Separation formula II (MDS II).



- 5.3.18 (a) DEFINED AREA
A1-18 as shown on Schedule A, Key Map 85, to this By-law
- (b) MINIMUM LOT AREA 15.2 ha (37.6 ac)
- 5.3.19 (a) DEFINED AREA
A1-19 as shown on Schedule A, Key Map 40, to this By-law
- (b) MINIMUM LOT FRONTAGE 70 m (229 ft)
- (b) MINIMUM LOT AREA 32.79 ha (81 ac)
- 5.3.20 (a) DEFINED AREA
A1-20 as shown on Schedule A, Key Map 69, to this By-law
- (b) MINIMUM LOT AREA 25.32 ha (62.57 ac)
- 5.3.21 (a) DEFINED AREA
A1-21 as shown on Schedule 'A', Key Map 30, to this By-law
- (b) MINIMUM LOT FRONTAGE 199.35 metres (654 ft)
- (c) MINIMUM LOT AREA 6.07 ha (15 ac)
- 5.3.22 (a) DEFINED AREA
A1-22 as shown on Schedule 'A', Key Map 1
- (b) MINIMUM LOT AREA 36.58 ha (90.39 ac)
- 5.3.23 (a) DEFINED AREA
A1-23 as shown on Schedule 'A', Key Map 69
- (b) MINIMUM LOT AREA 28.265 ha (69.84 ac)
- 5.3.24 (a) DEFINED AREA
A1-24 as shown on Schedule "A", Key Map 87
- (b) PERMITTED USES
Market Garden
all other permitted uses of the A1 zone



5.3.25 (a) DEFINED AREA

A1-25 as shown on Schedule "A", Key Map U-12

(b) MINIMUM DISTANCE SEPARATION I EXCEPTION

Notwithstanding any other provisions of this By-law, the Minimum Distance Separation I formula shall not apply.

(c) MINIMUM INTERIOR SIDE YARD SETBACK

Notwithstanding any other provisions of this By-law, the minimum setback for a single-detached dwelling from the southerly interior side lot line shall be 30 metres (98 ft).

5.4 TEMPORARY USES

5.4.1 EXPIRED on January 6, 2013

5.4.2 EXPIRED on March 17, 2013

5.4.3 EXPIRED on May 18, 2014

5.4.4 (a) DEFINED AREA

A1(t-1) as shown on Schedule A, Key Map 50, to this By-law

(b) ADDITIONAL USE PERMITTED

The existing single-detached dwelling is to remain on the subject property for a temporary period, in addition to a new single-detached dwelling and other uses permitted in Section 5.1.1 of this By-law.

(c) EXPIRATION

The provisions of this zoning category will expire on September 19, 2015.

5.4.5 (a) DEFINED AREA

A1(t-1) as shown on Schedule A, Key Map 90, to this By-law

(b) ADDITIONAL USE PERMITTED

The existing single-detached dwelling is to remain on the subject property for a temporary period, in addition to a new single-detached dwelling and other uses permitted in Section 5.1.1 of this By-law.

(c) EXPIRATION

The provisions of this zoning category will expire on June 19, 2016.



5.4.6 (a) DEFINED AREA

A1(t-1) as shown on Schedule A, Key Map 41, to this By-law

(b) ADDITIONAL USE PERMITTED

The existing single-detached dwelling is to remain on the subject property for a temporary period, in addition to a new single-detached dwelling and other uses permitted in Section 5.1.1 of this By-law.

(c) EXPIRATION

The provisions of this zoning category will expire on July 24, 2015.

5.4.7 (a) DEFINED AREA

A1(t-1) as shown on Schedule “A”, Key Map 1, to this By-law

(b) ADDITIONAL USE PERMITTED

The existing single-detached dwelling is to remain on the subject property for a temporary period, in addition to a new single-detached dwelling and other uses permitted in Section 5.1.1 of this By-law.

(c) EXPIRATION

The provisions of this zoning category will expire on March 19, 2017.

5.4.8 (a) DEFINED AREA

A1(t-1) as shown on Schedule “A”, Key Map 60, to this By-law

(b) ADDITIONAL USE PERMITTED

The existing single-detached dwelling is to remain on the subject property for a temporary period, in addition to a new single-detached dwelling and other uses permitted in Section 5.1.1 of this By-law.

(c) EXPIRATION

The provisions of this zoning category will expire on April 16, 2017.



5.4.9 (a) DEFINED AREA

A1(t-1) as shown on Schedule “A”, Key Map 91, to this By-law

(b) ADDITIONAL USE PERMITTED

The existing single-detached dwelling is to remain on the subject property for a temporary period, in addition to a new single-detached dwelling and other uses permitted in Section 5.1.1 of this By-law.

(c) EXPIRATION

The provisions of this zoning category will expire on May 21, 2017.



RESTRICTED AGRICULTURAL (A2) ZONE

The provisions of the Restricted Agricultural (A2) Zone shall generally apply to agricultural development (excluding livestock barns and manure pits) in the rural areas of the Municipality in proximity to the villages.

6.1 GENERAL USE REGULATIONS

6.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Restricted Agricultural (A2) Zone except for the following purposes:

accessory use
 agricultural use, excluding livestock barns and manure pits
 bed and breakfast establishment
 converted dwelling
 conservation use
 forestry use
 grain handling facility, existing legally on the date of the passing of this By-law
 home occupation
 single detached dwelling
 portable asphalt plant
 wayside pit

6.1.2 MINIMUM LOT AREA 40.0 ha (99 ac)

6.1.3 MINIMUM LOT FRONTAGE 300.0 m (984 ft)

6.1.4 MINIMUM FRONT YARD SETBACK

(a) in accordance with Section 4.18 of this By-law

6.1.5 MINIMUM SIDE YARD SETBACK

(a) Interior Yard

(i) Dwellings 3.0 m (10 ft)

(ii) Other Permitted Uses, excluding an accessory use
 Equal to one-half building height but not less than 4.5 m (15 ft)

(b) Exterior Yard 15.0 m (49 ft)

6.1.6 MINIMUM REAR YARD SETBACK 8.0 m (26 ft)



6.1.7 REDUCED LOT REQUIREMENTS

Notwithstanding the Lot Area and Lot Frontage requirements of this Section, a lot legally used for a single detached dwelling which is created or modified by a consent pursuant to relevant sections of the Planning Act, R.S.O. 1990, c. P.13 shall be subject to the following requirements:

- | | | |
|-----|----------------------|-------------------------------|
| (a) | Minimum Lot Area | 2,025 m ² (0.5 ac) |
| | Maximum Lot Area | 0.6 ha (1.5 ac) |
| (b) | Minimum Lot Frontage | 30.0 m (98 ft) |

6.1.8 MINIMUM FLOOR AREA

- | | | |
|-----|--------------------------|--|
| (a) | Single detached dwelling | 90.0 m ² (969 ft ²) |
|-----|--------------------------|--|

6.1.9 MAXIMUM HEIGHT

- | | | |
|-----|--------------------------|------------------|
| (a) | Single detached dwelling | 12.0 m (39.4 ft) |
|-----|--------------------------|------------------|

6.1.10 MAXIMUM LOT COVERAGE 20%

6.1.11 MAXIMUM NUMBER OF DWELLINGS PER LOT

- | | |
|-----|---|
| (a) | one single detached dwelling or one converted dwelling, or one bed and breakfast establishment. |
|-----|---|

6.2 **SPECIAL USE REGULATIONS**

6.2.1 SINGLE UNIT DWELLING – MINIMUM DISTANCE SEPARATION I

Notwithstanding any other provision of this By-law to the contrary, the construction of a single unit dwelling shall not be permitted except in accordance with Minimum Distance Separation (MDS I); however, MDS I shall not apply to the alteration of an existing dwelling or the replacement of an existing dwelling with a new dwelling provided the new dwelling is situated no closer to a livestock barn or manure pit than the dwelling being replaced.



6.3 EXCEPTIONS

6.3.1 (a) DEFINED AREA (LOT 17, CONCESSION 7 – LONDON TWP.)

A2-1 as shown on Schedule A, Map 62

(b) PERMITTED USES

commercial grain handling facility
farm-related truck terminal
farm chemical and fertilizer storage and sales as an accessory use
office as an accessory use
all other permitted uses of the A2 zone

6.4 TEMPORARY USES

6.4.1 (a) DEFINED AREA

A2(t-1) as shown on Schedule A, Key Map 68, to this By-law

(b) PERMITTED USES

The existing single-detached dwelling is to remain on the subject property for a temporary period, in addition to a new single-detached dwelling and other uses permitted in Section 6.1.1 of this By-law.

(c) EXPIRATION

The provisions of this zoning category will expire on January 23, 2016.



AGRICULTURAL – NO RESIDENCES (A3) ZONE

The provisions of the Agricultural – No Residences (A3) Zone shall generally apply to agricultural holdings that are retained following the severance of surplus farm residences.

7.1 GENERAL USE REGULATIONS

7.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Agricultural – No Residences (A3) Zone except for the following purposes:

accessory use, excluding any residential uses
agricultural use, excluding any residential uses
conservation use
dog kennel
forestry use
grain handling facility, existing legally on the date of the passing of this By-law
riding school
portable asphalt plant
wayside pit

7.1.2 MINIMUM LOT AREA

The lesser of 40 hectares (99 ac) or as it existed on the day that the residential use ceased.

7.1.3 MINIMUM LOT FRONTAGE

The lesser of 300.0 metres (984 ft) or as it existed on the day that the residential use ceased.

7.1.4 MINIMUM FRONT YARD SETBACK

In accordance with Section 4.16 of this By-law

7.1.5 MINIMUM SIDE YARD SETBACK

- (a) Interior Yard
Equal to one-half building height but not less than 4.5 m (15 ft)
- (b) Exterior Yard
In accordance with Section 4.16 of this By-law

**7.1.6 MINIMUM REAR YARD SETBACK**

Equal to one-half building height but not less than 4.5 m (15 ft)

7.1.7 MAXIMUM LOT COVERAGE 20%**7.1.8 LIVESTOCK BARN**

In addition to the previous provisions of Section 7.0 of this By-law, livestock barns in the Agricultural – No Residences (A3) Zone shall comply with the Minimum Distance Separation (MDS) II formula.

7.1.9 MANURE PITS

In addition to the previous provisions of Section 7.0 of this By-law, manure pits in the Agricultural – No Residences (A3) Zone shall:

- (a) be enclosed, if the manure pit accommodates liquid manure and contains no fixed cover, with a permanent safety fence or wall with a minimum height of 1.5 metres (5 ft) above any adjacent grade and/or access ramps and erected within 1.5 metres (5 ft) of the edge of the said pit;
- (b) be adequate in size to accommodate the total amount of manure generated in any 240-day period by the agricultural use;
- (c) be erected not less than 30.0 metres (98 ft) from the centreline of any municipal drain, field drainage tile, or natural watercourse; and
- (d) be erected in compliance with the Minimum Distance Separation (MDS) II formula.

7.1.10 DOG KENNELS & DOG RUNS

In addition to previous provisions of Section 7.0 of this By-law, the following provisions shall apply to dog kennels and dog runs in the Agricultural – No Residences (A3) Zone:

- | | |
|---|--|
| (a) minimum area for dog runs | 10.0 m ² (108 ft ²) |
| (b) minimum distance from a dwelling situated on a separate lot | 150.0 m (492 ft) |

7.2 SPECIAL USE REGULATIONS**7.3 EXCEPTIONS****7.4 TEMPORARY USES**



URBAN RESIDENTIAL FIRST DENSITY (UR1) ZONE

The provisions of the Urban Residential First Density (UR1) Zone shall apply to low density residential development in the villages of the Municipality, which are generally serviced by public water supply and sanitary sewer systems.

8.1 GENERAL USE REGULATIONS

8.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Urban Residential First Density (UR1) Zone except for the following purposes:

accessory use
home occupation
single detached dwelling

8.1.2 MINIMUM LOT AREA 450.0 m² (4,844 ft²)

8.1.3 MINIMUM LOT FRONTAGE 15.0 m (49 ft)

8.1.4 MINIMUM FRONT YARD SETBACK 6.0 m (20 ft)

8.1.5 MINIMUM SIDE YARD SETBACK

- (a) Interior lot 1.5 m (5 ft) on one side and 2.5 m (8 ft) on the other side
- (b) Exterior side yard is adjacent to a front yard of an abutting lot 6.0 m (20 ft) on the side abutting the street and 1.5 m (5 ft) on the other side
- (c) Rear yard is adjacent to a rear yard of an abutting lot 4.0 m (13 ft) on the side abutting the street and 1.5 m (5 ft) on the other side

8.1.6 MINIMUM REAR YARD SETBACK 8.0 m (26 ft)

**8.1.7** MAXIMUM LOT COVERAGE

- | | | |
|-----|---|-----|
| (a) | main building | 35% |
| (b) | all buildings including accessory buildings
subject to Section 4.1a) | 38% |

8.1.8 MINIMUM FLOOR AREA

- | | | |
|-----|--------------------------|--|
| (a) | Single detached dwelling | 90.0 m ² (969 ft ²) |
|-----|--------------------------|--|

8.1.9 MAXIMUM HEIGHT

- | | | |
|-----|--------------------------|------------------|
| (a) | Single detached dwelling | 12.0 m (39.4 ft) |
|-----|--------------------------|------------------|

8.1.10 MAXIMUM NUMBER OF DWELLINGS PER LOT

- | | | |
|-----|------------------------------|--|
| (a) | one single detached dwelling | |
|-----|------------------------------|--|

8.2 **SPECIAL USE REGULATIONS****8.2.1** MUNICIPAL SERVICES

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

8.3 **EXCEPTIONS****8.3.1** (a) DEFINED AREA

UR1-1 as shown on Schedule A, Map U-7

(b) MINIMUM SIDE YARD SETBACK

- | | | |
|------|--------------|---|
| (i) | interior lot | 1.0 m (3 ft) on one
side and 1.5 m (5 ft)
on the other side |
| (ii) | corner lot | 3.5 m (11 ft) on the
side abutting the road
and 1.0 m (3 ft) on
the other side |

- | | | |
|-----|---|------------------|
| (c) | <u>MINIMUM SEPARATION DISTANCE
FROM A GRAIN HANDLING FACILITY</u> | 250.0 m (820 ft) |
|-----|---|------------------|

8.3.2 (a) DEFINED AREA

UR1-2 as shown on Schedule A, Map U-7

(b) MINIMUM SIDE YARD WIDTH

- | | | |
|------|--------------|---|
| (i) | interior lot | 1.0 m (3 ft) on one side and 1.5 m (5 ft) on the other side |
| (ii) | corner lot | 3.0 m (9 ft) on the side abutting the road and 1.2 m (4 ft) on the other side |

8.3.3 (a) DEFINED AREA

UR1-3 as shown on Schedule A, Map U-8 & Map U-9

- | | | |
|------|-----------------------------------|---|
| (b) | <u>MINIMUM LOT AREA</u> | 930.0 m ² (0.23 ac) |
| (c) | <u>MINIMUM LOT FRONTAGE</u> | 24.0 m (79 ft) |
| (d) | <u>MINIMUM FRONT YARD SETBACK</u> | 8.0 m (26 ft) |
| (e) | <u>MINIMUM SIDE YARD SETBACK</u> | |
| (i) | interior lot | 3.0 m (10 ft) |
| (ii) | corner lot | 8.0 m (26 ft) on the side abutting the road and 3.0 m (10 ft) on the other side |

8.3.4 (a) DEFINED AREA

UR1-4 as shown on Schedule A, Map U-8 & Map U-9

- | | | |
|------|-----------------------------------|--|
| (b) | <u>MINIMUM FRONT YARD SETBACK</u> | 8.0 m (26 ft) |
| (c) | <u>MINIMUM SIDE YARD SETBACK</u> | |
| (i) | interior lot | 3.0 m (10 ft) on one side and 2.0 m (7 ft) on the other side |
| (ii) | corner lot | 8.0 m (26 ft) on one side and 2.0 m (7 ft) on the other side |
| (d) | <u>MAXIMUM HEIGHT</u> | 8.5 m (28 ft) |

8.3.5 (a) DEFINED AREA

UR1-5 as shown on Schedule A, Map U-9

(b) MINIMUM LOT AREA 300.0 m² (3,229 ft²)(c) MINIMUM LOT FRONTAGE 10.0 m (33 ft)(d) MINIMUM SIDE YARD SETBACK

(i) 3.0 m (10 ft) shall be required on one side of any dwelling without an attached garage or carport; and

(ii) 0 m shall be required on one side of a single detached dwelling having no exterior doors, windows or other openings within the yard width that otherwise would be required, and having all roof drainage directed onto the lot of that dwelling, and having a registered private maintenance easement of at least 2.0 m (7 ft) width and an eave and footing encroachment easement on the adjacent lot.

8.3.6 (a) DEFINED AREA

UR1-6 as shown on Schedule A, Map U-9

(b) PERMITTED USESsemi-detached dwelling
all other permitted uses of the UR1 zone(c) MINIMUM FRONT YARD SETBACK 8.0 m (26 ft)(d) ZONE REQUIREMENTS

The zone requirements of the UR1-7 Zone shall apply to a single detached dwelling and to each unit of a semi-detached dwelling, provided further that:

(i) a minimum interior side yard of 0 m shall be required along the lot line of the common wall of a semi-detached dwelling.

8.3.7 (a) DEFINED AREA

UR1-7 as shown on Schedule A, Map U-8 and Map U-9

(b) MINIMUM LOT AREA 700.0 m² (7,535 ft²)(c) MINIMUM LOT FRONTAGE 20.0 m (66 ft)(d) MINIMUM FRONT YARD SETBACK 8.0 m (26 ft)

8.3.8 (a) DEFINED AREA

UR1-8 as shown on Schedule A, Map U-9

- (b) MINIMUM LOT AREA 700.0 m² (7,535 ft²)
- (c) MINIMUM LOT FRONTAGE 14.5 m (48 ft)
- (d) MINIMUM FRONT YARD SETBACK 8.0 m (26 ft)

8.3.9 (a) DEFINED AREA

UR1-9 as shown on Schedule A, Map U-9

- (b) MINIMUM SETBACK FROM SOUTHERLY LOT LINE 38.0 m (125 ft)

8.3.10 (a) DEFINED AREA

UR1-10 as shown on Schedule A, Map U-7

- (b) MINIMUM FRONT YARD SETBACK 8.0 m (26 ft)
- (c) BUILDING RESTRICTIONS

Notwithstanding all other provisions of this By-law, no buildings or structures are permitted to be placed within any portion of the lot located 45 metres or greater from the front lot line.

8.3.11 (a) DEFINED AREA

UR1-11 as shown on Schedule A, Map U-7 and Map U-9

- (b) MINIMUM FRONT YARD SETBACK 8.0 m (26 ft)

8.3.12 (a) DEFINED AREA

UR1-12 as shown on Schedule A, Map U-9

- (b) MINIMUM LOT AREA 550.0 m² (5,920 ft²)
- (c) MINIMUM LOT FRONTAGE 18.0 m (59 ft)
- (d) MINIMUM FRONT YARD SETBACK 10.0 m (33 ft)
- (e) MINIMUM SIDE YARD SETBACK 3.0 m (10 ft)

8.3.13 (a) DEFINED AREA

UR1-13 as shown on Schedule A, Map U-9

- | | | |
|-----|----------------------------------|--|
| (b) | <u>MINIMUM LOT AREA</u> | 650.0 m ² (6,996 ft ²) |
| (c) | <u>MINIMUM LOT FRONTAGE</u> | 18.0 m (59 ft) |
| (d) | <u>MINIMUM SIDE YARD SETBACK</u> | 3.0 m (10 ft) on one side and 2.0 m (7 ft) on the other side |

8.3.14 (a) DEFINED AREA

UR1-14 as shown on Schedule A, Map U-9

- | | | |
|------|-----------------------------------|---|
| (b) | <u>MINIMUM LOT AREA</u> | 550.0 m ² (5,920 ft ²) |
| (c) | <u>MINIMUM LOT FRONTAGE</u> | 18.0 m (59 ft) |
| (d) | <u>MINIMUM FRONT YARD SETBACK</u> | 8.0 m (26 ft) |
| (e) | <u>MINIMUM SIDE YARD SETBACK</u> | |
| (i) | interior lot | 3.0 m (10 ft) |
| (ii) | corner lot | 8.0 m (26 ft) on the side abutting the road and 3.0 m (10 ft) on the other side |

8.3.15 (a) DEFINED AREA

UR1-15 as shown on Schedule A, Map U-8

- | | | |
|-----|----------------------------------|----------------------------|
| (b) | <u>MINIMUM SIDE YARD SETBACK</u> | |
| (i) | interior lot | 1.8 m (6 ft) on both sides |

8.3.16 (a) DEFINED AREA

UR1-16 as shown on Schedule A, Map U-9

(b) MINIMUM FRONT YARD SETBACK

8.0 m (26 ft)

(c) MINIMUM SIDE YARD SETBACK

(i) interior lot

1.0 m (3 ft) on one side and 1.5 m (5 ft) on the other side; notwithstanding the foregoing, a setback of 2.4 m (7.9 ft) shall be required for all lots adjacent to Block 48 on Registered Plan 33M-630

(ii) corner lot

3.0 m (9 ft) on the side abutting the road and 1.2 m (4 ft) on the other side

8.3.17 (a) DEFINED AREA

UR1-17 as shown on Schedule A, Map U-9

(b) MINIMUM LOT FRONTAGE

14.5 m (48 ft)

(c) MINIMUM FRONT YARD SETBACK

8.0 m (26 ft)

(d) MINIMUM SIDE YARD SETBACK

(i) interior lot

1.0 m (3 ft) on one side and 1.5 m (5 ft) on the other side

(ii) corner lot

3.0 m (9 ft) on the side abutting the road and 1.2 m (4 ft) on the other side

8.3.18 (a) DEFINED AREA

UR1-18 as shown on Schedule A, Map U-7

(b) PERMITTED USES

single detached dwellings

(c) MINIMUM LOT AREA300 m² (3,229 ft²)
per dwelling unit(d) MINIMUM LOT FRONTAGE

11.5 m (38 ft)

(e) MINIMUM FRONT YARD SETBACK

6.0 m (20 ft.) except that where a front lot line abuts a temporary turning circle block, the front yard setback shall be measured from the street line of the block as though the block formed a part of the lot.

(f) MINIMUM SIDE YARD SETBACK

(i) interior lot

1.0 m (3 ft) on one side and 1.5 m (5 ft) on the other side

(ii) corner lot

3.5 m (11 ft) on the side abutting the road and 1.0 m (3 ft) on the other side

8.3.19 (a) DEFINED AREA

UR1-19 as shown on Schedule A, Key Map U-8

(b) MINIMUM LOT

23.0 m (75 ft)

(c) MINIMUM LOT AREA850.0 m² (9,150 ft²)(d) MINIMUM FRONT YARD SETBACK

8.0 m (26 ft)

(e) MINIMUM SIDE YARD SETBACK

(i) interior lot

2.0 m (7 ft) on one side and 3 m (10 ft) on the other side



- (ii) corner lot 8.0 m (26 ft) on the side abutting the road and 2.0 m (7 ft) on the other side

8.3.20 (a) DEFINED AREA

UR1-20 as shown on Schedule A, Key map U-9

- (b) MINIMUM INTERIOR SIDE YARD SETBACK 1.5 m (5 ft) on both sides
- (c) MAXIMUM LOT COVERAGE
- (i) main building, including dwelling and attached garage
- | | |
|--------------------------------|-----|
| lot for single-storey dwelling | 40% |
| lots for all other dwellings | 37% |
- (ii) all buildings, including accessory buildings and structures subject to Section 4.1 a)
- | | |
|--------------------------------|-----|
| lot for single-storey dwelling | 43% |
| lots for all other dwellings | 40% |

8.3.21 (a) DEFINED AREA

UR1-21 (h-1) as shown on Schedule A, Key Map U-8

- (b) MINIMUM LOT FRONTAGE 12.0 m (39.4 ft)
- (c) MINIMUM LOT AREA 360 m² (3,875 ft²)
- (d) MINIMUM FRONT YARD SETBACK
- (i) habitable portion of the dwelling 4.5 m (14.7 ft)
- (ii) attached garage 6.0 m (19.7 ft)
- (e) MINIMUM SIDE YARD SETBACK 1.2 m (3.9 ft) on both sides
- (f) MINIMUM REAR YARD SETBACK 7.0 m (23 ft)
- (g) MAXIMUM LOT COVERAGE 40%
- (h) MAXIMUM HEIGHT 10.5 m (34.4 ft)

8.3.22 (a) DEFINED AREA

UR1-22 as shown on Schedule A, Key Map U-8



- (b) MINIMUM FRONT YARD SETBACK 7.0 metres (23.0 ft)
- 8.3.23 (a) DEFINED AREA
UR1-23 as shown on Schedule A, Key Map U-8
- (b) MINIMUM FRONT YARD SETBACK
- (i) habitable portion of the dwelling 4.0 m (13.1 ft)
- (ii) attached garage 6.0 m (19.7 ft)
- 8.3.24 (a) DEFINED AREA
UR1-24 as shown on Schedule A, Key Map U-8
- (b) MINIMUM FRONT YARD SETBACK 8.0 metres (26.2 ft)
- (c) MINIMUM EXTERIOR SIDE YARD SETBACK 7.0 metres (23.0 ft)
- 8.3.25 (a) DEFINED AREA
UR1-25 as shown on Schedule 'A', Key Map U-7
- (b) MINIMUM FRONT YARD SETBACK 6.0 m (19.69 ft)
- (c) MINIMUM INTERIOR SIDE YARD SETBACK 1.2 m (3.94 ft)
- (d) MAXIMUM LOT COVERAGE
- (i) main building, including dwelling and attached garage
- lot for single-storey dwelling 40%
- lots for all other dwellings 37%
- (ii) all buildings, including accessory buildings and structures subject to Section 4.1 a)
- lot for single-storey dwelling 43%
- lots for all other dwellings 40%
- 8.3.26 (a) DEFINED AREA
UR1-26 as shown on Schedule "A", Key Map U-9, to this By-law
- (b) MINIMUM LOT FRONTAGE 17.346 m (57 ft)
- (c) MINIMUM LOT AREA 860 m² (0.21 ac)
- (d) MINIMUM FRONT YARD SETBACK 8.0 m (26 ft)
- (e) MINIMUM SIDE YARD SETBACK



- | | |
|------------------|---|
| (i) interior lot | 3.0 m (10 ft) |
| (ii) corner lot | 8.0 m (26 ft) on the side
abutting the road and 3.0 m
(10 ft) on the other side |

8.3.27 (a) DEFINED AREA

UR1-27 as shown on Schedule 'A', Key Map U-8, to this By-law

- | | |
|-----------------------------|--|
| (b) <u>MINIMUM LOT AREA</u> | 340.0 m ² (3,659.73 ft ²) |
|-----------------------------|--|

- | | |
|---------------------------------|------------------|
| (c) <u>MINIMUM LOT FRONTAGE</u> | 13.0 m (42.7 ft) |
|---------------------------------|------------------|

- | | |
|------------------------------|------------------|
| (d) <u>MINIMUM LOT DEPTH</u> | 20.8 m (68.2 ft) |
|------------------------------|------------------|

- (e) MINIMUM FRONT YARD SETBACK

4.5 m (14.8 ft) for the habitable portion of the dwelling
5.5 m (18.0 ft) for an attached garage

- | | |
|---|----------------|
| (f) <u>MINIMUM INTERIOR SIDE YARD SETBACK</u> | 1.2 m (3.9 ft) |
|---|----------------|

- (g) MINIMUM EXTERIOR SIDE YARD SETBACK

1.2 m (3.9 ft) (Unit 35)
2.2 m (7.2 ft) (Unit 24)

- | | |
|--------------------------------------|-----------------|
| (h) <u>MINIMUM REAR YARD SETBACK</u> | 6.0 m (19.7 ft) |
|--------------------------------------|-----------------|

- (i) MAXIMUM HEIGHT

6.0 m (19.7 ft) for a dwelling unit within 15.2 m (49.9 ft) of the
easterly property boundary (Units 21-24 inclusive)

- | | |
|---------------------------------|-----|
| (j) <u>MAXIMUM LOT COVERAGE</u> | 50% |
|---------------------------------|-----|

- (k) NUMBER OF DETACHED DWELLING UNITS

Notwithstanding any other provisions of this By-law, multiple single-detached dwellings are permitted on a single lot in advance of the registration of a vacant land condominium plan against the land. All other provisions of this zoning category must be adhered to as if the vacant land condominium plan, forming part of the condominium agreement that applies to the land, is registered.

This clause shall not apply after the registration of a vacant land condominium plan against the land.



8.4 TEMPORARY USES

8.4.1 EXPIRED on April 21, 2013.

8.4.2 EXPIRED on April 6, 2013.



(ii) corner lot

8.0 m (26 ft) on the side
abutting the road and 3.0 m
(10 ft) on the other side

8.4 TEMPORARY USES

8.4.1 EXPIRED on April 21, 2013.

8.4.2 EXPIRED on April 6, 2013.



URBAN RESIDENTIAL SECOND DENSITY (UR2) ZONE

The provisions of the Urban Residential Second Density (UR2) Zone shall apply to low density residential development in the villages of the Municipality, which are generally serviced by public water supply and sanitary sewer systems.

9.1 GENERAL USE REGULATIONS

9.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Urban Residential Second Density (UR2) Zone except for the following purposes:

accessory use
duplex dwelling
home occupation
link dwelling
semi-detached dwelling
single detached dwelling

9.1.2 MINIMUM LOT AREA

(a)	single detached dwelling	450 m ² (4,844 ft ²)
	semi-detached dwelling	
	duplex dwelling	
	link dwelling	
(b)	semi-detached dwelling unit	225 m ² (2,422 ft ²)
	link dwelling unit	

9.1.3 MINIMUM LOT FRONTAGE

(a)	single detached dwelling	15 m (49 ft)
(b)	semi-detached dwelling	18 m (59 ft)
	duplex dwelling	
	link dwelling	
(c)	semi-detached dwelling unit	9 m (30 ft)
	link dwelling unit	

9.1.4 MINIMUM FRONT YARD SETBACK 6.0 m (20 ft)



9.1.5 MINIMUM SIDE YARD SETBACK

- | | |
|--|--|
| (a) single detached dwelling
semi-detached, link dwelling | 1.5 m (5 ft) on an interior lot, and 6.0 m (20 ft) on the side abutting a street and 1.5 m (5 ft) on the other side on a corner lot; |
|--|--|

provided that no side yard shall be required between the common wall dividing individual semi-detached dwelling units and 1.5 m (5 ft) dividing link dwelling units.

- | | |
|---------------------|--|
| (b) duplex dwelling | 1.5 m (5 ft) on an interior lot; and on a corner lot, 6.0 m (20 ft) on the side abutting a street and 1.5 m (5 ft) on the other side |
|---------------------|--|

9.1.6 MINIMUM REAR YARD SETBACK

8.0 m (26 ft)

9.1.7 MINIMUM OUTDOOR AMENITY AREA

45.0 m² (484 ft²)
per dwelling unit

9.1.8 MAXIMUM LOT COVERAGE

- | | |
|---|-----|
| (a) main building | 35% |
| (b) all buildings including accessory buildings
subject to Section 4.1a) | 38% |

9.1.9 MINIMUM FLOOR AREA PER DWELLING UNIT

- | | |
|---|--|
| (a) duplex dwelling, semi detached dwelling,
link dwelling | 65.0 m ² (700 ft ²) |
| (b) single detached dwelling | 90.0 m ² (969 ft ²) |

9.1.10 MAXIMUM HEIGHT

- | | |
|-------------------|------------------|
| (a) all dwellings | 12.0 m (39.4 ft) |
|-------------------|------------------|



9.2 SPECIAL USE REGULATIONS

9.2.1 MUNICIPAL SERVICES

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

9.3 EXCEPTIONS

9.3.1 (a) DEFINED AREA

UR2-1 as shown on Schedule A, Map U-7

(b) MINIMUM LOT AREA

single-detached dwelling	442 m ² (4,757.6 ft ²)
semi-detached dwelling unit	360 m ² (3,875.0 ft ²)
link dwelling unit	360 m ² (3,875.0 ft ²)

(c) MINIMUM LOT FRONTAGE

single-detached dwelling	11 m (36.08 ft)
semi-detached dwelling unit	9 m (29.52 ft)
link dwelling unit	9 m (29.52 ft)

“(d) MINIMUM SIDE YARD SETBACK

(i) single detached dwelling, semi-detached, link dwelling	1.2 m (3.94 ft) on an interior lot
---	---------------------------------------

(e) MAXIMUM LOT COVERAGE

(i) main building, including dwelling and attached garage	
lot for single-storey dwelling	40%
lots for all other dwellings	37%
(ii) all buildings, including accessory buildings and structures subject to Section 4.1 a)	
lot for single-storey dwelling	43%
lots for all other dwellings	40%

9.3.2 (a) DEFINED AREA

UR2-2 as shown on Schedule A, Map U-8

(b) PERMITTED USES

street townhouse dwelling
townhouse dwelling
semi-detached dwelling



- single-detached dwelling
- (c) MINIMUM LOT AREA
street townhouse dwelling, 250.0 m² (2,691 ft²) per dwelling unit
townhouse dwelling
- (d) MINIMUM LOT FRONTAGE
street townhouse dwelling 6.0 m (20 ft) for each dwelling unit
townhouse dwelling 30.0 m (98 ft)
- (e) MINIMUM LOT DEPTH
street townhouse dwelling, 35.0 m (115 ft)
townhouse dwelling
- (f) MINIMUM FRONT YARD SETBACK
street townhouse dwelling, 6.0 m (20 ft)
townhouse dwelling
- (g) MINIMUM SIDE YARD SETBACK
street townhouse dwelling, 3.0 m (10 ft) on an interior lot; 6.0 m
townhouse dwelling (20 ft) on the side abutting a street
and 3.0 m (10 ft) on the interior side
of a corner lot; no side yard shall be
required along a common wall that
divides individual dwelling units.
- (h) MINIMUM REAR YARD SETBACK
street townhouse dwelling, 8.0 m (26 ft)
townhouse dwelling
- (i) MINIMUM FLOOR AREA
street townhouse dwelling, 65.0 m² (700 ft²) per dwelling unit
townhouse dwelling
- (j) MAXIMUM HEIGHT
street townhouse dwelling, 20.0 m (66 ft)
townhouse dwelling
- (k) MINIMUM OUTDOOR AMENITY AREA
street townhouse dwelling, 45.0 m² (484 ft²) per dwelling unit
townhouse dwelling
- (l) MAXIMUM LOT COVERAGE
(a) main building 35%
(b) all buildings including accessory buildings
subject to Section 4.1a) 38%



URBAN RESIDENTIAL THIRD DENSITY (UR3) ZONE

The provisions of the Urban Residential Third Density (UR3) Zone shall generally apply to medium density residential development in the villages of the Municipality, which are generally serviced by public water supply and sanitary sewer systems.

10.1 GENERAL USE REGULATIONS

10.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Urban Residential Third Density (UR3) Zone except for the following purposes:

accessory use
apartment dwelling
multiple unit dwelling
street townhouse dwelling
townhouse dwelling

10.1.2 MINIMUM LOT AREA

- | | |
|---|--|
| (a) street townhouse, townhouse or multiple unit dwelling | 250.0 m ² (2,691 ft ²)
per dwelling unit |
| (b) apartment dwelling | 250.0 m ² (2,691 ft ²)
for each of the first four (4) dwelling units
and 100.0 m ² (1,076 ft ²) for each additional dwelling thereafter; |

10.1.3 MINIMUM LOT FRONTAGE

- | | |
|--|--|
| (a) townhouse, apartment or multiple unit dwelling | 30.0 m (98 ft) |
| (b) street townhouse dwelling | 6.0 m (20 ft) for each dwelling unit on a separate lot |

10.1.4 MINIMUM LOT DEPTH

35.0 m (115 ft)

10.1.5 MINIMUM FRONT YARD SETBACK

- | | |
|--|---------------|
| (a) in accordance with Section 4.18 of this By-law | |
| (b) all other roads | 6.0 m (20 ft) |



10.1.6 MINIMUM SIDE YARD SETBACK

- (a) street townhouse or townhouse dwelling 3.0 m (10 ft) on an interior lot, and 6.0 m (20 ft) on the side abutting a street and 3.0 m (10 ft) on the other side on a corner lot;

provided that no side yard shall be required between the common wall dividing individual dwelling units.

- (b) apartment or multiple unit dwelling 10.0 m (33 ft)

10.1.7 MINIMUM REAR YARD SETBACK 8.0 m (26 ft)

10.1.8 MINIMUM FLOOR AREA

- (a) street townhouse dwelling, townhouse dwelling 65.0 m² (700 ft²) per dwelling unit
- (b) apartment, multiple unit dwelling 40.0 m² (431 ft²) per bachelor dwelling unit
- 55.0 m² (592 ft²) per one bedroom dwelling unit
- 65.0 m² (700 ft²) per two bedroom dwelling unit
- 85.0 m² (915 ft²) per three bedroom dwelling unit
- 85.0 m² (915 ft²) plus 9.0 m² (97 ft²) per each bedroom in excess of three (3) for dwelling units containing more than three (3) bedrooms

10.1.9 MAXIMUM HEIGHT 20.0 m (66 ft)



10.1.10 MAXIMUM DENSITY 30 units per hectare

10.1.11 MINIMUM OUTDOOR AMENITY AREA 45.0 m² (484 ft²) per dwelling unit

10.1.12 MAXIMUM LOT COVERAGE

- | | |
|--|-----|
| (a) main building | 35% |
| (b) all buildings including accessory buildings subject to Section 4.1a) | 38% |

10.2 SPECIAL USE REGULATIONS

10.2.1 MUNICIPAL SERVICES

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

10.3 EXCEPTIONS

10.3.1 (a) DEFINED AREA

UR3-1 as shown on Schedule A, Map U-8

(b) PERMITTED USES

Street townhouse dwelling
Townhouse dwelling

(c) MINIMUM LOT AREA 243 m² (2,615.63 ft²)

(d) MINIMUM LOT FRONTAGE 9.04 m (29.7 ft)

(e) MINIMUM LOT DEPTH 26.90 m (88.3 ft)

(f) MINIMUM FRONT YARD SETBACK

4.5 m (14.8 ft) for the habitable portion of the dwelling
5.5 m (18.0 ft) for an attached garage

(g) MINIMUM INTERIOR SIDE YARD SETBACK

0.0 m (0.0 ft) on an interior inside unit wall
1.2 m (3.9 ft) on an interior outside unit wall

(h) MINIMUM EXTERIOR SIDE YARD SETBACK 3.0 m (9.8 ft)

(i) MINIMUM REAR YARD SETBACK 6.0 m (19.7 ft)



	(j)	<u>MAXIMUM LOT COVERAGE</u>	60%
10.3.2	(a)	<u>DEFINED AREA</u> UR3-2 as shown on Schedule A, Map U-7	
	(b)	<u>MINIMUM SIDE YARD SETBACK</u>	0 m (0 ft) setback from the side lot line abutting the recreation centre to the east
10.3.3	(a)	<u>DEFINED AREA</u> UR3-3 as shown on Schedule A, Map U-7	
	(b)	<u>PERMITTED USES</u> recreation centre all other permitted uses of the UR3 zone	
	(c)	<u>MINIMUM LOT FRONTAGE</u>	0 m (0 ft)
	(d)	<u>MAXIMUM DENSITY</u>	33 units per hectare
	(e)	<u>MINIMUM SIDE YARD SETBACK</u>	9.45 m (31 ft) setback from the northerly side lot line; 5.0 m (16 ft) from the easterly side lot line and 0 m (0 ft) setback from the side lot line adjoining the recreation centre to the west
10.3.4	(a)	<u>DEFINED AREA</u> UR3-4 as shown on Schedule A, Map U-7	
	(b)	<u>PERMITTED USES</u> single detached dwellings townhouse dwellings	
	(c)	<u>MINIMUM LOT AREA</u>	250.0 m ² per dwelling unit
	(d)	<u>MINIMUM LOT FRONTAGE</u>	30.0 m (98 ft)
	(e)	<u>MINIMUM FRONT YARD SETBACK</u>	55.0 m (180 ft)



- (f) MAXIMUM HEIGHT 10.5 m (34 ft)
 - (g) MINIMUM FLOOR AREA 65.0 m² per dwelling unit
 - (h) MAXIMUM DENSITY 15 units per hectare
 - (i) MINIMUM SETBACK
 - (i) where the rear wall of a structure abuts a side lot line 10.0 m (32 ft)
 - (ii) where the rear wall of a structure abuts the side wall of another structure 10.0 m (32 ft)
- 10.3.5 (a) DEFINED AREA
UR3-5 as shown on Schedule 'A', Key Map 'U-8'
- (b) PERMITTED USES
single detached dwellings
- (c) MINIMUM EXTERIOR SIDE YARD SETBACK 2.5 m (8.2 ft)
 - (d) MINIMUM SIDE YARD SETBACK 1.2 m (3.9 ft)
 - (e) MINIMUM REAR YARD SETBACK 7.65 m (25 ft)



COMMUNITY RESIDENTIAL FIRST DENSITY (CR1) ZONE

The provisions of the Community Residential First Density (CR1) Zone shall apply to low density residential development in the village areas of the Municipality, which are serviced by a public water supply system and individual on-site private sewage disposal systems..

11.1 GENERAL USE REGULATIONS

11.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Community Residential First Density (CR1) Zone except for the following purposes:

accessory use
home occupation
single detached dwelling

11.1.2 MINIMUM LOT AREA 700.0 m² (7,535 ft²)

11.1.3 MINIMUM LOT FRONTAGE 20.0 m (66 ft)

11.1.4 MINIMUM FRONT YARD SETBACK

- (a) in accordance with Section 4.18 of this By-law
- (b) all other roads 8.0 m (26 ft)

11.1.5 MINIMUM SIDE YARD SETBACK

- (a) Interior lot 1.5 m (5 ft) on one side and 2.5 m (8 ft) on the other side
- (b) Exterior side yard is adjacent to a front yard of an abutting lot 8.0 m (26 ft) on the side abutting the street and 1.5 m (5 ft) on the other side
- (c) Rear yard is adjacent to a rear yard of an abutting lot 5.0 m (16 ft) on the side abutting the street and 1.5 m (5 ft) on the other side

11.1.6 MINIMUM REAR YARD SETBACK 8.0 m (26 ft)

**11.1.7 MAXIMUM LOT COVERAGE**

- | | | |
|-----|---|-----|
| (a) | main building | 35% |
| (b) | all buildings including accessory buildings
subject to Section 4.1a) | 38% |

11.1.8 MINIMUM FLOOR AREA

- | | | |
|-----|--------------------------|--|
| (a) | single detached dwelling | 90.0 m ² (969 ft ²) |
|-----|--------------------------|--|

11.1.9 MAXIMUM HEIGHT

- | | | |
|-----|--------------------------|------------------|
| (a) | single detached dwelling | 12.0 m (39.4 ft) |
|-----|--------------------------|------------------|

11.1.10 MAXIMUM NUMBER OF DWELLINGS PER LOT

- | | |
|-----|------------------------------|
| (a) | one single detached dwelling |
|-----|------------------------------|

11.2 SPECIAL USE REGULATIONS**11.2.1 MUNICIPAL SERVICES**

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

11.3 EXCEPTIONS**11.3.1 (a) DEFINED AREA**

CR1-1 as shown on Schedule A, Map U-5

- | | | |
|-----|---|----------------|
| (b) | <u>MINIMUM REAR YARD SETBACK</u> | 30.0 m (98 ft) |
|-----|---|----------------|

11.3.2 (a) DEFINED AREA

CR1-2 (h-1) as shown on Schedule A, Map U-5

- | | |
|-----|-----------------------------|
| (b) | <u>PERMITTED USE</u> |
|-----|-----------------------------|

existing horticultural establishment
all other permitted uses of the CR1 zone



11.3.3 (a) DEFINED AREA

CR1-3 as shown on Schedule A, Key Map U-5

(b) PERMITTED USES

existing accessory buildings
all other permitted uses of the CR1 zone



COMMUNITY RESIDENTIAL SECOND DENSITY (CR2) ZONE

The provisions of the Community Residential Second Density (CR2) Zone shall apply to low density residential development in the village areas of the Municipality, which are serviced by a public water supply system and individual on-site private sewage disposal systems..

12.1 GENERAL USE REGULATIONS

12.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Community Residential Second Density (CR2) Zone except for the following purposes:

accessory use
duplex dwelling
home occupation
link dwelling
semi-detached dwelling
single detached dwelling

12.1.2 MINIMUM LOT AREA 1,500.0 m² (0.4 ac)

12.1.3 MINIMUM LOT FRONTAGE 20.0 m (66 ft)

12.1.4 MINIMUM FRONT YARD SETBACK

- (a) in accordance with Section 4.18 of this By-law
- (b) all other roads 8.0 m (26 ft)

12.1.5 MINIMUM SIDE YARD SETBACK

- (i) single detached dwelling, semi-detached, link dwelling 1.5 m (5 ft) on an interior lot, and 8.0 m (26 ft) on the side abutting a street and 1.5 m (5 ft) on the other side on a corner lot;

provided that no side yard shall be required between the common wall dividing individual semi-detached dwelling units and 1.5 m (5 ft) dividing link dwelling units.



(ii) duplex dwelling	1.5 m (5 ft) on an interior lot; and on a corner lot, 8.0 m (26 ft) on the side abutting a street and 1.5 m (5 ft) on the other side
12.1.6 <u>MINIMUM REAR YARD SETBACK</u>	8.0 m (26 ft)
12.1.7 <u>MINIMUM OUTDOOR AMENITY AREA</u>	45.0 m ² (484 ft ²) per dwelling unit
12.1.8 <u>MAXIMUM LOT COVERAGE</u>	
(a) main building	35%
(b) all buildings including accessory buildings subject to Section 4.1a)	38%
12.1.9 <u>MINIMUM FLOOR AREA PER DWELLING UNIT</u>	65.0 m ² (700 ft ²)
12.1.10 <u>MAXIMUM HEIGHT</u>	12.0 m (39.4 ft)
12.2 SPECIAL USE REGULATIONS	
12.2.1 <u>MUNICIPAL SERVICES</u>	
No dwelling shall be erected, used or altered unless such dwelling is connected to a public water supply system.	
12.3 EXCEPTIONS	



HAMLET RESIDENTIAL FIRST DENSITY (HR1) ZONE

The provisions of the Hamlet Residential First Density (HR1) Zone shall apply to low density residential development in the hamlet areas of the Municipality, which are serviced either by a public water supply system and individual on-site private sewage disposal systems; or individual on-site private wells and sewage disposal systems.

13.1 GENERAL USE REGULATIONS

13.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Hamlet Residential First Density (HR1) Zone except for the following purposes:

accessory use
bed and breakfast establishment
converted dwelling
home occupation
single detached dwelling

13.1.2 MINIMUM LOT AREA

- | | |
|---|---------------------------------|
| (a) where a public water supply <u>and</u> public sanitary sewage systems are not available | 2,000.0 m ² (0.5 ac) |
| (b) where a public water supply <u>or</u> public sanitary sewage system is available | 1,500.0 m ² (0.4 ac) |

13.1.3 MINIMUM LOT FRONTAGE

20.0 m (66 ft)

13.1.4 MINIMUM FRONT YARD SETBACK

- | | |
|--|---------------|
| (a) in accordance with Section 4.18 of this By-law | |
| (b) all other roads | 6.0 m (20 ft) |

13.1.5 MINIMUM SIDE YARD SETBACK

- | | |
|------------------|--|
| (a) interior lot | 1.5 m (5 ft) on one side and 2.5 m (8 ft) on the other side; |
| (b) corner lot | 6.0 m (20 ft) on the side abutting the road and 1.5 m (5 ft) on the other side |



- 13.1.6 MINIMUM REAR YARD SETBACK 8.0 m (26 ft)
- 13.1.7 MINIMUM FLOOR AREA
- (a) single detached dwelling 90.0 m² (969 ft²)
- 13.1.8 MAXIMUM HEIGHT
- (a) single detached dwelling 12.0 m (39.4 ft)
- 13.1.9 MAXIMUM LOT COVERAGE
- (a) main building 35%
- (b) all buildings including accessory buildings subject to Section 4.1a) 38%
- 13.1.10 MAXIMUM NUMBER OF DWELLINGS PER LOT
- (a) one single detached dwelling or one converted dwelling, or one bed and breakfast establishment

13.2 SPECIAL USE REGULATIONS

13.3 EXCEPTIONS

- 13.3.1 (a) DEFINED AREA
- HR1-1 as shown on Schedule A, Maps U-10, U-11 and U-12
- (b) MINIMUM LOT FRONTAGE 30.0 m (98 ft)
- 13.3.2 (a) DEFINED AREA
- HR1-2 as shown on Schedule A, Map U-12
- (b) MINIMUM LOT AREA 1.6 ha (4 ac)
- (c) MINIMUM LOT FRONTAGE 120.0 m (394 ft)
- (d) MINIMUM INTERIOR SIDE YARD SETBACK 67.0 m (220 ft) on one side and 3.0 m (10 ft) on the other side
- (e) MAXIMUM LOT COVERAGE 10%

(f) SEPARATION FROM WATERCOURSE

Notwithstanding Section 4.17 of this By-law, no building or structure, other than a bridge approved by the Conservation Authority, shall be located within a distance of 15.25 metres (50 ft) from the top of bank of any natural watercourse.

13.3.3 (a) DEFINED AREA

HR1-3 as shown on Schedule A, Map U-12

- | | |
|---------------------------------|-----------------------------|
| (b) <u>MINIMUM LOT AREA</u> | 460 m ² (0.1 ac) |
| (c) <u>MINIMUM LOT FRONTAGE</u> | 15.0 m (49 ft) |
| (d) <u>MAXIMUM LOT COVERAGE</u> | 38% |

13.3.4 (a) DEFINED AREA

HR1-4 (h-1) as shown on Schedule A, Map U-12

- | | |
|--|---|
| (b) <u>MINIMUM LOT AREA</u> | 300.0 m ² (3,229 ft ²) |
| (c) <u>MINIMUM LOT FRONTAGE</u> | 10.0 m (33 ft) |
| (d) <u>MINIMUM SIDE YARD SETBACK</u> | |
| (i) 3.0 m (10 ft) shall be required on one side of any dwelling without an attached garage or carport; and | |
| (ii) 0 m shall be required on one side of a single detached dwelling having no exterior doors, windows or other openings within the yard width that otherwise would be required, and having all roof drainage directed onto the lot of that dwelling, and having a registered private maintenance easement of at least 2.0 m (7 ft) width and an eave and footing encroachment easement on the adjacent lot. | |

13.3.5 (a) DEFINED AREA

HR1-5 as shown on Schedule A, Map U-12

- | | |
|---------------------------------|-------------------|
| (b) <u>MINIMUM LOT AREA</u> | 0.60 ha (1.48 ac) |
| (c) <u>MINIMUM LOT FRONTAGE</u> | 0 m (0 ft) |

13.3.6 (a) DEFINED AREA

HR1-6 as shown on Schedule A, Map U-6



(b) PERMITTED USES

two (2) dwelling units
all other permitted uses of the HR1 zone

(c) MINIMUM LOT AREA 809.37 m² (0.2 ac)

13.3.7 (a) DEFINED AREA

HR1-7 as shown on Schedule A, Map U-6

(b) MINIMUM LOT AREA 809.37 m² (0.2 ac)

13.3.8 (a) DEFINED AREA

HR1-8 as shown on Schedule A, Key Map U-12

(b) SPECIAL PROVISION

Notwithstanding section 4.12(b), where a lot is divided into two or more zones, the uses, buildings and structures permitted on the lot shall be limited in each of the zones to those permitted in that zone but, otherwise, for the purposes of zoning regulations of lot area and frontage and of the location of buildings and structures on the lot, the lot shall be considered a single lot, rather than separate as otherwise contemplated by section 4.12(b).

13.3.9 (a) DEFINED AREA

HR1-9 as shown on Schedule 'A', Key Map U-12, to this By-law

(b) PERMITTED USES

accessory use
home occupation
single-detached dwelling
townhouse dwelling (up to a maximum of four dwelling units)

13.4 TEMPORARY USES

13.4.1 (a) DEFINED AREA

HR1 (t-2) as shown on Schedule A, Map U-4, to this By-law

(b) ADDITIONAL USE PERMITTED

An accessory building may remain on the lands in the absence of a single-detached dwelling, in addition to the uses permitted in Section 12.1.1 of this By-law.



(c) EXPIRATION

The provisions of this zoning category will expire on February 27, 2016.

13.4.2 (a) DEFINED AREA

HR1-1(t-1) as shown on Schedule A, Key Map U-12, to this By-law

(b) ADDITIONAL USE PERMITTED

The existing single-detached dwelling is to remain on the subject property for a temporary period, in addition to a new single-detached dwelling and other uses permitted in Section 12.1.1 of this By-law.

(c) EXPIRATION

The provisions of this zoning category will expire on May 22, 2015.



SURPLUS RESIDENCE (SR) ZONE

The provisions of the Surplus Residence (SR) Zone shall apply to lots that have been severed as a result of farm consolidation in order to accommodate surplus farm residences.

14.1 GENERAL USE REGULATIONS

14.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Surplus Residence (SR) Zone except for the following purposes:

accessory use
bed and breakfast establishment
converted dwelling
dog kennel
home occupation
single detached dwelling

14.1.2 LIVESTOCK

Notwithstanding any other provisions of this By-law, livestock shall be prohibited within the Surplus Residence (SR) Zone.

14.1.3 MINIMUM LOT AREA 2,000.0 m² (0.5 ac)

14.1.4 MINIMUM LOT FRONTAGE 30.0 m (98 ft)

14.1.5 MINIMUM FRONT YARD SETBACK

In accordance with Section 4.16 of this By-law

14.1.6 MINIMUM SIDE YARD SETBACK

(a) Interior Yard 3 m (10 ft)

(b) Exterior Yard
In accordance with Section 4.16 of this By-law

14.1.7 MINIMUM REAR YARD SETBACK 8.0 m (26 ft)

14.1.8 MAXIMUM HEIGHT

Permitted uses, excluding an accessory use 12.0 m (39.4 ft)

14.1.9 MAXIMUM LOT COVERAGE 35%



14.1.10 MAXIMUM NUMBER OF DWELLINGS PER LOT

One single detached dwelling or one converted dwelling, or one bed and breakfast establishment

14.1.11 DOG KENNELS & DOG RUNS

In addition to previous provisions of Section 14.0 of this By-law, the following provisions shall apply to dog kennels and dog runs in the Surplus Residence (SR) Zone:

- | | | |
|-----|---|--|
| (a) | minimum area for dog runs | 10.0 m ² (108 ft ²) |
| (b) | minimum distance from a dwelling situated on a separate lot | 150.0 m (492 ft) |

14.2 SPECIAL USE REGULATIONS

14.3.1 (a) DEFINED AREA

SR-1 as shown on Schedule 'A', Key Map 31, to this By-law

- | | | |
|-----|-----------------------------|--------------------|
| (b) | <u>MINIMUM LOT FRONTAGE</u> | 25.146 m (82.5 ft) |
|-----|-----------------------------|--------------------|

14.3 EXCEPTIONS

14.4 TEMPORARY USES



VILLAGE COMMERCIAL (C1) ZONE

The provisions of the Village Commercial (C1) Zone shall apply to commercial development located in the core areas of the Municipality's villages and hamlets.

15.1 GENERAL USE REGULATIONS

15.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Village Commercial (C1) Zone except for the following purposes:

accessory use
animal clinic
bed and breakfast establishment
boarding house, rooming house, or tourist home
car wash
clinic
club, private
day nursery
dwelling units connected to and forming an integral part of a main building and
located above the first storey to a maximum of two storeys and/or located
below the first storey in a basement
financial institution
garage, public
gas bar
hotel, motel or tavern
motor vehicle sales establishment
motor vehicle service establishment
office, general or professional
parking lot
personal service establishment
place of entertainment
restaurant
restaurant, drive-thru or take-out
service shop
store, convenience
store, retail
studio

15.1.2 MINIMUM LOT AREA

- (a) where a public water supply and public sanitary sewage systems are not available 3,000.0 m²(0.8 ac)



(b) where a public water supply <u>or</u> public sanitary sewage system is available	2,000.0 m ² (0.5 ac)
(c) where a public water supply and public sanitary sewage system are available	1,500.0 m ² (0.4 ac)
15.1.3 <u>MINIMUM LOT FRONTAGE</u>	20.0 m (66 ft)
15.1.4 <u>MINIMUM FRONT YARD SETBACK</u>	
(a) in accordance with Section 4.18 of this By-law (b) all other roads	0 m (0 ft)
15.1.5 <u>MINIMUM SIDE YARD SETBACK</u>	
(i) where the yard abuts any Residential Zone	6.0 m (20 ft)
(ii) corner lot	6.0 m (20 ft) on the side abutting the road and 0 m (0 ft) on the other side
15.1.6 <u>MINIMUM REAR YARD SETBACK</u>	10.0 m (33 ft)
15.1.7 <u>MAXIMUM LOT COVERAGE</u>	40%
15.1.8 <u>MINIMUM SEPARATION DISTANCE FROM A BUILDING OR PUMP ISLAND TO A DWELLING</u>	7.5 m (25 ft)
15.1.9 <u>MAXIMUM HEIGHT</u>	12.0 m (39 ft)

15.2 SPECIAL USE REGULATIONS

15.2.1 CAR WASH

Notwithstanding any previous provisions of Section 15.0 of this By-law, car wash may be erected, used or altered within the Village Commercial (C1) Zone provided such car wash is serviced by a public water supply system.

15.2.2 DWELLING UNITS

The following provisions apply where a part of a building used or intended for purposes of a commercial use in the Village Commercial (C1) Zone is designed, used, or intended for use as a dwelling unit:

- (a) Minimum Floor Area of a Dwelling Unit:



(i)	bachelor unit	40.0 m ² (431 ft ²)
(ii)	one bedroom unit	55.0 m ² (592 ft ²)
(iii)	two bedroom unit	65.0 m ² (700 ft ²)
(iv)	three bedroom unit	85.0 m ² (915 ft ²)

(b) Access:

Pedestrian access to each dwelling unit, other than an accessory dwelling unit, shall be provided from an adjacent street and shall be for the sole use of the occupants of the said dwelling unit and any other dwelling units located in the same building.

(c) Exception:

No building wherein gasoline, petroleum products or any other highly flammable, toxic, or explosive products are handled for commercial purposes shall have contiguous dwelling units. Where such dwelling units exist and a use changes to a use involving the aforementioned products, the said dwelling units shall cease to be occupied as dwelling units.

15.2.3 GARAGE, PUBLIC

In addition to previous provisions of Section 15.0 of this By-law, the following provisions shall apply to a public garage in the Village Commercial (C1) Zone:

(a)	maximum area for the open storage of motor vehicles	100.0 m ² (1,076 ft ²)
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15.2.4 GAS BARS

Notwithstanding any previous provisions of Section 15.0 of this By-law, a canopy, kiosk or pump island accessory to a gas bar or a motor vehicle service establishment may be erected, used or altered within the Village Commercial (C1) Zone provided such canopy, kiosk or pump island is located not closer than 4.5 metres (15 ft) from a lot line or 7.5 metres (25 ft) to a dwelling located on a separate lot.

15.2.5 MOTOR VEHICLE SERVICE ESTABLISHMENT

Notwithstanding any previous provisions of Section 15.0 of this By-law, the following provisions shall apply to a motor vehicle service establishment in the Village Commercial (C1) Zone:

(a)	MINIMUM LOT AREA	2,200.0 m ² (0.5 ac)
(b)	MINIMUM LOT FRONTAGE	
	(i) interior lot	45.0 m (148 ft)
	(ii) corner lot	55.0 m (180 ft)
(c)	MINIMUM LOT DEPTH	45.0 m (148 ft)



(d) MINIMUM SIDE YARD SETBACK

- | | |
|---|--|
| (i) where the yard abuts any Residential Zone | 6.0 m (20 ft) |
| (ii) interior lot | 4.5 m (15 ft) |
| (iii) corner lot | 18.0 m (59 ft) on the side abutting the road and 4.5 m (15 ft) on the other side |

(e) MINIMUM REAR YARD SETBACK 1.5 m (5 ft)

(f) MAXIMUM LOT COVERAGE 20%

15.2.6 OPEN STORAGE AS AN ACCESSORY USE

Notwithstanding any previous provisions of Section 15.0 of this By-law, open storage as an accessory use in the Village Commercial (C1) Zone shall:

- (a) be accessory to a motor vehicle sales establishment and located on the same lot therewith;
- (b) not be permitted, in the case of a corner lot, within any required exterior side yard;
- (c) not be permitted within any required side yard or required rear yard where such yard abuts any Residential or Institutional Zone;
- (d) not exceed twenty-five (25) percent of the total lot area of the lot on which it is located.

15.3 **EXCEPTIONS**15.3.1 (a) DEFINED AREA

C1-1 as shown on Schedule A, Map U-7

(b) PERMITTED USES

day nursery
 office, general
 office, professional
 parking lot
 store, convenience
 store, retail
 restaurant
 restaurant, drive-thru or take-out
 service shop
 dwelling units connected to and forming an integral part of a main building and located above the first storey to a maximum of two storeys



15.3.2 (a) DEFINED AREA

C1-2 as shown on Schedule A, Map U-7

(b) PERMITTED USES

accessory use
clinic
office, general
office, professional
parking lot
personal service establishment
store, convenience
store, retail
restaurant
restaurant, drive-thru or take-out
service shop
dwelling units connected to and forming an integral part of a main building
and located above the first storey to a maximum of two storeys

15.3.3 (a) DEFINED AREA

C1-3 as shown on Schedule A, Map U-1

(b) PERMITTED USES

day nursery
dwelling units connected to and forming an integral part of a main building
and located above the first storey to a maximum of two storeys

15.3.4 (a) DEFINED AREA

C1-4 as shown on Schedule A, Map U-1 and Map U-7

(b) PERMITTED USES

clinic
day nursery
institutional uses
offices, general or professional
personal service establishment
public authority office or building
service shop
store, convenience
store, retail

15.3.5 (a) DEFINED AREA

C1-5 as shown on Schedule A, Map U-7



(b) PERMITTED USES

place of recreation
all other permitted uses of the C1 zone

15.3.6 (a) DEFINED AREA

C1-6 as shown on Schedule A, Map U-7, to this By-law

(b) PERMITTED USES

The following are permitted uses within existing buildings only:

clinic
day nursery
institutional uses
offices, general or professional
personal service establishment
public authority office or building
service shop
store, convenience
store, retail

(c) MINIMUM LOT AREA 1,2000.0 m² (0. 29 ac)

15.3.7 (a) DEFINED AREA

C1-7 as shown on Schedule A, Map U-7, to this By-law

(b) PERMITTED USES

existing single detached dwelling
all other permitted uses of the C1 zone excluding a motor vehicle
sales establishment and a motor vehicle service establishment

15.3.8 (a) DEFINED AREA

C1-8 as shown on Schedule A, Key Map U-12

(b) PERMITTED USES

dwelling unit as an accessory use
all other permitted uses of the C1 zone

15.3.9 (a) DEFINED AREA

C1-9 as shown on Schedule A, Map U-1



(b) PERMITTED USES

basement apartment dwelling
all other permitted uses of the C1 Zone

(c) PARKING

Notwithstanding any other provision of this by-law, a total of twelve (12) parking spaces shall be required for the following uses:

Four apartment dwellings
Office uses with a gross floor area of
273.51 square metres (2,944.04 sq ft)
Retail uses with a gross floor area of
24.99 square metres (269 sq ft)

(d) PLANTING STRIPS

Notwithstanding any other provision of this by-law, the minimum width of a planting strip separating a parking area from a lot line shall be 0.8 metres for the southerly lot line and 0.3 metres for the northerly lot line.

15.3.10 (a) DEFINED AREA

C1-10 as shown on Schedule A, Map U-1

(b) PERMITTED USES

accessory use
animal clinic
bed and breakfast establishment
boarding house, rooming house, or tourist home
clinic
club, private
day nursery
dwelling units connected to and forming an integral part of a main building
and located above the first storey to a maximum of two storeys
financial institution
hotel, motel or tavern
office, general or professional
parking lot
personal service establishment
place of entertainment
restaurant
restaurant, drive-thru or take-out
service shop
store, convenience
store, retail
studio



- 15.3.11 (a) DEFINED AREA
- C1-11 as shown on Schedule 'A', Key Map U-9
- (b) PERMITTED USES
- accessory use
 animal clinic
 clinic
 day nursery
 dwelling units above the first storey
 financial institution
 office, general or professional;
 personal service establishment;
 place of entertainment;
 public authority office;
 restaurant;
 restaurant, take-out;
 store, convenience;
 store, retail;
 studio
- (c) Notwithstanding the permitted uses in 15.3.11, drive-thru facilities shall be prohibited.
- (d) GLENDON DRIVE (COUNTY ROAD 14) FRONTAGE
- (i) Percentage of lot frontage to include buildings 75%
- (e) MINIMUM FRONT YARD SETBACK 0.0 m
- (f) MAXIMUM FRONT YARD SETBACK FOR BUILDINGS
ALONG GLENDON DRIVE (COUNTY ROAD 14) 1.5 m (4.92 ft)
- (g) MINIMUM EXTERIOR SIDE YARD SETBACK 0.0 m
- (h) MINIMUM INTERIOR SIDE YARD SETBACK
- (i) where the yard abuts a residential zone 3.0 m (9.84 ft)
 (ii) where the yard abuts all other zones 1.5 m (4.92 ft)
- (i) MINIMUM REAR YARD SETBACK
- (i) where the yard abuts a residential zone 3.0 m (9.84 ft)
 (ii) where the yard abuts all other zones 1.5 m (4.92 ft)



(j) MINIMUM PARKING REQUIREMENT

1 space per 25 square metres of Gross Floor Area for all permitted commercial uses; save and except for all office uses, the parking standard for which shall be dictated by Section 4.0 of this By-law. The number of accessible parking spaces shall be dictated by Section 4.0 of this By-law.



HIGHWAY COMMERCIAL (C2) ZONE

The provisions of the Highway Commercial (C2) Zone shall apply to commercial development generally located in the periphery of the villages and hamlets of the Municipality.

16.1 GENERAL USE REGULATIONS

16.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Highway Commercial (C2) Zone except for the following purposes:

accessory use
 animal clinic
 building supply establishment
 car wash
 day nursery
 financial institution
 flea market
 garage, public
 garden centre
 gas bar
 hotel, motel or tavern
 market garden
 motor vehicle sales establishment
 motor vehicle service establishment
 place of entertainment
 place of recreation
 nursery
 office, general
 office, professional
 personal service establishment
 restaurant
 restaurant, drive-thru or take-out
 service shop
 store, convenience
 store, retail
 studio

16.1.2	<u>MINIMUM LOT AREA</u>	2,000.0 m ² (0.5 ac)
16.1.3	<u>MINIMUM LOT FRONTAGE</u>	30.0 m (98 ft)
16.1.4	<u>MINIMUM LOT DEPTH</u>	60.0 m (196 ft)



16.1.5 MINIMUM FRONT YARD SETBACK

- | | | |
|-----|--|----------------|
| (a) | in accordance with Section 4.18 of this By-law | |
| (b) | all other roads | 10.0 m (33 ft) |

16.1.6 MINIMUM SIDE YARD SETBACK

- | | | |
|-----|--------------|--|
| (a) | interior lot | 6.0 m (20 ft); |
| (b) | corner lot | 10.0 m (33 ft) on the side abutting the road and 6 m (20 ft) on the other side |

16.1.7 MINIMUM REAR YARD SETBACK

10.0 m (33 ft)

16.1.8 MAXIMUM LOT COVERAGE

35%

16.1.9 MAXIMUM HEIGHT

12.0 m (39.4 ft)

16.2 **SPECIAL USE REGULATIONS**

16.2.1 GARAGE, PUBLIC

In addition to previous provisions of Section 16.0 of this By-law, the following provisions shall apply to a public garage in the Highway Commercial (C2) Zone:

- | | | |
|-----|---|---|
| (a) | maximum area for the open storage of motor vehicles | 100.0 m ² (1,076 ft ²) |
|-----|---|---|

16.2.2 GAS BARS

Notwithstanding any previous provisions of Section 16.0 of this By-law, a canopy, kiosk or pump island accessory to a gas bar or a motor vehicle service establishment may be erected, used or altered within the Highway Commercial (C2) Zone provided such canopy, kiosk or pump island is located not closer than 4.5 metres (15 ft) from a lot line or 7.5 metres (25 ft) to a dwelling located on a separate lot.

16.2.3 MOTOR VEHICLE SERVICE ESTABLISHMENT

Notwithstanding any previous provisions of Section 16.0 of this By-law, the following provisions shall apply to a motor vehicle service establishment in the Highway Commercial (C2) Zone:

- | | | |
|-----|------------------|---------------------------------|
| (a) | MINIMUM LOT AREA | 2,200.0 m ² (0.5 ac) |
|-----|------------------|---------------------------------|



- | | | |
|-----|---|--|
| (b) | MINIMUM LOT FRONTAGE | |
| | (i) interior lot | 45.0 m (148 ft) |
| | (ii) corner lot | 55.0 m (180 ft) |
| (c) | MINIMUM LOT DEPTH | 45.0 m (148 ft) |
| (d) | MINIMUM SIDE YARD SETBACK | |
| | (i) where the yard abuts any Residential Zone | 6.0 m (20 ft) |
| | (ii) interior lot | 4.5 m (15 ft) |
| | (iii) corner lot | 18.0 m (59 ft) on the side abutting the road and 4.5 m (15 ft) on the other side |
| (e) | MINIMUM REAR YARD SETBACK | 1.5 m (5 ft) |
| (f) | MAXIMUM LOT COVERAGE | 20% |

16.2.4 OPEN STORAGE AS AN ACCESSORY USE

Notwithstanding any previous provisions of Section 16.0 of this By-law, open storage as an accessory use in the Highway Commercial (C2) Zone shall:

- (a) be accessory to a motor vehicle sales establishment and located on the same lot therewith;
- (b) not be permitted, in the case of a corner lot, within any required exterior side yard;
- (c) not be permitted within any required side yard or required rear yard where such yard abuts any Residential or Institutional Zone;
- (d) not exceed twenty-five (25) percent of the total lot area of the lot on which it is located.

16.3 **EXCEPTIONS**

16.3.1 (a) DEFINED AREA

C2-1 as shown on Schedule A, Map 31

(b) PERMITTED USES

gas bar
motor vehicle service establishment

16.3.2 (a) DEFINED AREA

C2-2 as shown on Schedule A, Map U-10

(b) PERMITTED USES

light industrial use related to the refurbishing of curling stones
all other permitted uses of the C2 zone

16.3.3 (a) DEFINED AREA

C2-3 as shown on Schedule A, Map U-9

(b) PERMITTED USES

clinic
club, private
funeral home
library
parking lot
all other permitted uses of the C2 zone

(c) MINIMUM LOT AREA 930.0 m² (0.23 ac)

(d) MINIMUM LOT FRONTAGE 15.0 m (49.2 ft)

(e) MINIMUM INTERIOR SIDE YARD SETBACK

(i) where the yard abuts any Residential Zone 6.0 m (20 ft)

(ii) where the yard abuts any Non-Residential Zone other than a Commercial Zone 3.0 m (9.8 ft)

(iii) where the yard abuts any Commercial Zone 0 m (0 ft)

(f) MAXIMUM LOT COVERAGE 50%

16.3.4 (a) DEFINED AREA

C2-4 as shown on Schedule A, Map 87

(b) PERMITTED USES

animal clinic
clinic
day nursery



financial institution
funeral home
garden centre
gas bar
hotel, motel or tavern
motor vehicle service establishment
office, general
office, professional
parking lot
personal service establishment
place of recreation
restaurant
restaurant, drive-thru or take-out
school, private
service shop
store, convenience
store, retail

16.3.5 (a) DEFINED AREA

C2-5 as shown on Schedule A, Map U-8

(b) PERMITTED USES

self storage establishment
all other permitted uses of the C2 zone

16.3.6 (a) DEFINED AREA

C2-6 as shown on Schedule A, Key Map 64

(b) PERMITTED USES

light industrial use (restricted to the assembly of swimming pools)
outside storage (maximum of 20% of total area)
all other permitted uses of the C2 zone

16.3.7 (a) DEFINED AREA

C2-7 as shown on Schedule A, Key Map 15

(b) PERMITTED USES

fuel depot
all other permitted uses of the C2 zone

(c) PERMITTED BUILDINGS AND STRUCTURES

Save as hereinafter specifically permitted, only buildings and structures as the same existed on January 1, 2007 are permitted; and, without



the generality of the foregoing, the concrete slab structure with a side yard setback of 0.08 metres and an exterior side yard setback of 5.71 metres and located immediately to the south of the metal clad building which existed on January 1, 2007 as identified on the survey dated August 23, 2005 prepared by Callon Dietz OLS, shall remain roofless and without walls and shall only be used in a manner that is incidental, subordinate and exclusively devoted to the existing loading space to which it is adjacent, notwithstanding the foregoing:

- (i) additions to such existing buildings and structures for which a building permit is not required are permitted;
- (ii) structures for which a building permit is not required are permitted; and
- (iii) in the case of a redevelopment that involves the removal of all such existing buildings and structures, new buildings and structures which comply with the regulations of this By-law applicable to the Highway Commercial (C2) Zone are permitted.

16.3.8 (a) DEFINED AREA

C2-8 as shown on Schedule A, Key Map U-8

(b) PERMITTED USES

industrial use, light
all other permitted uses of the C2 zone

16.3.9 (a) DEFINED AREA

C2-9 as shown on Schedule A, Key Map U-8

- (b) MAXIMUM LOT COVERAGE 40%

16.3.10 (a) DEFINED AREA

C2-10 as shown on Schedule "A", Key Map U-5

(b) PERMITTED USES

Self storage establishment
all other permitted uses of the C2 zone

(c) SETBACK FROM SENSITIVE LAND USES

The following land uses shall not be permitted within 91.44 metres (300 feet) of the agricultural and open space strip legally described as Part



of Lot 6, Concession 1 (geographic Township of Delaware) and as Part 10 on Reference Plan 33R-14639:

Car wash

Drive-thru, including but not limited to those associated with a restaurant or financial institution

Garage, public

Gas bar

Motor vehicle sales establishment

Motor vehicle service establishment



OFFICE PARK COMMERCIAL (C3) ZONE

The provisions of the Office Park Commercial (C3) Zone shall apply to office park commercial development generally located in the periphery of the villages in the Municipality.

17.1 GENERAL USE REGULATIONS

17.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Office Commercial (C3) Zone except for the following purposes:

accessory use
 clinic
 laboratory
 office, general
 office, professional
 personal service establishment
 store, convenience

17.1.2 MINIMUM LOT AREA 2,000.0 m² (0.5 ac)

17.1.3 MINIMUM LOT FRONTAGE 30.0 m (98 ft)

17.1.4 MINIMUM LOT DEPTH 60.0 m (196 ft)

17.1.5 MINIMUM FRONT YARD SETBACK

(a) in accordance with Section 4.18 of this By-law
 (b) all other roads 10.0 m (33 ft)

17.1.6 MINIMUM SIDE YARD SETBACK

(a) interior lot 6.0 m (20 ft)
 (b) corner lot 10.0 m (33 ft) on the side abutting the road and 6.0 m (20 ft) on the other side

17.1.7 MINIMUM REAR YARD SETBACK 10.0 m (33 ft)

17.1.8 MAXIMUM LOT COVERAGE 35%

17.1.9 MAXIMUM HEIGHT 12.0 m (39 ft)



17.2 SPECIAL USE REGULATIONS

17.3 EXCEPTIONS

17.3.1 (a) DEFINED AREA

C3-1 as shown on Schedule A, U-7

(b) PERMITTED USES

laboratory
all other permitted uses of the C3 zone

- | | |
|---|----------------|
| (c) <u>MINIMUM LOT FRONTAGE</u> | 27.3 m (90 ft) |
| (d) <u>MINIMUM INTERIOR SIDE YARD SETBACK</u> | 3.0 m (20 ft) |
| (e) <u>MINIMUM REAR YARD SETBACK</u> | 4.2 m (14 ft) |

17.3.2 (a) DEFINED AREA

C3-2 as shown on Schedule 'A', Key Map U-7, to this By-law

(b) PERMITTED USES

accessory use
clinic
laboratory
office, general
office, professional

- | | |
|---------------------------------------|---------------|
| (c) <u>MINIMUM FRONT YARD SETBACK</u> | 6.0 m (20 ft) |
| (d) <u>MAXIMUM FRONT YARD SETBACK</u> | 7.0 m (23 ft) |



LIGHT INDUSTRIAL (M1) ZONE

The provisions of the Light Industrial (M1) Zone shall generally apply to light industrial development located in the periphery of the villages of the Municipality.

18.1 GENERAL USE REGULATIONS

18.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Light Industrial (M1) Zone except for the following purposes:

accessory use
 industrial use, light
 laboratory
 office as an accessory use
 open storage as an accessory use
 retail store as an accessory use
 warehouse

18.1.2 MINIMUM LOT AREA 3,000 m² (0.75 ac)

18.1.3 MINIMUM LOT FRONTAGE 25.0 m (82 ft)

18.1.4 MINIMUM FRONT YARD SETBACK

(a) in accordance with Section 4.18 of this By-law
 (b) all other roads 12.0 m (39 ft)

18.1.5 MINIMUM SIDE YARD SETBACK

(a) corner lot 12.0 m (39 ft) on the side abutting the road and 6.0 m (20 ft) on the other side
 (b) where the yard abuts any Residential or an Institutional Zone 12.0 m (39 ft)
 (c) all other cases 6.0 m (20 ft)

18.1.6 MINIMUM REAR YARD SETBACK

(a) where the yard abuts any Residential Zone or an Institutional Zone 12.0 m (39 ft)
 (b) all other cases 6.0 m (20 ft)



18.1.7 MAXIMUM LOT COVERAGE 35%

18.1.8 MAXIMUM HEIGHT 12.0 m (39.4 ft)

18.1.9 YARDS ABUTTING A RAILWAY RIGHT-OF-WAY

Notwithstanding Sections 18.1.5 and 18.1.6 of this By-law, where a lot zoned Light Industrial (M1) abuts a railway right-of-way, no yard shall be required along the lot line abutting the said railway right-of-way.

18.2 SPECIAL USE REGULATIONS

18.2.1 LIGHT INDUSTRIAL USES

Notwithstanding any previous provisions of Section 18.0 of this By-law, if a public water supply system is not available, a light industrial use shall not be permitted in the Light Industrial (M1) Zone unless it is a dry industrial use.

18.2.2 OPEN STORAGE AS AN ACCESSORY USE

Notwithstanding any previous provisions of Section 18.0 of this By-law, open storage as an accessory use, in the Light Industrial (M1) Zone, shall:

- (a) not be permitted within any front yard or, in the case of a corner lot, within any exterior side yard;
- (b) not be permitted within any side yard abutting any Residential Zone or Institutional Zone;
- (c) not exceed twenty-five percent (25%) of the total lot area of the lot on which it is located.

18.2.3 RETAIL STORE AS AN ACCESSORY USE

In addition to previous provisions of Section 18.0 of this By-law, a retail store as an accessory use in the Light Industrial (M1) Zone shall:

- (a) be located in or erected within 2.0 metres (7 ft) of the main building;
- (b) not exceed ten percent (10%) of the total floor area of the main building.



18.3 EXCEPTIONS

18.3.1 (a) DEFINED AREA

M1-1 as shown on Schedule A, Map 87

(b) PERMITTED USES

contractor's yard
office as an accessory use
open storage as an accessory use
warehouse

18.3.2 (a) DEFINED AREA

M1-2(h-3) as shown on Schedule A, Map U-5

(b) PERMITTED USES

The following uses in addition to the list of permitted uses in subsection 16.1.1:

contractor's yard or shop
machine shop
service shop

(c) MINIMUM LOT FRONTAGE 0 m

18.3.3 (a) DEFINED AREA

M1-3 as shown on Schedule A, Map U-5

(b) PERMITTED USES

The following uses in addition to the list of permitted uses in subsection 16.1.1:

existing dwelling

(c) MINIMUM LOT AREA 1,870 m² (0.46 ac)



GENERAL INDUSTRIAL (M2) ZONE

The provisions of the General Industrial (M2) Zone shall generally apply to industrial development located in the periphery of the villages and limited rural areas of the Municipality.

19.1 GENERAL USE REGULATIONS

19.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the General Industrial (M2) Zone except for the following purposes:

accessory use
bulk sales establishment
contractor's yard or shop
fuel depot
garage, public
industrial use, general
machine shop
office as an accessory use
open storage as an accessory use
retail store as an accessory use
sawmill
service shop
truck terminal
warehouse

19.1.2 MINIMUM LOT AREA

- | | |
|---|---------------------------------|
| (a) where a public water supply <u>and</u> public sanitary sewage systems are not available | 3,000.0 m ² (0.8 ac) |
| (b) where a public water supply <u>or</u> public sanitary sewage system is available | 1,800.0 m ² (0.4 ac) |
| (c) where a public water supply <u>and</u> public sanitary sewage systems are available | 1,400.0 m ² (0.3 ac) |

19.1.3 MINIMUM LOT FRONTAGE

25.0 m (82 ft)

19.1.4 MINIMUM FRONT YARD SETBACK

- | | |
|--|----------------|
| (a) in accordance with Section 4.18 of this By-law | |
| (b) all other roads | 12.0 m (39 ft) |

**19.1.5 MINIMUM SIDE YARD SETBACK**

- | | |
|--|--|
| (a) corner lot | 12.0 m (39 ft) on the side abutting the road and 6 m (20 ft) on the other side |
| (b) where the yard abuts any Residential Zone, any Agricultural Zone used for the purpose of a single detached dwelling or an Institutional Zone | 12.0 m (39 ft) |
| (c) all other cases | 6.0 m (20 ft) |

19.1.6 MINIMUM REAR YARD SETBACK

- | | |
|--|----------------|
| (a) where the yard abuts any Residential Zone, any Agricultural Zone used for the purpose of a single detached dwelling or an Institutional Zone | 12.0 m (39 ft) |
| (b) all other cases | 6.0 m (20 ft) |

19.1.7 MAXIMUM LOT COVERAGE 35%**19.1.8 MAXIMUM HEIGHT** 12.0 m (39.4 ft)**19.1.9 YARDS ABUTTING A RAILWAY RIGHT-OF-WAY**

Notwithstanding Section 19.1.5 and Section 19.1.6 of this By-law, where a lot zoned General Industrial (M2) abuts a railway right-of-way, no yard shall be required along the lot line abutting the said railway right-of-way.

19.2 SPECIAL USE REGULATIONS**19.2.1 INDUSTRIAL USES**

Notwithstanding any previous provisions of Section 19.0 of this By-law, if a public water supply system is not available, a general industrial use shall not be permitted in the General Industrial (M2) Zone unless it is a dry industrial use.

19.2.2 OPEN STORAGE AS AN ACCESSORY USE

Notwithstanding any previous provisions of Section 19.0 of this By-law, open storage as an accessory use in the General Industrial (M2) Zone shall:

- (a) not be permitted within any front yard or, in the case of a corner lot, within any exterior side yard;



- (b) not be permitted within any side yard abutting any Residential Zone, any Agricultural Zone used for the purpose of a single detached dwelling or an Institutional Zone;
- (c) not exceed fifty percent (50%) of the total lot area of the lot on which it is located.

19.2.3 RETAIL STORE AS AN ACCESSORY USE

In addition to the previous provisions of Section 19.0 of this By-law, a retail store as an accessory use in the General Industrial (M2) Zone shall:

- (a) be located in the main building;
- (b) not exceed twenty-five percent (25%) of the total floor area of the main building.

19.3 **EXCEPTIONS**

19.3.1 (a) DEFINED AREA

M2-1 as shown on Schedule A, Map U-5

(b) PERMITTED USES

dry industrial use related to agricultural products
office as an accessory use
open storage as an accessory use not exceeding 465 m² (5,005 ft²)

19.3.2 (a) DEFINED AREA

M2-2 as shown on Schedule A, Maps U-9

(b) PERMITTED USES

any use existing as of the date of the passing of this By-law

19.3.3 (a) DEFINED AREA

M2-3 as shown on Schedule A, Map U-5

(b) PERMITTED USE RESTRICTIONS

conservation use
forestry use

(c) PROHIBITED USES

Notwithstanding Section 17.0, no buildings or structures or open storage shall be permitted.



19.3.4 (a) DEFINED AREA

M2-4 as shown on Schedule 'A', Key Map 43

(b) PERMITTED USES

Notwithstanding any other provisions of this by-law, a Motor Vehicle Sales Establishment shall be permitted as an accessory use

All other permitted uses of the M2 zone.



FARM INDUSTRIAL (M3) ZONE

The provisions of the Farm Industrial (M3) Zone shall generally apply to farm related industrial development located in the rural areas of the Municipality.

20.1 GENERAL USE REGULATIONS

20.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Farm Industrial (M3) Zone except for the following purposes:

accessory use
 abattoir
 animal hospital
 agricultural processing establishment
 agricultural sales establishment
 dog kennel
 grain handling facility
 farm equipment sales and service
 livestock sales and marketing yard
 market garden
 office as an accessory use
 open storage as an accessory use
 retail store as an accessory use
 tile drainage contractor

20.1.2 MINIMUM LOT AREA 3,000 m² (0.75 ac)

20.1.3 MINIMUM LOT FRONTAGE 25.0 m (82 ft)

20.1.4 MINIMUM FRONT YARD SETBACK

(a) in accordance with Section 4.18 of this By-law
 (b) all other roads 20.0 m (66 ft)

20.1.5 MINIMUM SIDE YARD SETBACK

(a) corner lot 20.0 m (66 ft) on the side abutting the road and 6.0 m (20 ft) on the other side
 (b) where the yard abuts an Agricultural Zone used solely for residential purposes or an Institutional Zone 15.0 m (49 ft)
 (c) all other cases 6.0 m (20 ft)

**20.1.6 MINIMUM REAR YARD SETBACK**

- | | |
|---|----------------|
| (a) where the yard abuts an Agricultural Zone used solely for residential purposes or an Institutional Zone | 12.0 m (39 ft) |
| (b) all other cases | 6.0 m (20 ft) |

20.1.7 MAXIMUM LOT COVERAGE 35%**20.1.8 MAXIMUM HEIGHT** 12.0 m (39.4 ft)**20.1.9 YARDS ABUTTING A RAILWAY RIGHT-OF-WAY**

Notwithstanding Sections 20.1.5 and 20.1.6 of this By-law, where a lot zoned Farm Industrial (M3) abuts a railway right-of-way, no yard shall be required along the lot line abutting the said railway right-of-way.

20.2 SPECIAL USE REGULATIONS**20.2.1 GRAIN HANDLING FACILITY**

Notwithstanding Sections 20.1.4, 20.1.5 and 20.1.6 of this By-law, a grain handling facility located in the Farm Industrial (M3) Zone shall be setback a minimum of 150.0 metres (492 ft) from all lot lines.

20.2.2 OPEN STORAGE AS AN ACCESSORY USE

Notwithstanding any previous provisions of Section 20.0 of this By-law, open storage as an accessory use, in the Farm Industrial (M3) Zone, shall:

- (a) not be permitted within a front yard or, in the case of a corner lot, within an exterior side yard;
- (b) not be permitted within any side yard abutting an Agricultural Zone used solely for the purpose of a single detached dwelling or an Institutional Zone;
- (c) not exceed seventy-five percent (75%) of the total lot area of the lot on which it is located.

20.2.3 RETAIL STORE AS AN ACCESSORY USE

In addition to previous provisions of Section 20.0 of this By-law, a retail store as an accessory use in the Farm Industrial (M3) Zone shall:

- (a) be located in or erected within 2.0 metres (6.6 ft) of the main building;
- (b) not exceed ten percent (10%) of the total floor area of the main building.



20.3 EXCEPTIONS

20.3.1 (a) DEFINED AREA

M3-1 as shown on Schedule A, Map 40

(b) PROHIBITED USE

open storage as an accessory use

20.3.2 (a) DEFINED AREA

M3-2 as shown on Schedule A, Map 82

(b) PERMITTED USES

contractor's yard or shop
fuel depot
truck terminal
all other permitted uses of the M3 zone

20.3.3 (a) DEFINED AREA

M3-3 as shown on Schedule A, Map 73

(b) PERMITTED USES

accessory use
animal hospital
agricultural sales establishment
farm equipment sales and service
market garden
office as an accessory use
open storage as an accessory use
retail store as an accessory use



EXTRACTIVE INDUSTRIAL (M4) ZONE

The provisions of the Extractive Industrial (M4) Zone shall generally apply to aggregate extraction related development generally located in the rural areas of the Municipality.

21.1 GENERAL USE REGULATIONS

21.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Extractive Industrial (M4) Zone except for the following purposes:

accessory use
 aggregate storage
 aggregate use
 agricultural use
 asphalt plant, portable
 concrete batching plant
 forestry use
 pit
 quarry
 wayside pit

21.1.2 MINIMUM FRONT YARD SETBACK

- | | | |
|-----|--|----------------|
| (a) | in accordance with Section 4.18 of this By-law | |
| (b) | all other roads | 20.0 m (66 ft) |

21.1.3 MINIMUM SIDE YARD SETBACK

- | | | |
|-----|---|--|
| (a) | corner lot | 20.0 m (66 ft) on the side abutting the road and 6.0 m (20 ft) on the other side |
| (b) | where the yard abuts any Agricultural Zone used solely for the purpose of a single detached dwelling or an Institutional Zone | 15.0 m (49 ft) |
| (c) | all other cases | 10.0 m (33 ft) |

21.1.4 MINIMUM REAR YARD SETBACK

- | | | |
|-----|---|----------------|
| (a) | where the yard abuts any Agricultural Zone used solely for the purpose of a single detached dwelling or an Institutional Zone | 12.0 m (39 ft) |
|-----|---|----------------|



- (b) all other cases 6.0 m (20 ft)

21.1.5 MAXIMUM HEIGHT 15.0 m (49 ft)

21.2 SPECIAL USE REGULATIONS

21.2.1 AGRICULTURAL USE

Notwithstanding any previous provisions of Section 21.0 of this By-law, the minimum lot area, lot frontage, setbacks, maximum lot coverage, front yard depth, side yard width, and rear yard depth for buildings and structures for an agricultural use shall be in accordance with the zone requirements of Section 5.0.

21.2.2 ASPHALT PLANTS AND CONCRETE BATCHING PLANTS

In addition to previous provisions of Section 21.0 of this By-law, the following provisions shall also apply to asphalt plants and concrete batching plants in the Extractive Industrial (M4) Zone:

- (a) MINIMUM LOT AREA 5.0 hectares (12 ac)
- (b) MAXIMUM LOT COVERAGE 20%
- (c) MINIMUM SIDE YARD AND REAR YARD SETBACKS
- (i) an Agricultural Zone used solely for purpose of a single detached dwelling or an Institutional Zone 90.0 m (295 ft)
- (ii) all other cases 30.0 m (98 ft)

21.2.3 MINIMUM SEPARATION DISTANCE FOR A PIT OR PRODUCT STOCKPILE

In addition to previous provisions of Section 21.0 of this By-law, no pit or product stockpile shall be located closer to:

- (a) an Agricultural Zone used solely for the purpose of a single detached dwelling or an Institutional Zone 90.0 m (295 ft)
- (b) the edge of a road allowance than 30.0 m (98 ft)
- (c) a lot line than 15.0 m (49 ft)



21.3 EXCEPTIONS

21.3.1 (a) DEFINED AREA

M4-1 as shown on Schedule A, Map 77 and Map 78

(b) PERMITTED USES

accessory use
agricultural use
aggregate storage
asphalt plant, portable
forestry use
pit
recycling facility
wayside pit

21.3.2 (a) DEFINED AREA

M4-2 as shown on Schedule A, Map 67

(b) PERMITTED USES

accessory use
aggregate storage
aggregate use
asphalt plant, portable
pit

21.3.3 (a) DEFINED AREA

M4-3 as shown on Schedule A, Map 67

(b) PROHIBITED USE

asphalt plant, portable
concrete batching plant

21.3.4 (a) DEFINED AREA

M4-4 as shown on Schedule A, Map 78

(b) MINIMUM SEPARATION DISTANCE FOR A PIT OR PRODUCT STOCKPILE

- (i) 0 metres (0 ft) from a lot line along the westerly lot line from the southwest corner of the subject property running north along the westerly lot line for a distance of 183.0 metres (600 ft);



(ii) 0 m. (0 ft.) from a lot line along the southeasterly lot line from a point located 158.0 metres (518 ft) east of the southwesterly corner of the subject property running northeast along the northeasterly lot line for a distance of 142.0 metres (465 ft);

(iii) 0 metres (0 ft) from a lot line along the southerly lot line from the southeast corner of the subject property running west along the southerly lot line for a distance of 309.0 metres (1,013 ft).

21.3.5 (a) DEFINED AREA

M4-5 as shown on Schedule A, Map 31

(b) PERMITTED USES

existing trucking business primarily devoted to the trucking of aggregate
existing dwelling
all other permitted uses of the M4 zone

21.3.6 (a) DEFINED AREA

M4-6 as shown on Schedule A, Map 78

(b) PERMITTED USES

single detached dwelling
all other permitted uses of the M4 zone

21.4 TEMPORARY USES



INSTITUTIONAL (I) ZONE

The provisions of the Institutional (I) Zone shall generally apply to institutional development generally located in the urban and rural areas of the Municipality.

22.1 GENERAL USE REGULATIONS

22.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Institutional (I) Zone except for the following purposes:

accessory use
cemetery
clinic
club, private
community centre
day nursery
funeral home
institutional use
nursing home
park, public
place of worship
retirement home
school, public or private
dwelling unit as an accessory use

22.1.2 MINIMUM LOT AREA 3,000.0 m² (0.75 ac)

22.1.3 MINIMUM LOT FRONTAGE 30.0 m (98 ft)

22.1.4 MINIMUM LOT DEPTH 60 m (197 ft)

22.1.5 MINIMUM FRONT YARD SETBACK

(a) in accordance with Section 4.18 of this By-law
(b) all other roads 10.0 m (33 ft)

22.1.6 MINIMUM SIDE YARD SETBACK

(a) corner lot 10.0 m (33 ft) on the side abutting the road and 4.5 m (15 ft) on the other side

(b) interior lot 4.5 m (15 ft)

22.1.7 MINIMUM REAR YARD SETBACK 9.0 m (30 ft)



22.1.8 MAXIMUM LOT COVERAGE 35%

22.1.9 MAXIMUM HEIGHT 12.0 m (39.4 ft)

22.2 SPECIAL USE REGULATIONS

22.2.1 DWELLING UNIT AS AN ACCESSORY USE

In addition to previous provisions of Section 22.0 of this By-law, a dwelling unit as an accessory use in the Institutional (I) Zone shall comply to the following:

- (a) have a minimum floor area of 65 m² (700 ft²);
- (b) be located within or be contiguous to the main building;
- (c) be above or to the rear of the main building;
- (d) be used as the residence of the owner or operator, or an employee of the owner or operator of the main use which it is accessory to;
- (e) not exceed twenty-five percent (25%) of the total floor area of the main building in which it is located.

22.3 EXCEPTIONS

22.3.1 (a) DEFINED AREA

I-1 as shown on Schedule A, Map U-7 and Map 49

(b) PERMITTED USES

accessory use
day nursery
park, public
place of worship
dwelling unit as an accessory use

22.3.2 (a) DEFINED AREA

I-2 as shown on Schedule A, Key Map U-12

(b) PERMITTED USES

store, retail
all other permitted uses of the I zone

(c) PLANTING STRIPS

Notwithstanding Section 4.13(b) (i) of this By-law, a Planting Strip shall be required along the property line abutting 5184 Egremont Drive.

(d) PARKING LOT

For the purposes of the defined area, Section 4.26 (j) (iii) of this By-law shall not apply.

22.3.3 (a) DEFINED AREA

I-3 as shown on Schedule A, Key Map 91

(b) PERMITTED USES

Accessory uses may include:

i) the temporary storage of vehicles, provided that:

- storage of vehicles, including unlicensed vehicles, shall be permitted only if they are not in a derelict condition;
- no vehicle shall be stored on the site for more than seven (7) months; and
- the area dedicated to the temporary storage of vehicles shall be limited to that portion of the land described as Part 1 on Reference Plan 33R-17093.

ii) housing for the full-time staff members.

22.3.4 (a) DEFINED AREA

I-4 as shown on Schedule 'A', Key Map U-7

(b) MINIMUM INTERIOR SIDE YARD SETBACK 2.0 m (6.56 ft)

(c) MINIMUM REAR YARD SETBACK 2.0 m (6.56 ft)

22.3.5 (a) DEFINED AREA

I-5 as shown on Schedule 'A', Key Map 1

(b) MINIMUM LOT AREA 4.05 ha (10.01 ac)

(c) MINIMUM LOT FRONTAGE 253.1 metres (830.4 ft)

(d) MINIMUM FRONT YARD SETBACK

as it existed on October 16, 2013



22.3.6 (a) DEFINED AREA

I-6 as shown on Schedule 'A', Key Map U-7

(b) PERMITTED USES

day nursery
dwelling unit as a stand-alone use



PARKS AND RECREATION (PR) ZONE

The provisions of the Parks and Recreation (PR) Zone shall generally apply to active recreational development generally located in the rural and urban areas of the Municipality.

23.1 GENERAL USE REGULATIONS

23.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Parks and Recreation (PR) Zone except for the following purposes:

accessory use
club, private
conservation use
forestry use
golf course
park, public or private
place of recreation

23.1.2 MINIMUM FRONT YARD SETBACK

- | | | |
|-----|--|----------------|
| (a) | in accordance with Section 4.18 of this By-law | |
| (b) | all other roads | 10.0 m (33 ft) |

23.1.3	<u>MINIMUM SIDE YARD SETBACK</u>	10.0 m (33 ft)
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23.1.4	<u>MINIMUM REAR YARD SETBACK</u>	7.5 m (25 ft)
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23.1.5	<u>MAXIMUM LOT COVERAGE</u>	20%
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23.1.6	<u>MAXIMUM HEIGHT</u>	12.0 m (39 ft)
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23.2 SPECIAL USE REGULATIONS

21.2.1 CAMPGROUND USES

Where in the Parks and Recreation (PR) Zone campgrounds are a permitted use, in addition to the previous provisions of Section 21.0 of this By-law, the following provisions shall apply to such campground use:

There shall be a minimum front yard setback and a minimum exterior side yard setback of 6.0 metres (19.8 ft) with respect to the location of any park model trailer or mobile home.

There shall be a minimum side yard setback and a minimum rear yard setback of 1.5 metres (4.9 ft) with respect to the location of any park model trailer or mobile home.



23.3 EXCEPTIONS

23.3.1 (a) DEFINED AREA

PR-1 as shown on Schedule A, Map 78

(b) PERMITTED USES

accessory use
agricultural use, excluding buildings and structures
park, public or private

23.3.2 (a) DEFINED AREA

PR-2 as shown on Schedule A, Map 80

(b) PERMITTED USES

agricultural use, excluding buildings and structures
conservation use
golf driving range use
park, public or private

23.3.3 (a) DEFINED AREA

PR-3 as shown on Schedule A, Map 67

(b) PERMITTED USES

campground
park, public or private

(c) HOLDING SYMBOL

To ensure orderly development of the land known as Part of Lot 1, Concession 2 (geographic Township of Lobo), Municipality of Middlesex Centre and known municipally as 22790 Amiens Road, the “(h-7)” holding symbol shall provide development: within 30.5 metres of the Oxbow Road streetline; and, within 13.4 metres of the Amiens Road streetline.

The “(h-7)” holding symbol shall not be removed until EITHER a 9.2 metre wide band of “dense forest” OR an “evergreen vegetative barrier” of 3.1 metre minimum height is provided along the Oxbow Road streetline and the Amiens Road streetline.

It being noted that:

- each road is independent of the other for development to take place;



- “dense forest” shall mean a forest made of coniferous and deciduous trees, underbrush and other undisturbed and unmaintained vegetation that has a canopy with at-least a 90% coverage and no less than 9.3 metres in height; and,
- “coniferous vegetative barrier” shall mean a barrier comprising of evergreen plant vegetation species that is a minimum of 3.1 metres in height, providing a year-around barrier screen.

(d) VEGETATIVE BUFFER

The provision of a 9.2 metre wide band of “dense forest” OR an “evergreen vegetative barrier” of 3.1 metre shall be maintained at all times once development is located within 30.5 metres of the Oxbow Road streetline, and within 13.4 m of the Amiens Road streetline.

23.3.4 (a) DEFINED AREA

PR-4 as shown on Schedule A, Map 84

(b) PERMITTED USES

accessory use
motor vehicle race track

23.3.5 (a) DEFINED AREA

PR-5 as shown on Schedule A, Map 68

(b) PERMITTED USES

golf course
buildings, structures and uses accessory to the permitted use including a club house, existing single detached dwelling, practice range, maintenance and storage buildings, carpaths, bridge crossings, parking lot and driveway circulation system
temporary clubhouse during the initial years of operation pending the construction of the permanent clubhouse
agriculture
pit and quarry

23.3.6 (a) DEFINED AREA

PR-6 as shown on Schedule A, Map 74

(b) PERMITTED USES

accessory use
agricultural use



conservation use
forestry use
public park
golf course, excluding a golf driving range
single detached dwelling

23.3.7 (a) DEFINED AREA

PR-7 as shown on Schedule A, Map 67

(b) PERMITTED USES

existing single detached dwelling
accessory use

23.3.8 (a) DEFINED AREA

PR-8 as shown on Schedule A, Key Map 85, to this By-law

(b) MINIMUM DISTANCE SEPARATION

Notwithstanding Section 4.17 of this By-law, all uses of the PR zone are permitted within the PR-8 zone, save and except for the area legally described as Part 1 on Reference Plan 33R-17591. This area shall only be used as a landscaped buffer area.

23.3.9 (a) DEFINED AREA

PR-9 as shown on Schedule "A", Key Map 69

(b) PERMITTED USES

one single-detached dwelling as an accessory use
all other permitted uses of the PR zone

(c) SETBACK REQUIREMENTS FOR A SINGLE-DETACHED DWELLING AS AN ACCESSORY USE

Notwithstanding any other provisions of this by-law, the setback requirements for single-detached dwellings contained within the Agricultural (A1) zone shall apply for locating a single-detached dwelling as an accessory use on the land.



OPEN SPACE (OS) ZONE

The provisions of the Open Space (OS) Zone shall generally apply to passive recreational development generally located in the rural and urban areas of the Municipality.

24.1 GENERAL USE REGULATIONS

24.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Open Space (OS) Zone except for the following purposes:

accessory use
 agricultural use, excluding buildings and structures
 conservation use
 forestry use
 nursery
 park, public or private

24.1.2 MINIMUM FRONT YARD SETBACK

- | | | |
|-----|--|----------------|
| (a) | in accordance with Section 4.18 of this By-law | |
| (b) | all other roads | 10.0 m (33 ft) |

24.1.3	<u>MINIMUM SIDE YARD SETBACK</u>	10.0 m (33 ft)
--------	----------------------------------	----------------

24.1.4	<u>MINIMUM REAR YARD SETBACK</u>	7.5 m (25 ft)
--------	----------------------------------	---------------

24.1.5	<u>MAXIMUM HEIGHT</u>	12.0 m (39 ft)
--------	-----------------------	----------------

24.1.6	<u>MAXIMUM LOT COVERAGE</u>	20%
--------	-----------------------------	-----

24.2 SPECIAL USE REGULATIONS

24.3 EXCEPTIONS

24.3.1 (a) DEFINED AREA

OS-1 as shown on Schedule A, Map U-9

(b) PERMITTED USES

private park having no commercial use
 public use

24.3.2 (a) DEFINED AREA

OS-2 as shown on Schedule A, Map U-5

(b) PERMITTED USE

any use existing as of the date of the passing of this By-law

24.3.3 (a) DEFINED AREA

OS-3 as shown on Schedule A, Map U-12

(b) PERMITTED USES

silviculture, forest, woodlot or wildlife management, or harvesting activities consistent with the County of Middlesex Tree Cutting By-law and consistent with the recommendations of the Development Assessment Report (DAR) prepared by BioLogic dated October 2001, with an addendum dated May 20, 2003 and the DAR Peer Review Report prepared by ESG International, dated June 12, 2003.

(c) LOT FRONTAGE

0 m (0 ft)

24.3.4 (a) DEFINED AREA

OS-4 as shown on Schedule A, Map 74

(b) PERMITTED USES

golf course, excluding a golf driving range
all other permitted uses of the OS zone

24.3.5 (a) DEFINED AREA

OS (h-4) as shown on Schedule A, Map 75

(b) HOLDING SYMBOL

The precondition for the removal of the '(h-4)' holding symbol shall be that a development agreement be registered against the title of the subject lands to address issues including, but not necessarily limited to, construction details, maintenance, and ownership of the walkway; and furthermore that a subdivision agreement be registered against the title of the lands described as South Part of Lot 13, Concession 6 (geographic Township of London), City of London.



24.3.6 (a) DEFINED AREA

OS-5 as shown on Schedule A, Key Map U-12. The irregular OS-5 zone lines on Schedule A, Key Map U-12 replicate the “Erosion Hazard Limit” identified by Gerry Waldron, Consulting Ecologist, Development Assessment Report, Figure 6, January 2013.

(b) PERMITTED USE

conservation use, excluding buildings and structures

(c) SPECIAL PROVISION

Notwithstanding section 4.12(b), where a lot is divided into two or more zones, the uses, buildings and structures permitted on the lot shall be limited in each of the zones to those permitted in that zone but, otherwise, for the purposes of zoning regulations of lot area and frontage and of the location of buildings and structures on the lot, the lot shall be considered a single lot, rather than separate as otherwise contemplated by section 4.12(b).



EXISTING USE (EU) ZONE

The provisions of the Existing Use (EU) Zone shall generally apply to undeveloped lands located in the villages and hamlets of the Municipality.

25.1 GENERAL USE REGULATIONS

25.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Existing Use (EU) Zone except for the following purposes:

any use existing as of the date of the passing of this By-law

25.1.2 REGULATIONS FOR LOTS AND BUILDINGS

The minimum lot area and lot frontage, the minimum front, side and rear yards, the maximum lot coverage, and the maximum building height shall remain as they lawfully existed as of the date of the passing of this By-law.

25.2 SPECIAL USE REGULATIONS

25.2.1 EXISTING SINGLE DETACHED DWELLINGS

The alteration of existing single detached dwellings or the erection or alteration of buildings accessory thereto shall be permitted in accordance with the regulations of the Urban Residential First Density (UR1) Zone and the regulations for Accessory Uses.

25.2.2 PUBLIC USES

Notwithstanding Subsection 23.1.2 of this By-law, the erection, alteration or use of any building or structure, or portion thereof, for the purpose of public service by a public authority or public utility shall be permitted provided the lot coverage, setback and yard requirements of the Institutional (I) Zone are complied with.

25.3 EXCEPTIONS

25.3.1 (a) DEFINED AREA

EU-1 as shown on Schedule A, Key Map U-12

(b) MINIMUM LOT FRONTAGE 15 m (49 ft)

(c) MINIMUM LOT AREA 2.8 ha (6.9 ac)



25.3.2 (a) DEFINED AREA

EU-2 as shown on Schedule A, Key Map U-12

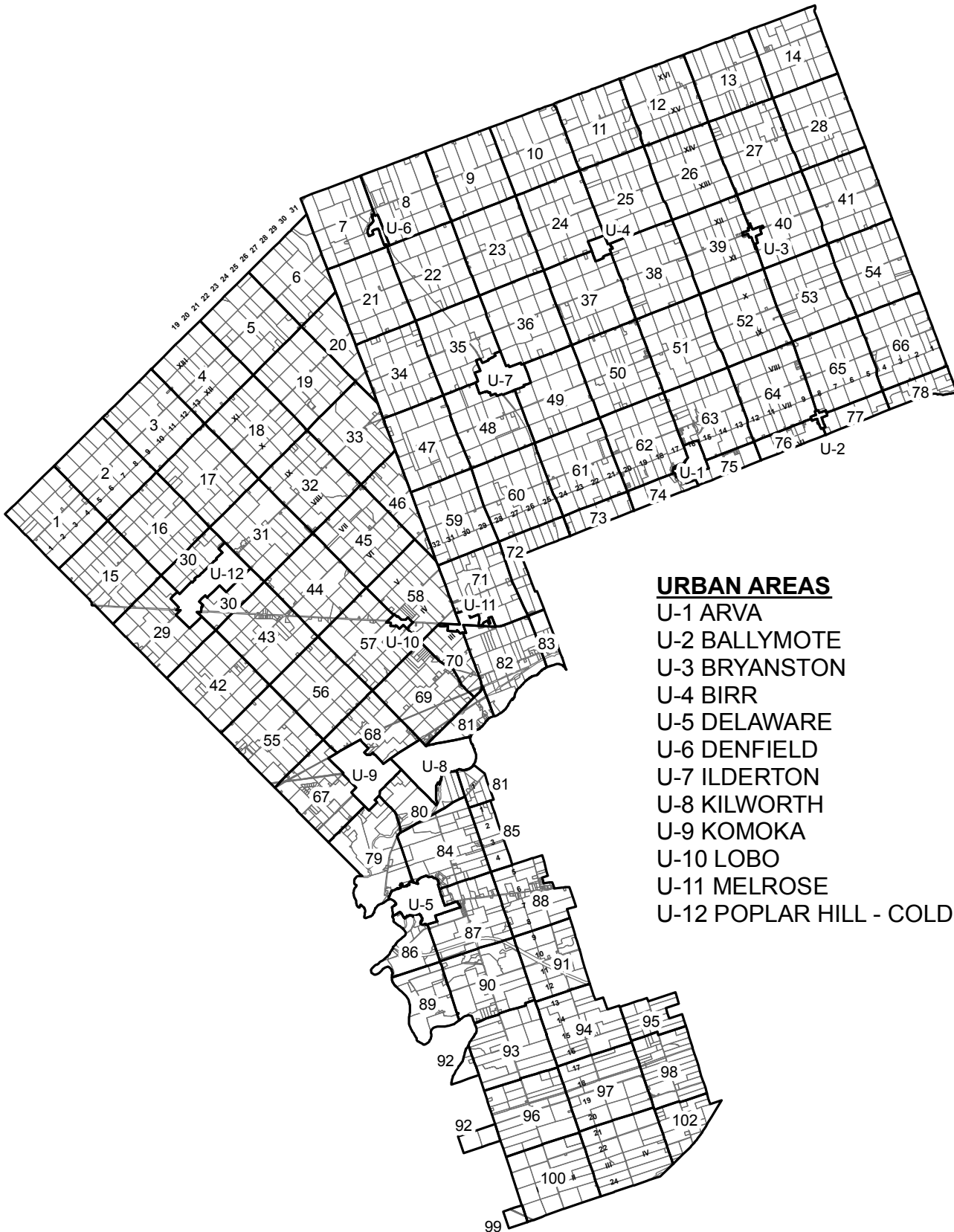
(b) MINIMUM LOT FRONTAGE 224 m (734 ft)

(c) MINIMUM LOT AREA 7.4 ha (18.3 ac)



MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005



URBAN AREAS

- U-1 ARVA
- U-2 BALLYMOTE
- U-3 BRYANSTON
- U-4 BIRR
- U-5 DELAWARE
- U-6 DENFIELD
- U-7 ILBERTON
- U-8 KILWORTH
- U-9 KOMOKA
- U-10 LOBO
- U-11 MELROSE
- U-12 POPLAR HILL - COLDSTREAM

SCHEDULE A INDEX MAP

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:200,000

0 2,500 5,000 10,000 15,000 20,000 Meters

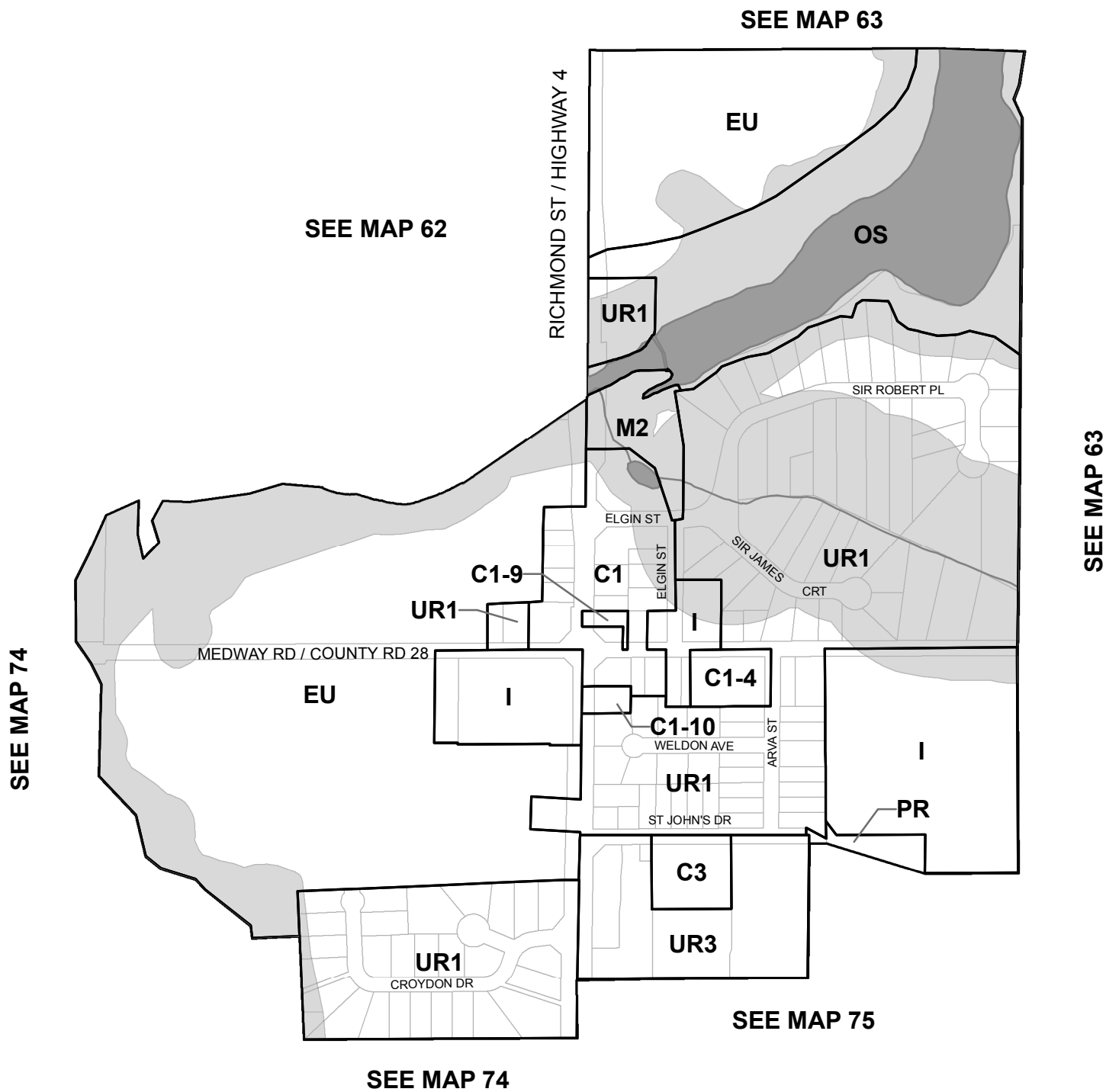




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

ARVA



SCHEDULE A
KEY MAP: U-1

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:7,500
0 100 200 300 400 500 Meters

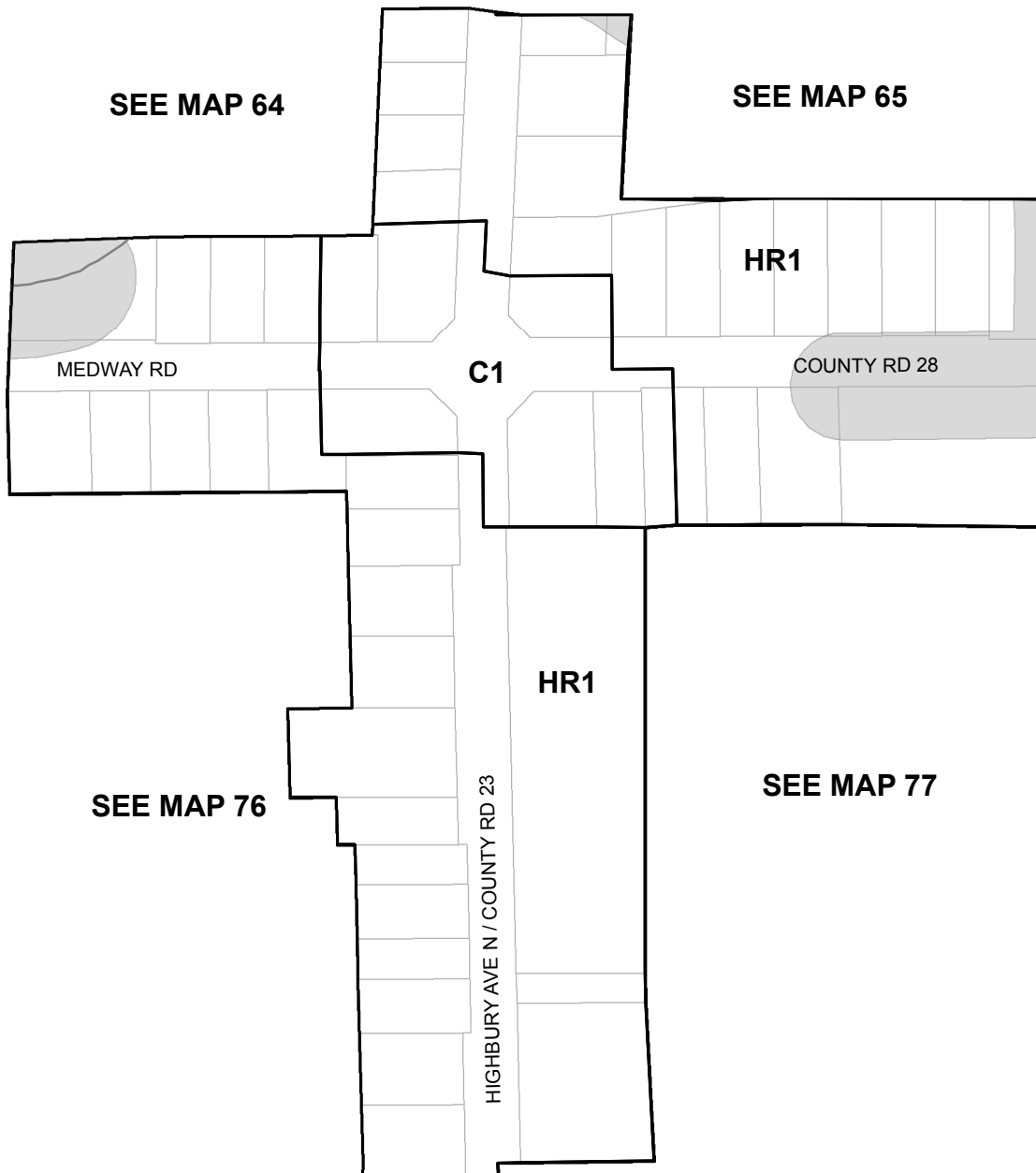




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

BALLYMOTE



SCHEDULE A
KEY MAP: U-2

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:4,000
0 100 200 300 400 500 Meters





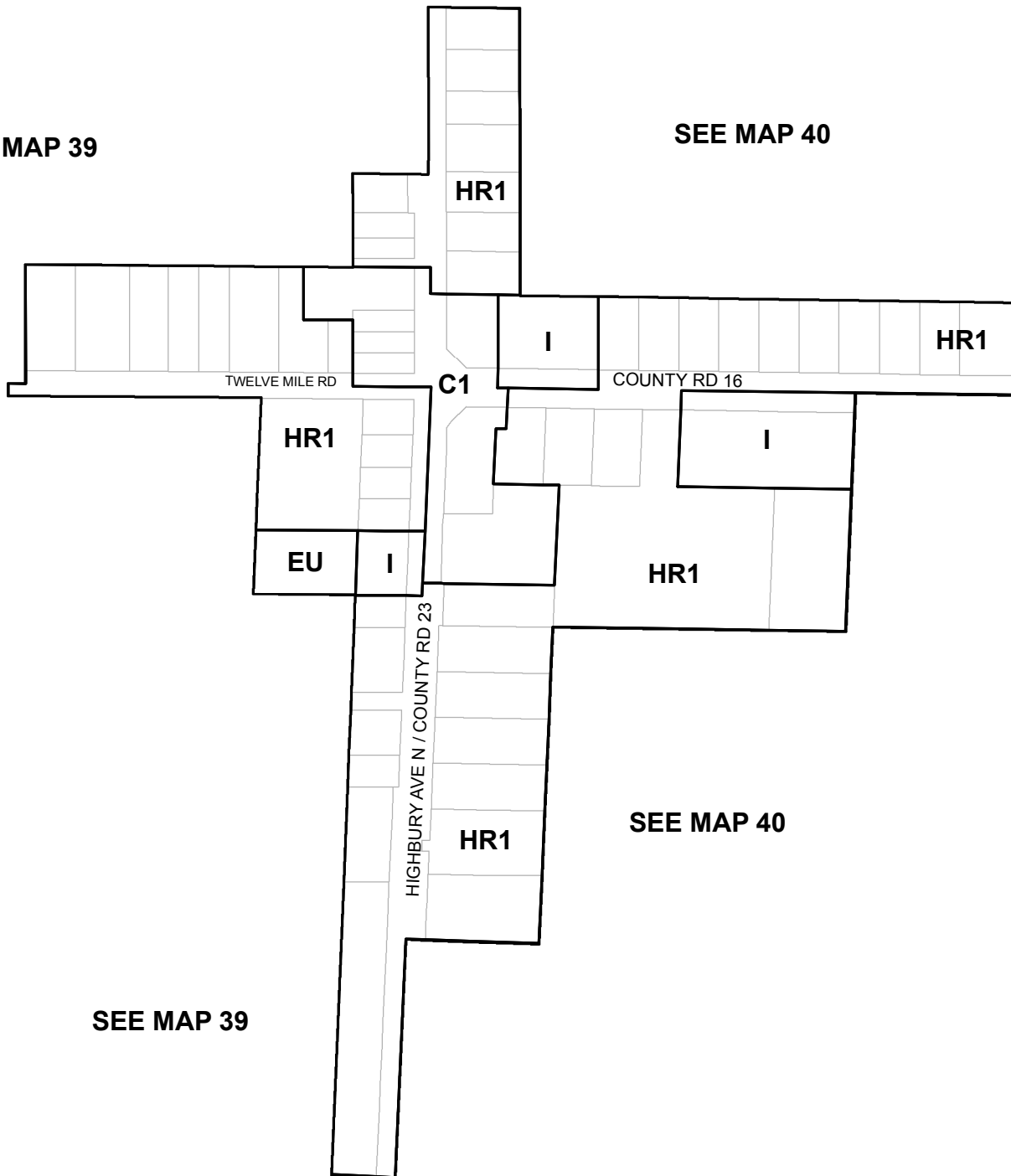
MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

BRYANSTON

SEE MAP 39

SEE MAP 40



SEE MAP 39

SEE MAP 40

SCHEDULE A
KEY MAP: U-3

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:5,000

0 100 200 300 400 500 Meters





MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

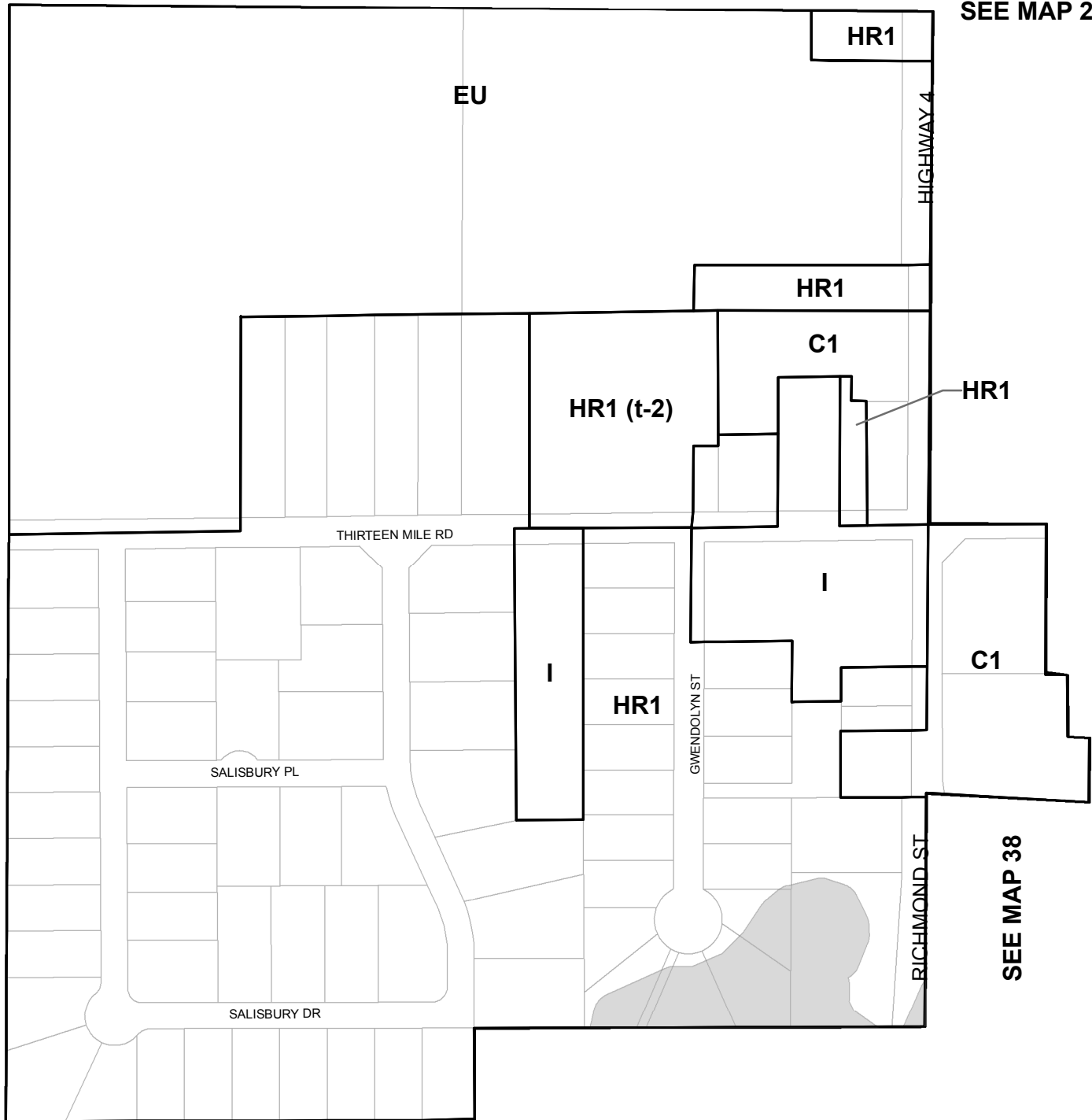
BIRR

SEE MAP 24

SEE MAP 25

SEE MAP 24

SEE MAP 37



SEE MAP 37

SCHEDULE A
KEY MAP: U-4

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:4,000

0 100 200 300 400 500 Meters





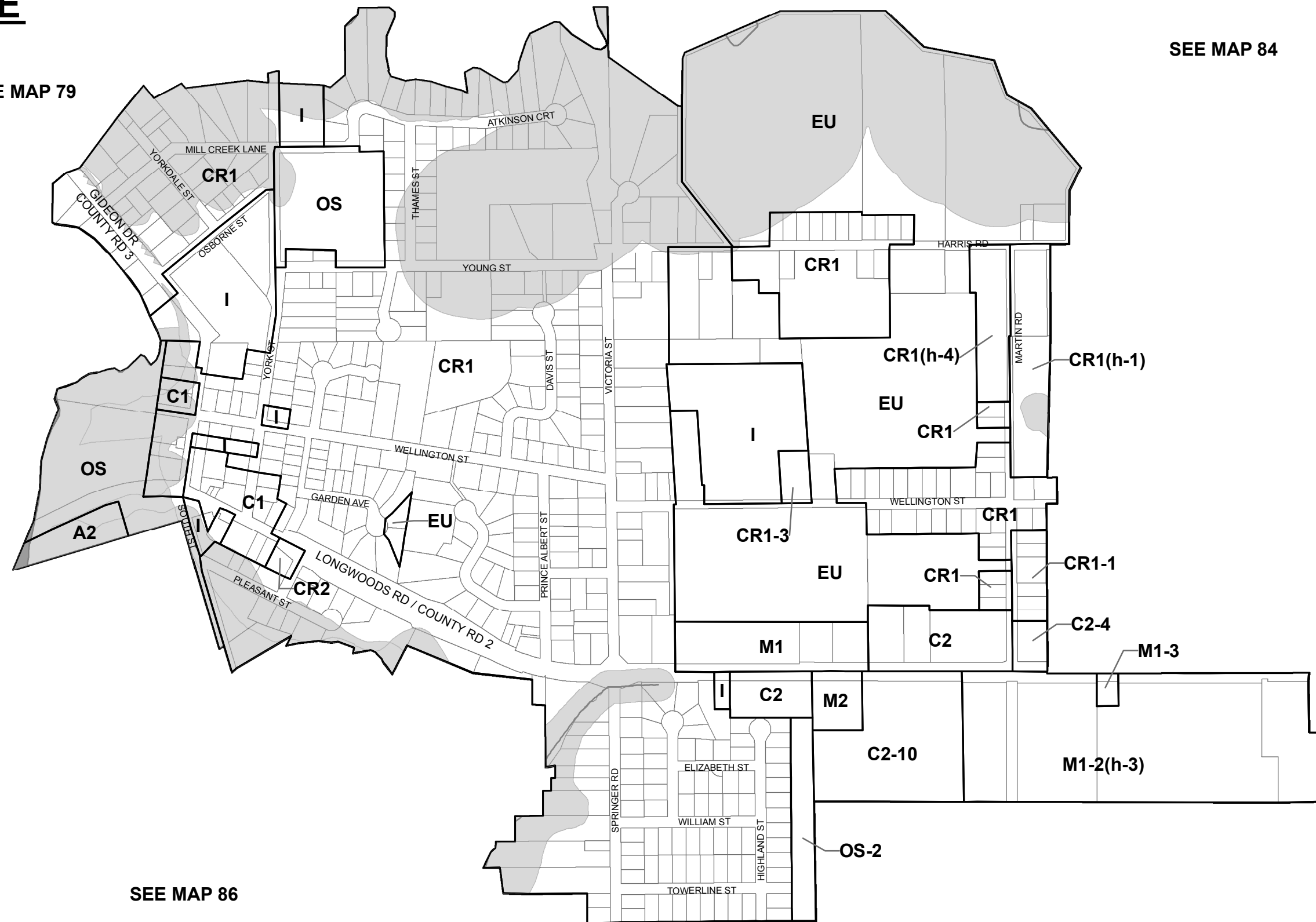
ZONING BY-LAW #2005-005

DELAWARE

SEE MAP 84

SEE MAP 79

MUNICIPAL BOUNADRY - STRATHROY-CARADOC



SEE MAP 87

SCHEDULE A
KEY MAP: U-5

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:8,000
1,000

Country	Longest River (meters)	Shortest River (meters)
Canada	~1,450	~250
USA	~1,450	~250
Mexico	~1,450	~250
Brazil	~1,450	~250
Argentina	~1,450	~250
Chile	~1,450	~250
Peru	~1,450	~250

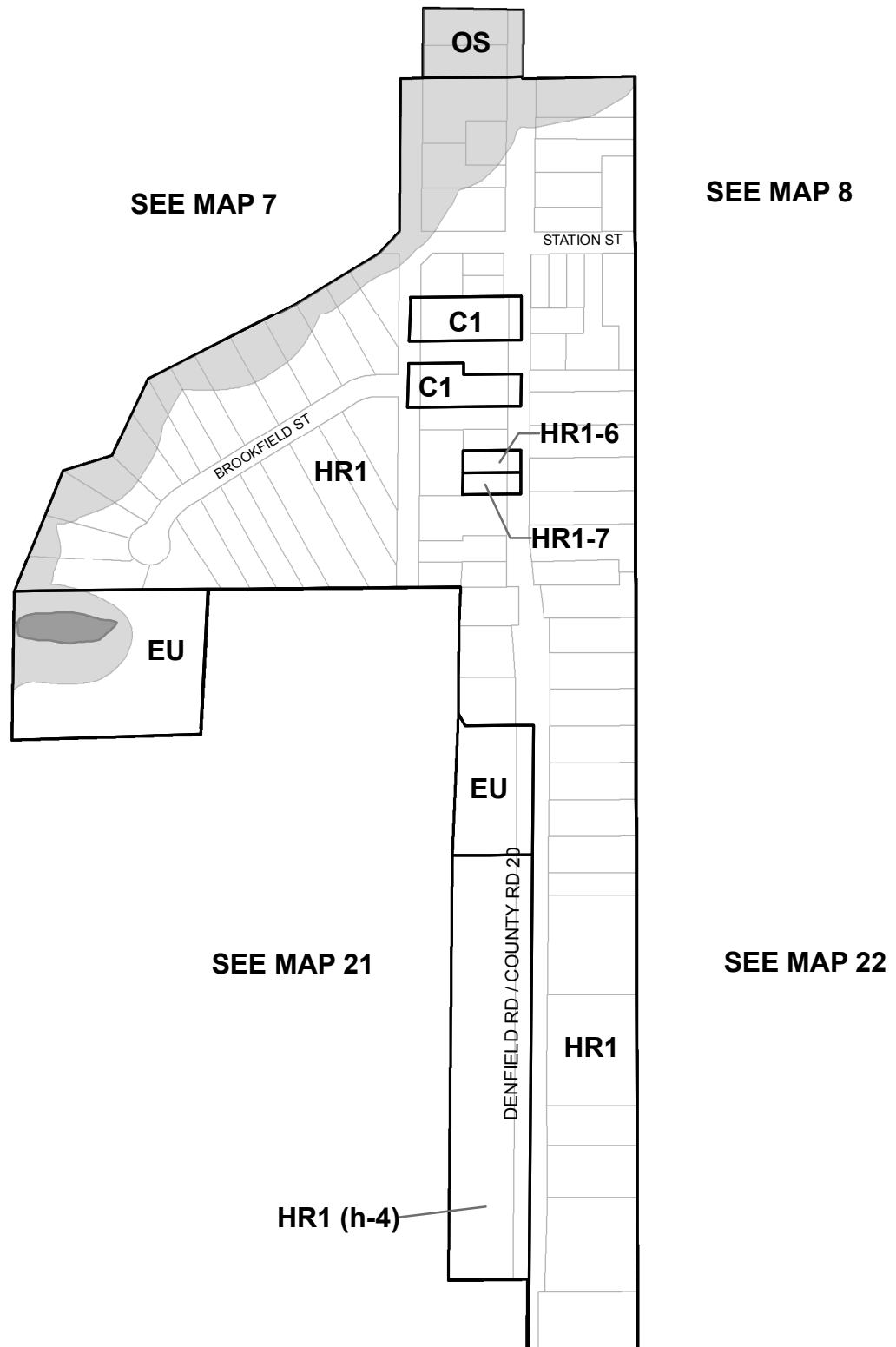




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

DENFIELD



SCHEDULE A
KEY MAP: U-6

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

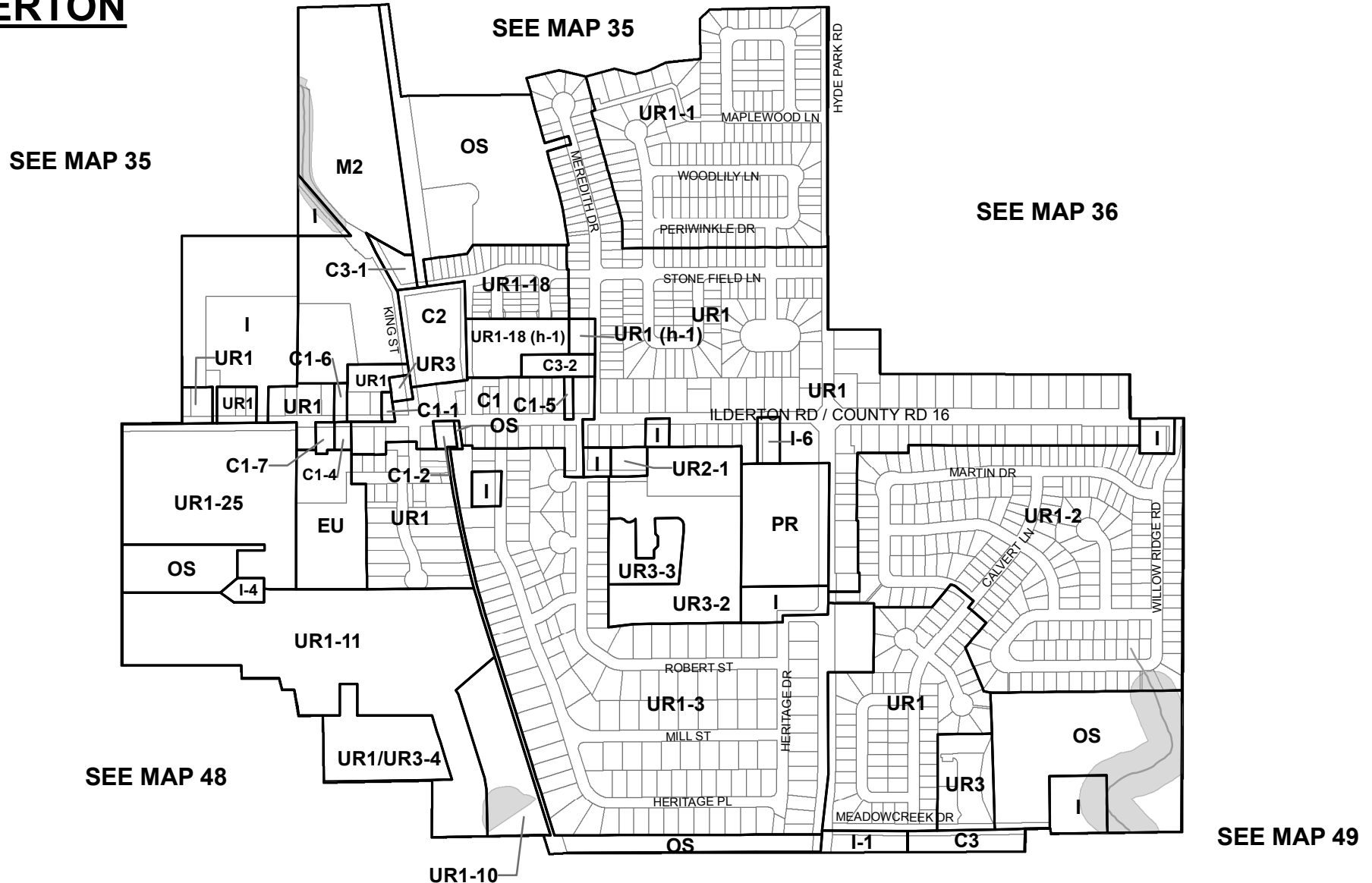




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

ILDERTON



SCHEDULE A
KEY MAP: U-7

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:10,000

0 500 1,000 1,500 2,000 Meters

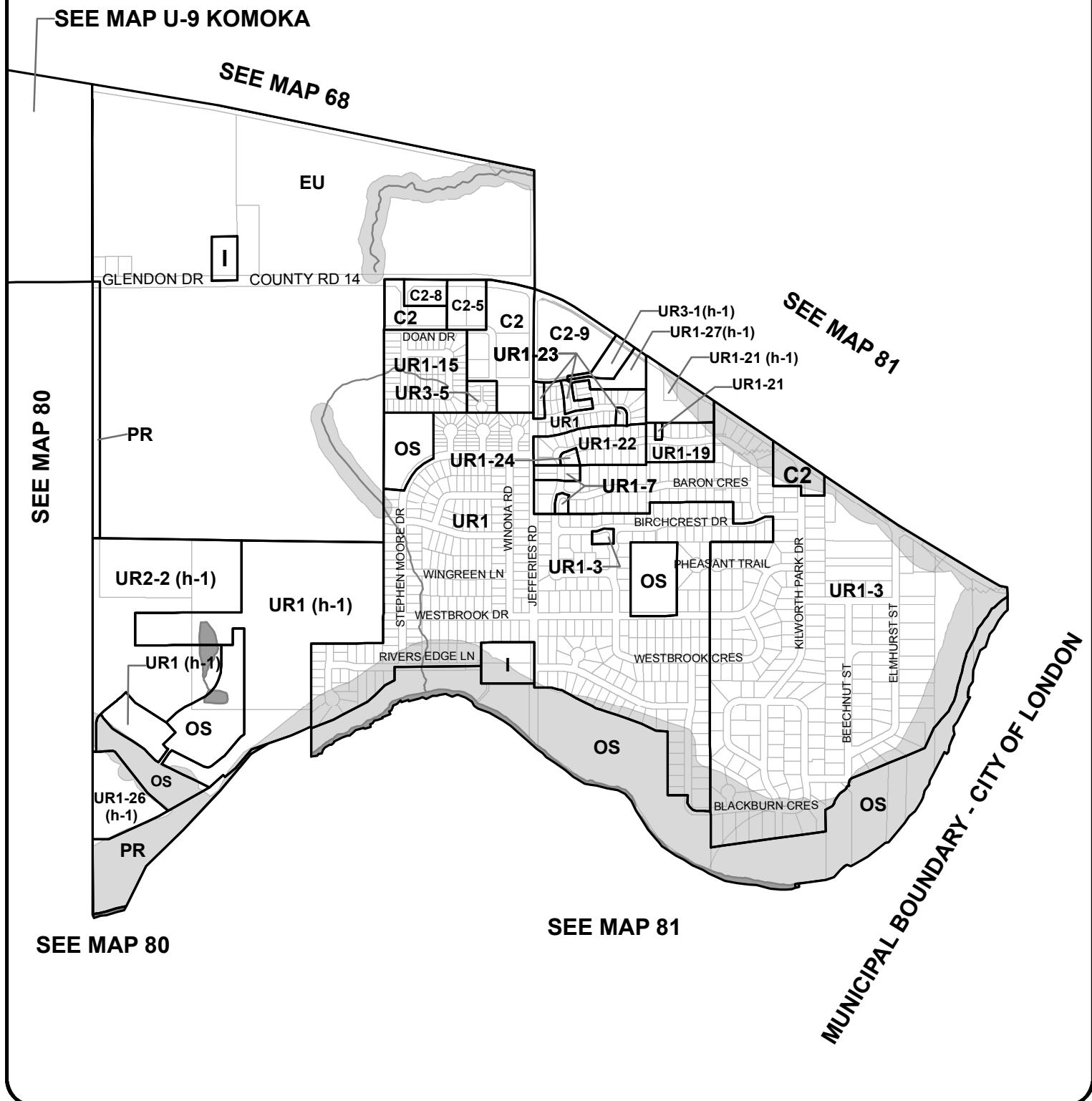




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

KILWORTH



SCHEDULE A

KEY MAP: U-8

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters



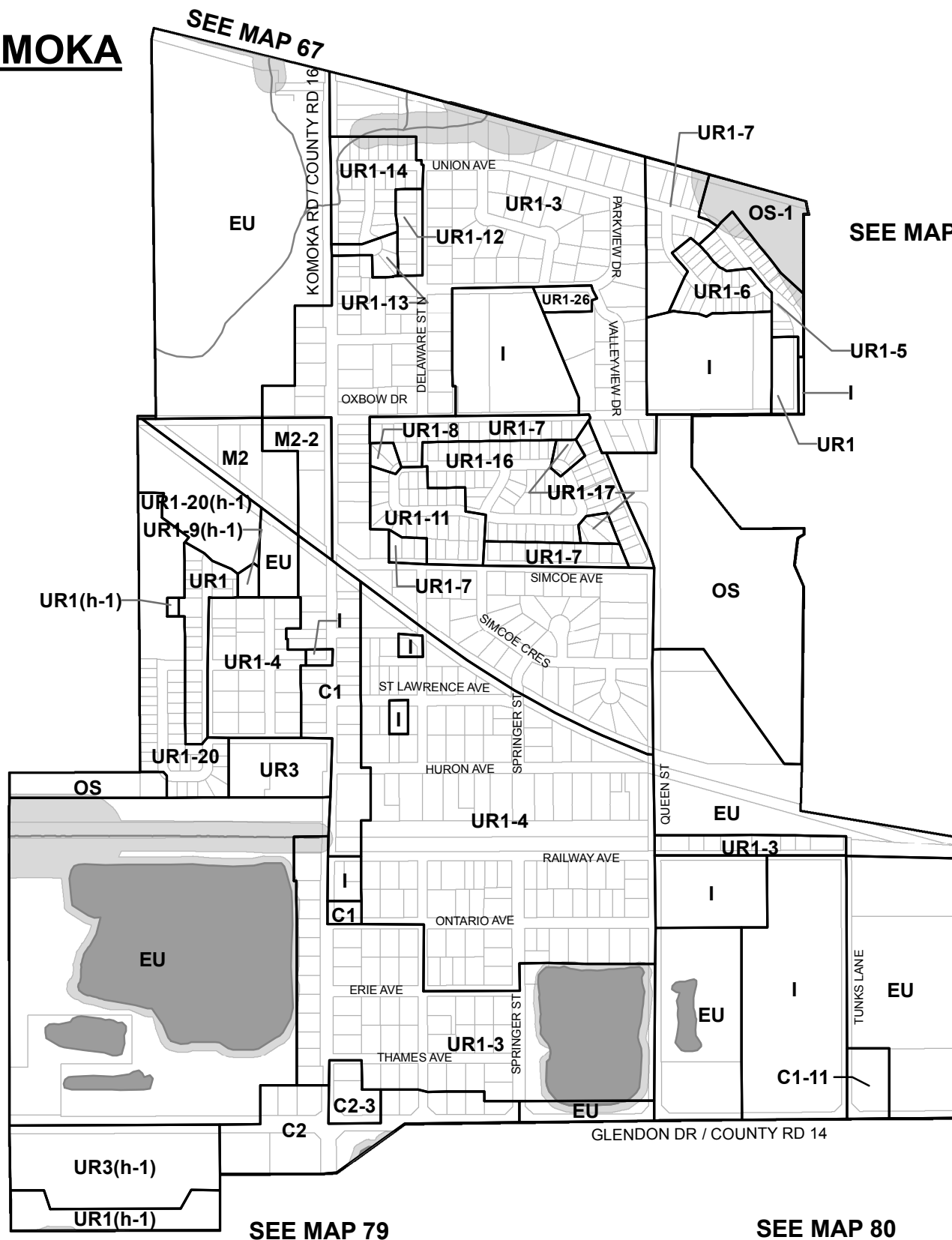


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

KOMOKA

SEE MAP 67



SCHEDULE A
KEY MAP: U-9

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:11,000

0 200 400 600 800 1,000 Meters

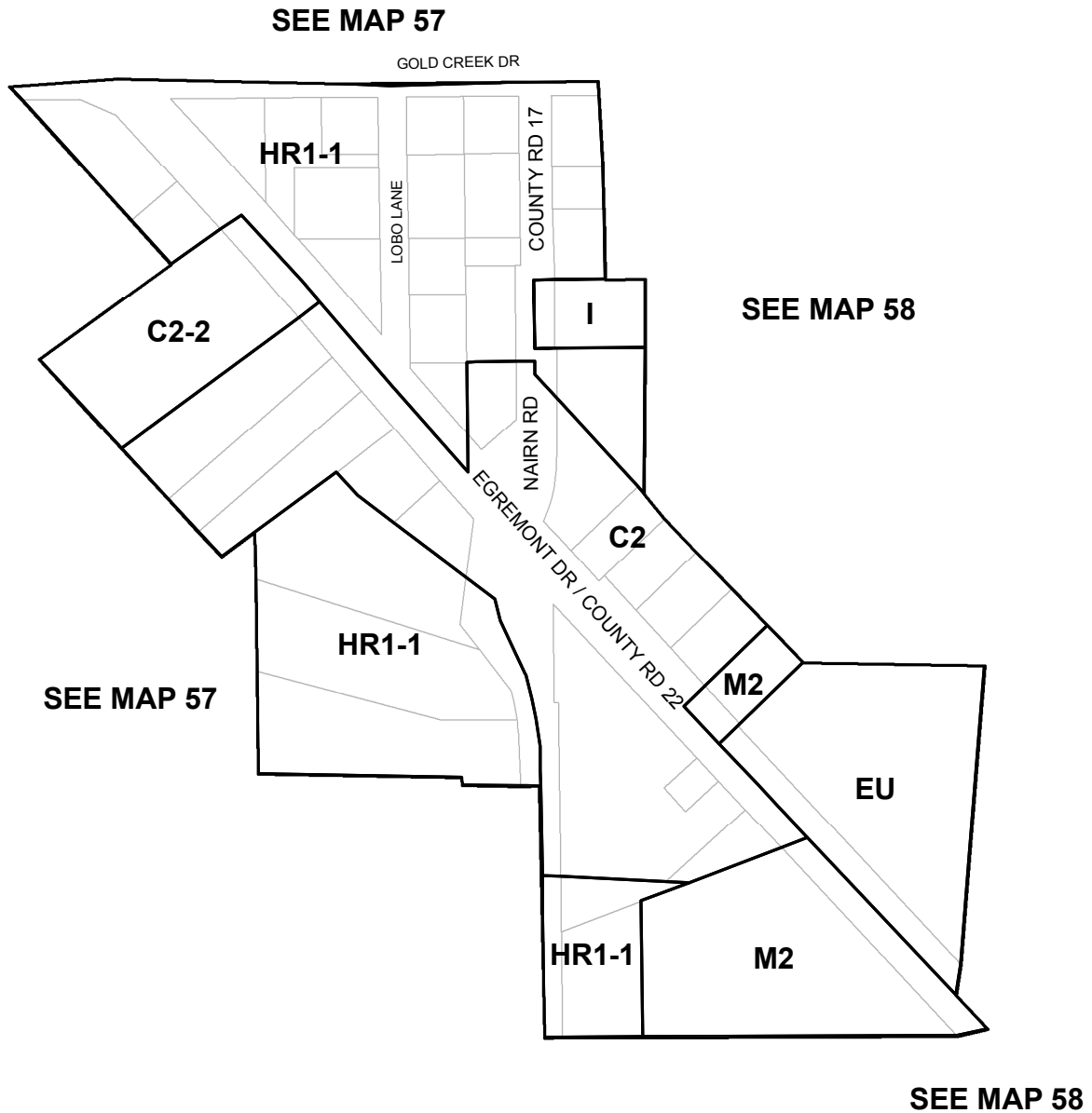




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

LOBO



SCHEDULE A
KEY MAP: U-10

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

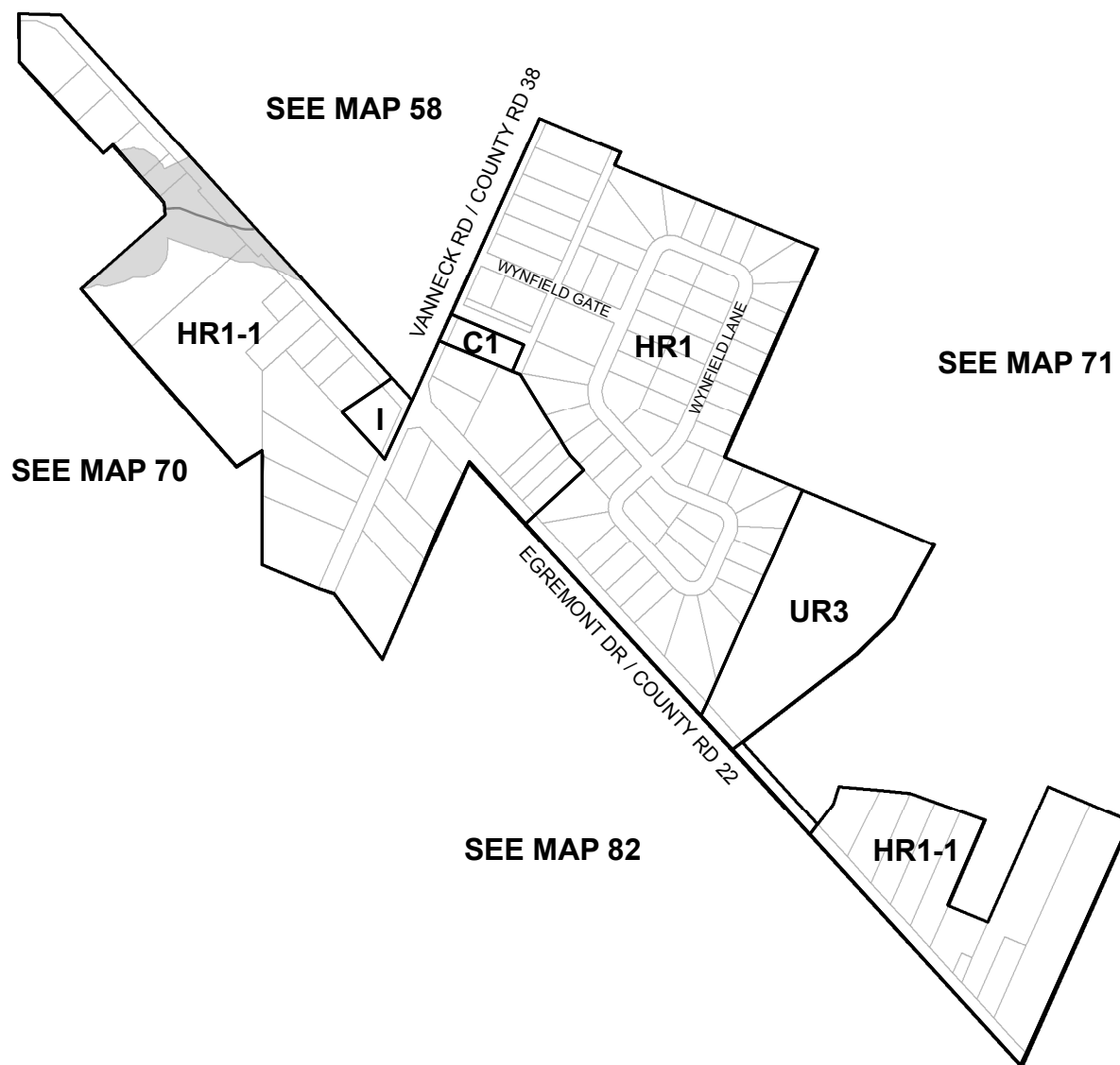




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

MELROSE



SCHEDULE A
KEY MAP: U-11

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:10,000

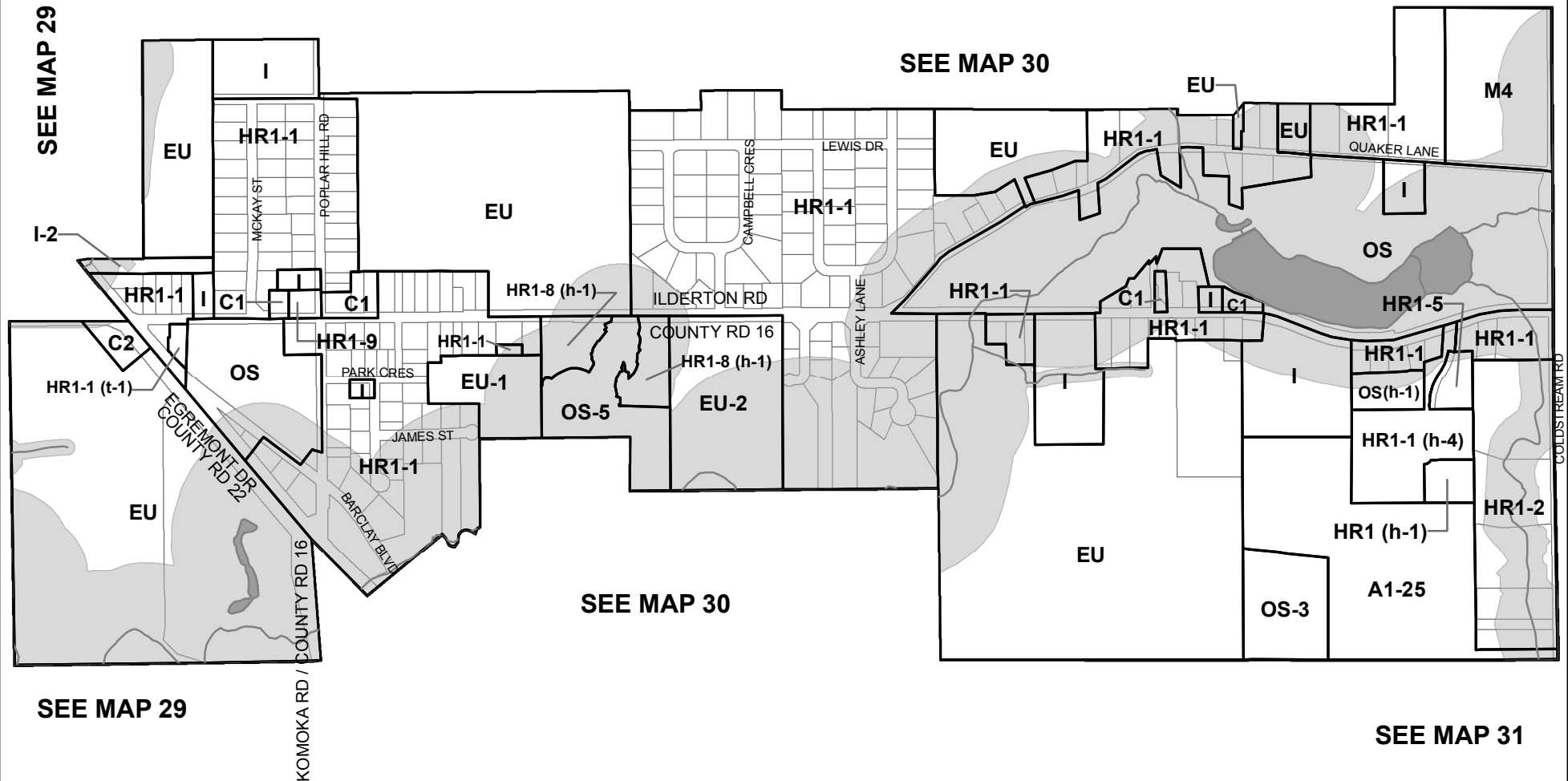
0 250 500 750 1,000 Meters





POPLAR HILL - COLDSTREAM

SEE MAP 30



SCHEDULE A
KEY MAP: U-12

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:12,000

A horizontal scale bar with tick marks at 0, 500, 1,000, 1,500, and 2,000 meters. The unit 'Meters' is written at the right end of the bar.



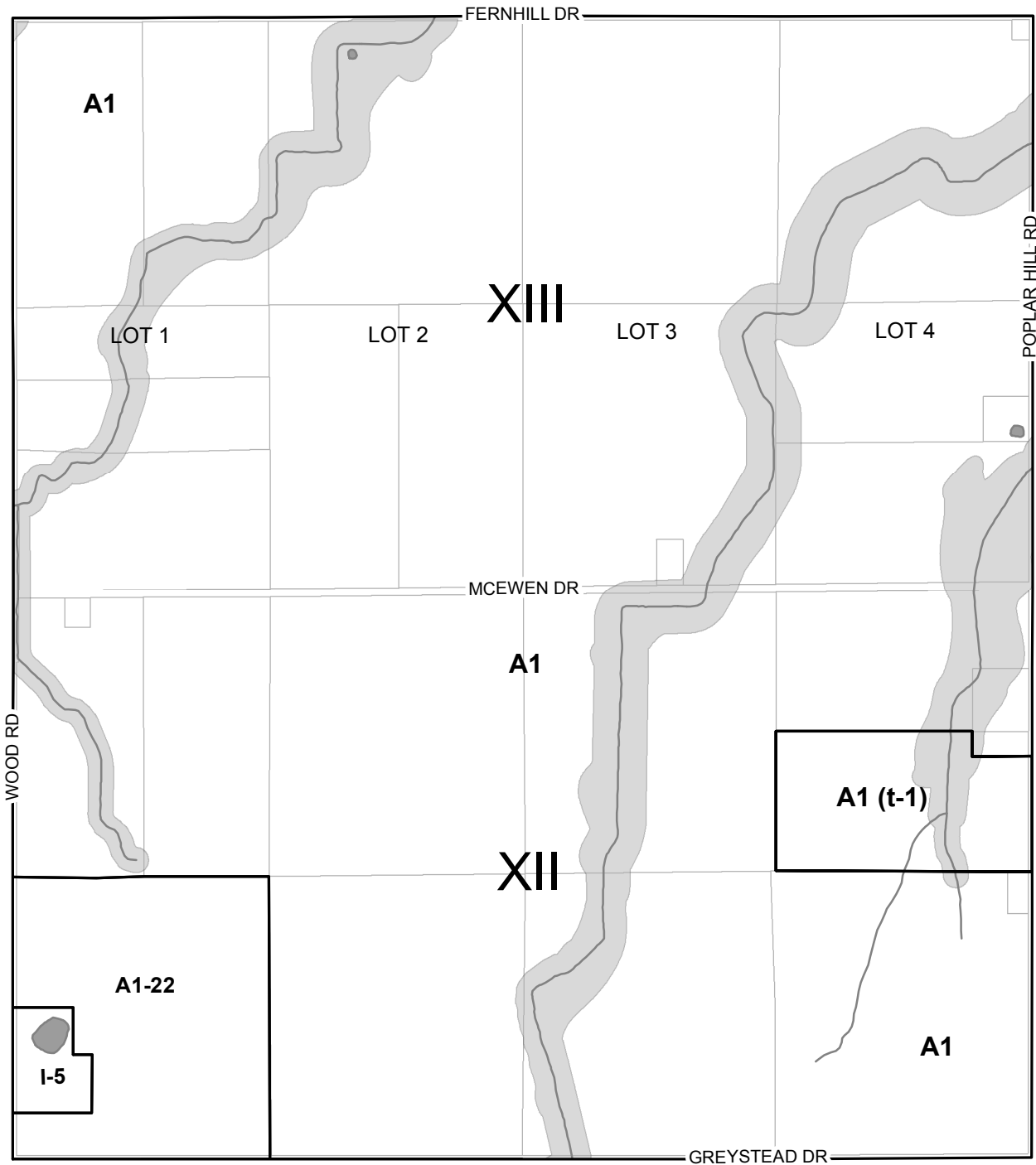


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

MUNICIPAL BOUNDARY - NORTH MIDDLESEX

MUNICIPAL BOUNDARY - ADELAIDE-METCALFE



SEE MAP 2

SEE MAP 15

SCHEDULE A
KEY MAP: 1

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

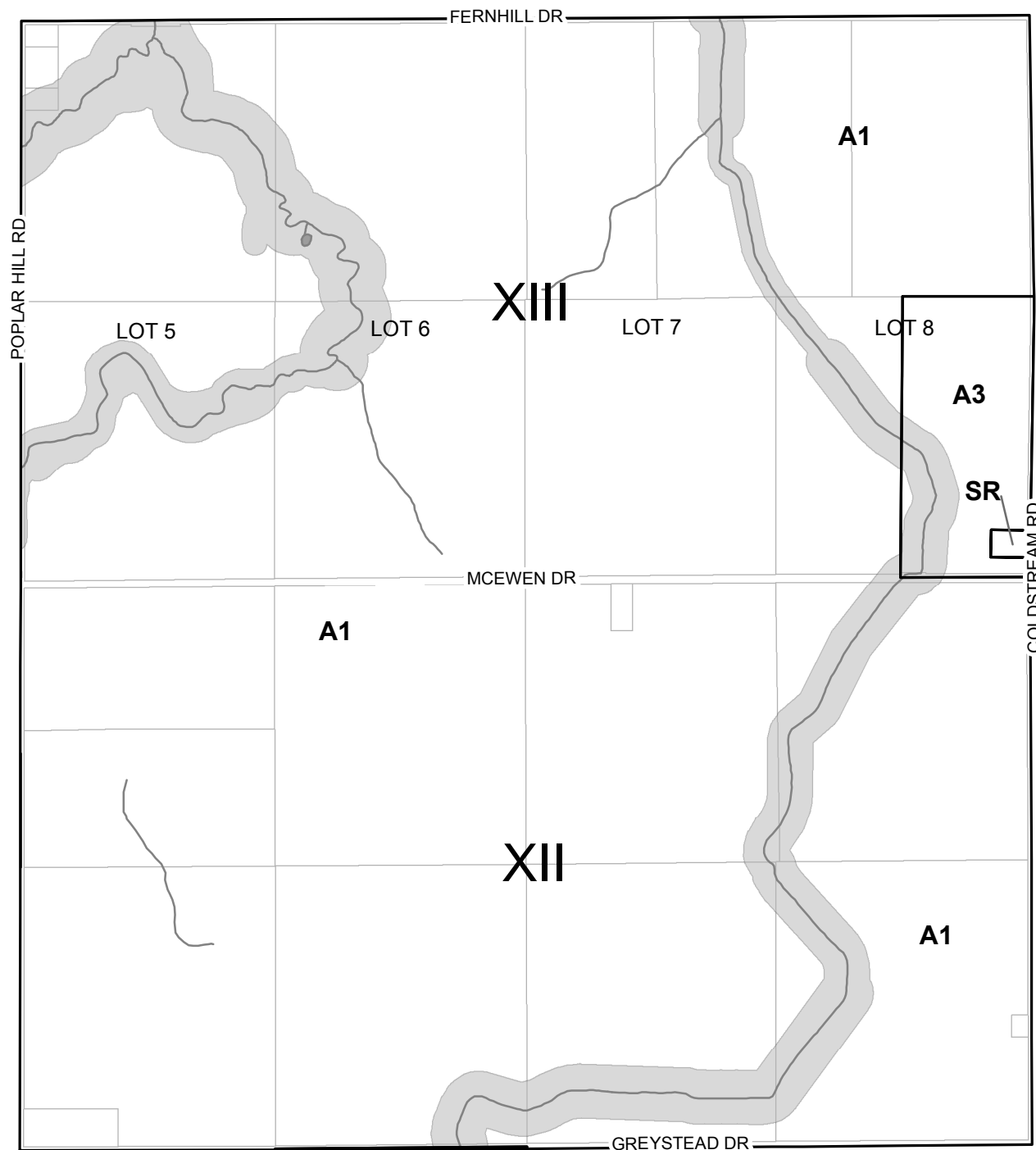




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

MUNICIPAL BOUNDARY - NORTH MIDDLESEX



SEE MAP 1

SEE MAP 3

SEE MAP 16

SCHEDULE A
KEY MAP: 2

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

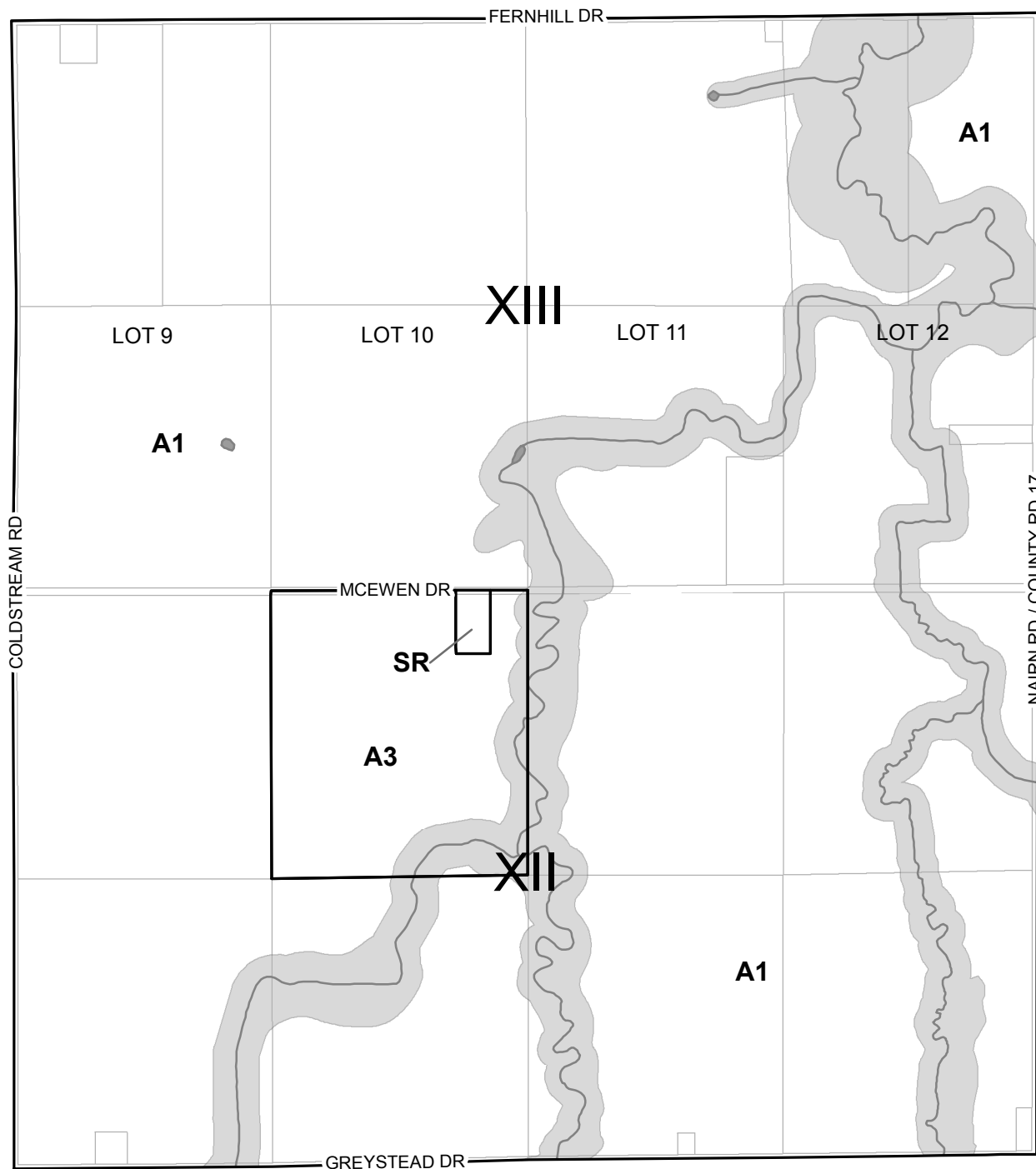




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

MUNICIPAL BOUNDARY - NORTH MIDDLESEX



SCHEDULE A
KEY MAP: 3

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

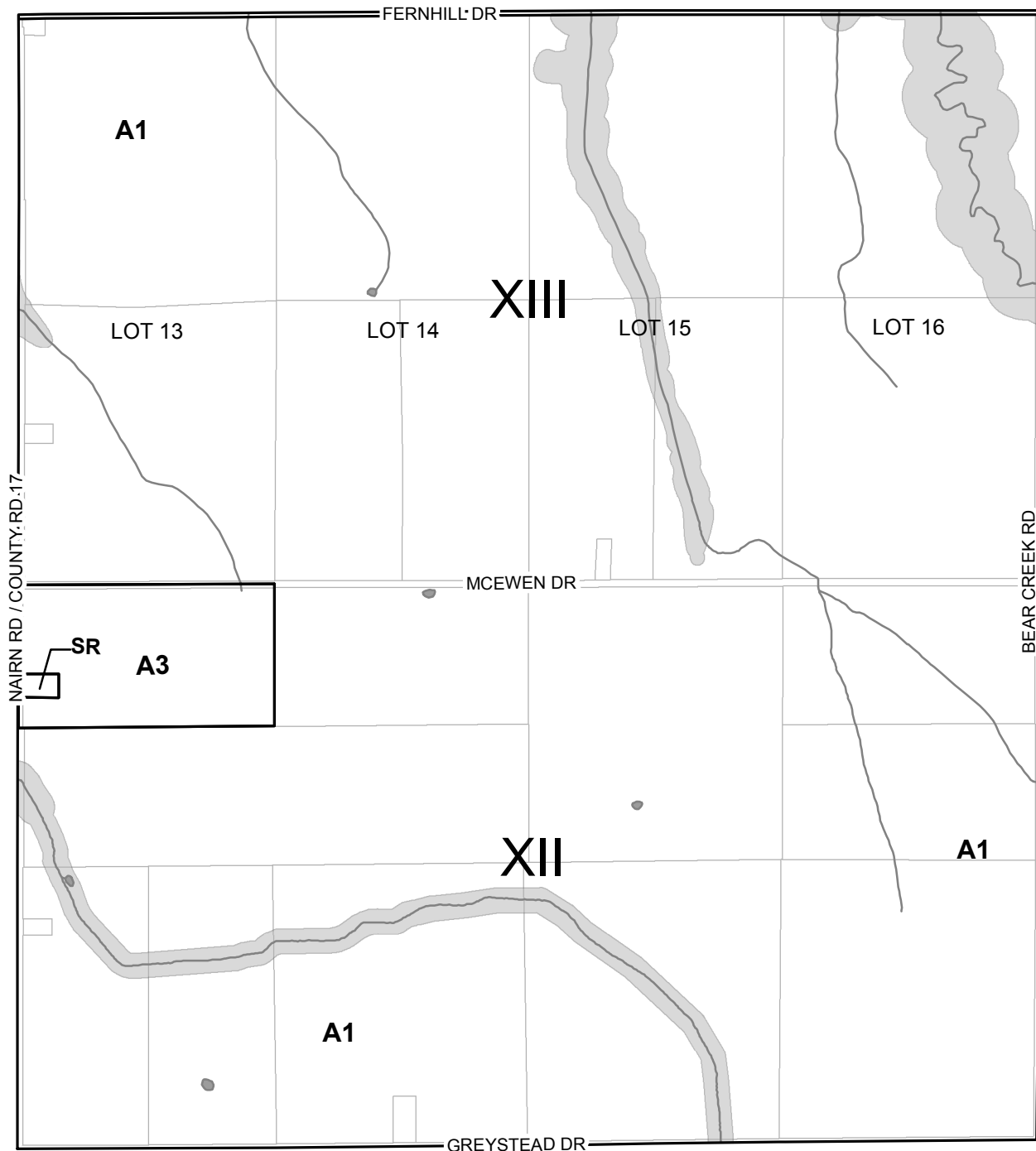




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

MUNICIPAL BOUNDARY - NORTH MIDDLESEX



SEE MAP 3

SEE MAP 5

SEE MAP 18

SCHEDULE A
KEY MAP: 4

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

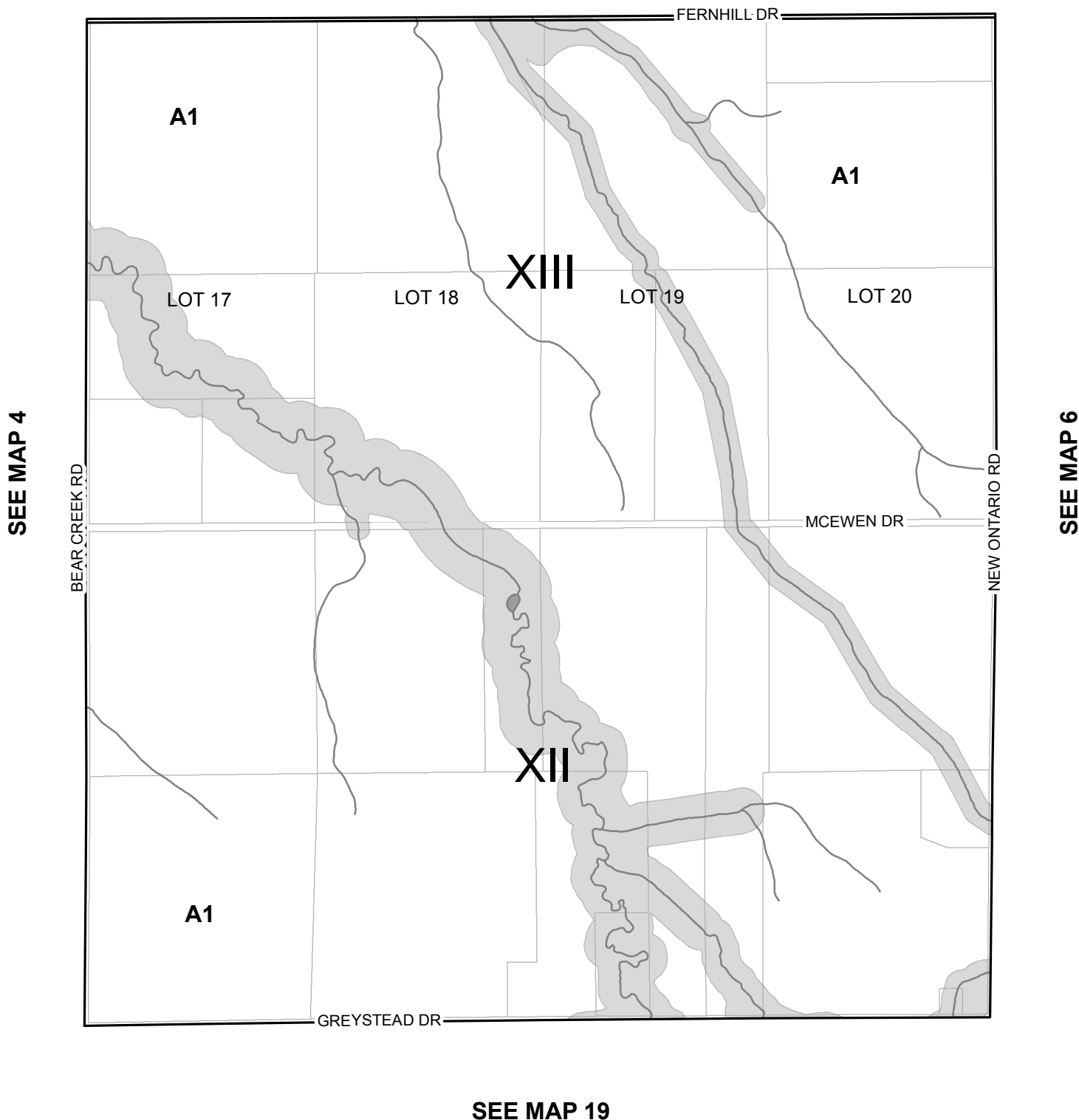




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

MUNICIPAL BOUNDARY - NORTH MIDDLESEX



SCHEDULE A
KEY MAP: 5

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

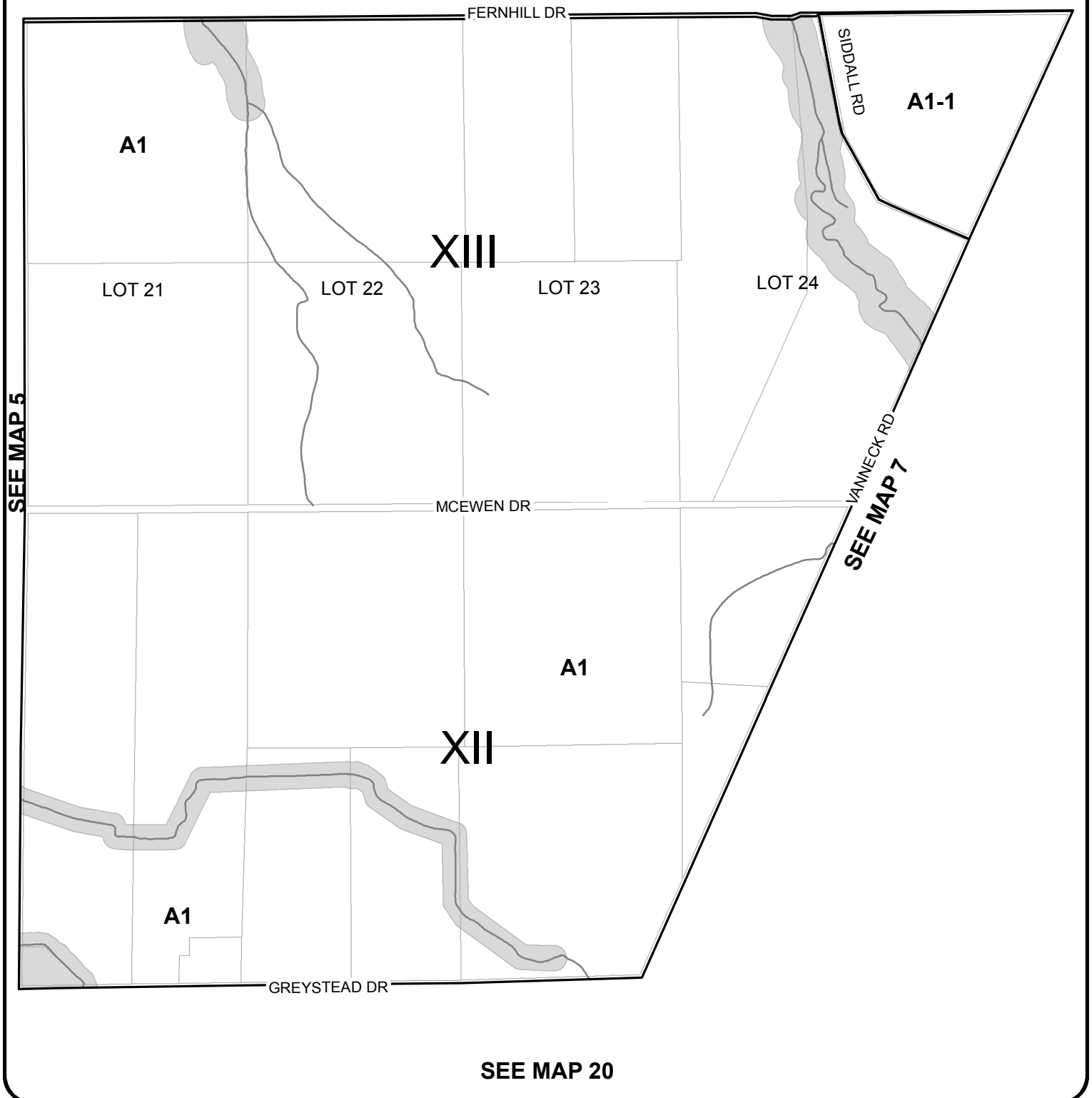




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

MUNICIPAL BOUNDARY - NORTH MIDDLESEX



SCHEDULE A
KEY MAP: 6

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

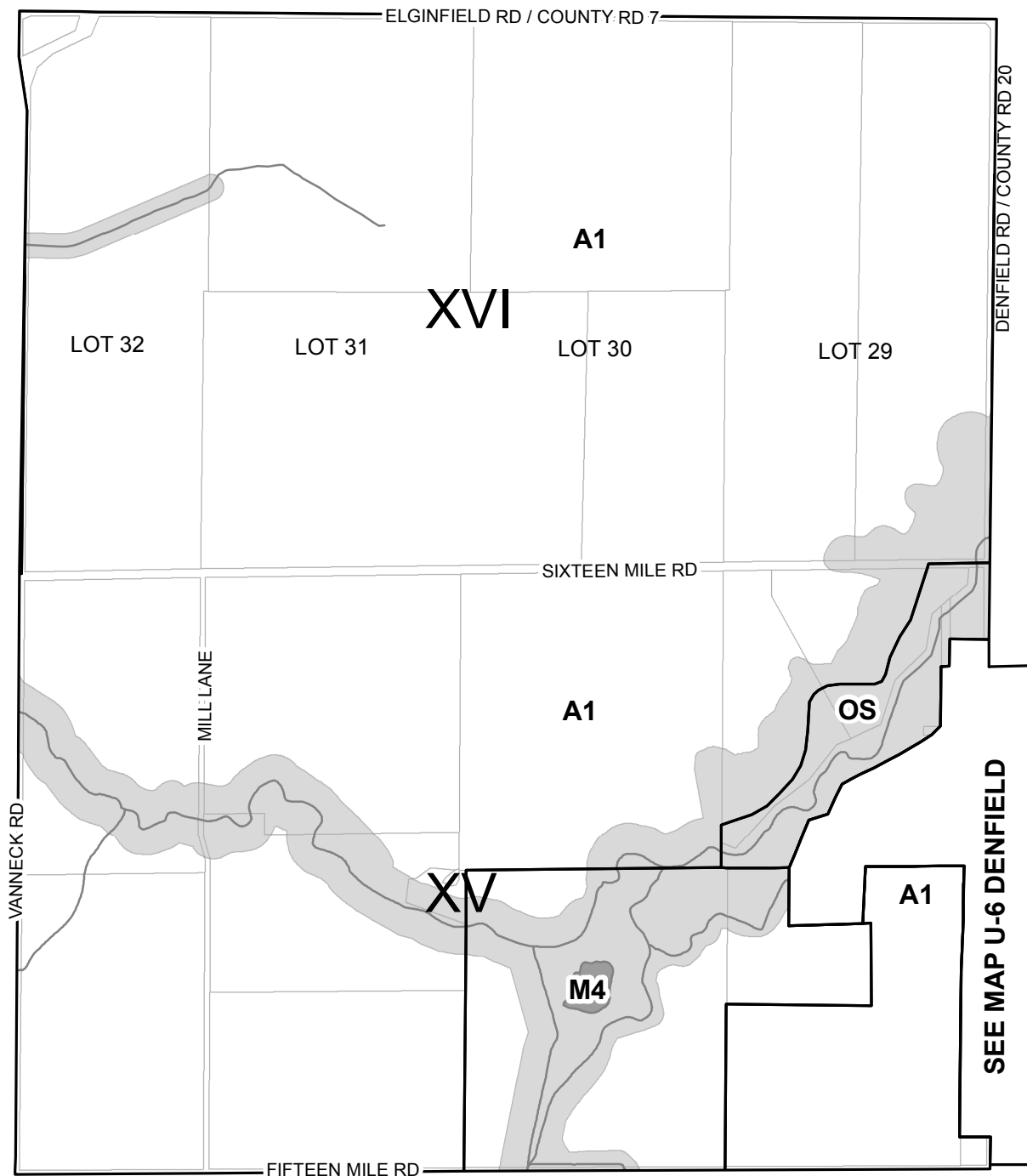




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

MUNICIPAL BOUNDARY - NORTH MIDDLESEX



SCHEDULE A
KEY MAP: 7

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

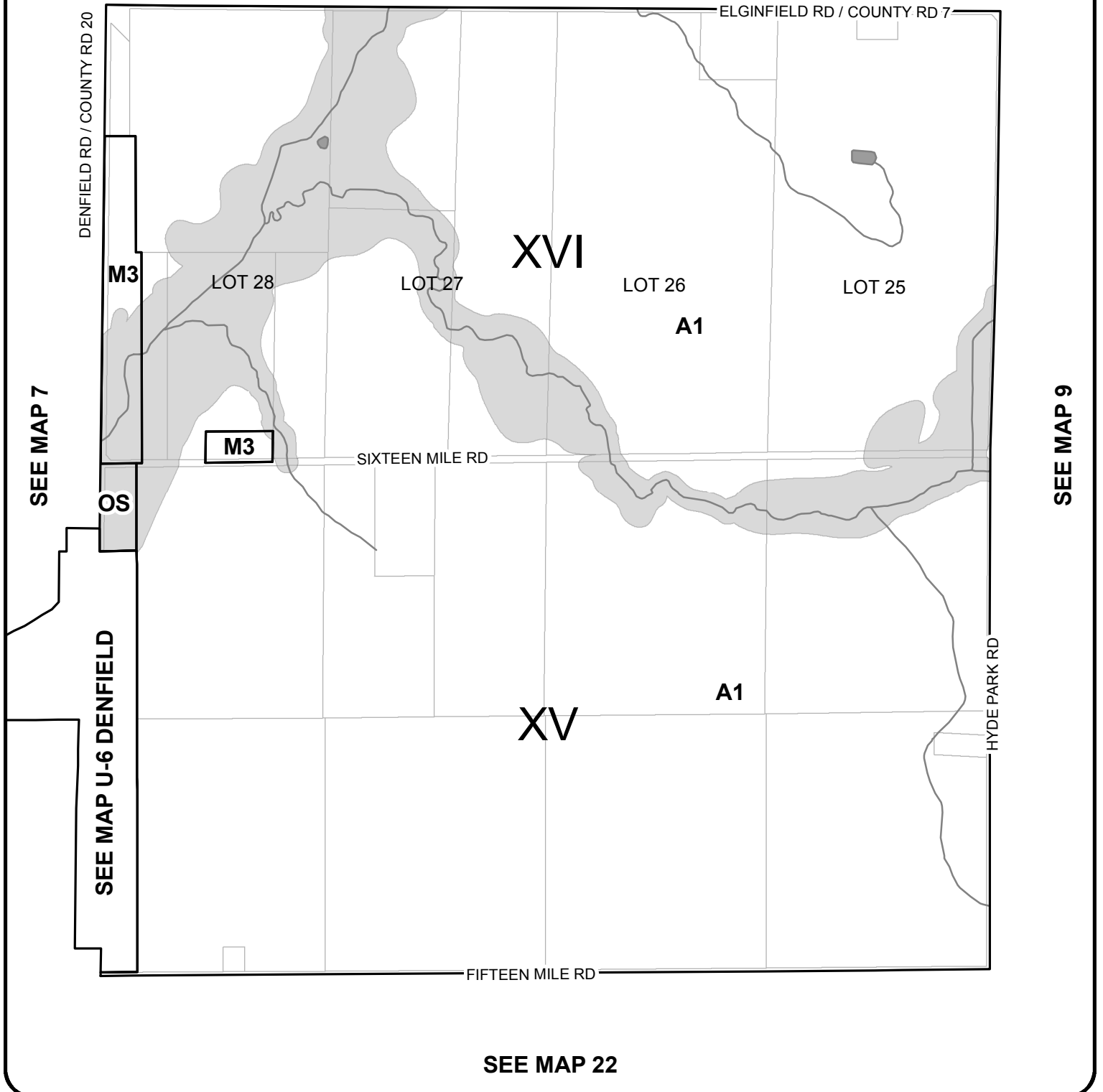




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

MUNICIPAL BOUNDARY - LUCAN BIDDULPH



SCHEDULE A
KEY MAP: 8

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

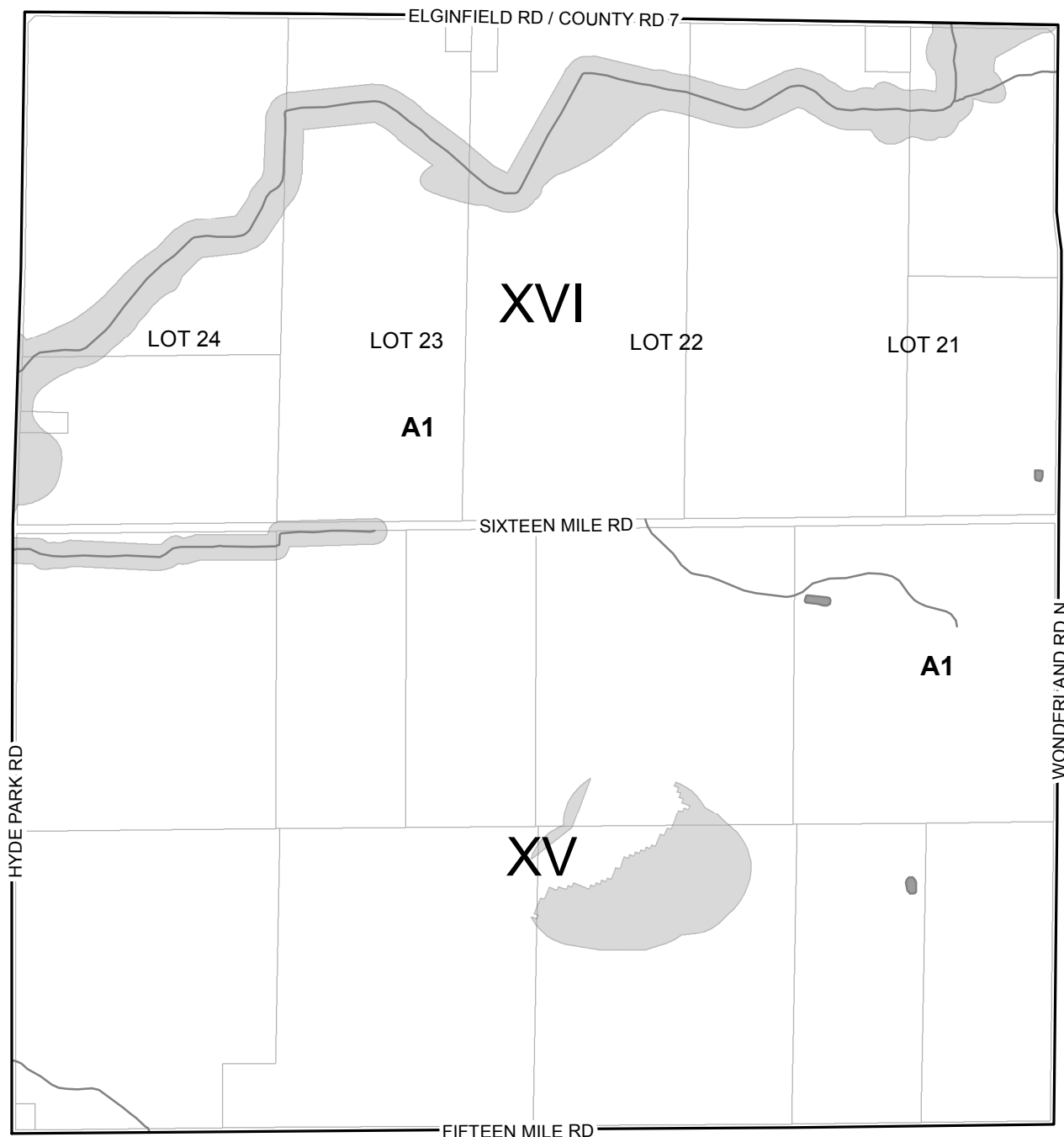




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

MUNICIPAL BOUNDARY - LUCAN BIDDULPH



SEE MAP 8

SEE MAP 10

SEE MAP 23

SCHEDULE A
KEY MAP: 9

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

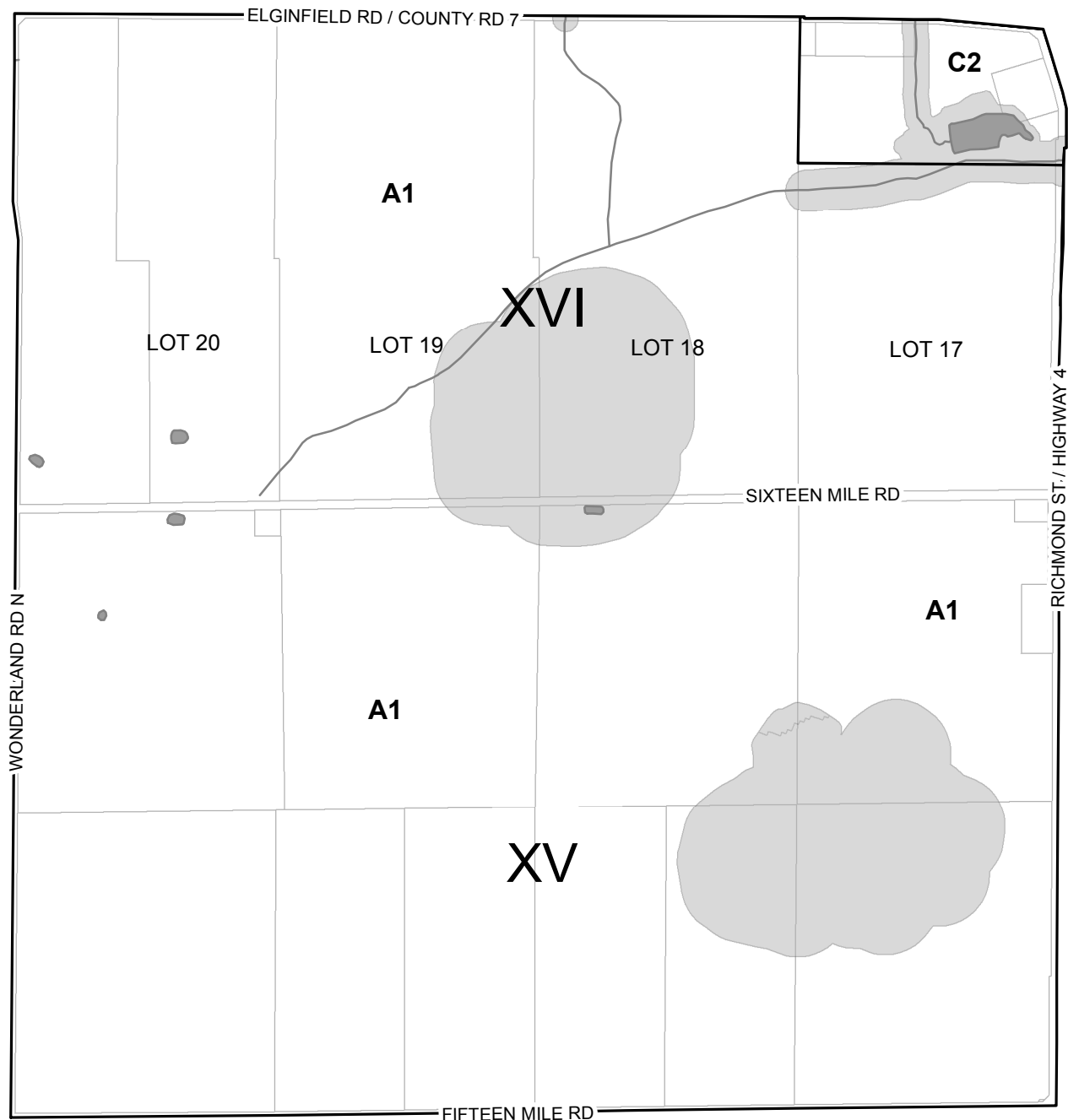




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

MUNICIPAL BOUNDARY - LUCAN BIDDULPH



SCHEDULE A
KEY MAP: 10

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

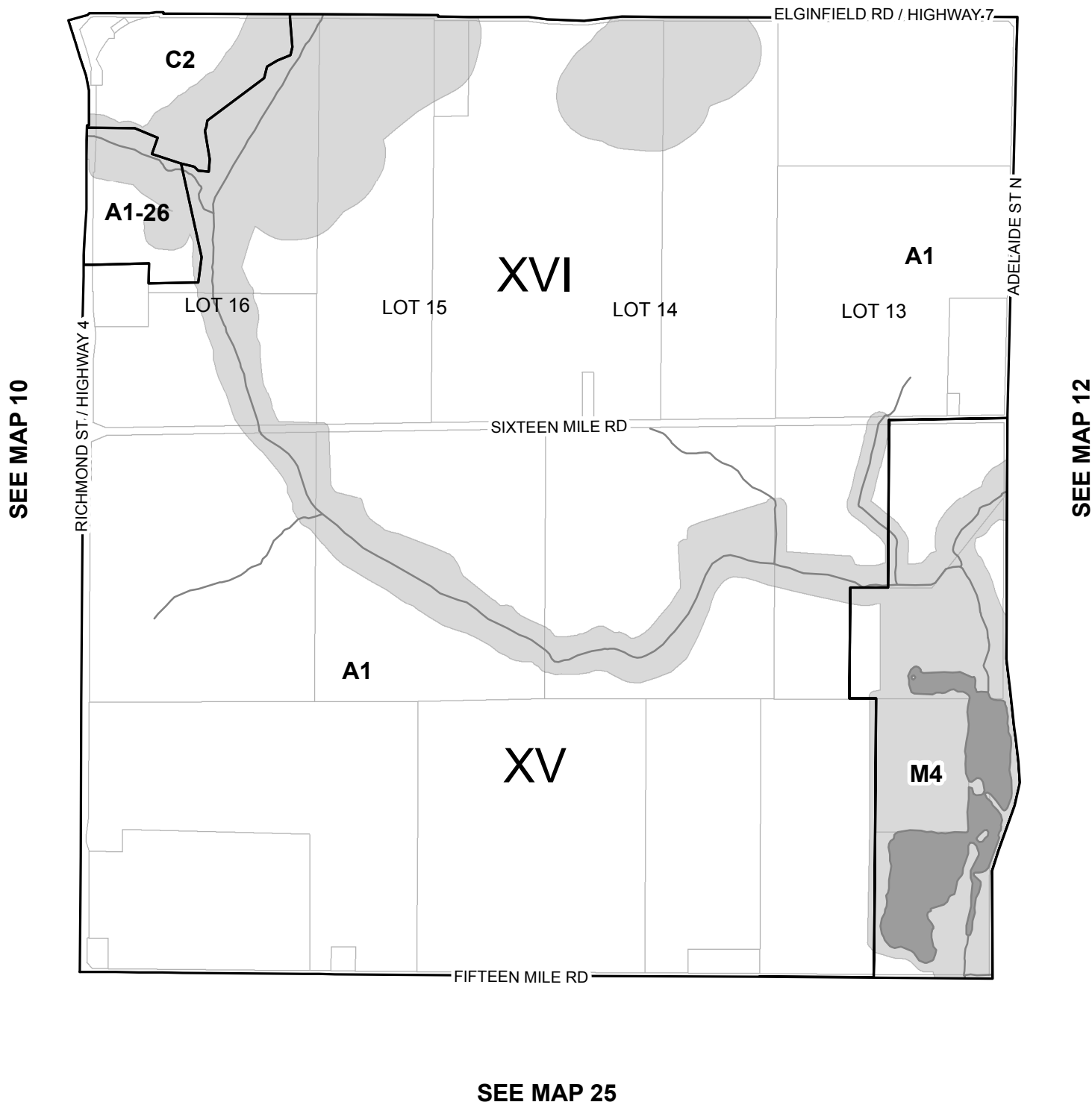




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

MUNICIPAL BOUNDARY - LUCAN BIDDULPH



SCHEDULE A
KEY MAP: 11

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

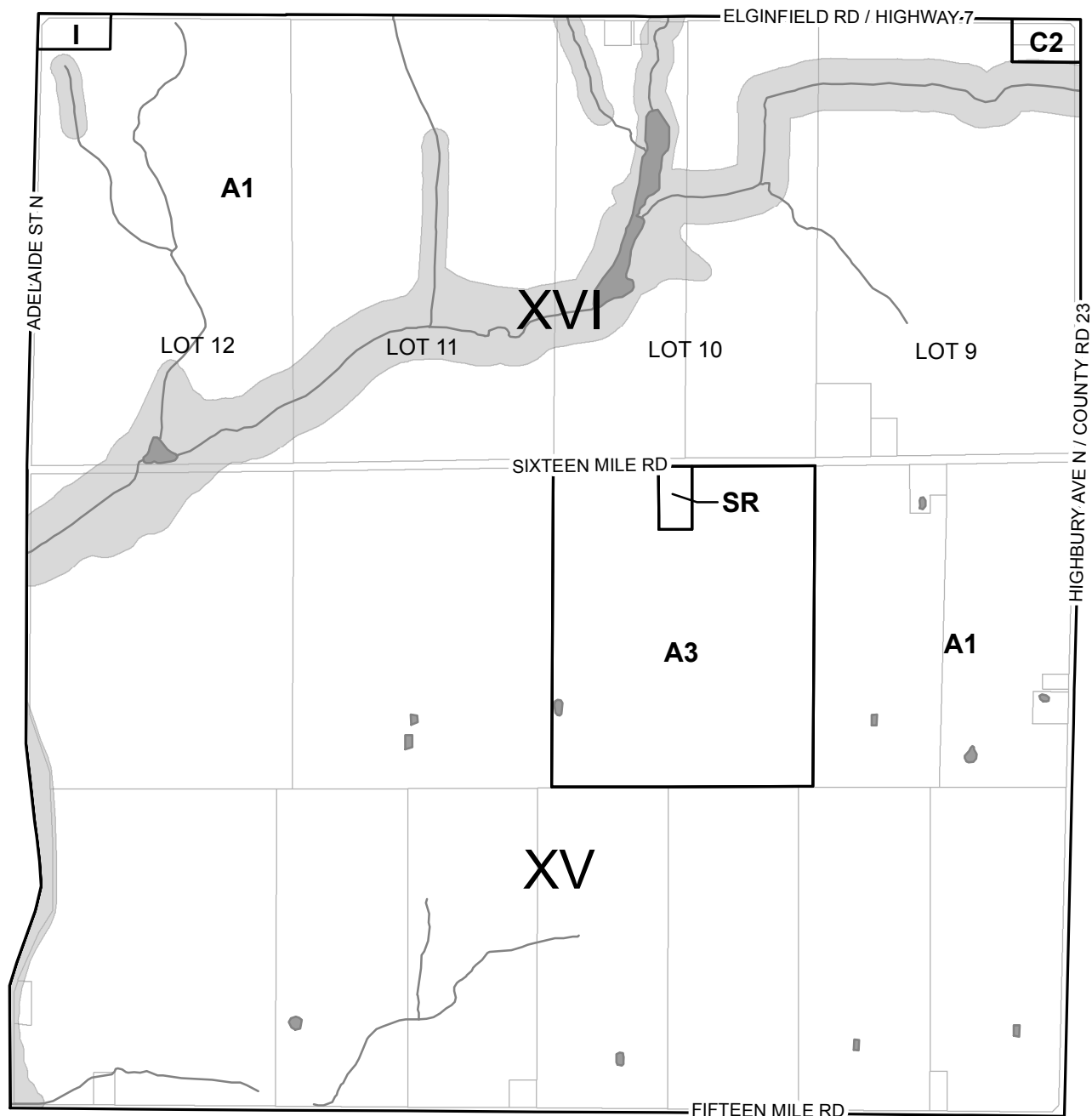




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

MUNICIPAL BOUNDARY - LUCAN BIDDULPH



SEE MAP 11

SEE MAP 13

SEE MAP 26

SCHEDULE A
KEY MAP: 12

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

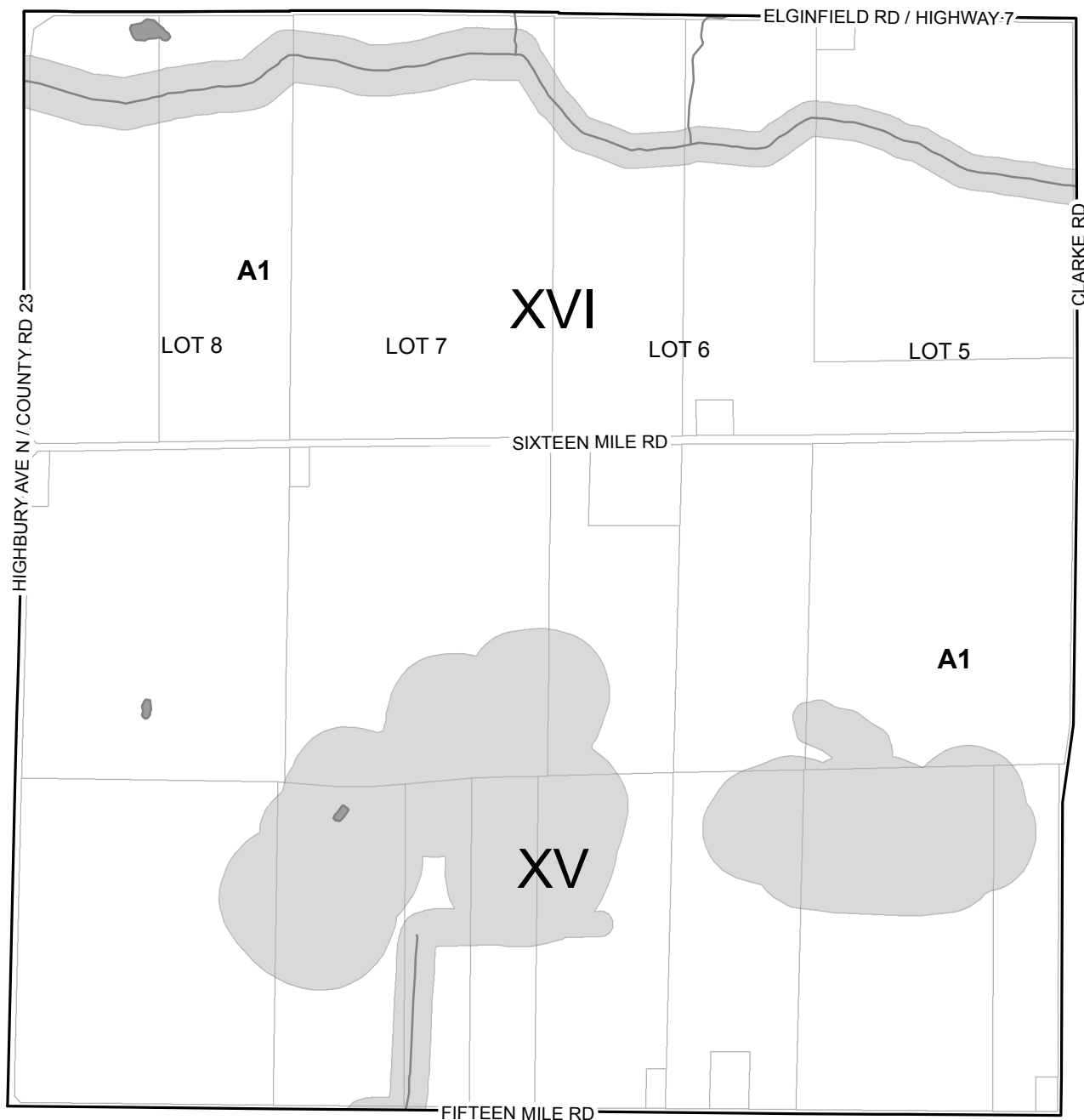




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

MUNICIPAL BOUNDARY - LUCCAN BIDDULPH



SCHEDULE A
KEY MAP: 13

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters





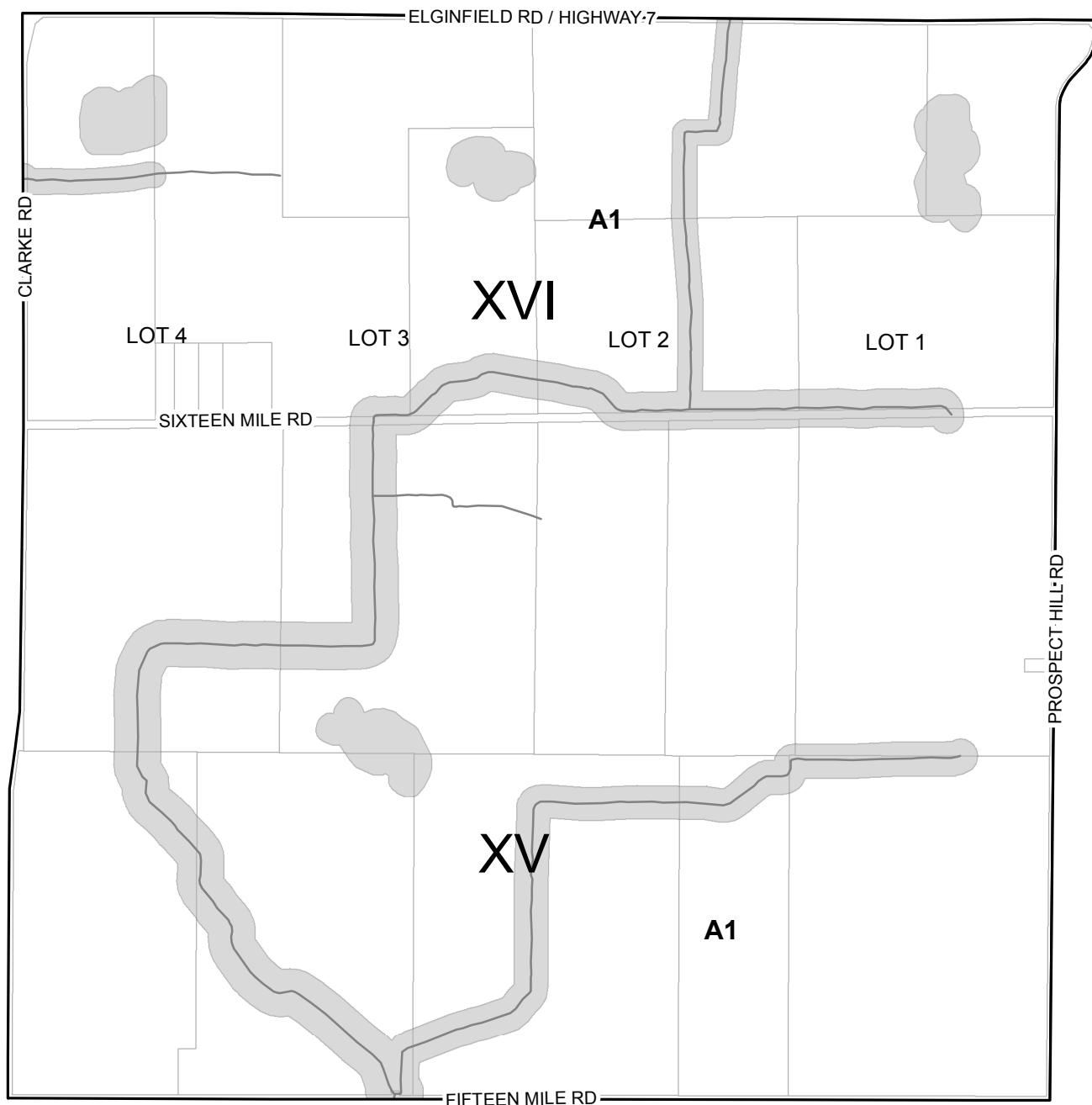
MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

MUNICIPAL BOUNDARY - LUCAN BIDDULPH

SEE MAP 13

MUNICIPAL BOUNDARY - THAMES CENTRE



SEE MAP 28

SCHEDULE A

KEY MAP: 14

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters



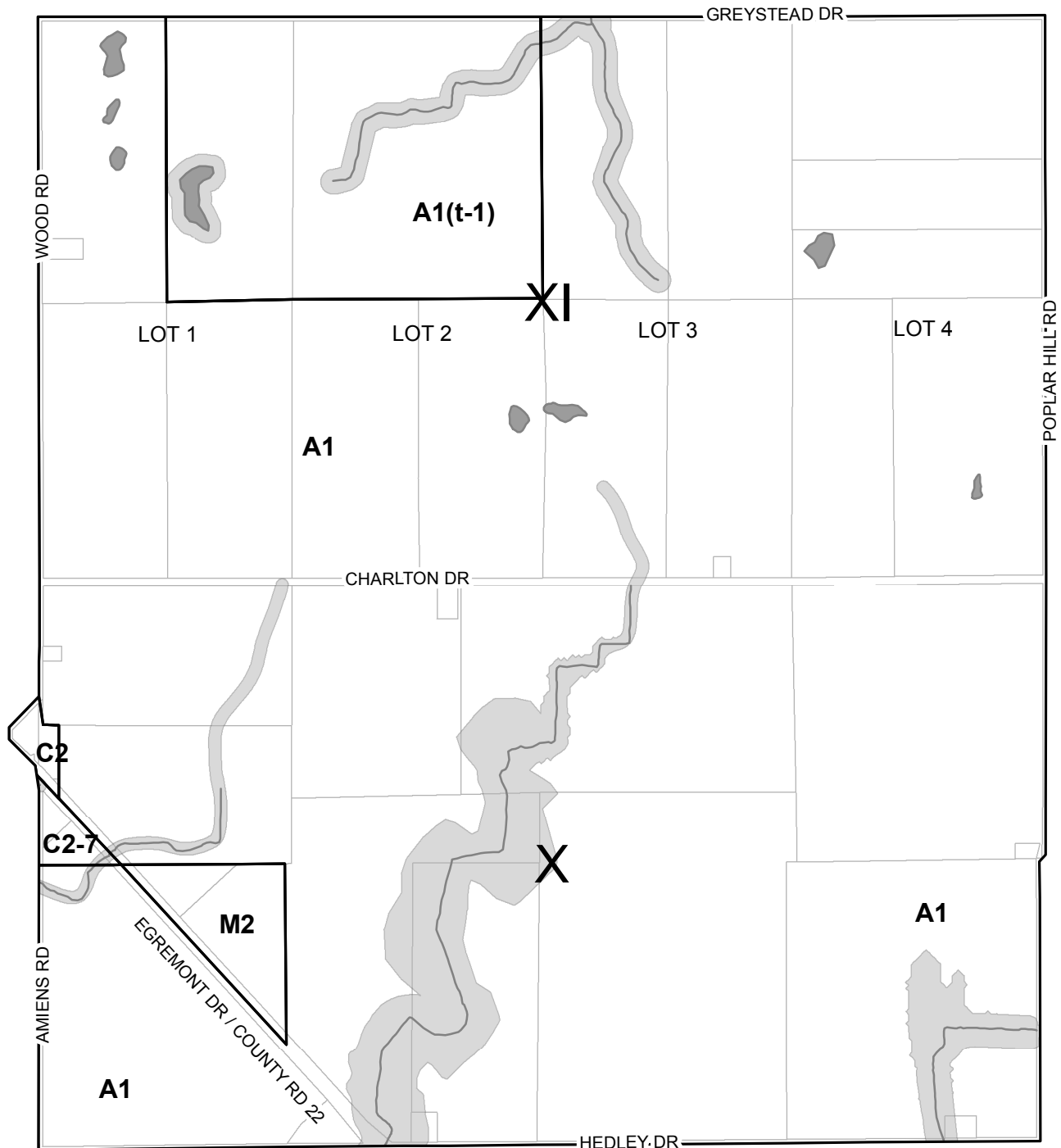


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 1

MUNICIPAL BOUNDARY - STRATHROY-CARADOC AND ADELAIDE-METCALFE



SEE MAP 16

SEE MAP 29

SCHEDULE A
KEY MAP: 15

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

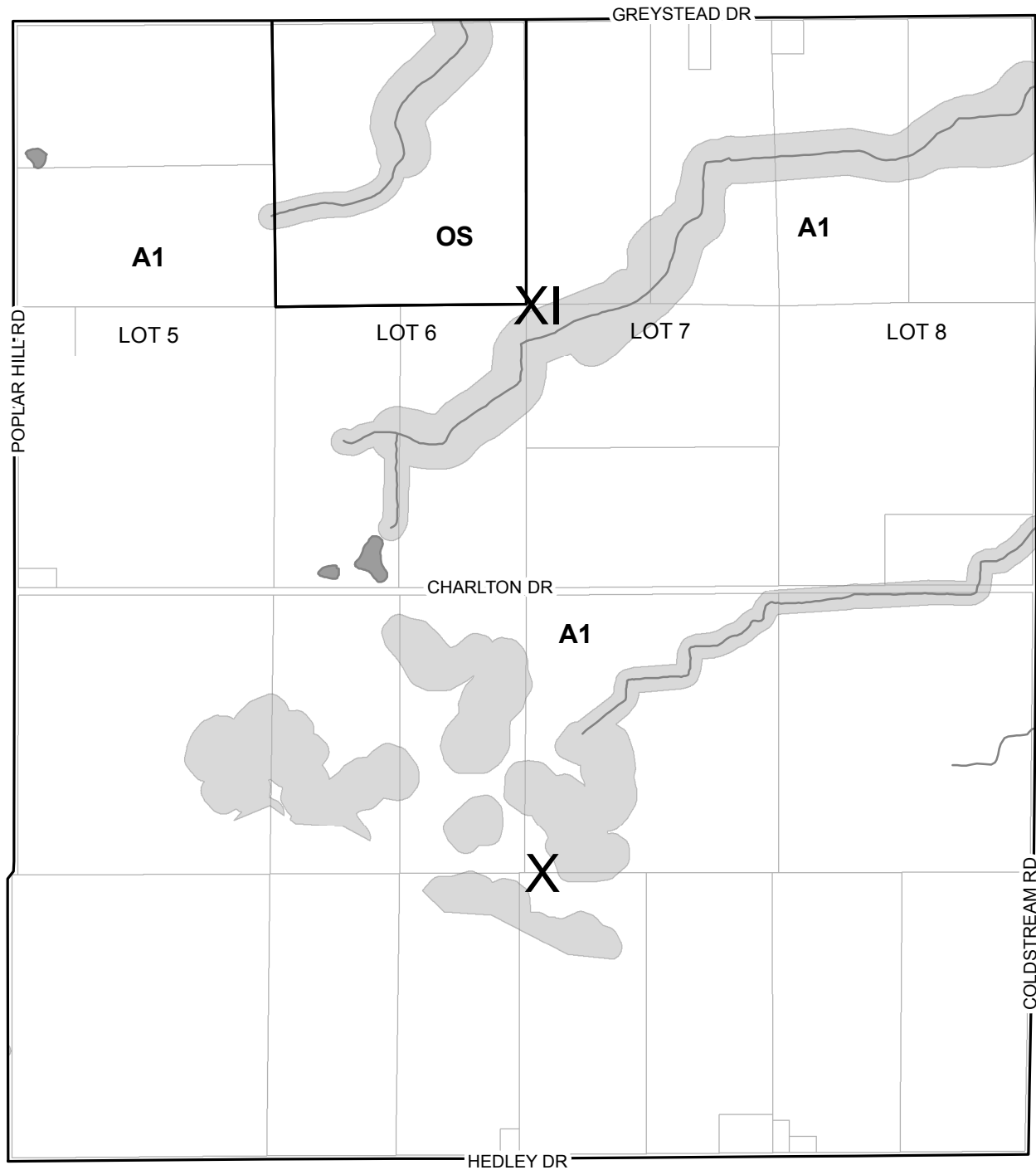




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 2



SEE MAP 30

SCHEDULE A

KEY MAP: 16

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

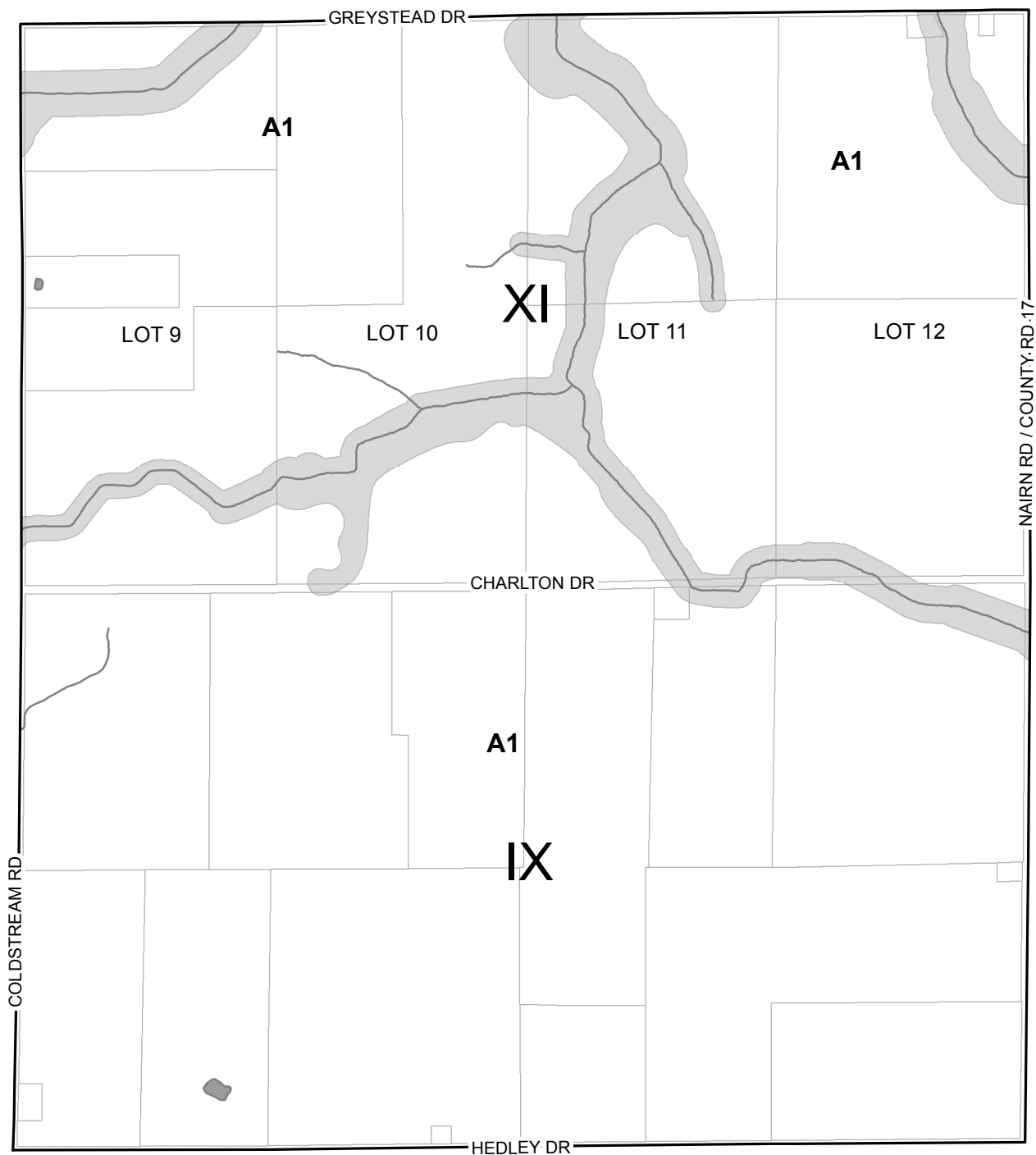




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 3



SEE MAP 31

SCHEDULE A
KEY MAP: 17

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

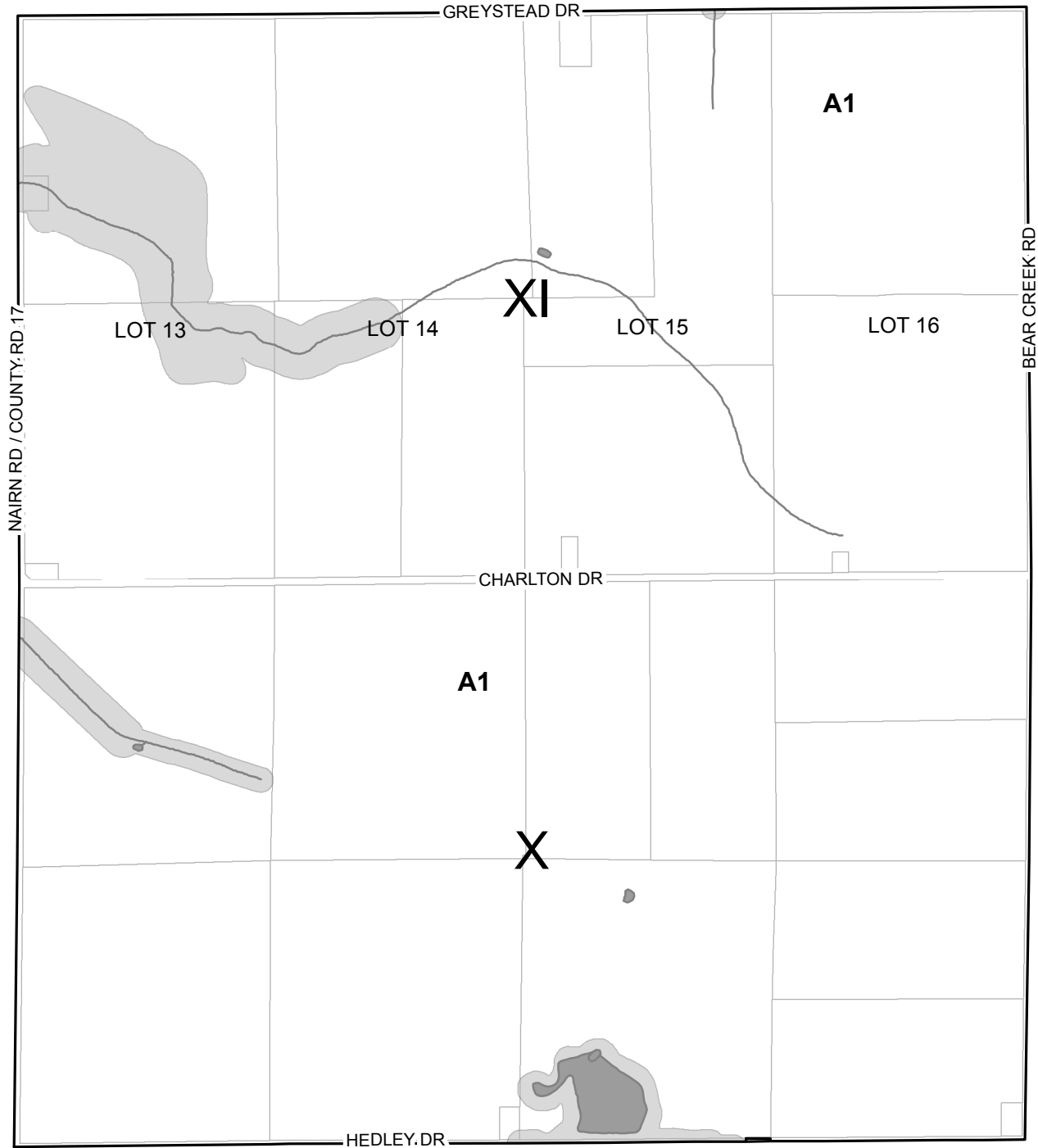




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 4



SCHEDULE A

KEY MAP: 18

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

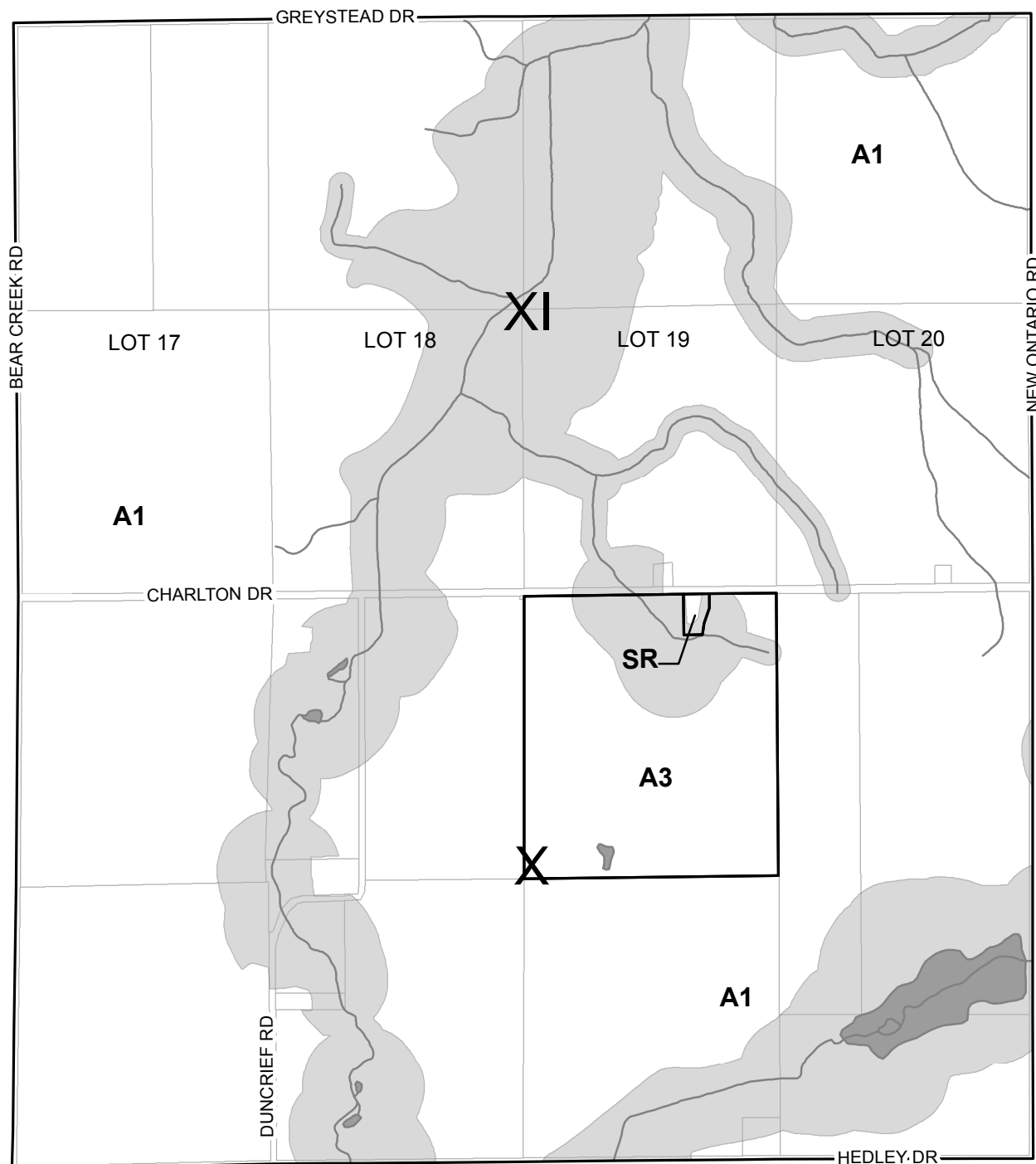




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 5



SEE MAP 33

SCHEDULE A

KEY MAP: 19

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

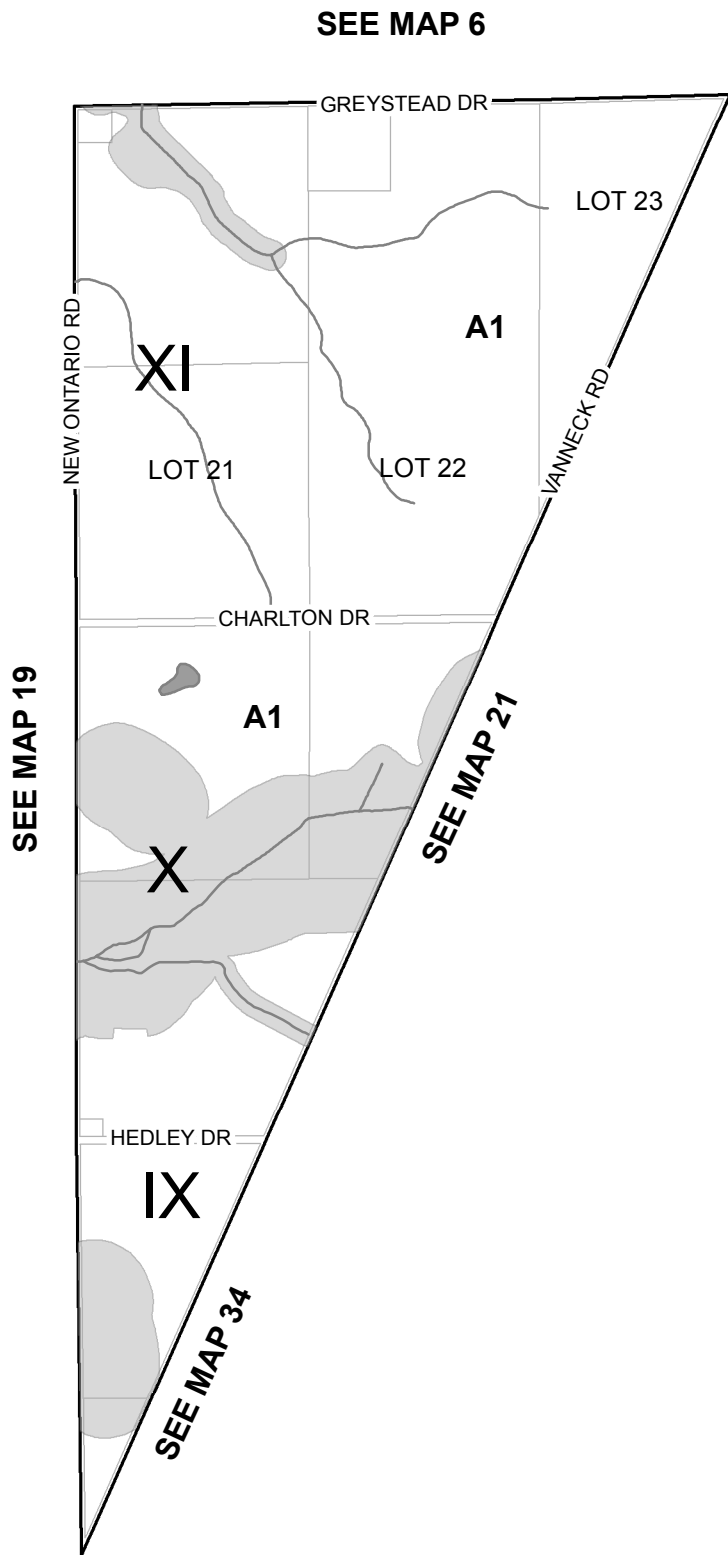
0 500 1,000 1,500 2,000 Meters





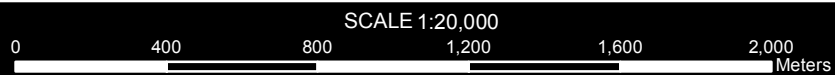
MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005



SCHEDULE A
KEY MAP: 20

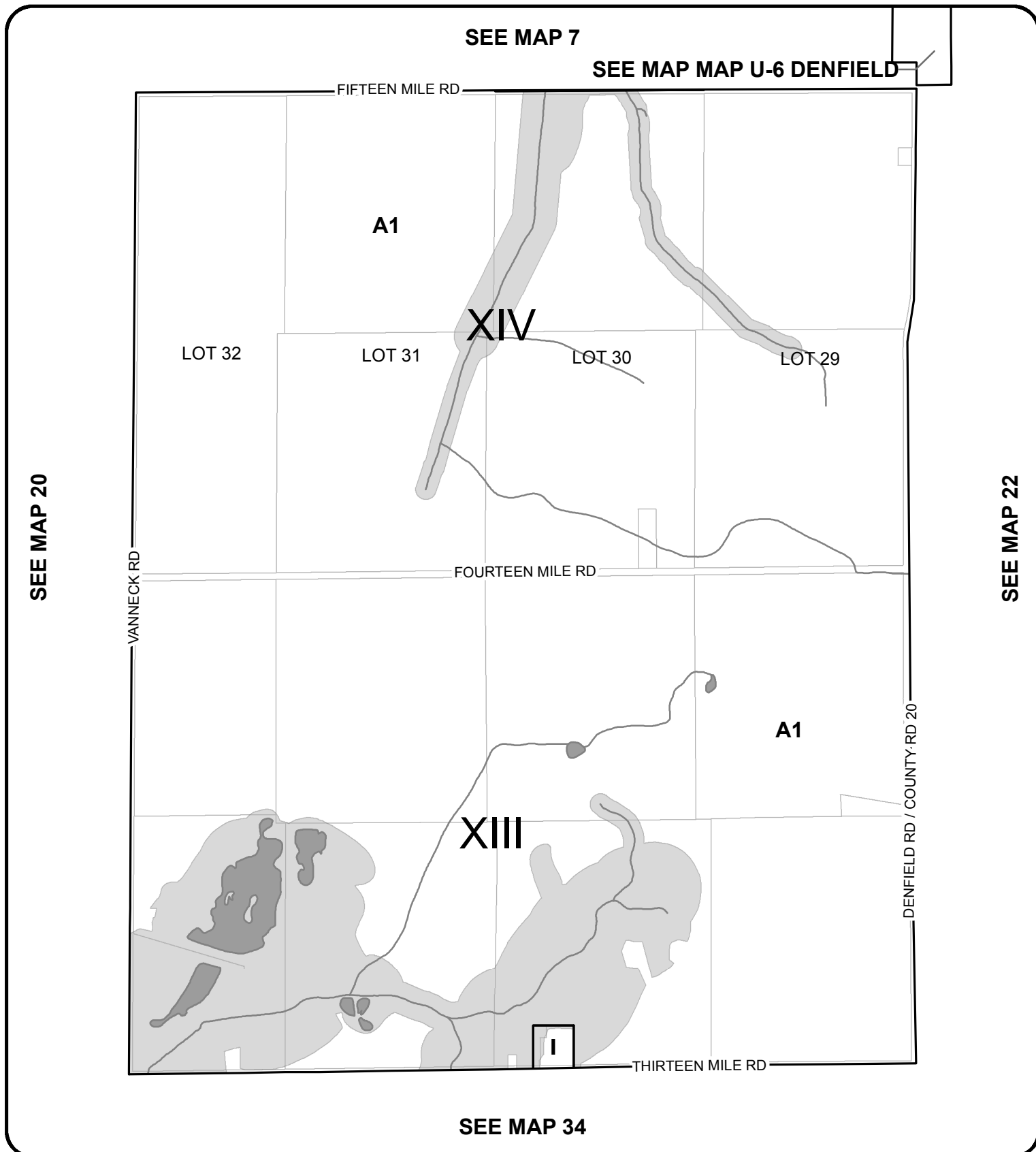
NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.





MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005



SCHEDULE A
KEY MAP: 21

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

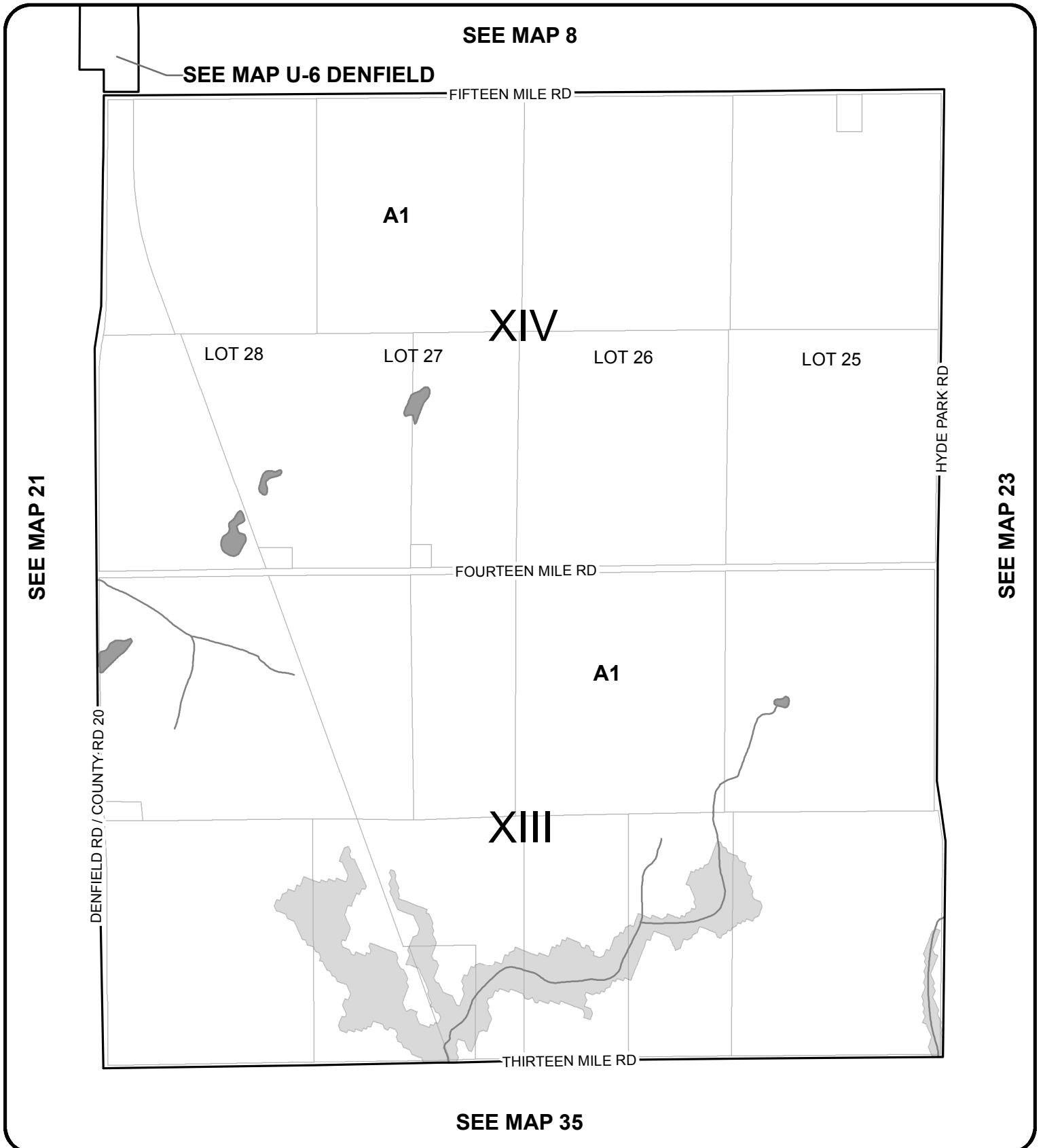
0 500 1,000 1,500 2,000 Meters





MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005



SCHEDULE A
KEY MAP: 22

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

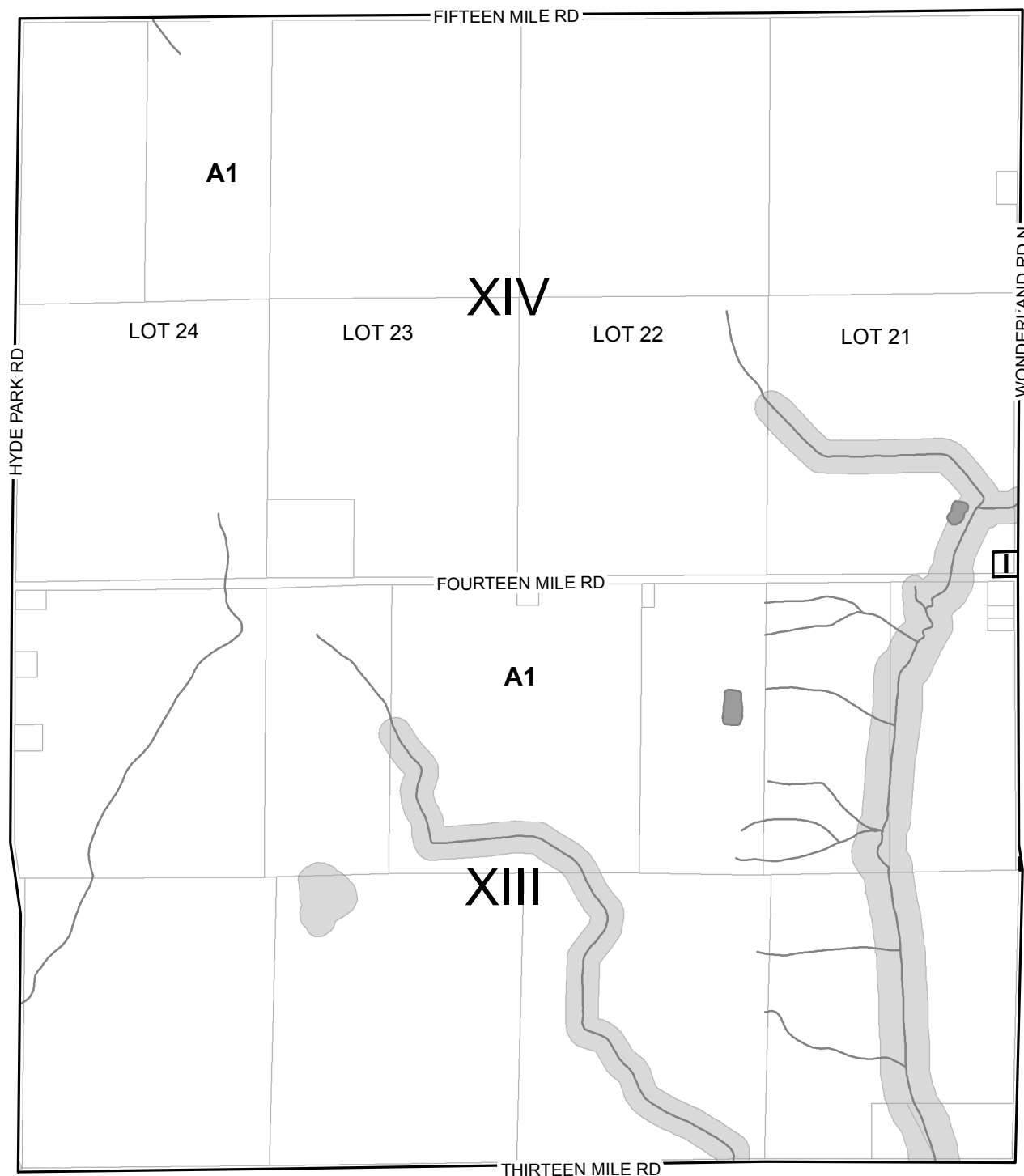




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 9



SEE MAP 36

SCHEDULE A

KEY MAP: 23

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

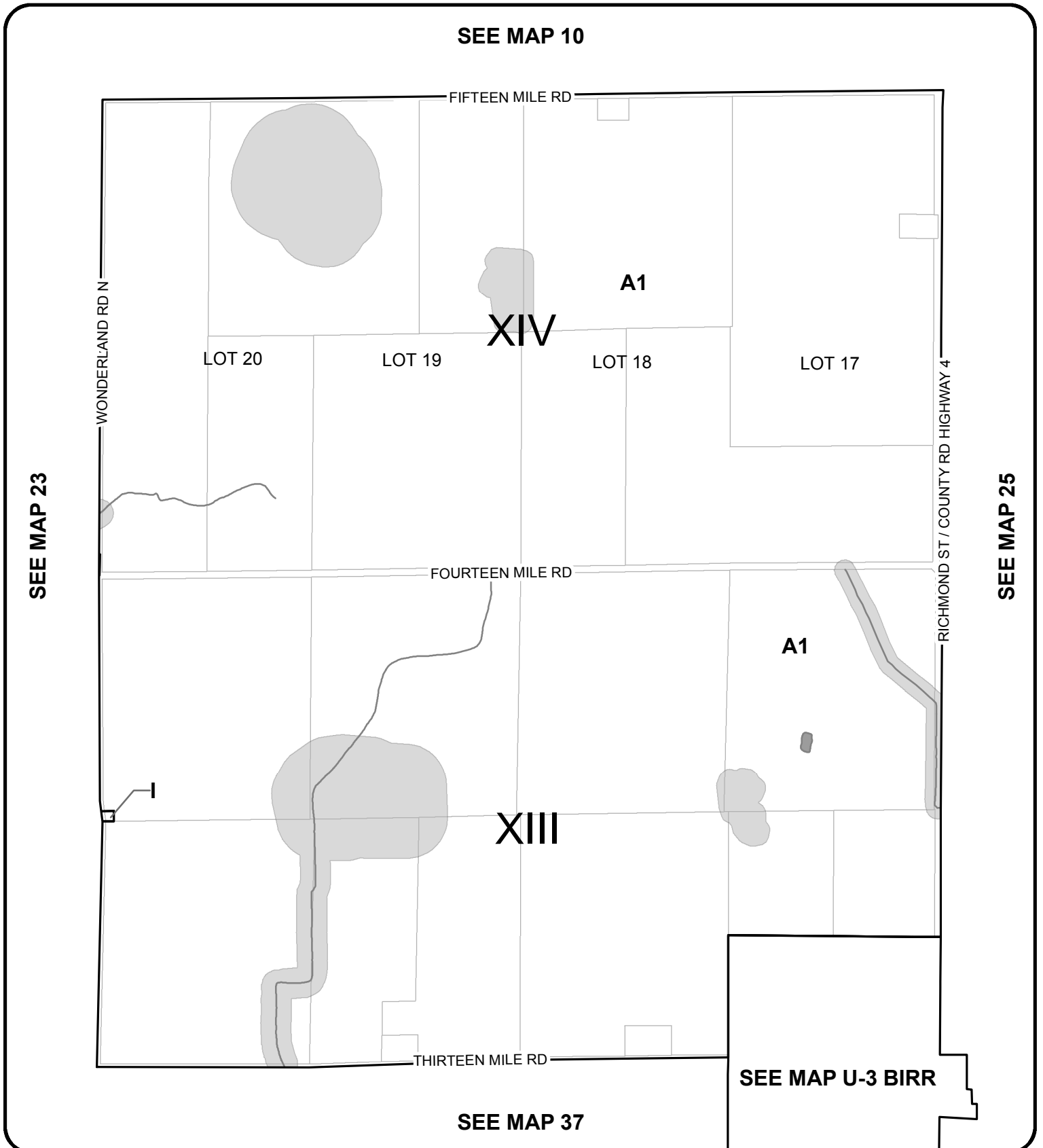
0 500 1,000 1,500 2,000 Meters





MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005



SCHEDULE A
KEY MAP: 24

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

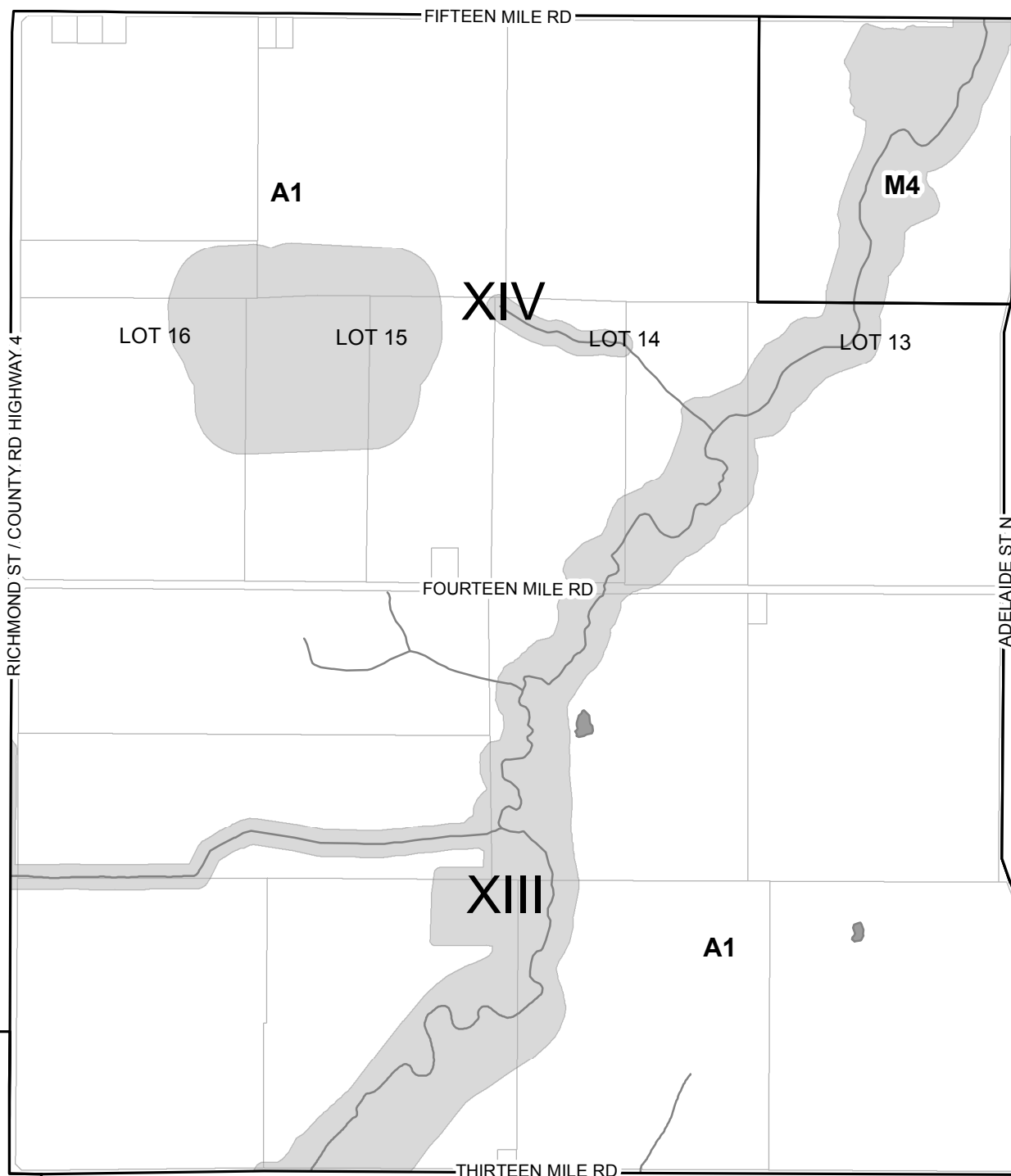




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 11



SEE MAP 24

SEE MAP 26

SEE MAP U-3 BIRR

SEE MAP 38

SCHEDULE A
KEY MAP: 25

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters



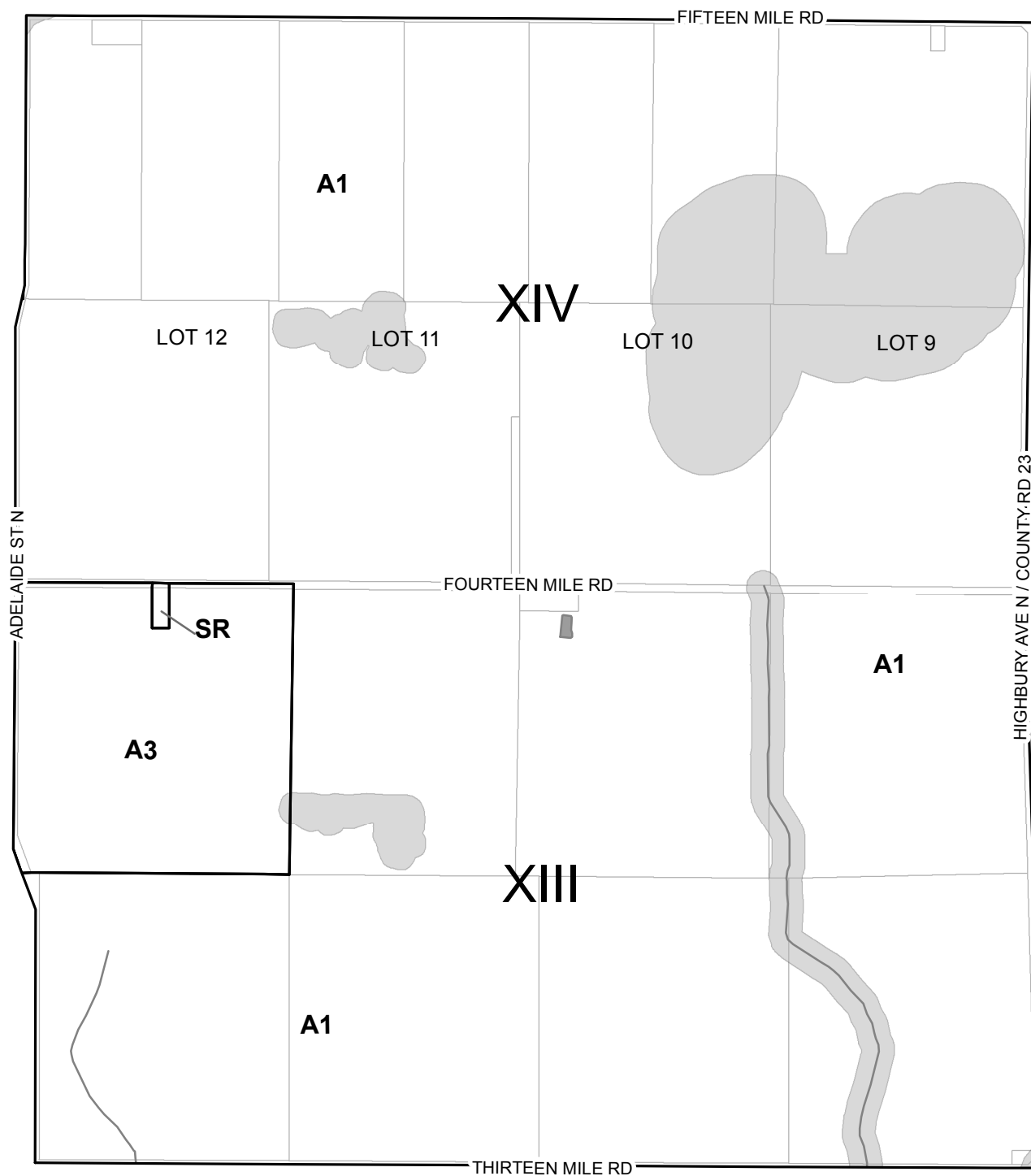


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 12

SEE MAP 25



SEE MAP 27

SEE MAP 39

SCHEDULE A

KEY MAP: 26

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters





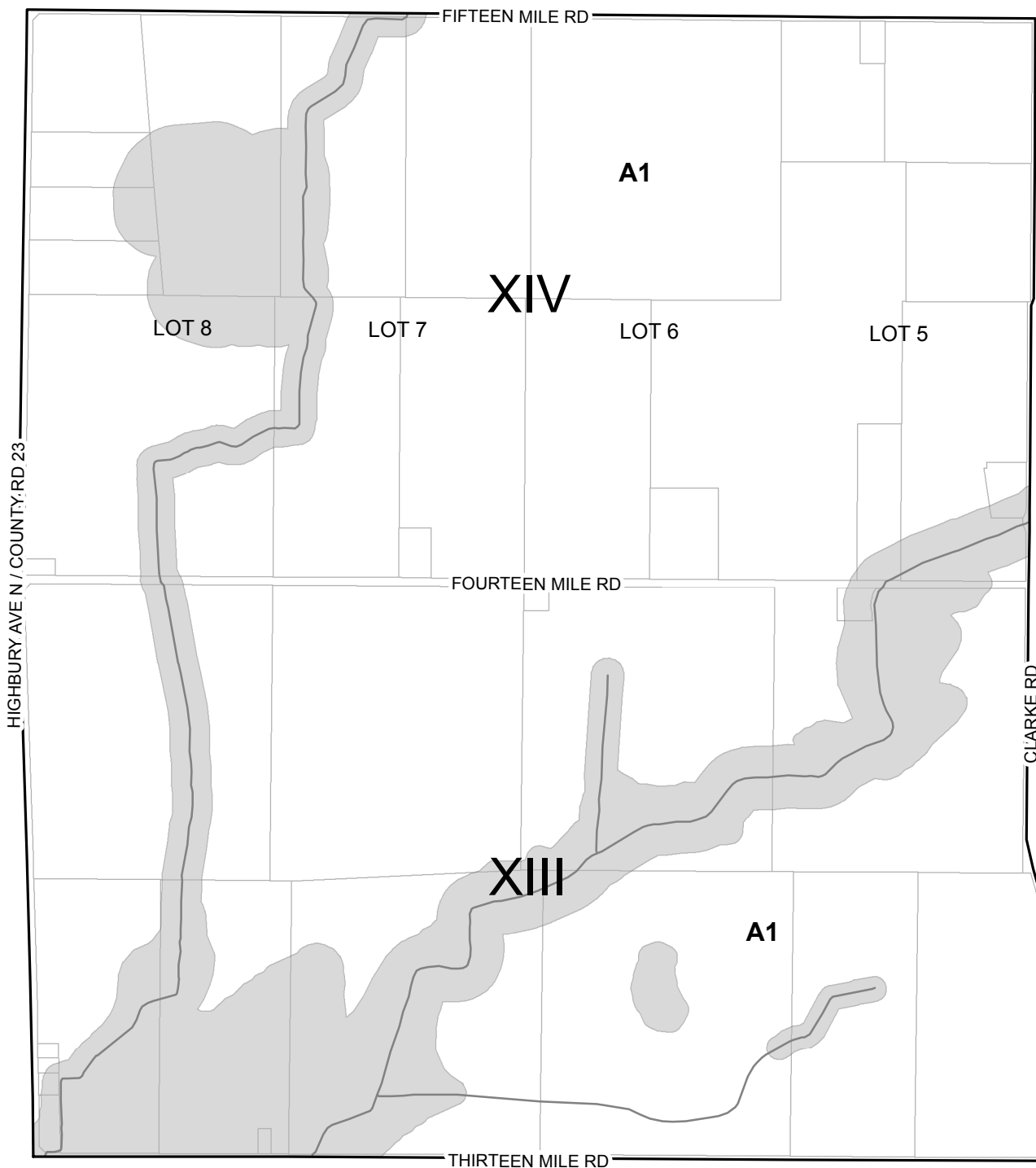
MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 13

SEE MAP 26

SEE MAP 28



SEE MAP 40

SCHEDULE A

KEY MAP: 27

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters



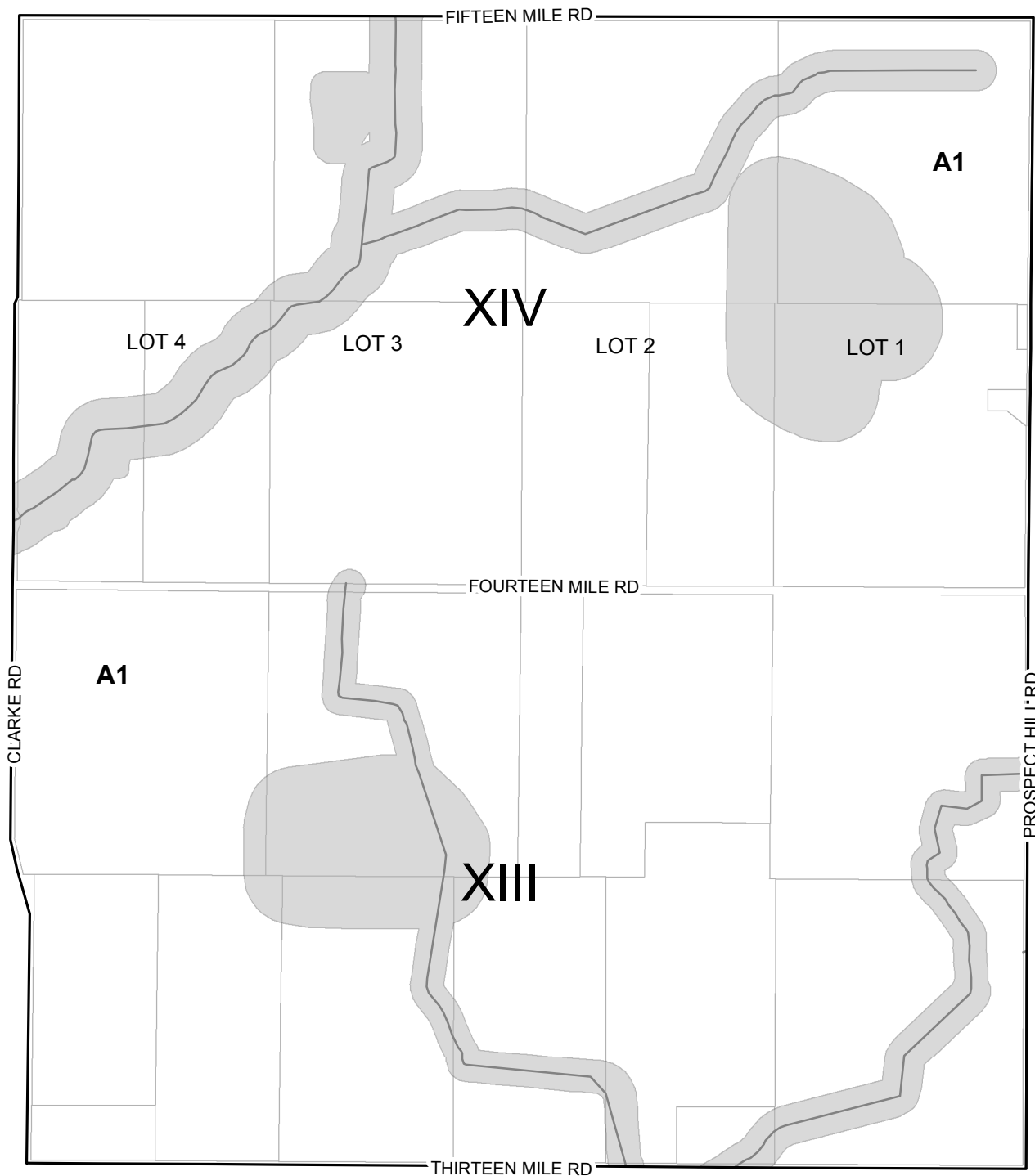


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 14

SEE MAP 27



MUNICIPAL BOUNDARY - THAMES CENTRE

SCHEDULE A

KEY MAP: 28

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters



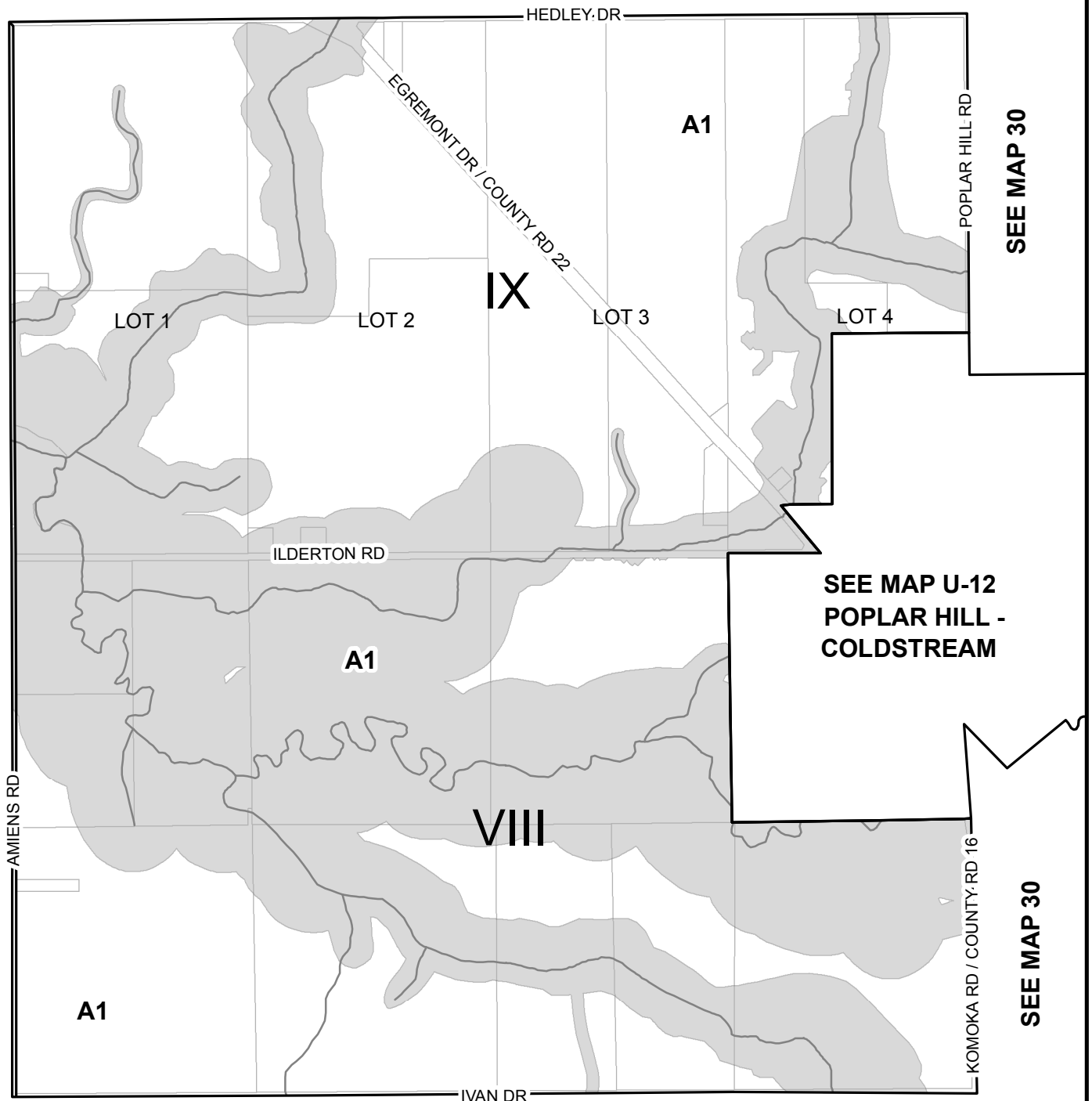


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 15

MUNICIPAL BOUNDARY - STRATHROY-CARADOC



SEE MAP 30

SEE MAP U-12
POPLAR HILL -
COLDSTREAM

SEE MAP 30

SEE MAP 42

SCHEDULE A

KEY MAP: 29

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters



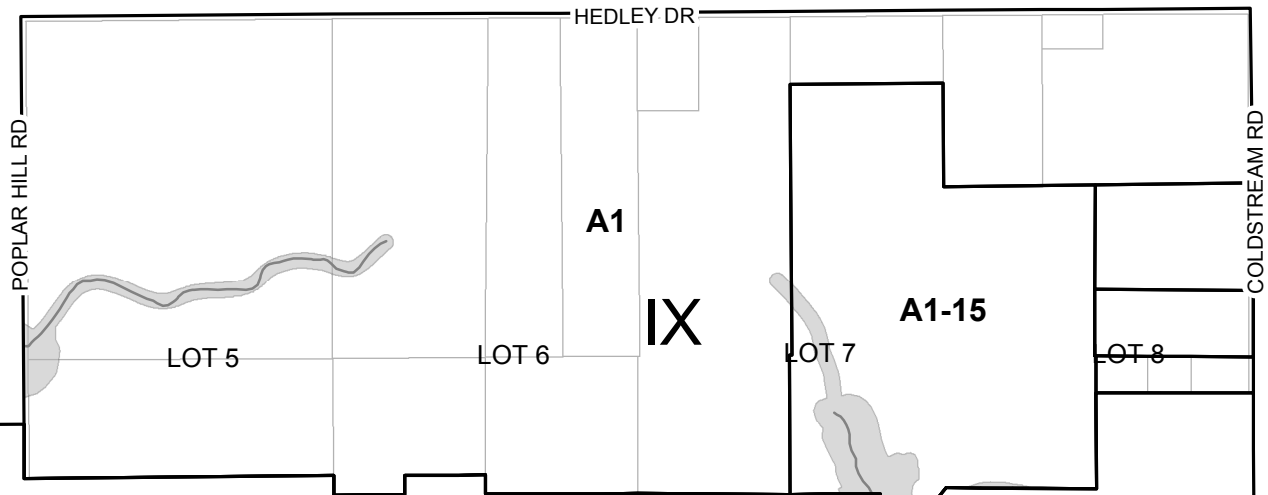


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 16

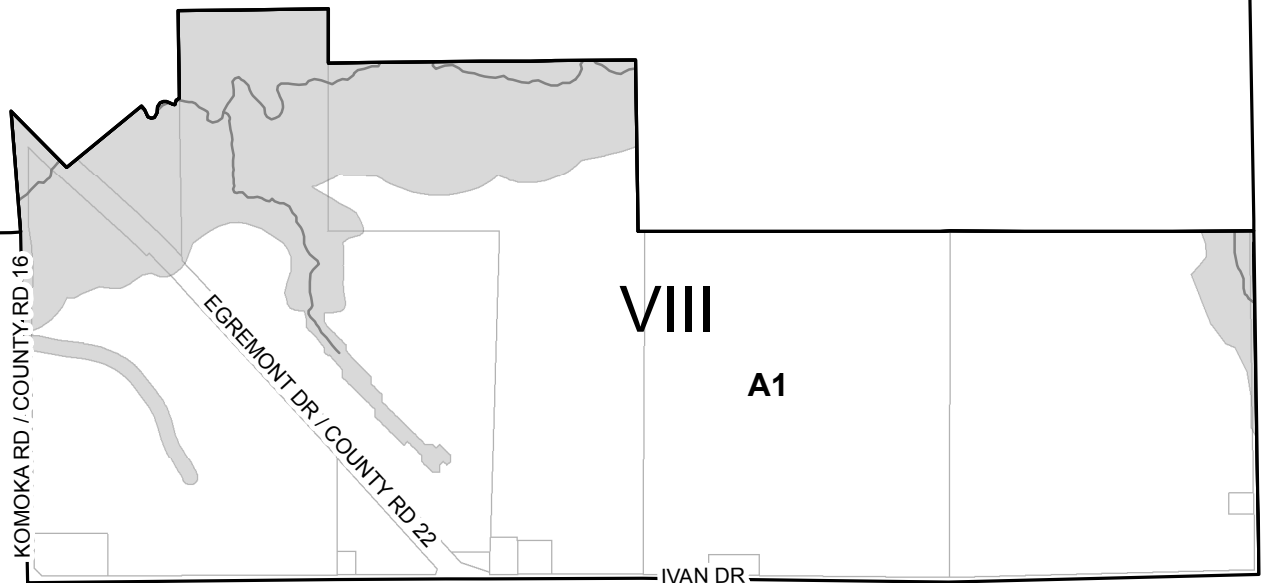
SEE MAP 29



SEE MAP U-12 POPLAR HILL - COLDSTREAM

SEE MAP 31

SEE MAP 29



SEE MAP 43

SCHEDULE A

KEY MAP: 30

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

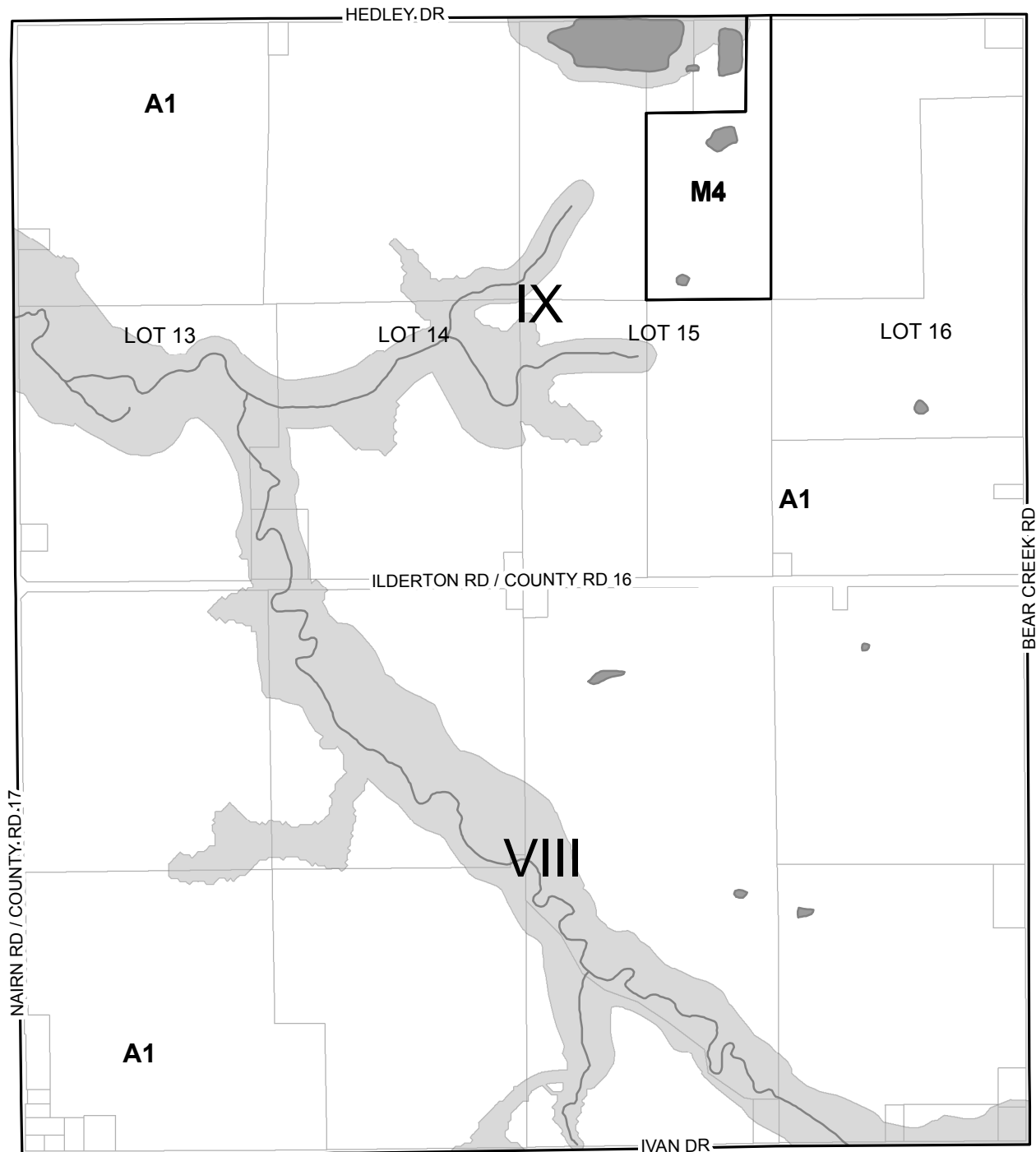




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 18



SEE MAP 45

SCHEDULE A
KEY MAP: 32

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

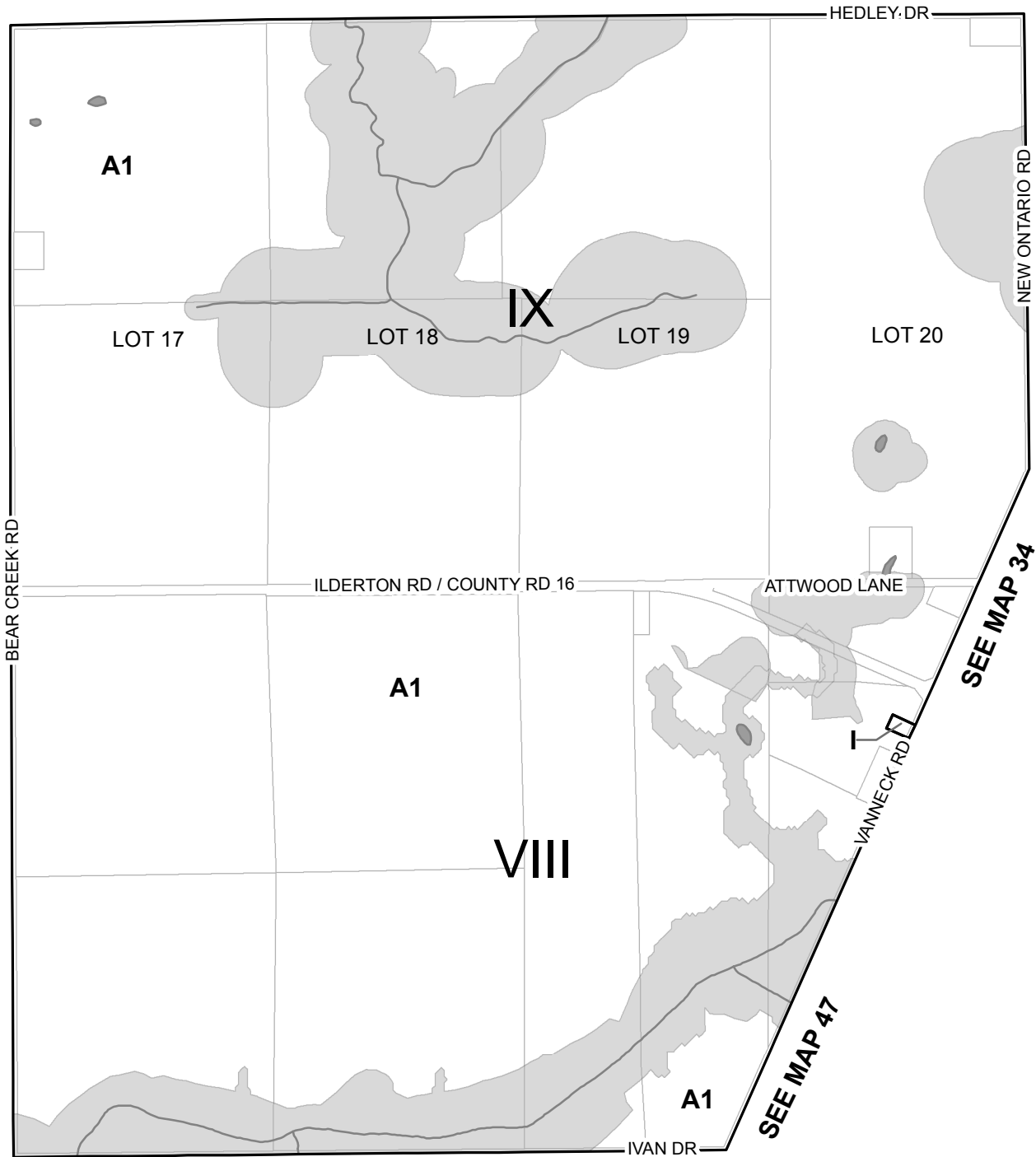




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 19



SEE MAP 46

SCHEDULE A
KEY MAP: 33

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters





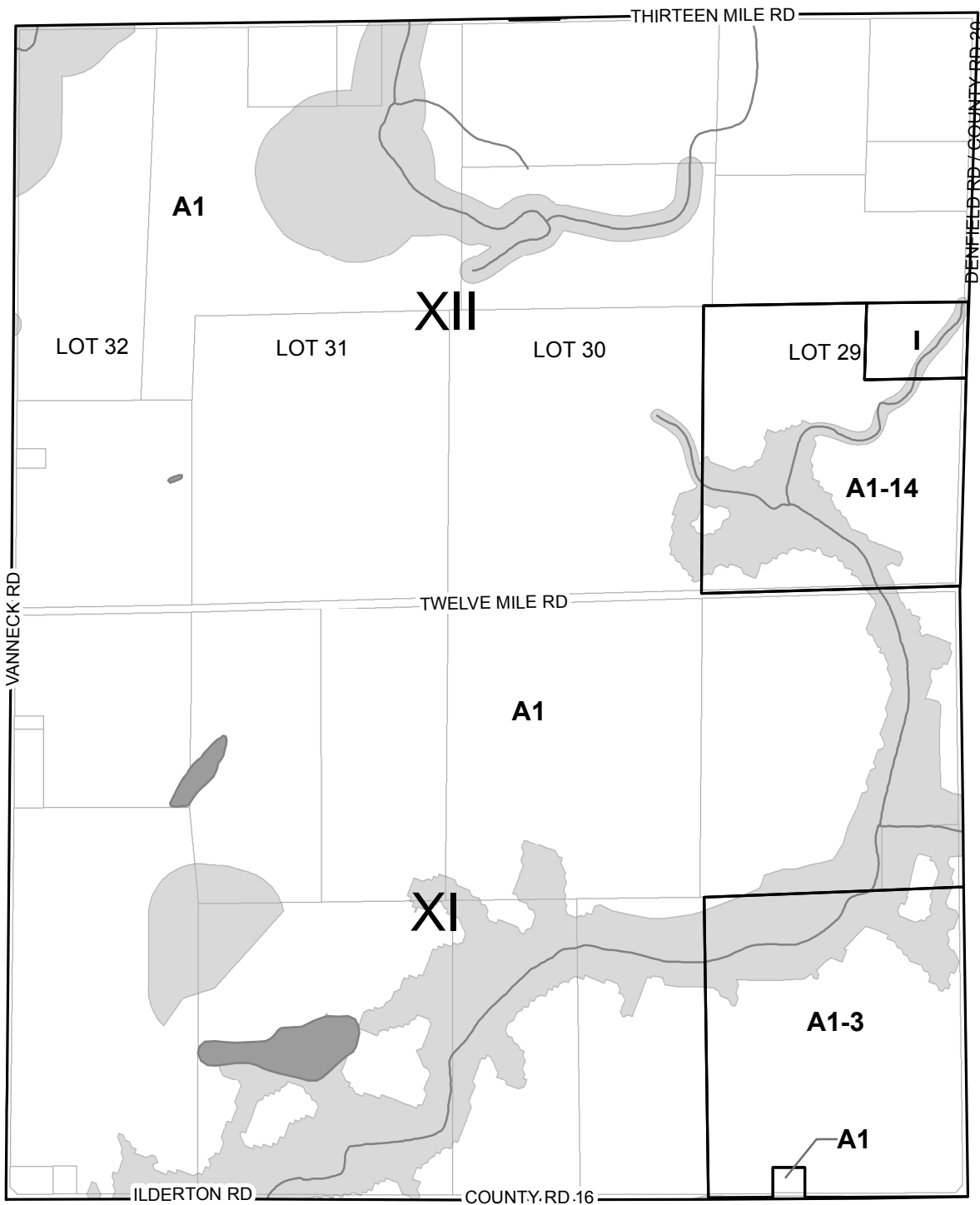
MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 21

SEE MAP 20

SEE MAP 33



SEE MAP 35

SEE MAP 47

SCHEDULE A

KEY MAP: 34

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters





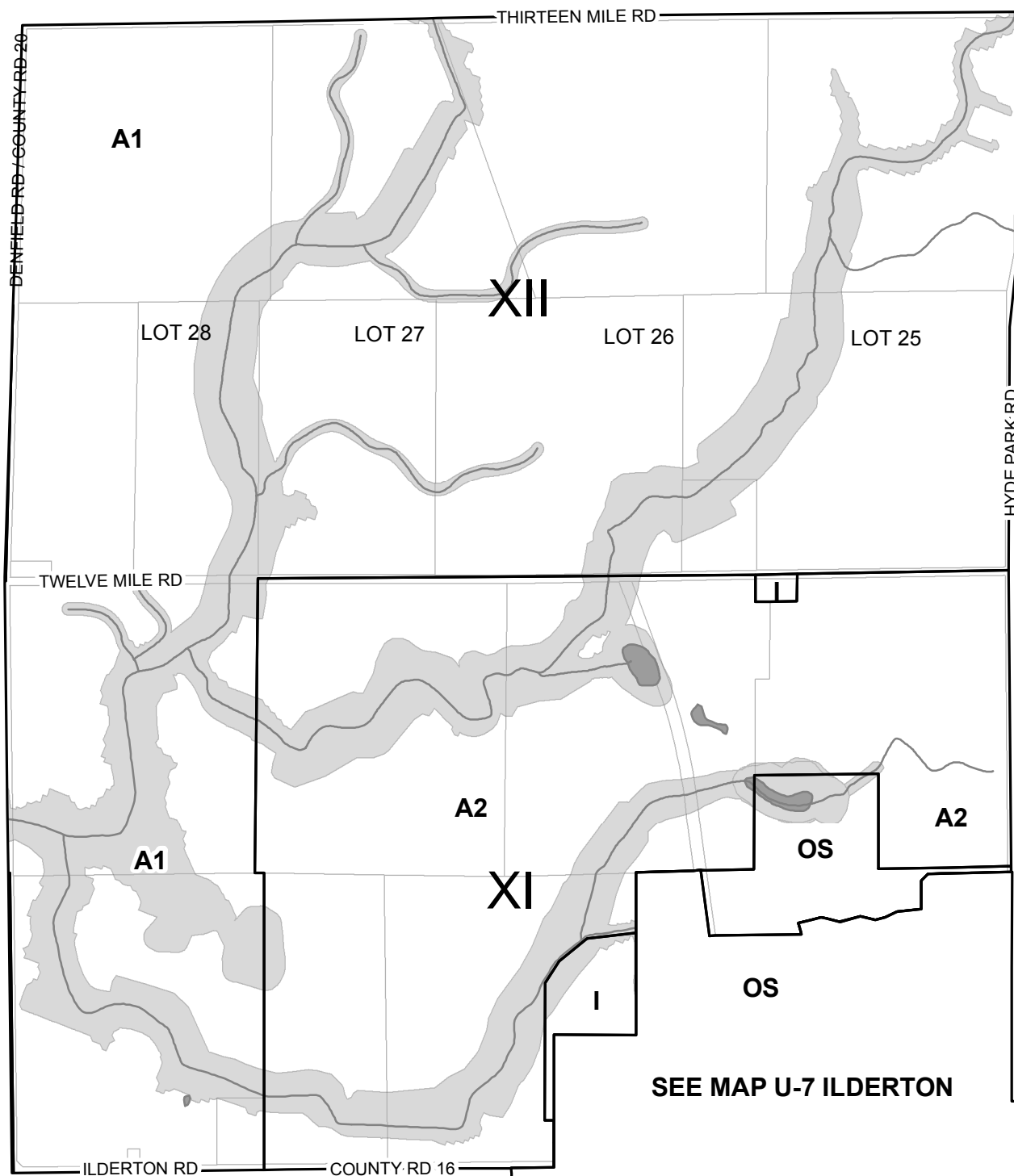
MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 22

SEE MAP 34

SEE MAP 35



SEE MAP 48

SCHEDULE A

KEY MAP: 35

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

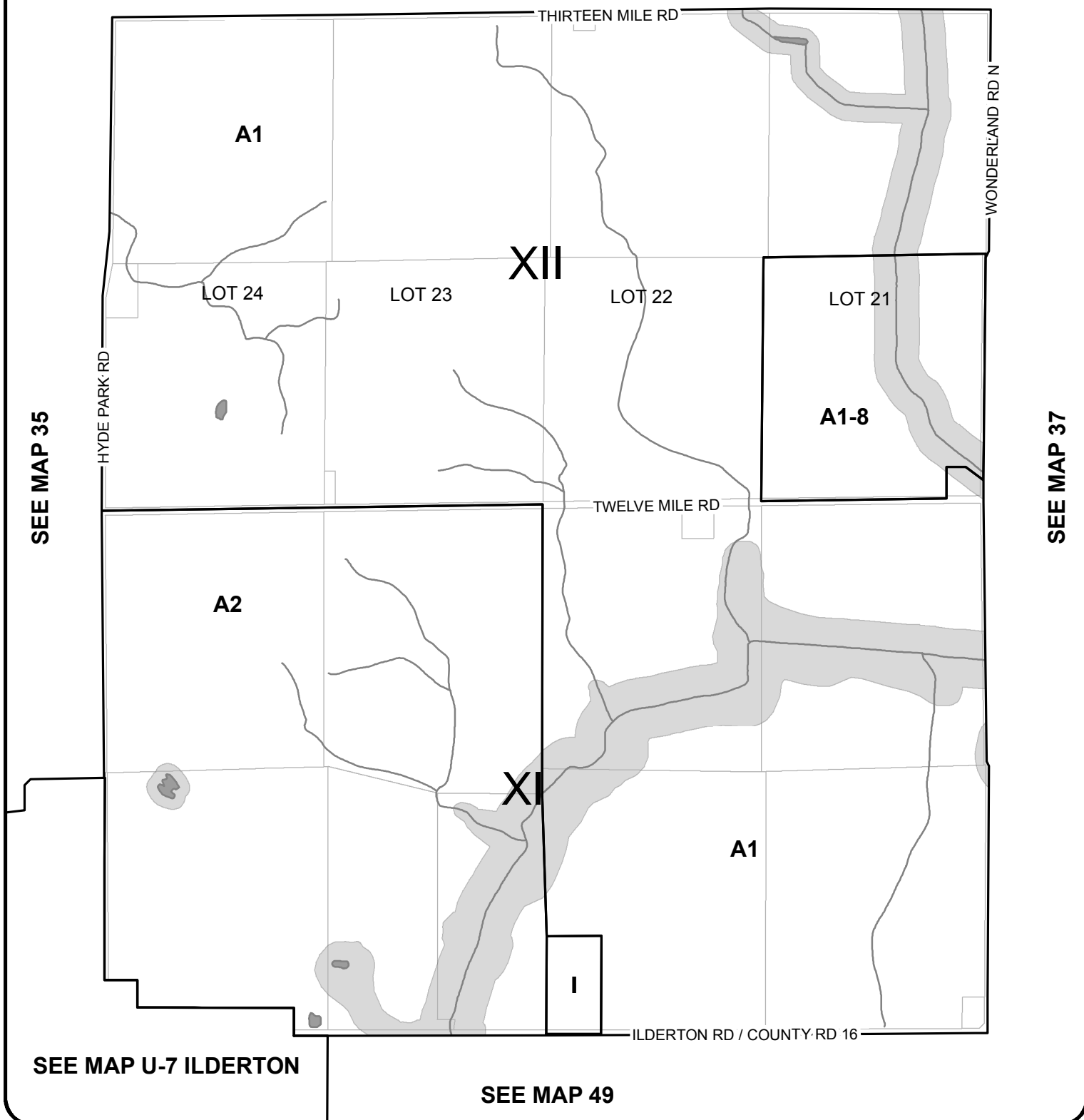
SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters





SEE MAP 23



KEY MAP: 36

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

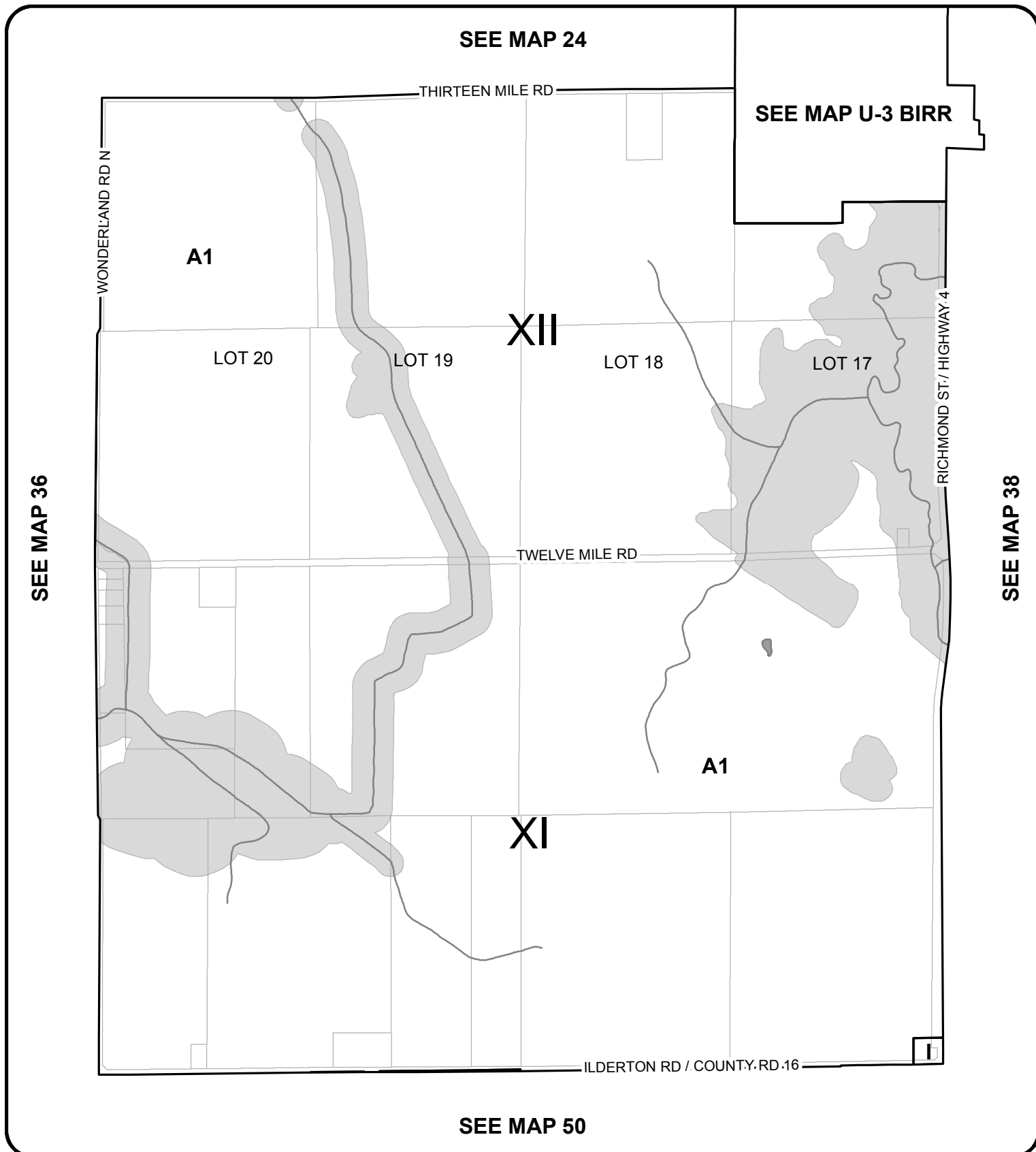
Figure 1 is a horizontal bar chart showing the distribution of the number of species per 100 m² for 100 samples. The x-axis is labeled 'Meters' and ranges from 0 to 2,000. The y-axis lists 100 samples. The bars show the number of species per 100 m² for each sample. The distribution is highly skewed, with most samples having 0 or 1 species, and a few samples having 2 or 3 species.





MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005



SCHEDULE A

KEY MAP: 37

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

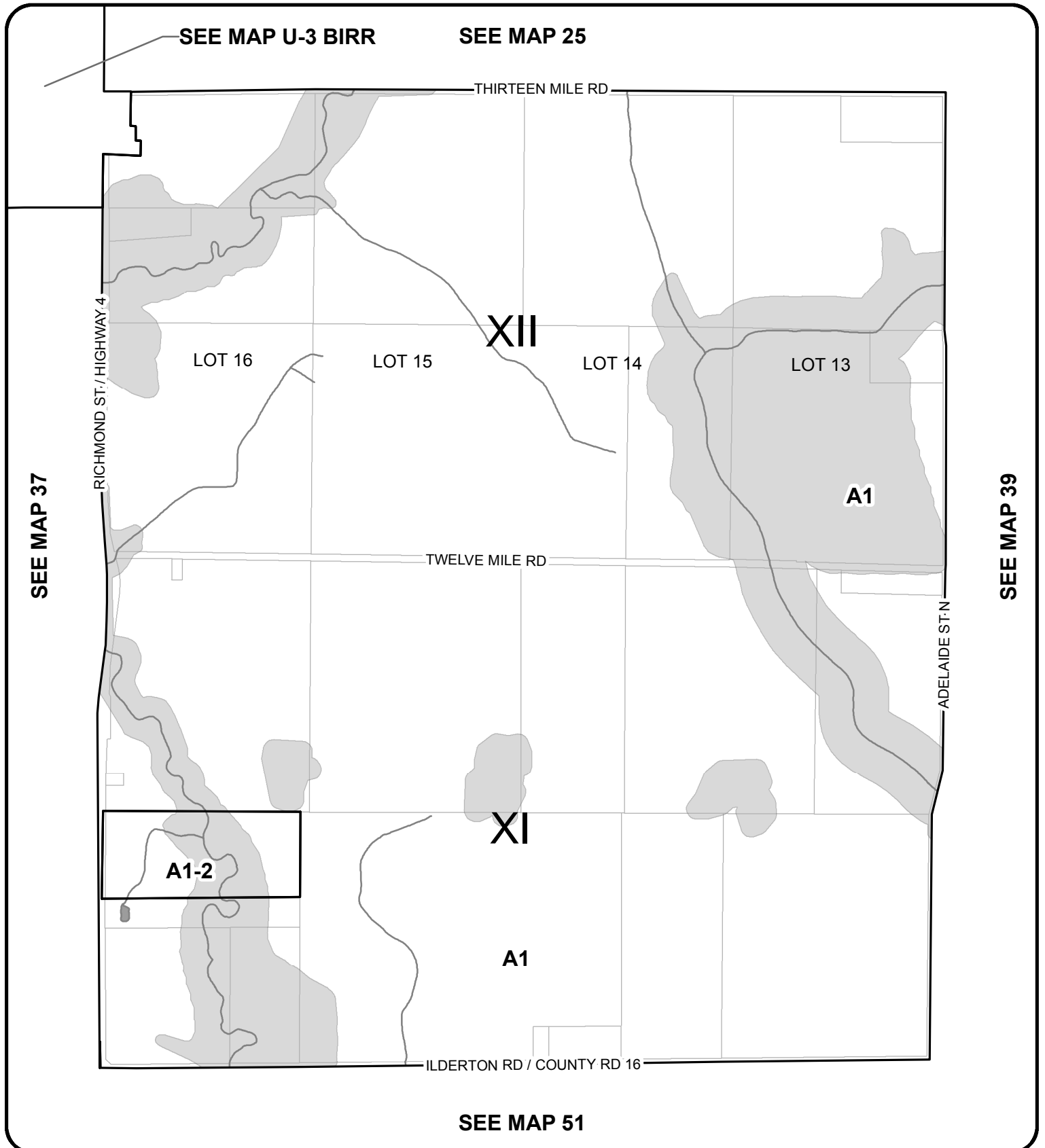
0 500 1,000 1,500 2,000 Meters





MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005



SCHEDULE A
KEY MAP: 38

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters



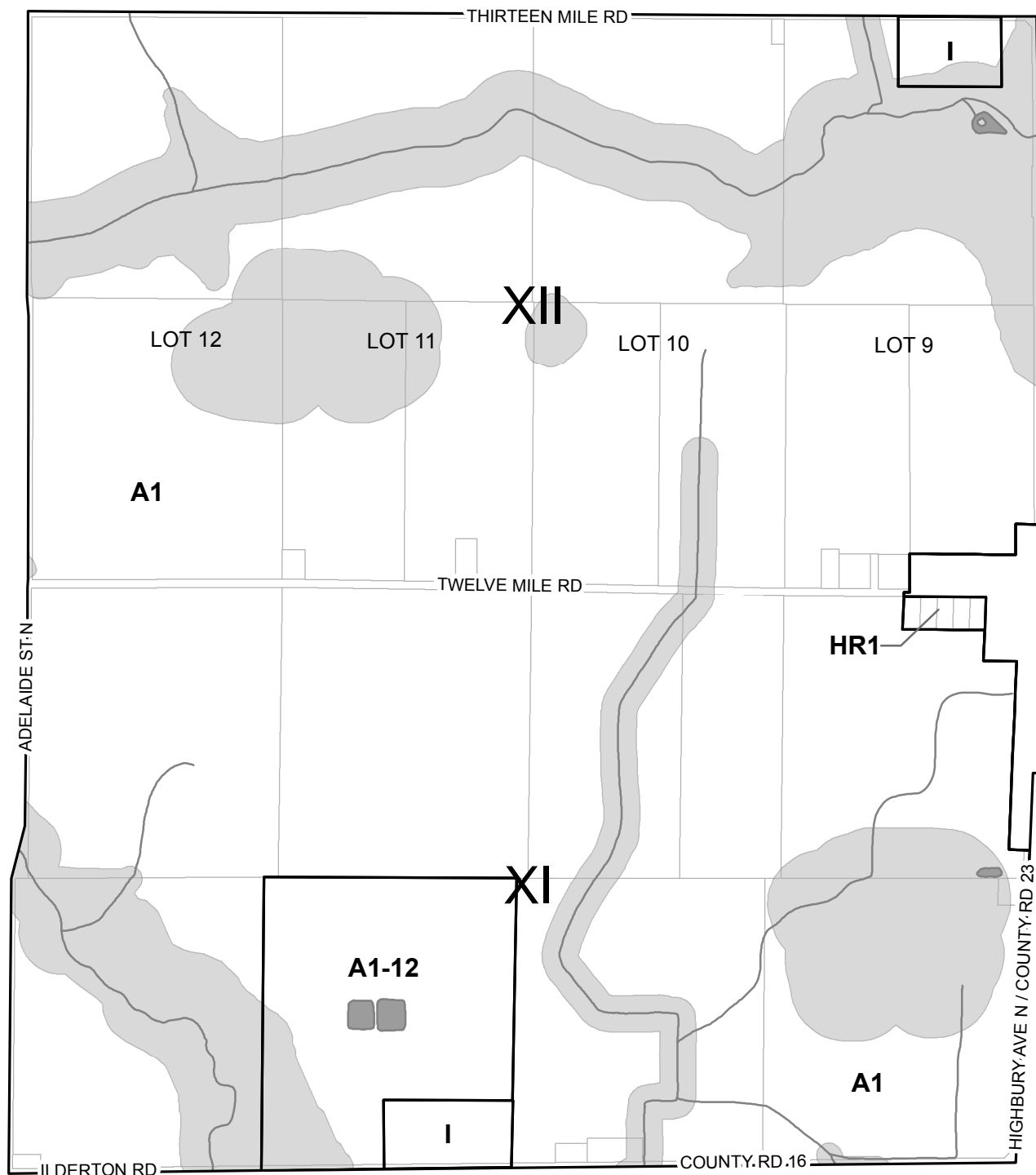


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 26

SEE MAP 28



SEE MAP 40

SEE MAP U-4 BRYANSTON

SEE MAP 52

SCHEDULE A

KEY MAP: 39

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

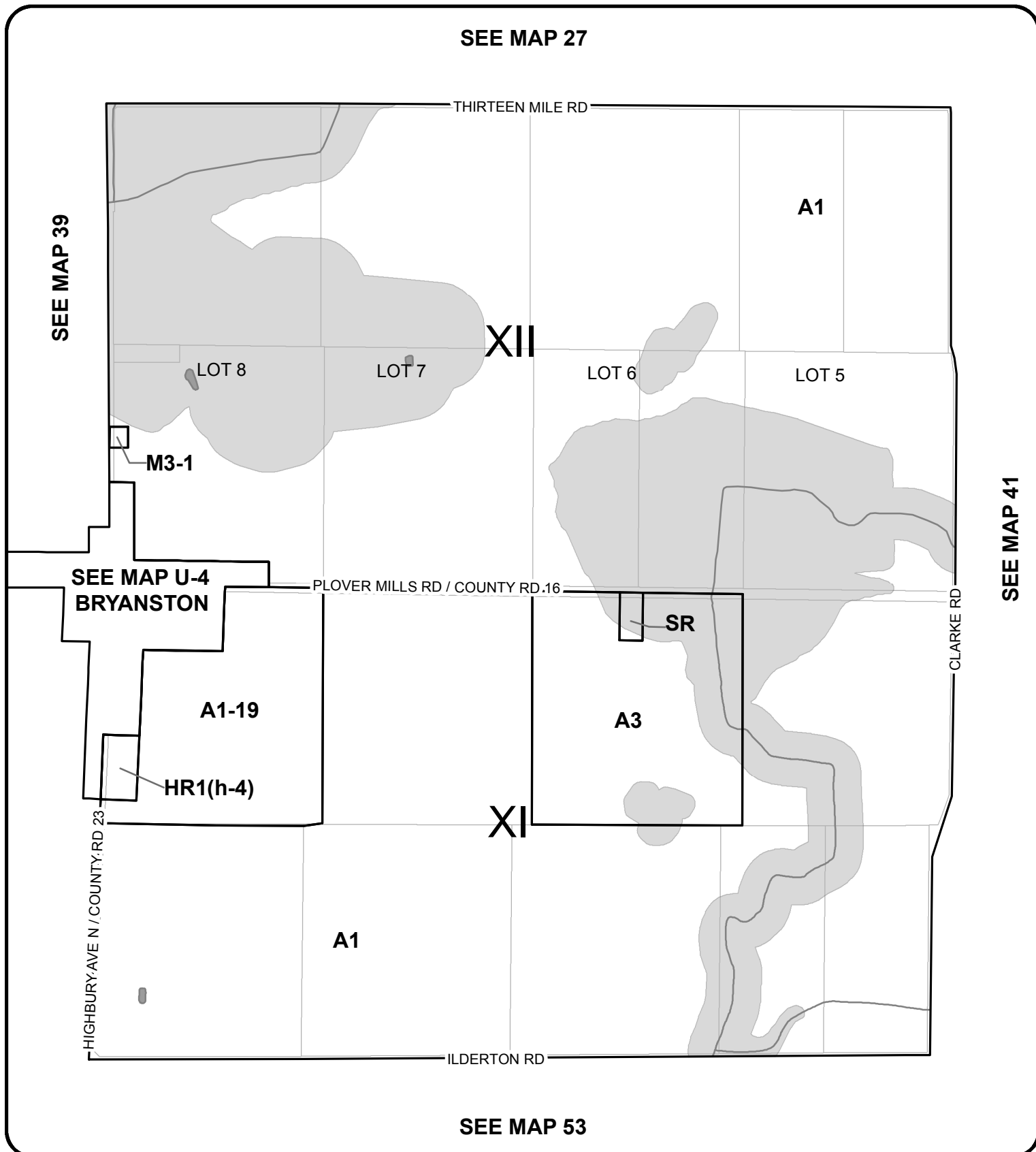
0 500 1,000 1,500 2,000 Meters





MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005



SCHEDULE A

KEY MAP: 40

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters



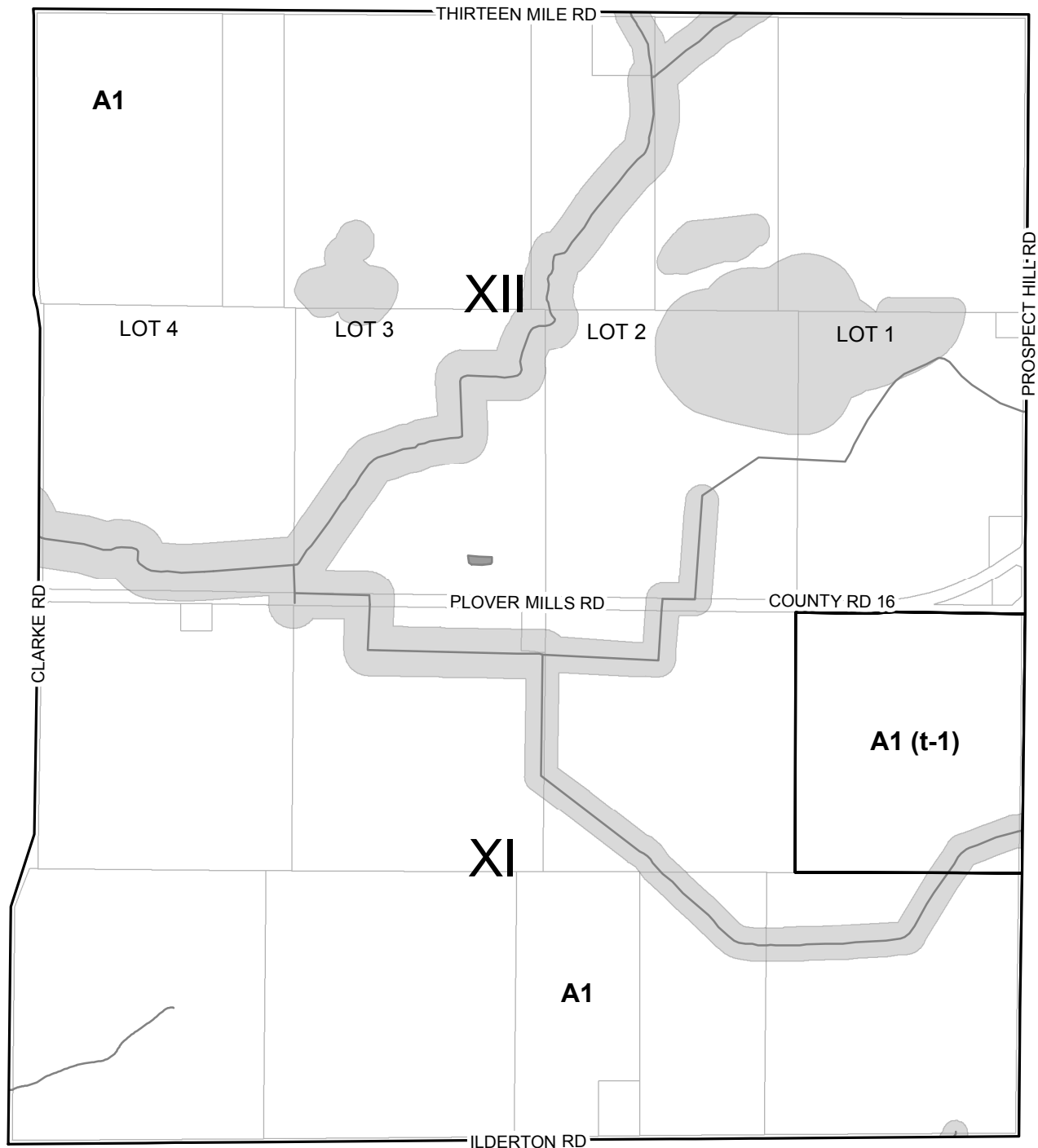


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 28

SEE MAP 40



MUNICIPAL BOUNDARY - THAMES CENTRE

SCHEDULE A
KEY MAP: 41

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters



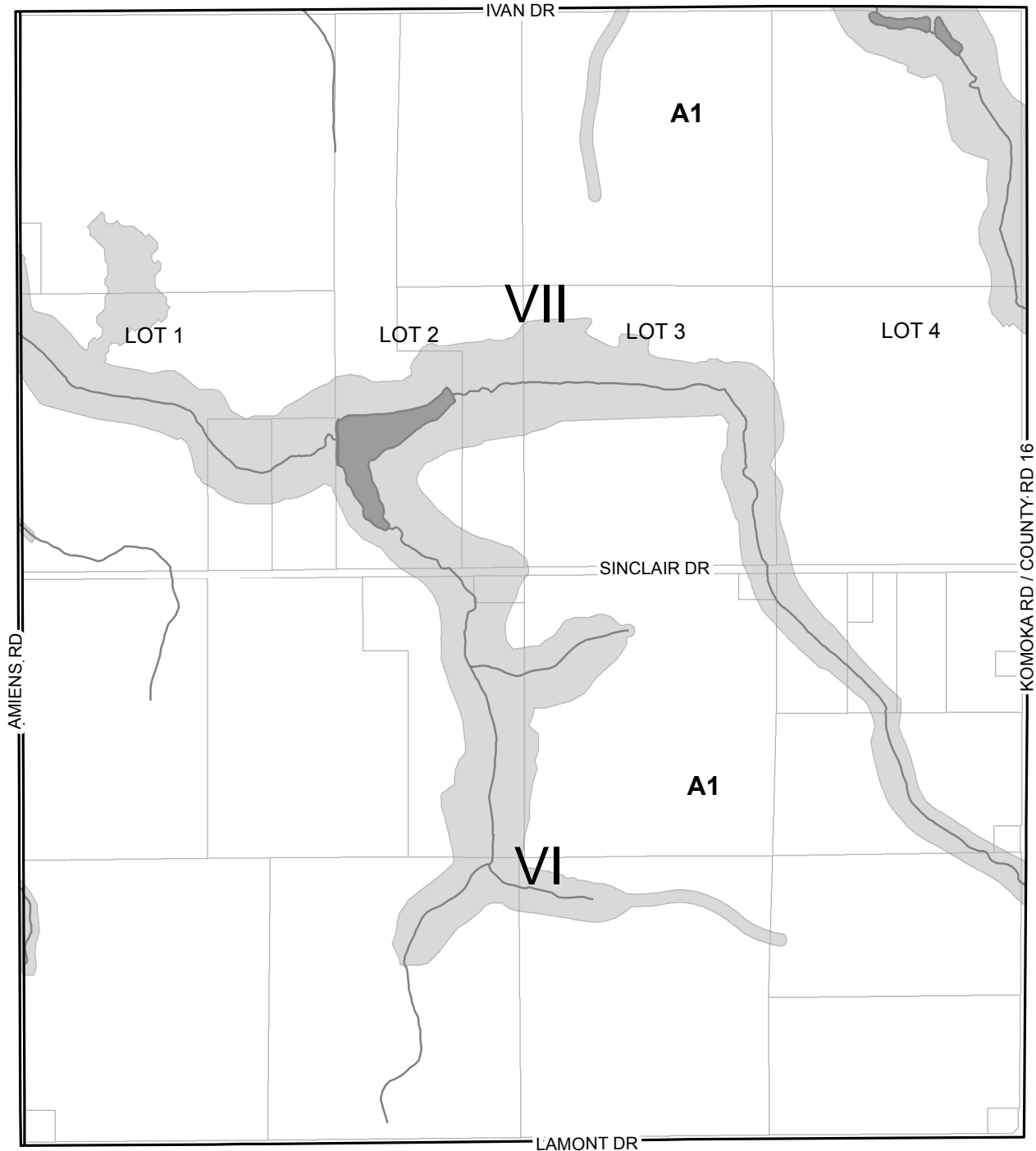


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 29

MUNICIPAL BOUNDARY - STRATHROY-CARADOC



SEE MAP 43

SEE MAP 55

SCHEDULE A

KEY MAP: 42

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

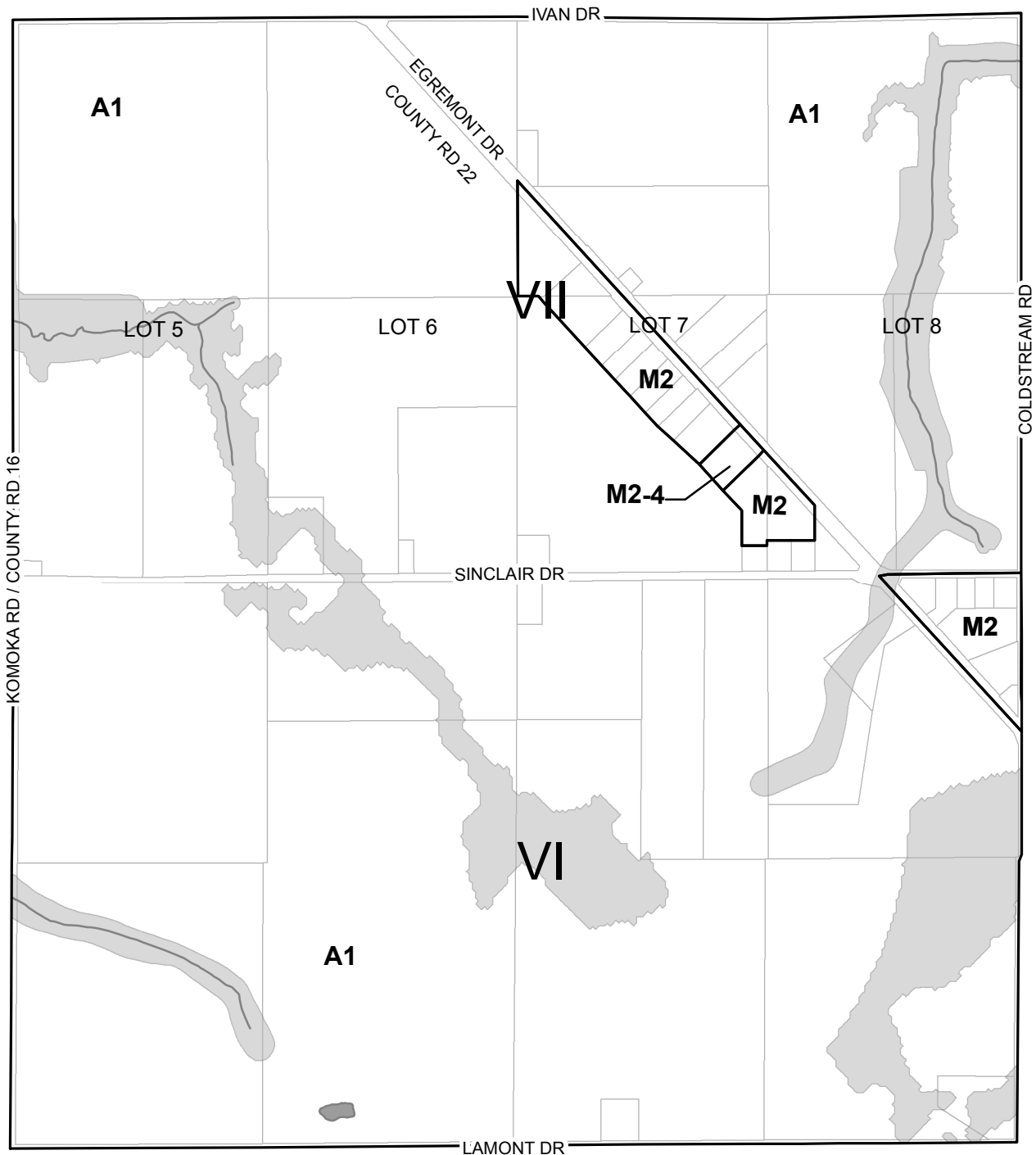




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 30



SEE MAP 56

SCHEDULE A
KEY MAP: 43

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

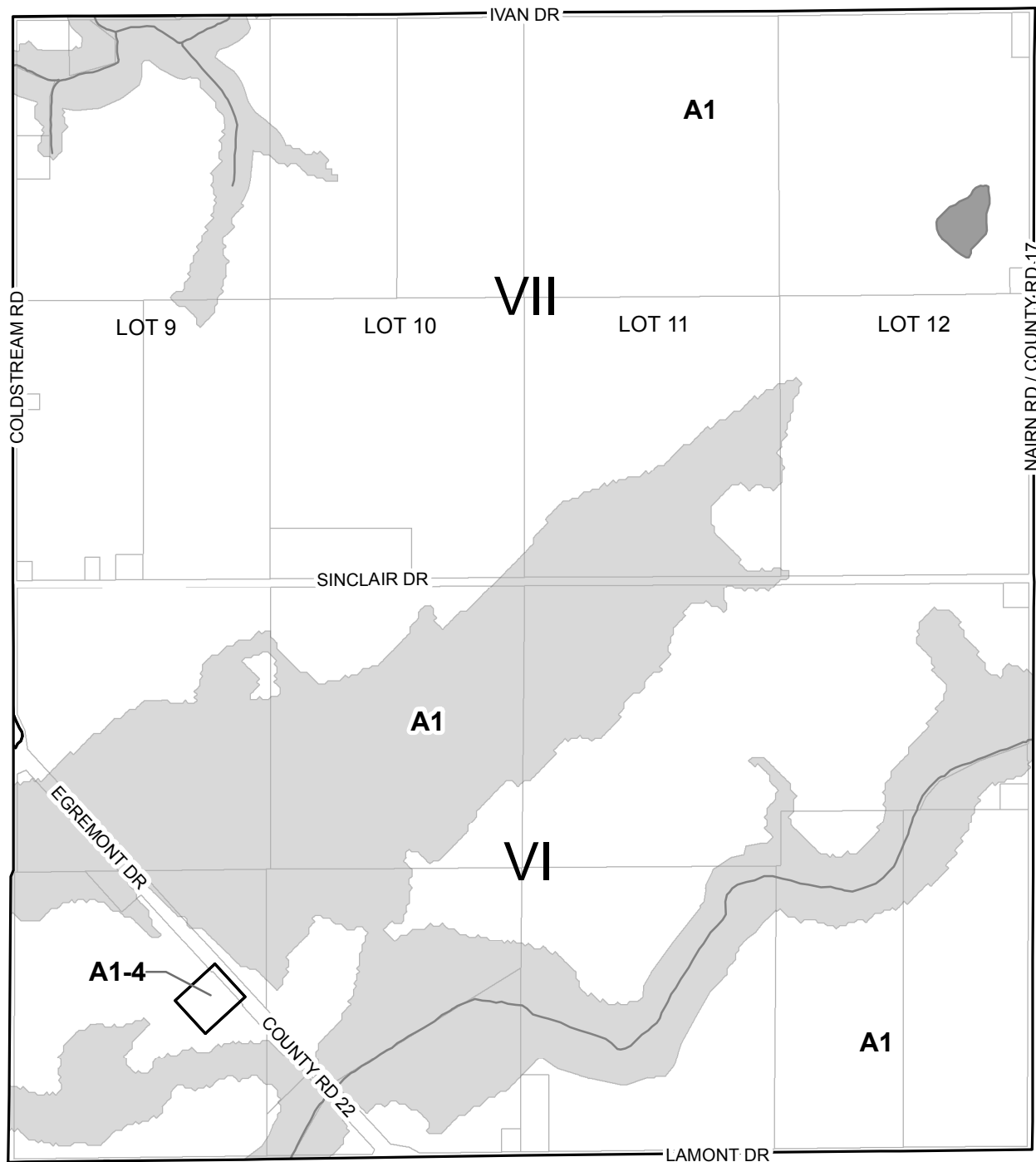




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 31



SEE MAP 57

SCHEDULE A

KEY MAP: 44

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters



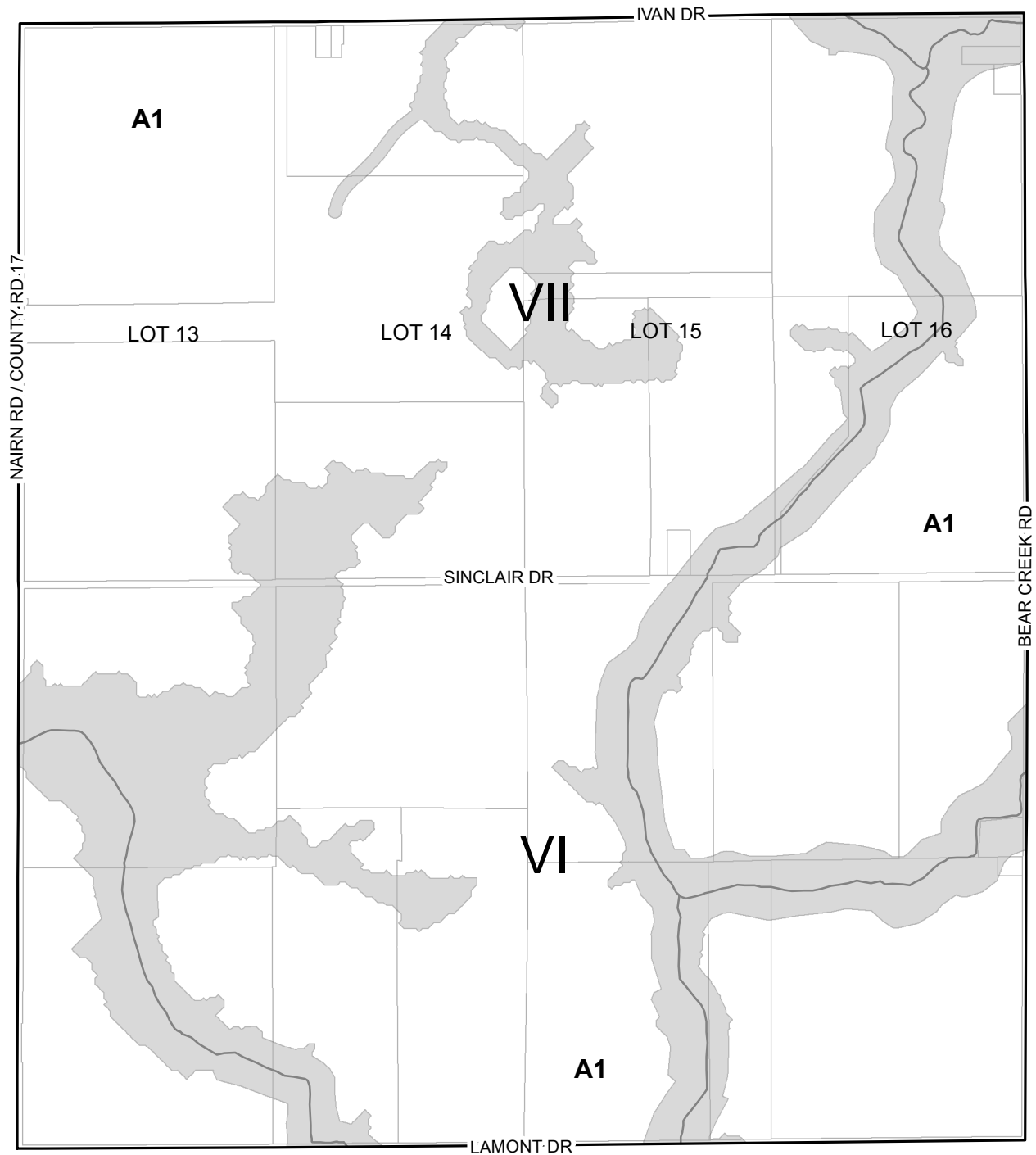


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 32

SEE MAP 44



SEE MAP 46

SEE MAP 58

SCHEDULE A

KEY MAP: 45

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

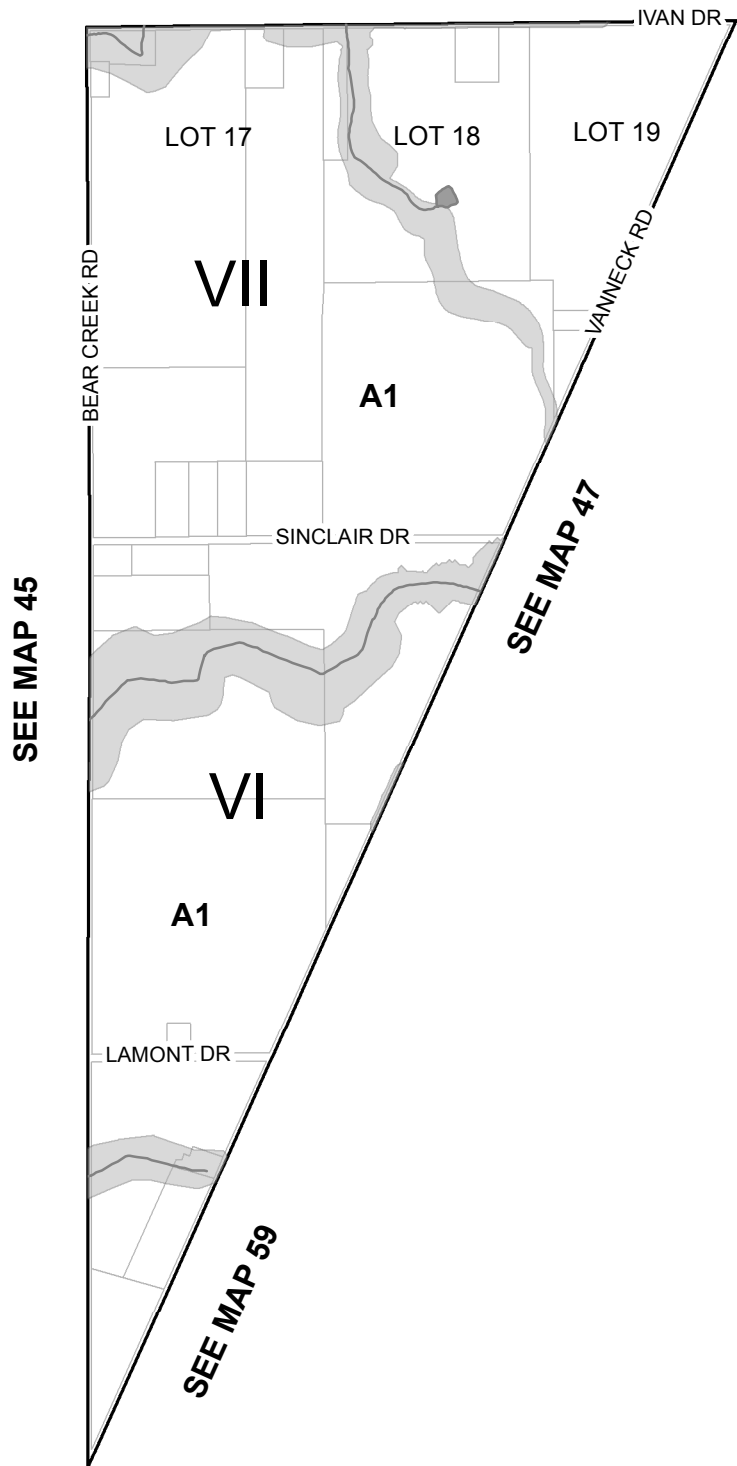




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 33



SCHEDULE A
KEY MAP: 46

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:20,000

0 400 800 1,200 1,600 2,000 Meters





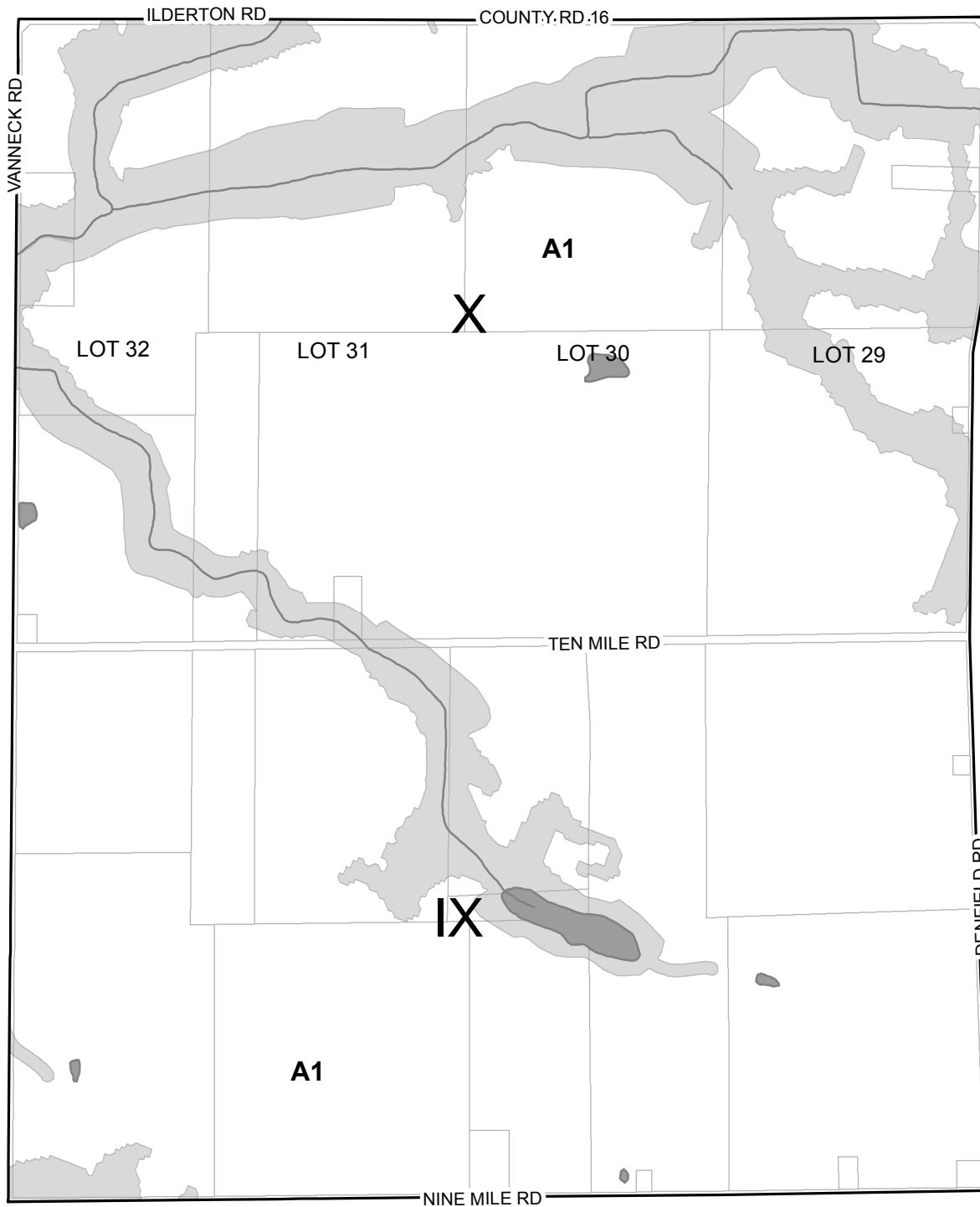
MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 34

SEE MAP 33

SEE MAP 46



SEE MAP 48

SEE MAP 59

SCHEDULE A

KEY MAP: 47

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

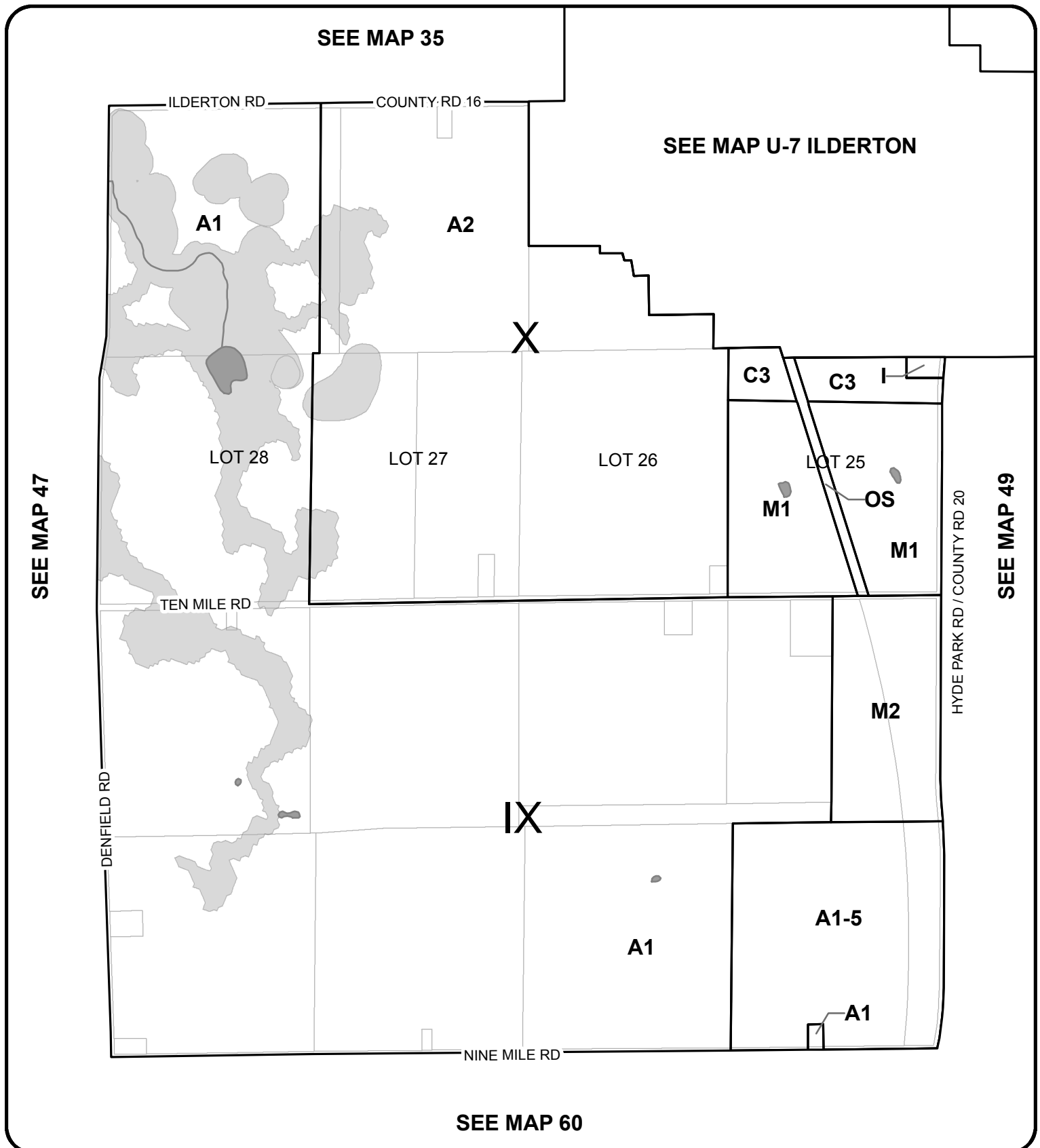
0 500 1,000 1,500 2,000 Meters





MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005



SCHEDULE A

KEY MAP: 48

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

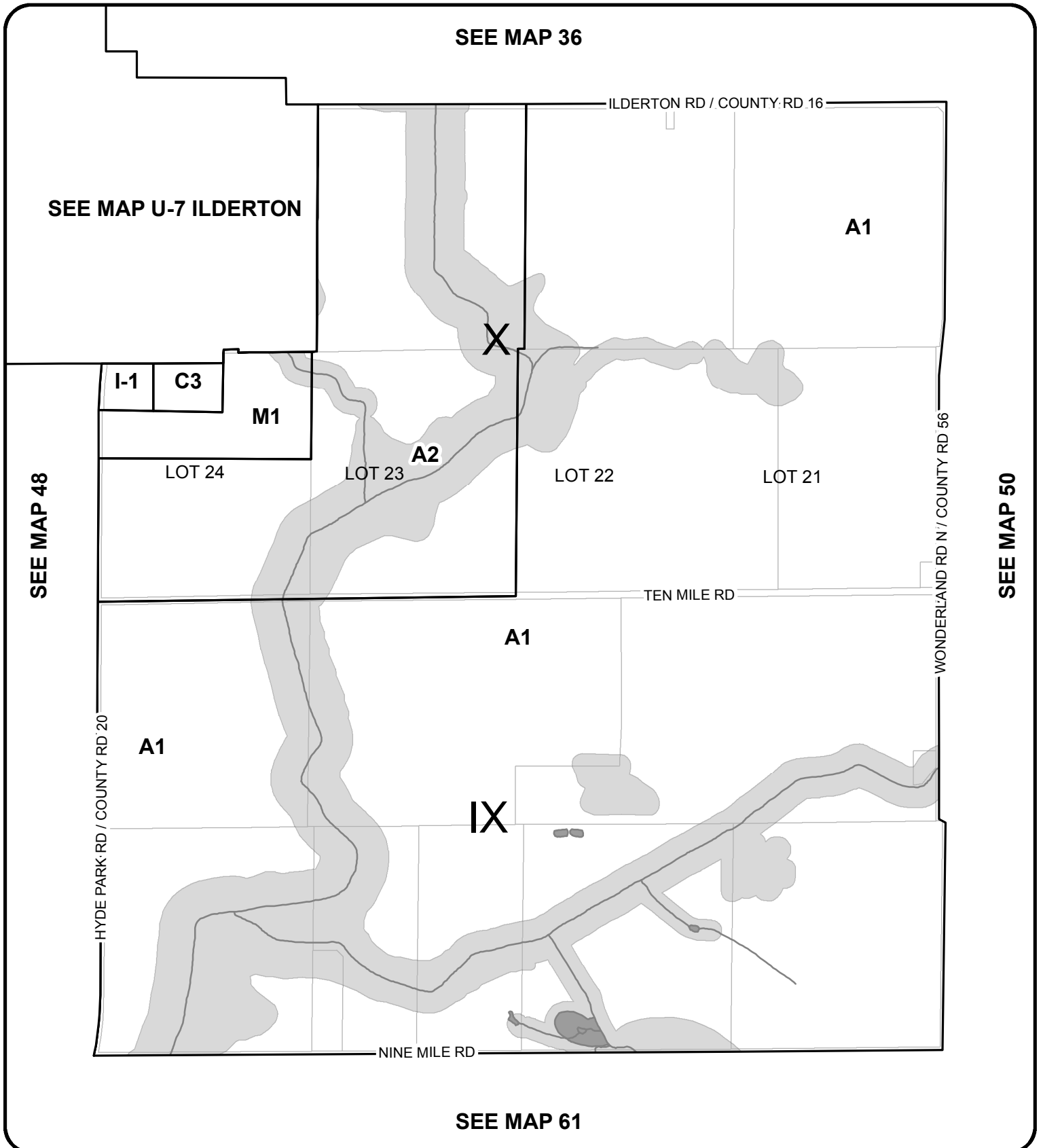
0 500 1,000 1,500 2,000 Meters





MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005



SCHEDULE A
KEY MAP: 49

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters



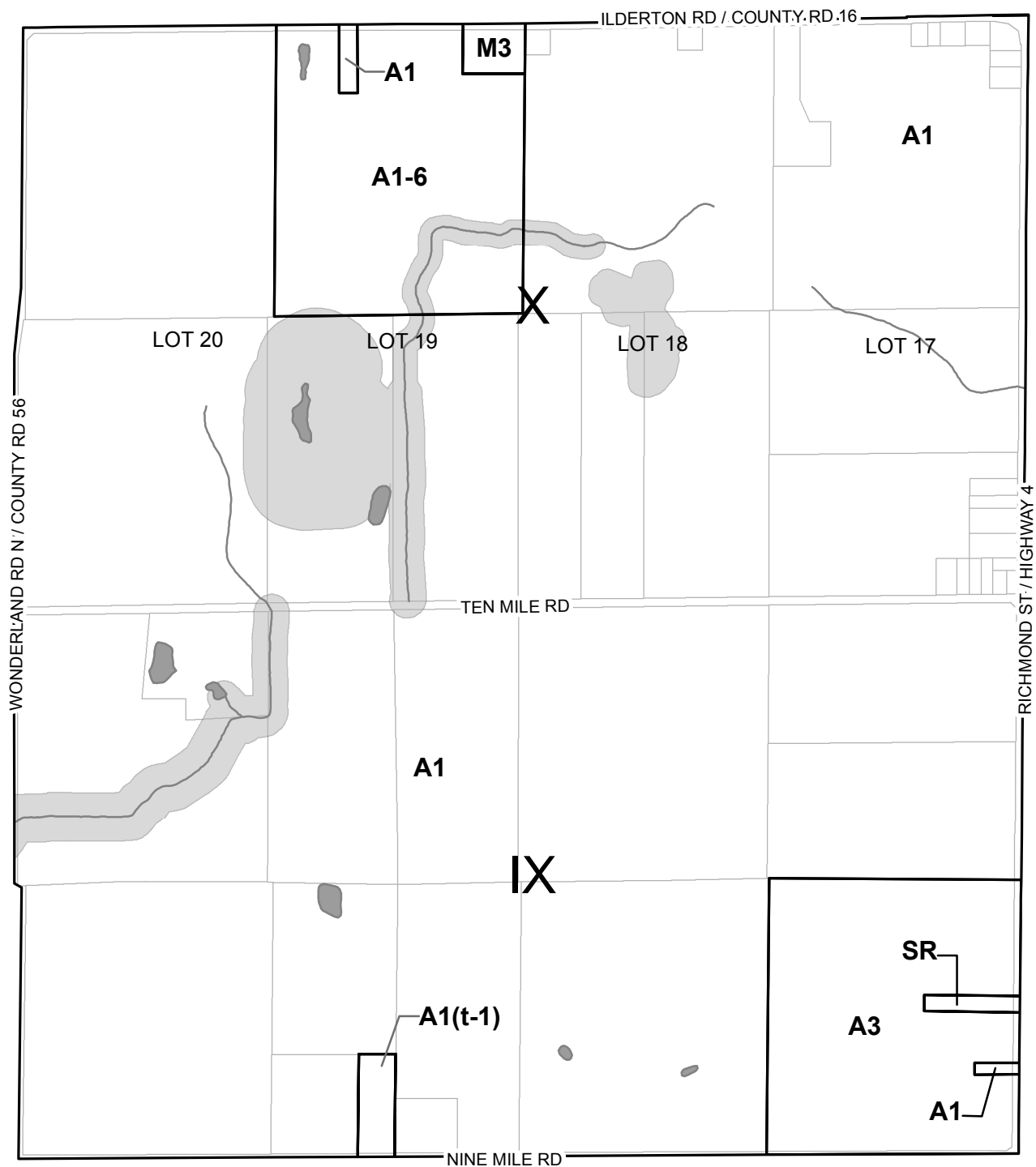


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 37

SEE MAP 49



SEE MAP 51

SEE MAP 62

SCHEDULE A

KEY MAP: 50

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

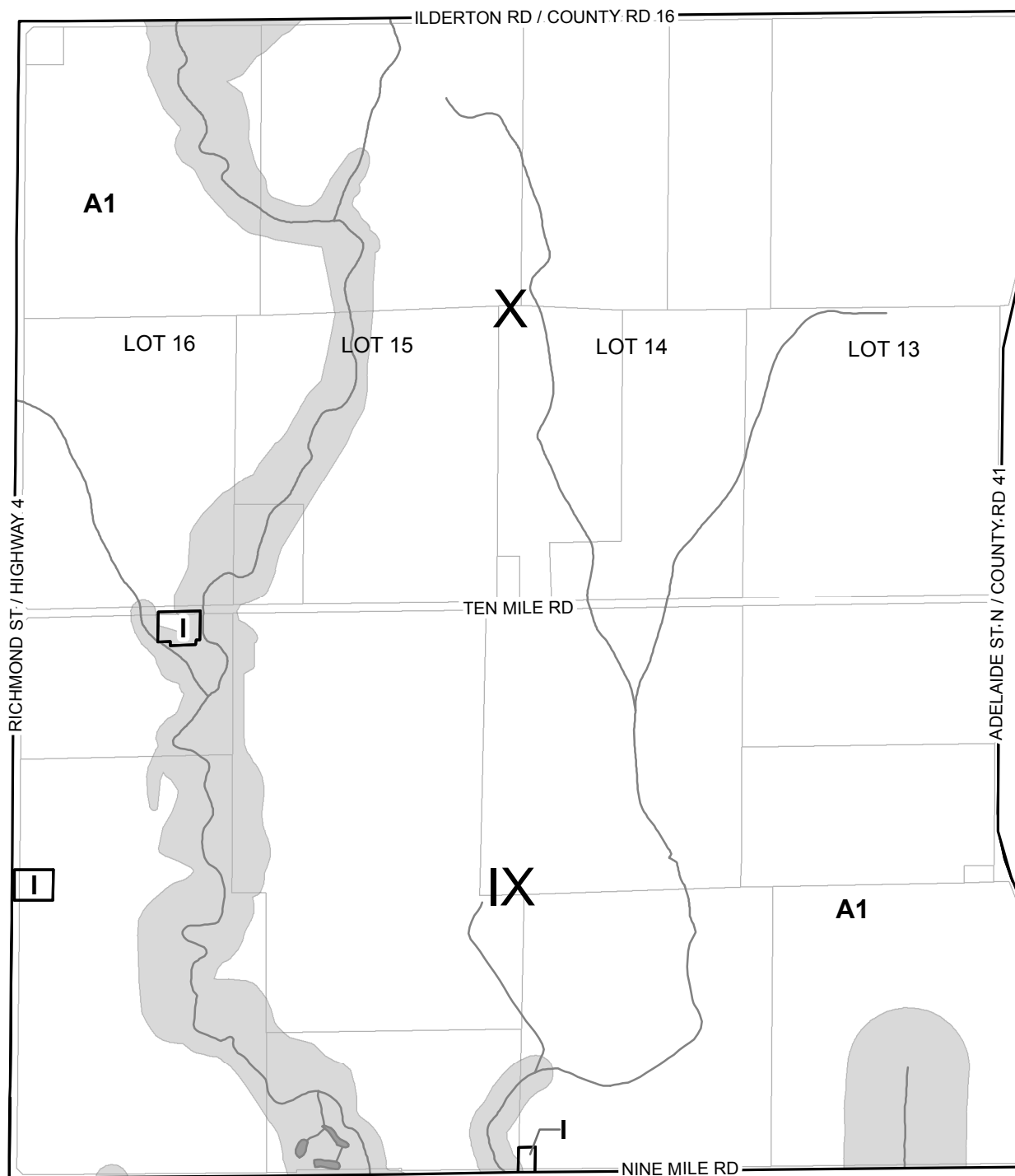




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 38



SEE MAP 63

SCHEDULE A
KEY MAP: 51

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

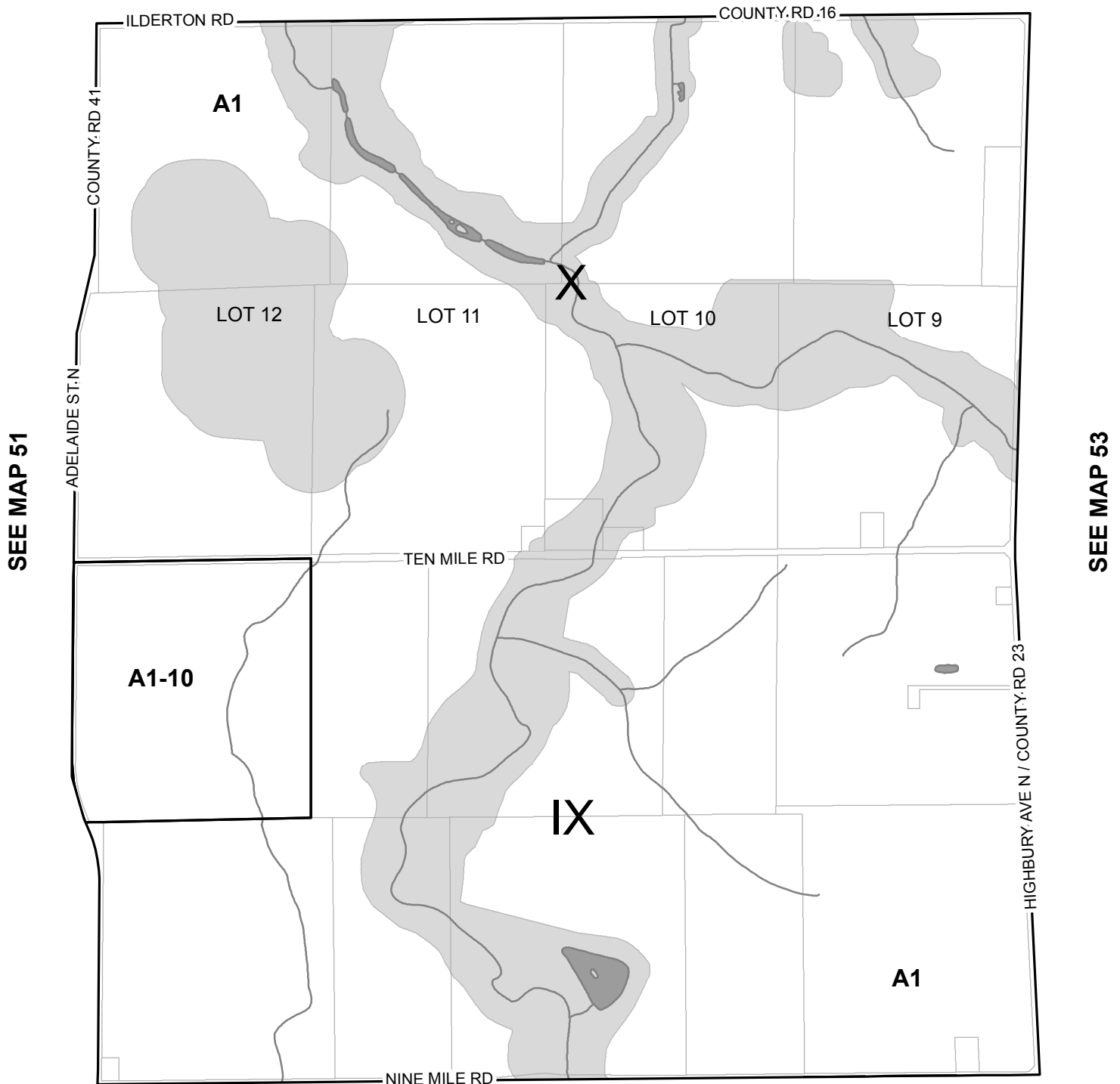




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 39



SCHEDULE A
KEY MAP: 52

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters



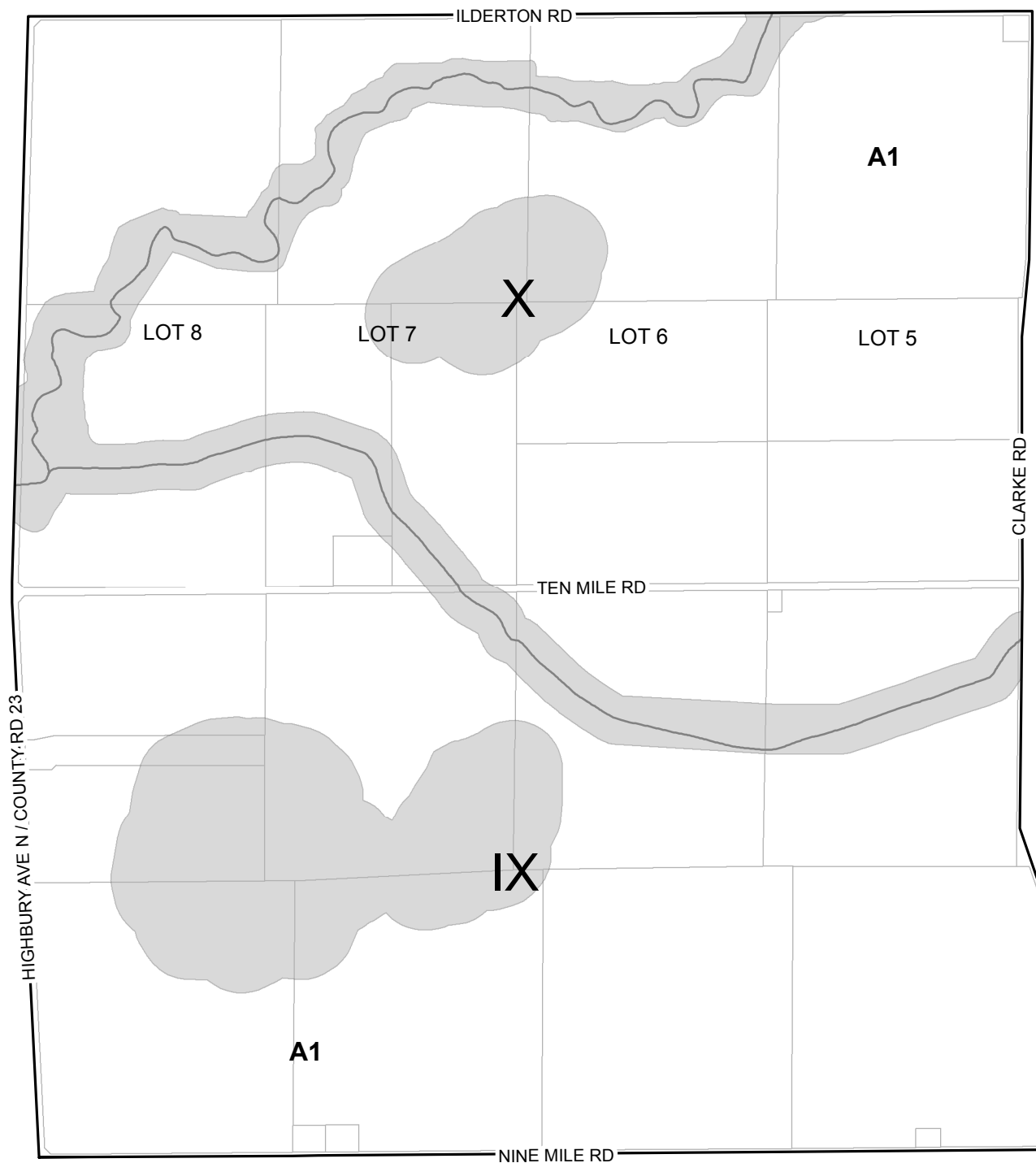


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 40

SEE MAP 52



SEE MAP 54

SEE MAP 65

SCHEDULE A

KEY MAP: 53

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters



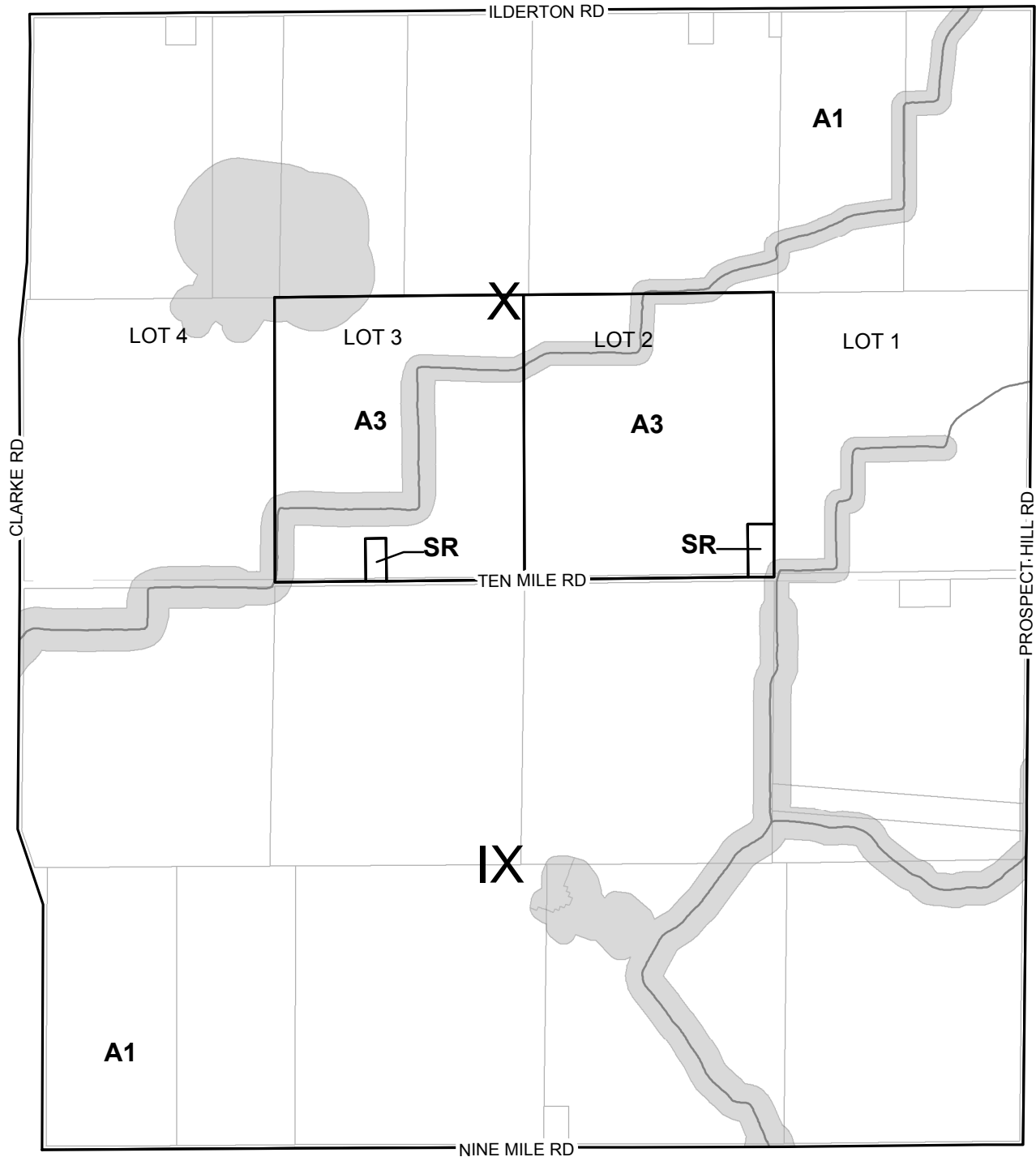


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 41

SEE MAP 53



MUNICIPAL BOUNDARY - THAMES CENTRE

SEE MAP 66

SCHEDULE A

KEY MAP: 54

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters



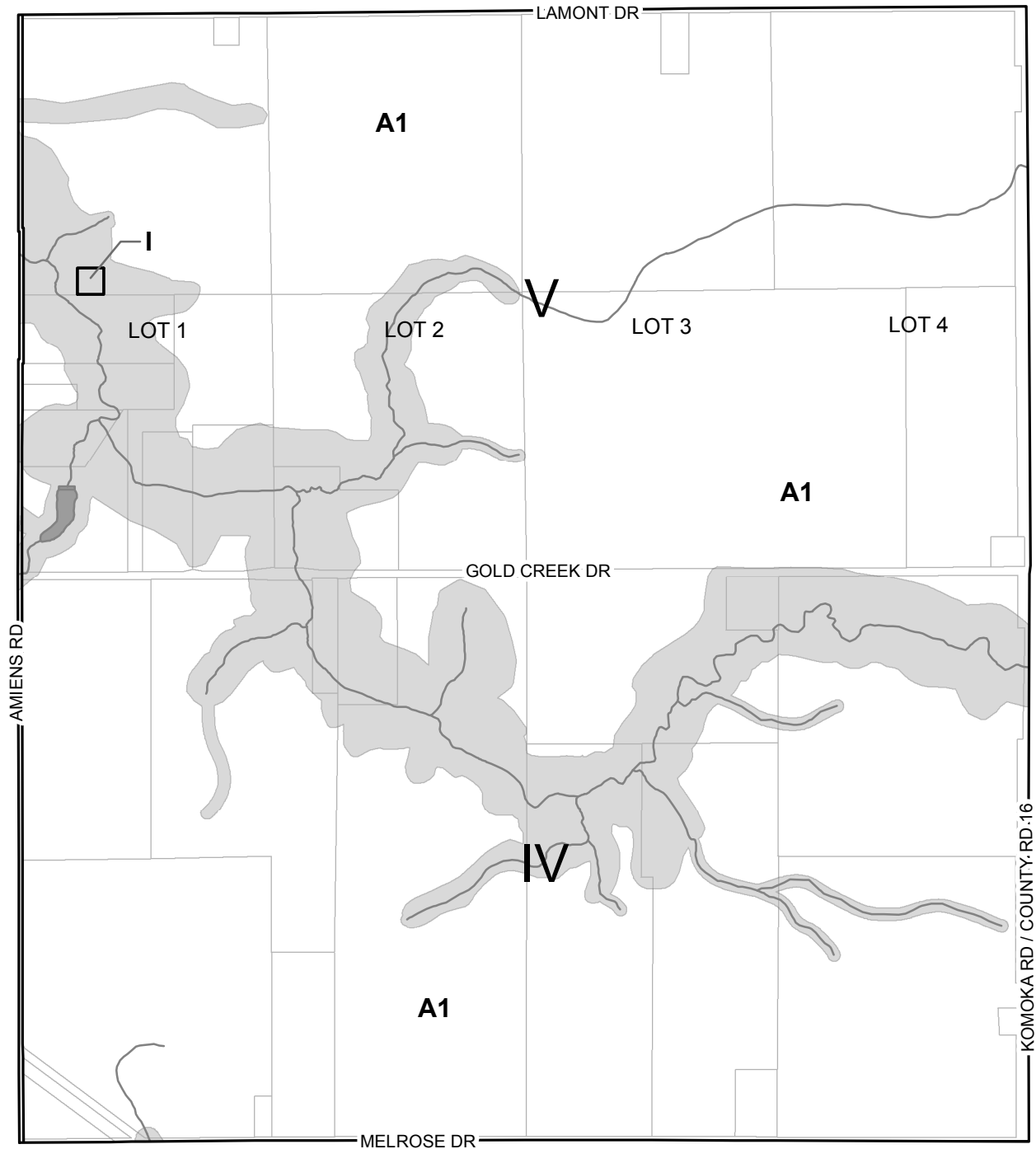


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 42

MUNICIPAL BOUNDARY - STRATHROY-CARADOC



SEE MAP 56

SEE MAP 67

SCHEDULE A

KEY MAP: 55

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

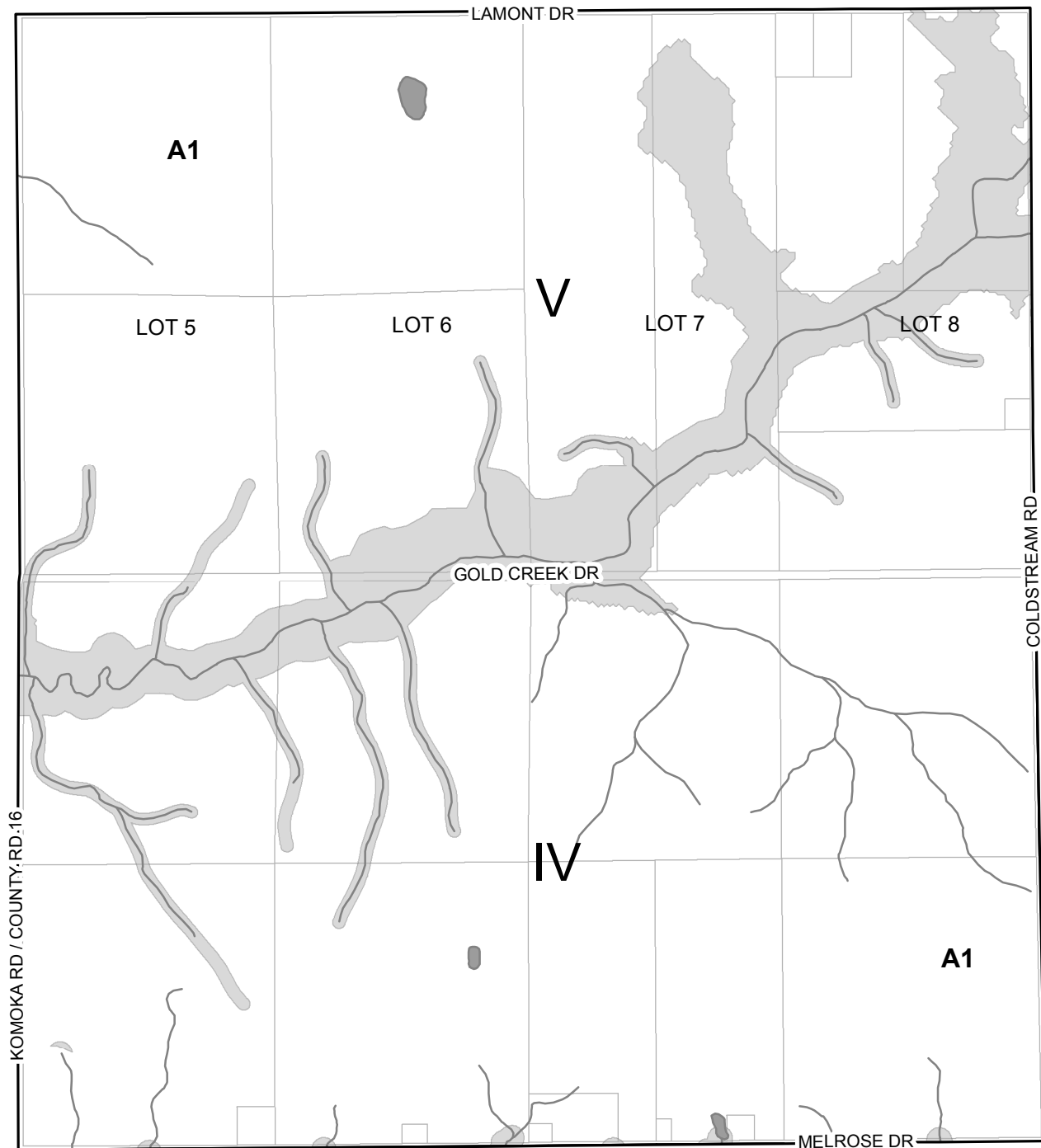




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 43



SEE MAP 55

SEE MAP 57

SEE MAP 68

SCHEDULE A

KEY MAP: 56

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters



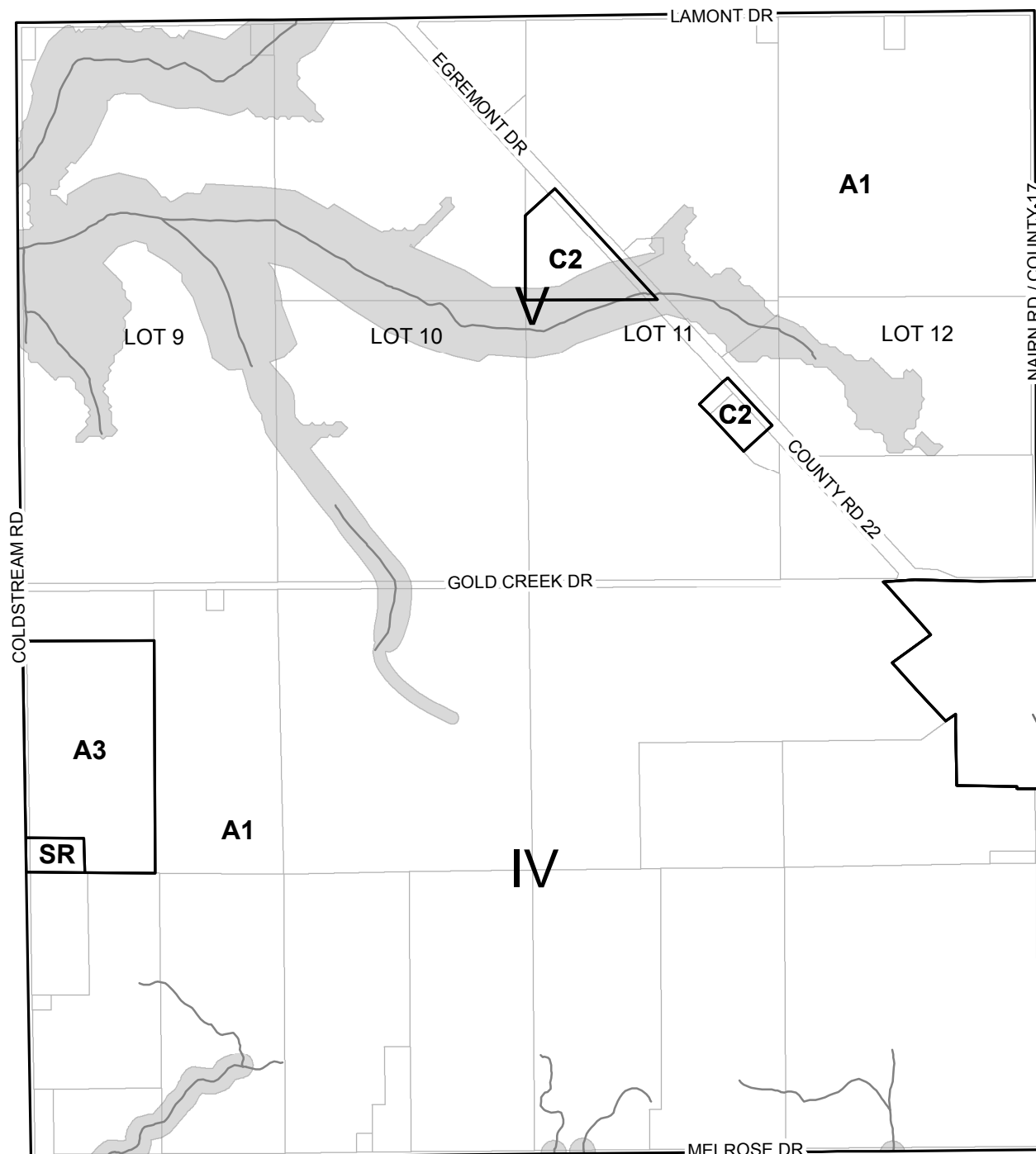


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 44

SEE MAP 56



SEE MAP 58

SEE MAP U-10 LOBO

SEE MAP 69

SCHEDULE A

KEY MAP: 57

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters



[illegible]

KEY MAP: 58

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

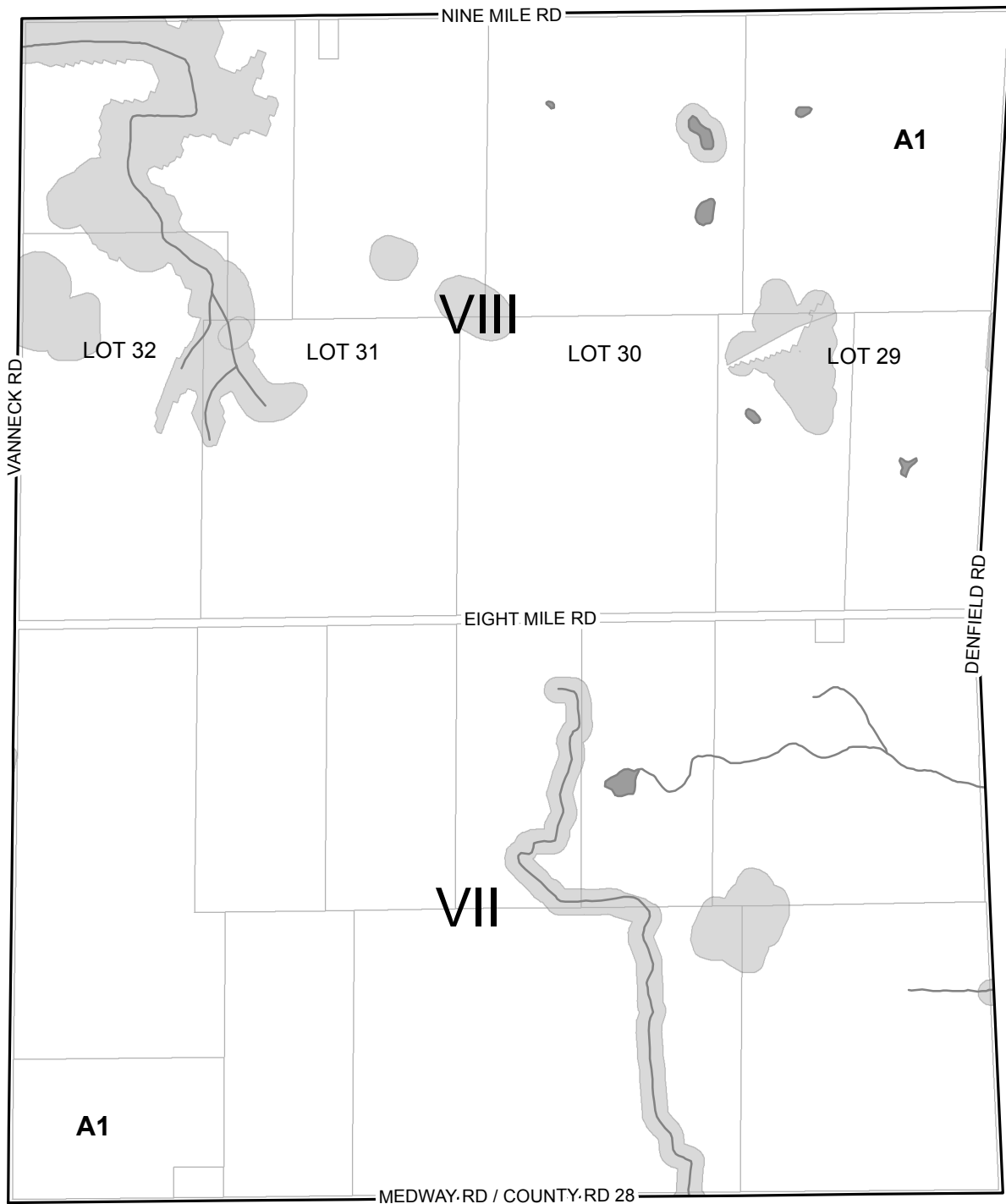




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 47



SEE MAP 71

SCHEDULE A

KEY MAP: 59

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

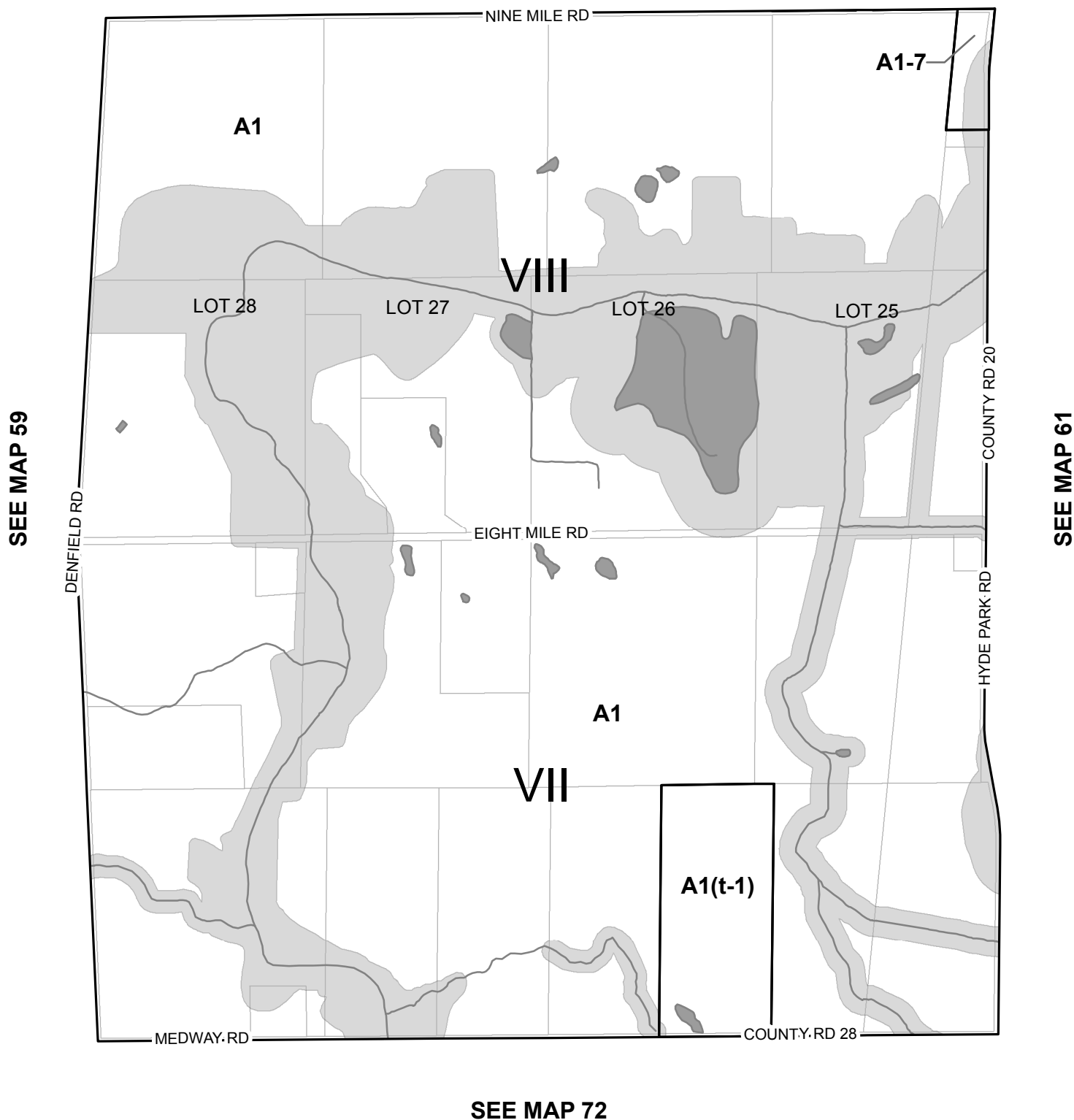




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 48



SCHEDULE A

KEY MAP: 60

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters



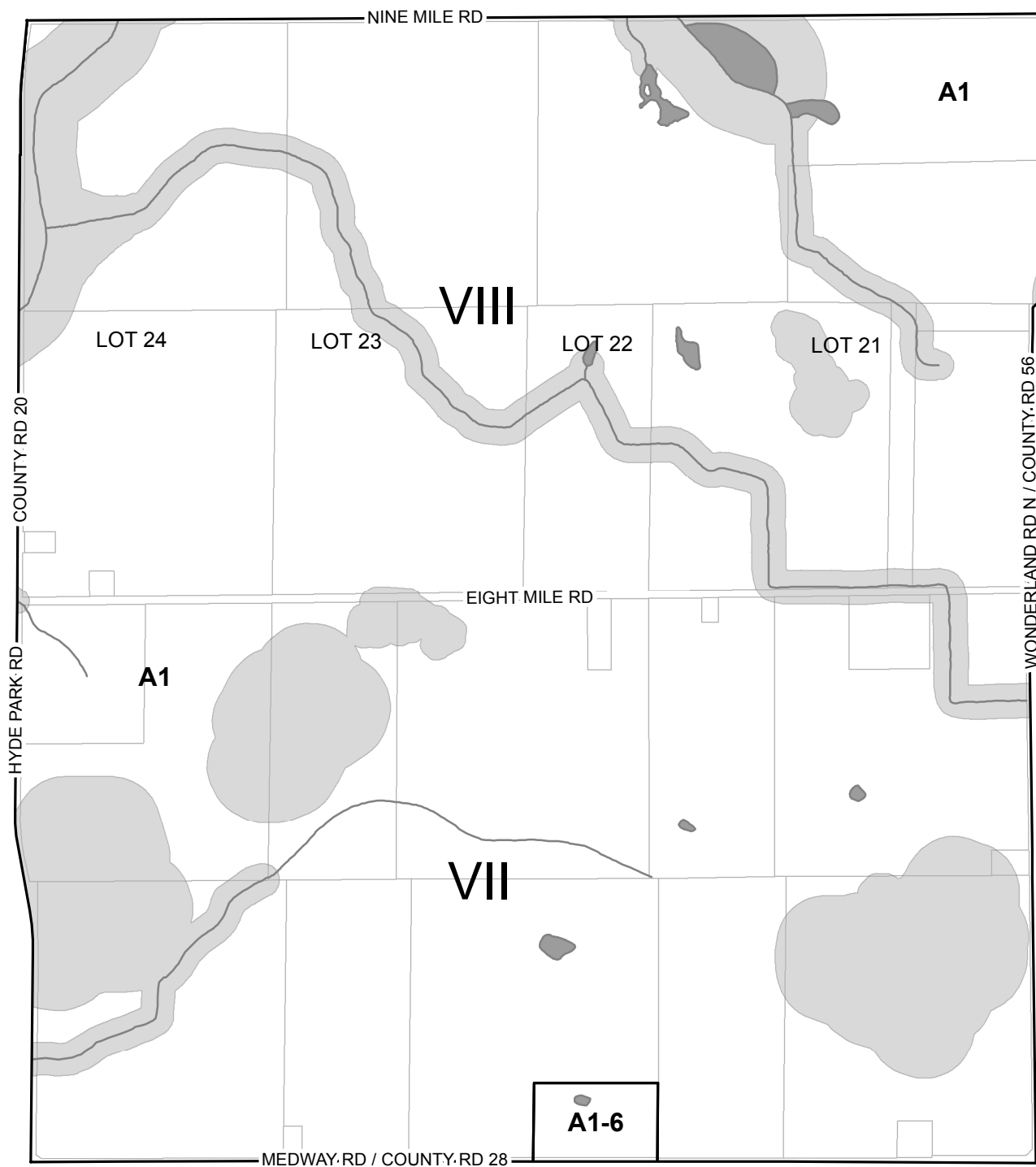


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 49

SEE MAP 60



SEE MAP 62

SEE MAP 73

SCHEDULE A
KEY MAP: 61

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters



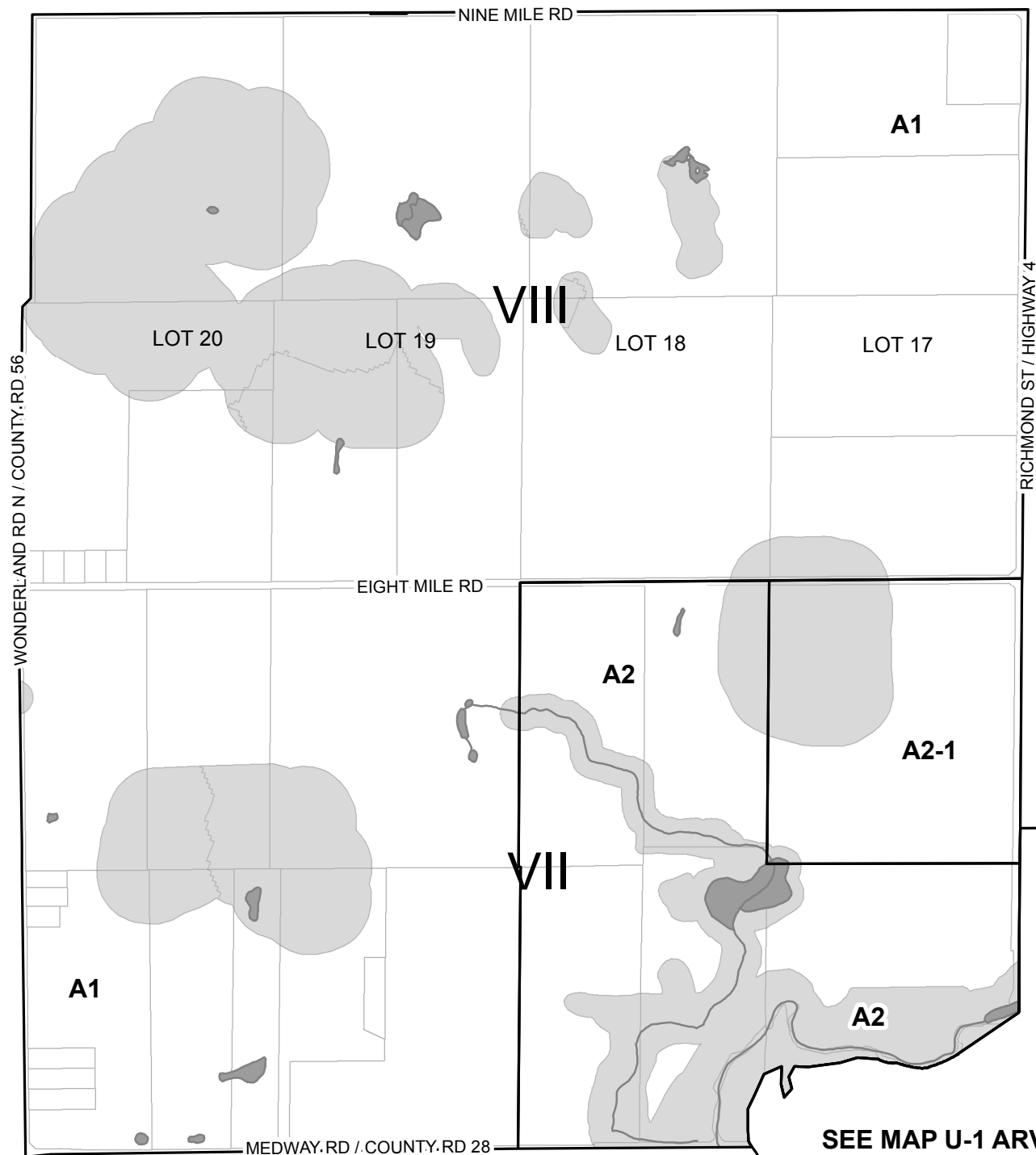


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 50

SEE MAP 61



SEE MAP 63

SEE MAP U-1 ARVA

SEE MAP 74

SCHEDULE A
KEY MAP: 62

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

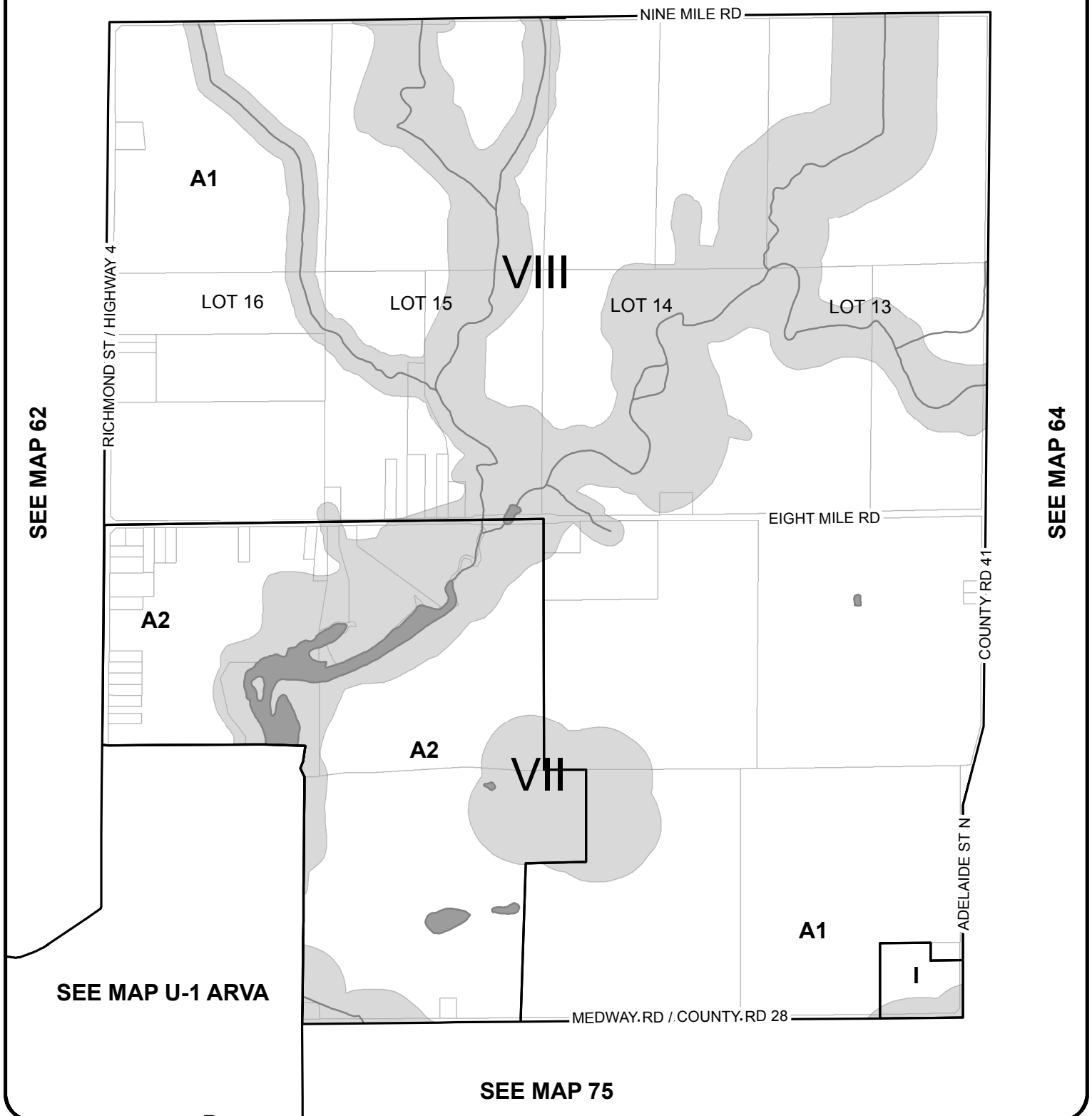




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 51



SCHEDULE A

KEY MAP: 63

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

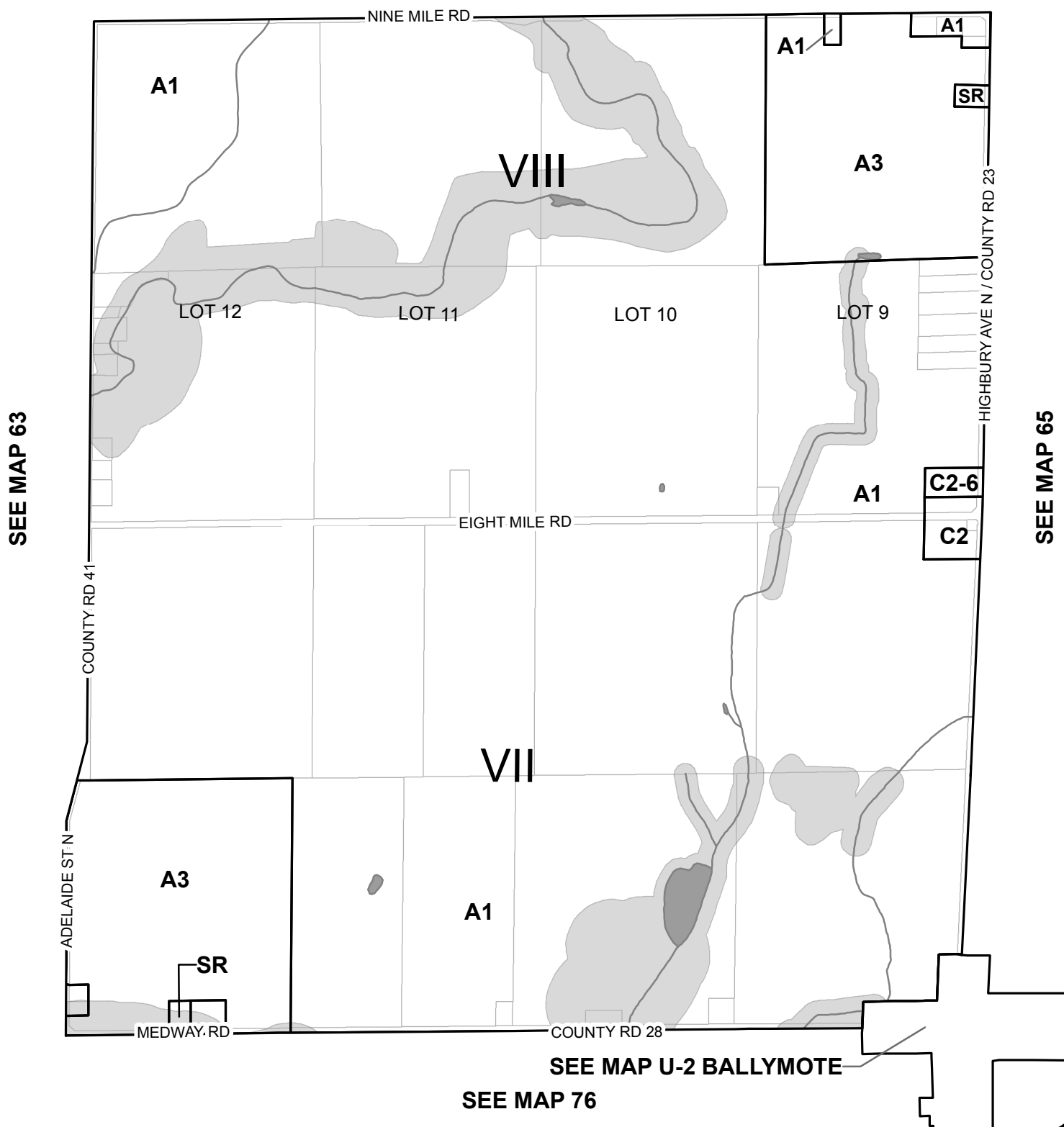
SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters





SEE MAP 52



SCHEDULE A
KEY MAP: 64

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

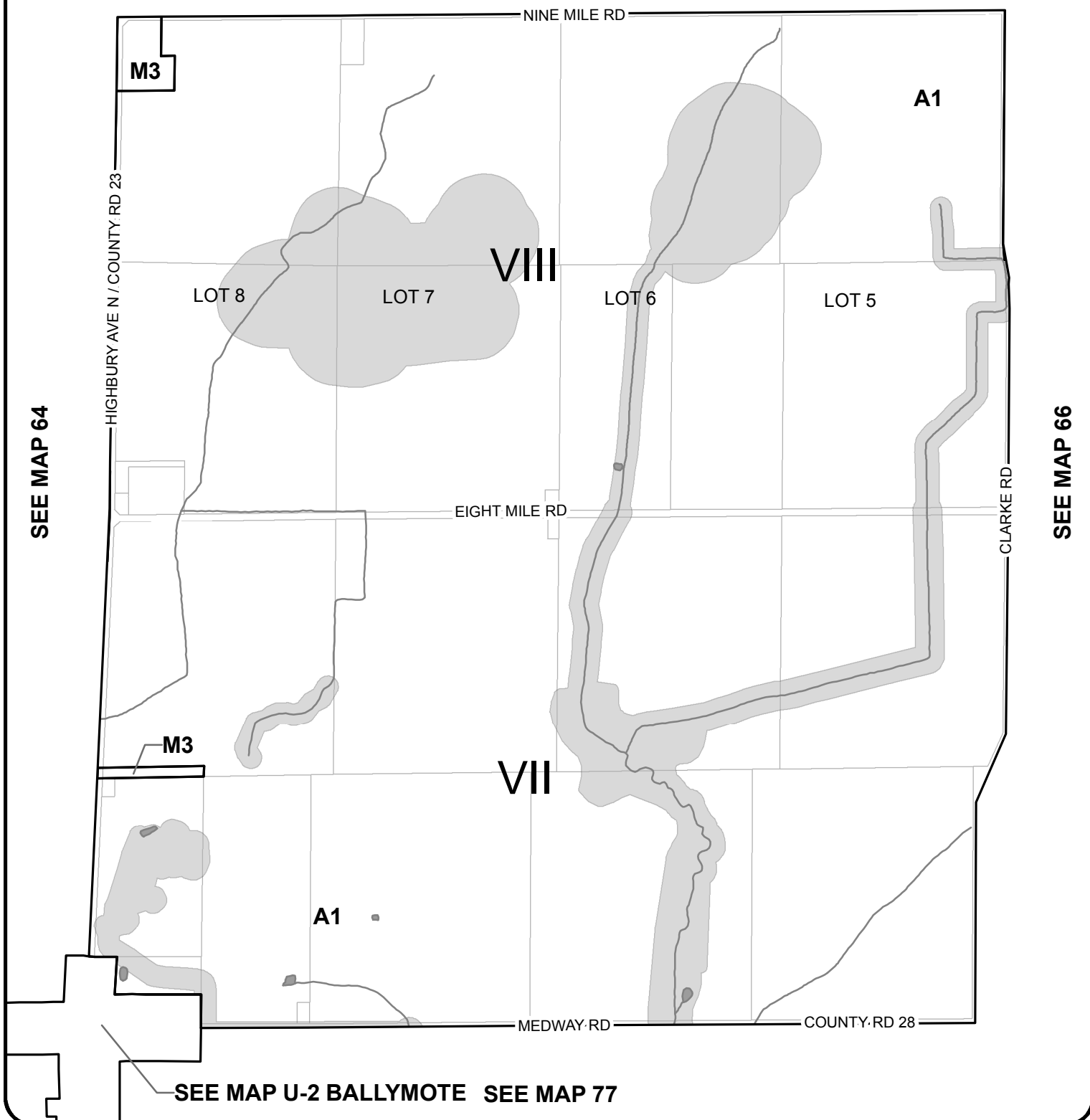




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 53



SCHEDULE A

KEY MAP: 65

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

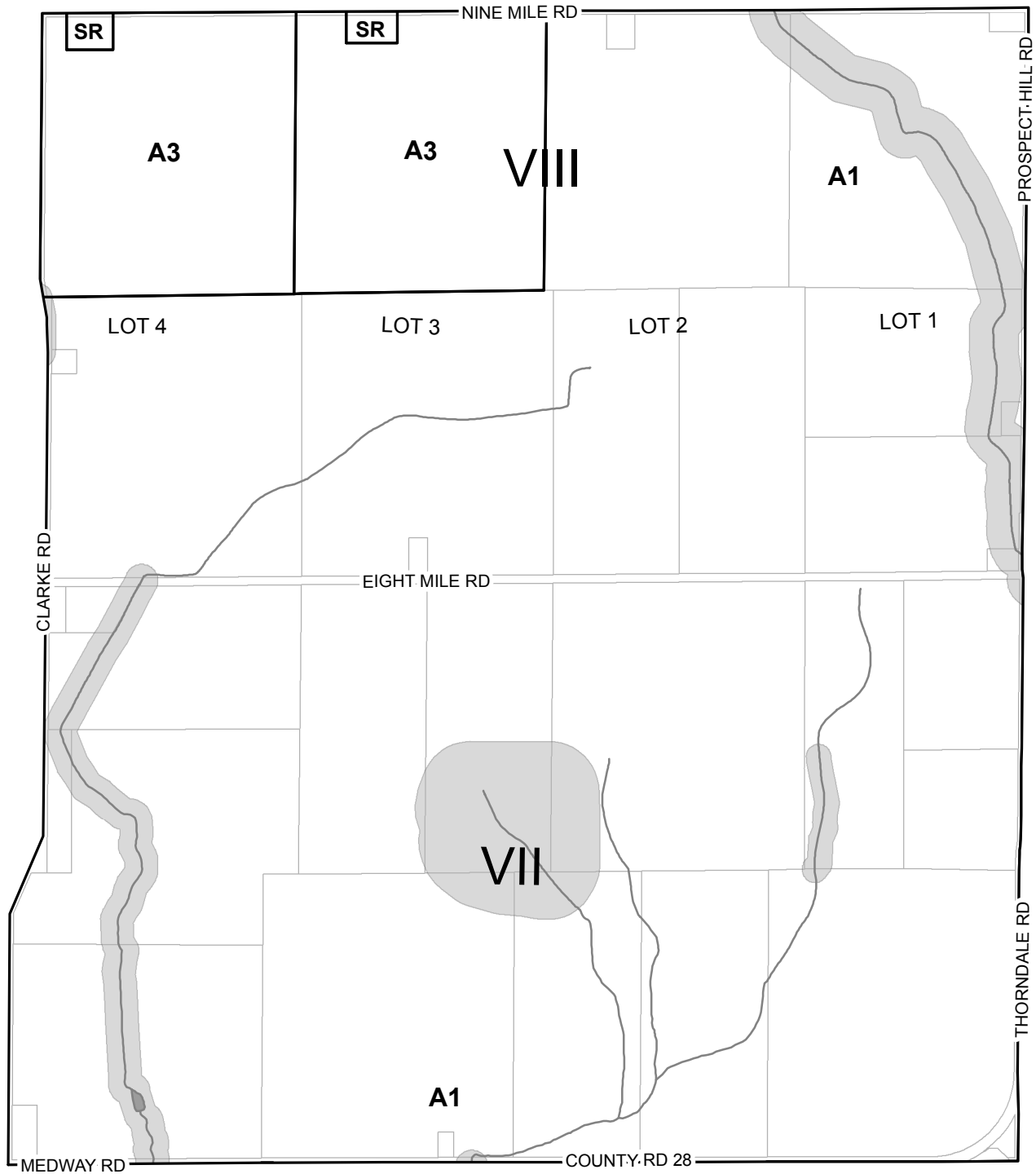




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 54



SEE MAP 78

MUNICIPAL BOUNDARY - THAMES CENTRE

SCHEDULE A

KEY MAP: 66

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters



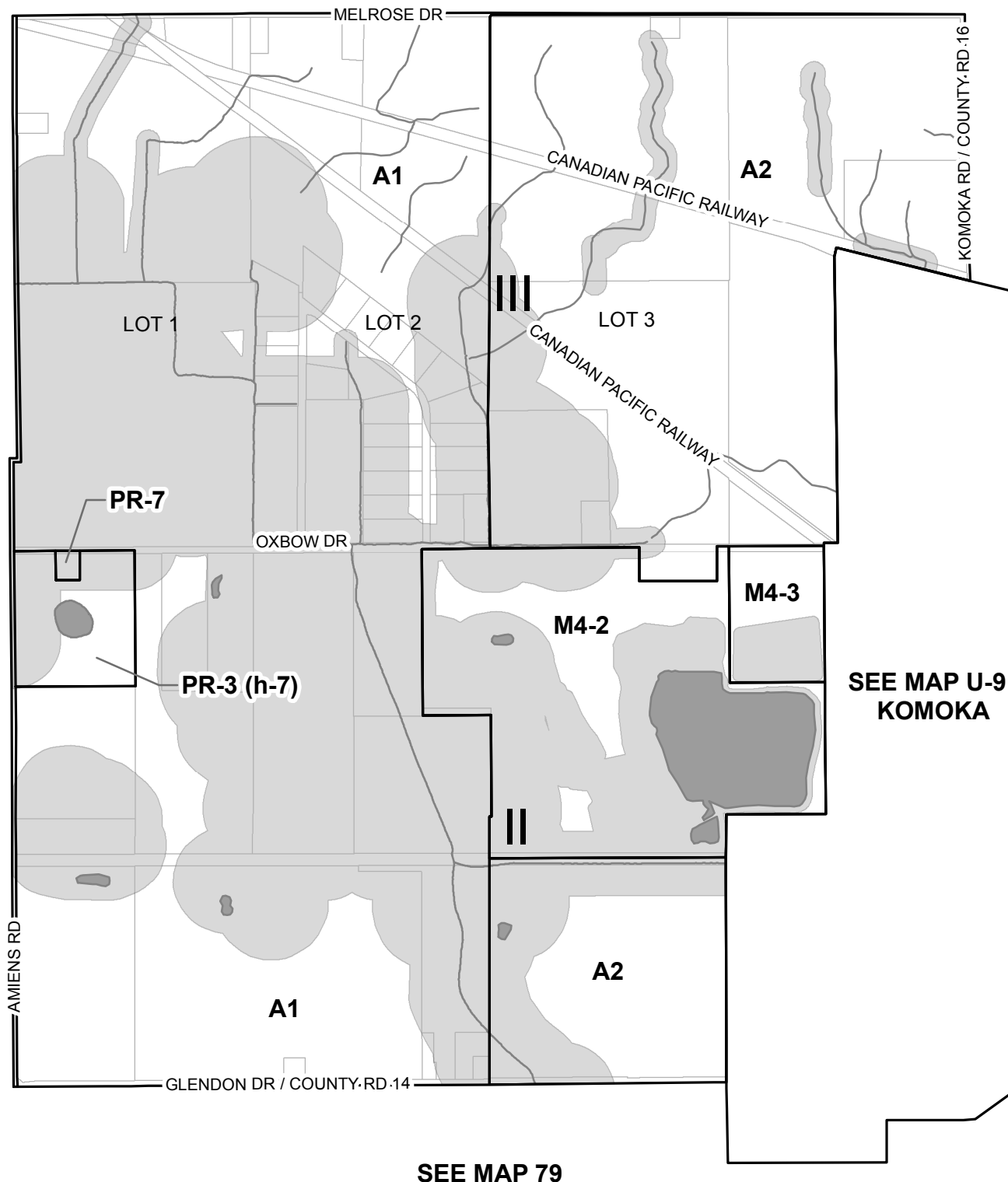


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 55

MUNICIPAL BOUNDARY - STRATHROY-CARADOC



SEE MAP 68

SEE MAP U-9
KOMOKA

SEE MAP 79

SCHEDULE A

KEY MAP: 67

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

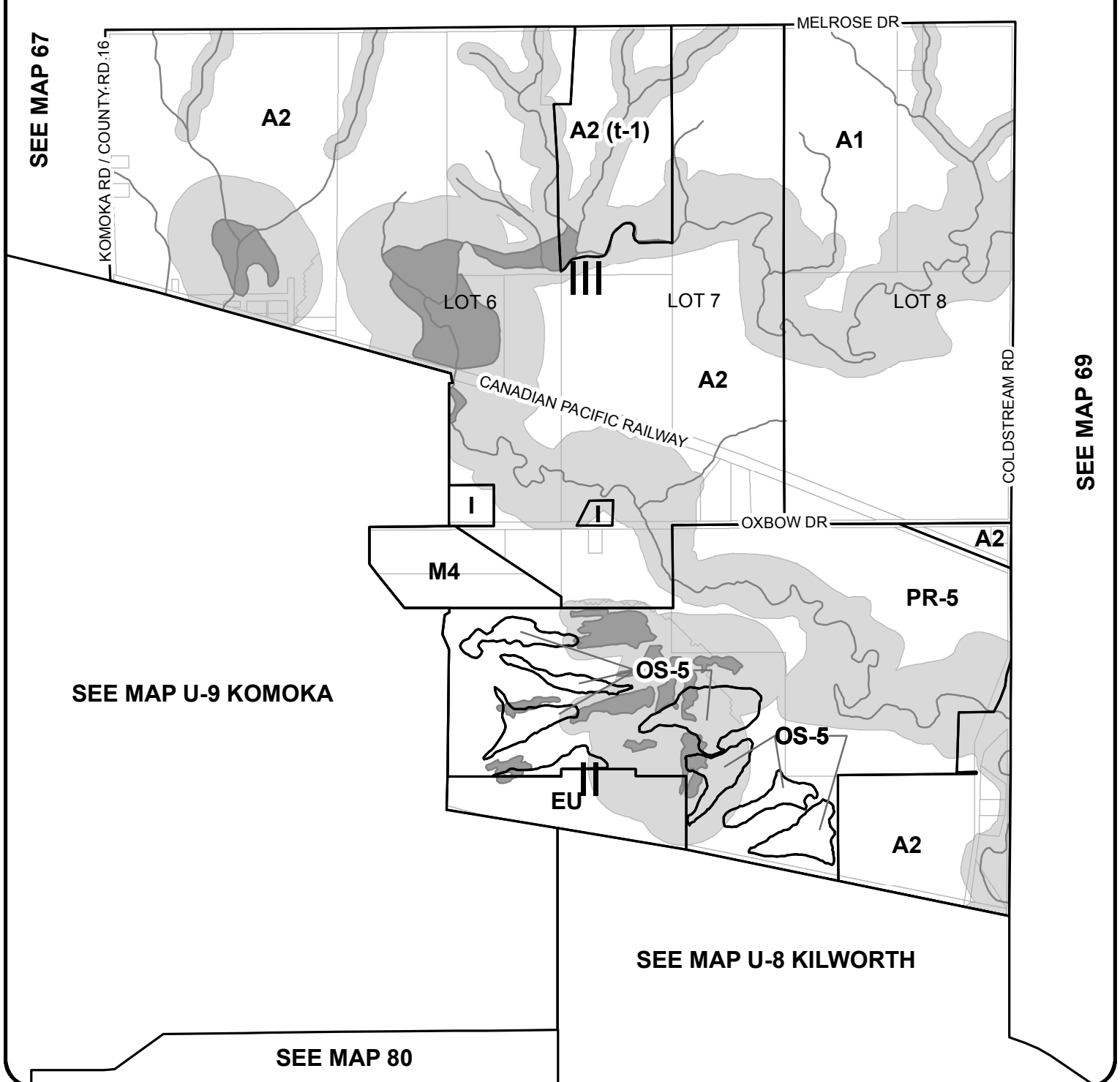




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 56



SCHEDULE A

KEY MAP: 68

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

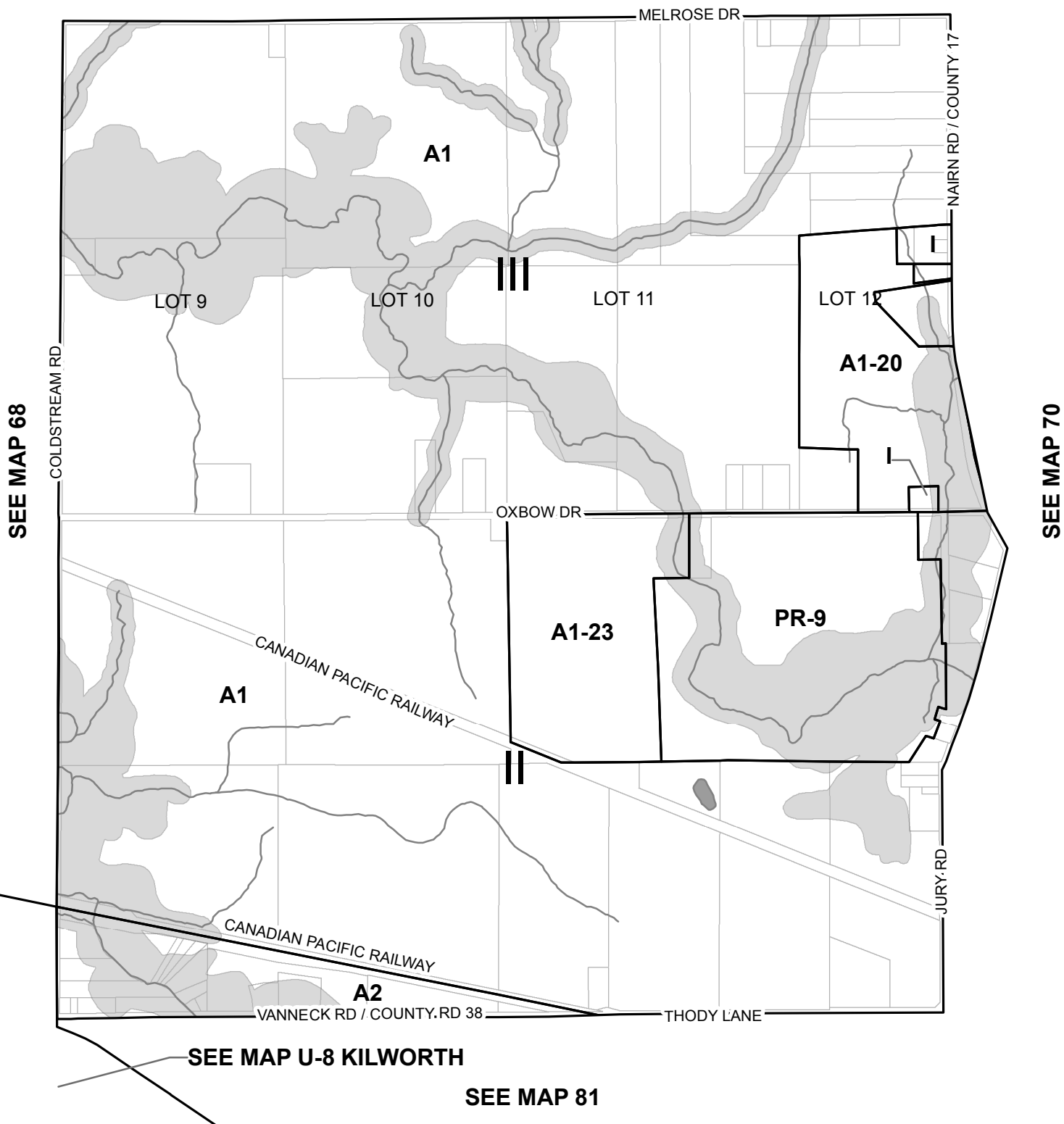




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 57



SCHEDULE A
KEY MAP: 69

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

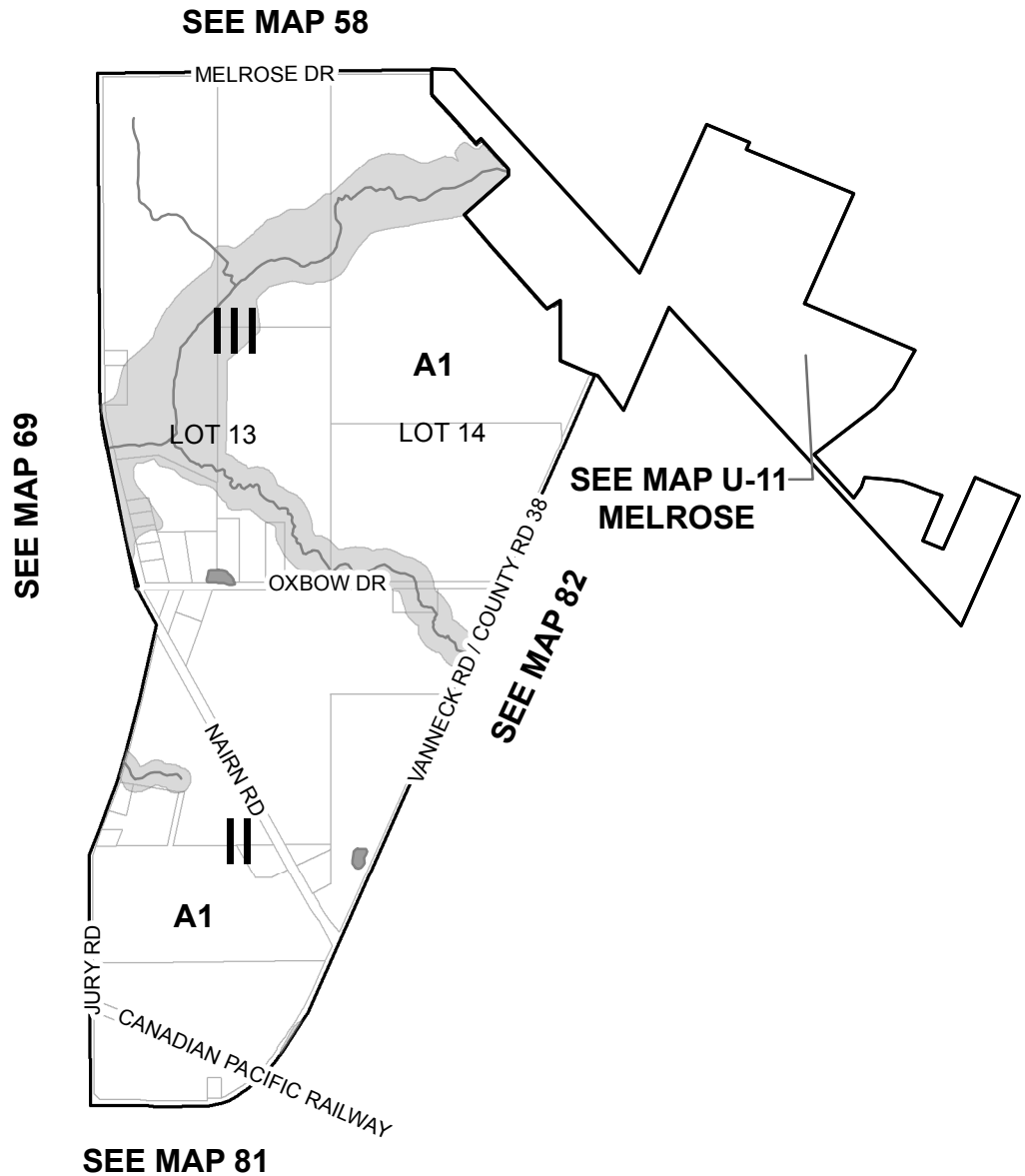
0 500 1,000 1,500 2,000 Meters





MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005



SCHEDULE A
KEY MAP: 70

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:20,000
0 400 800 1,200 1,600 2,000 Meters

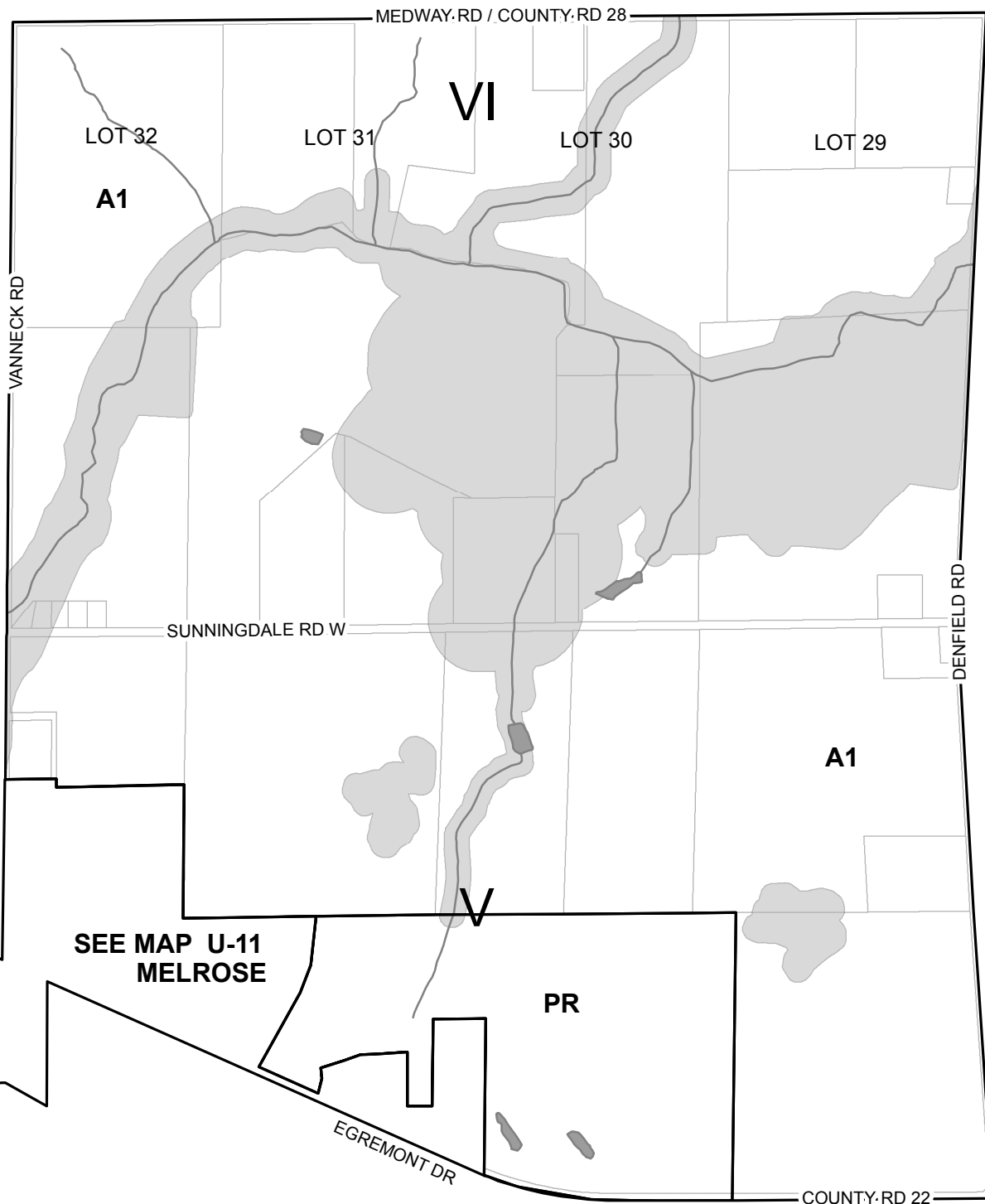




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 59



SEE MAP 82

SCHEDULE A
KEY MAP: 71

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

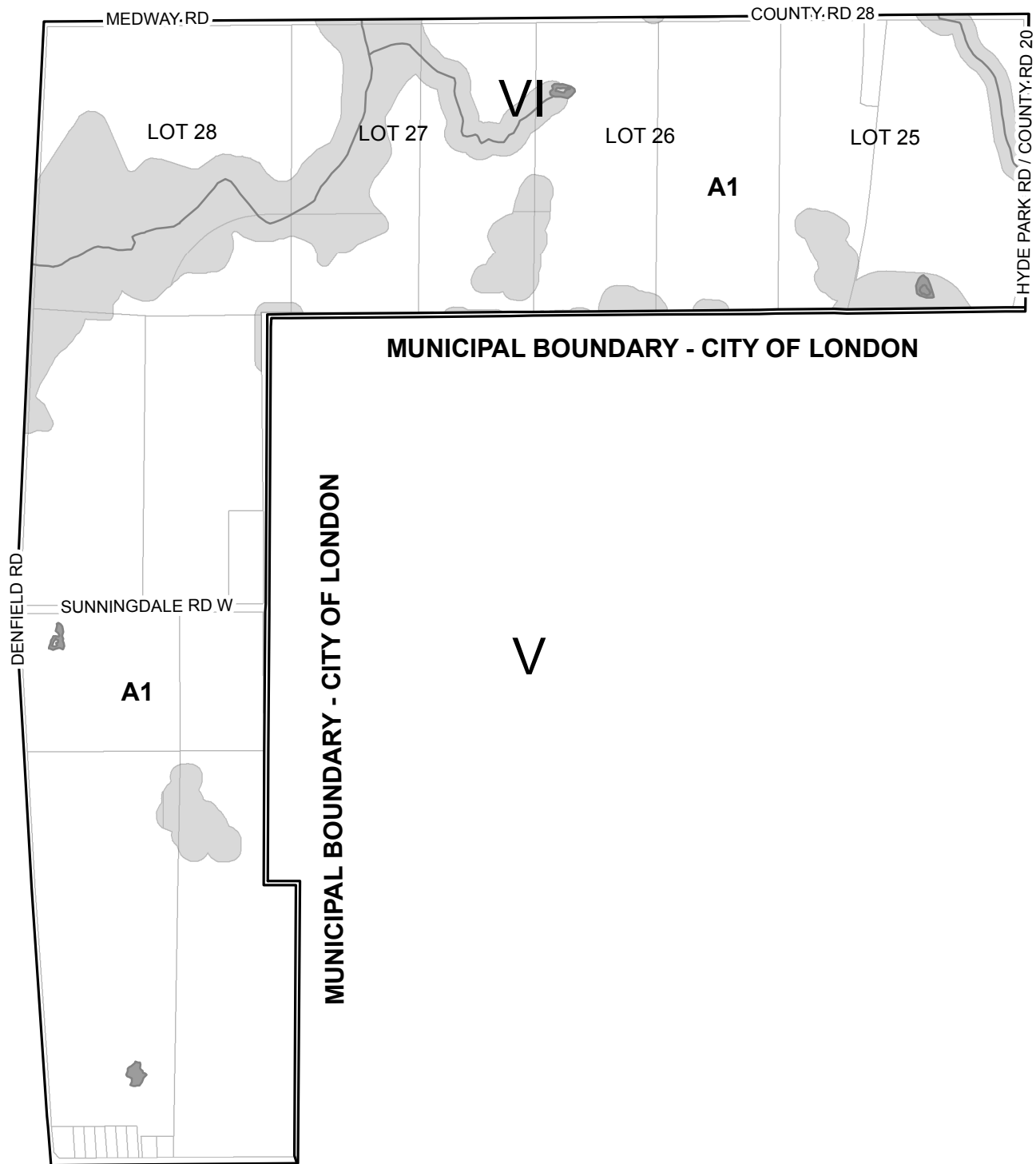




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 60



SEE MAP 83

SCHEDULE A

KEY MAP: 72

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters



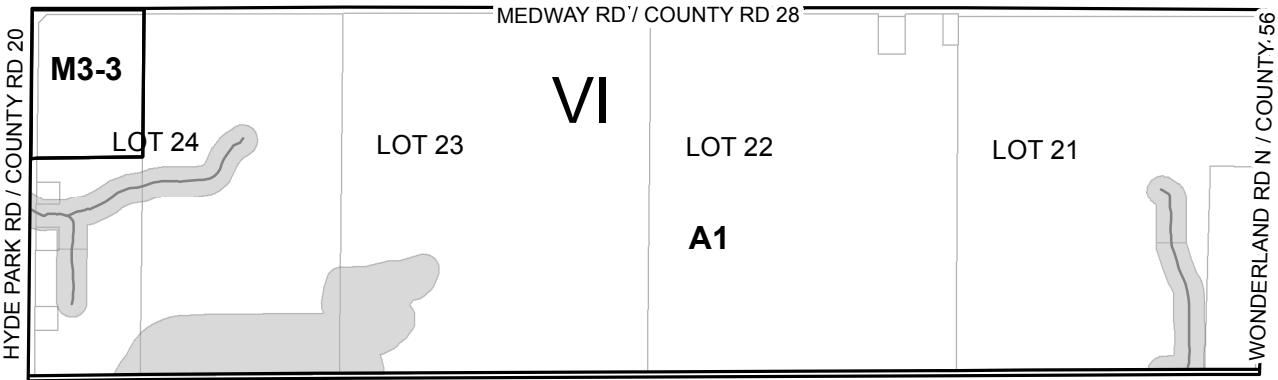


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 61

SEE MAP 72



SEE MAP 74

MUNICIPAL BOUNDARY - CITY OF LONDON

SCHEDULE A
KEY MAP: 73

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

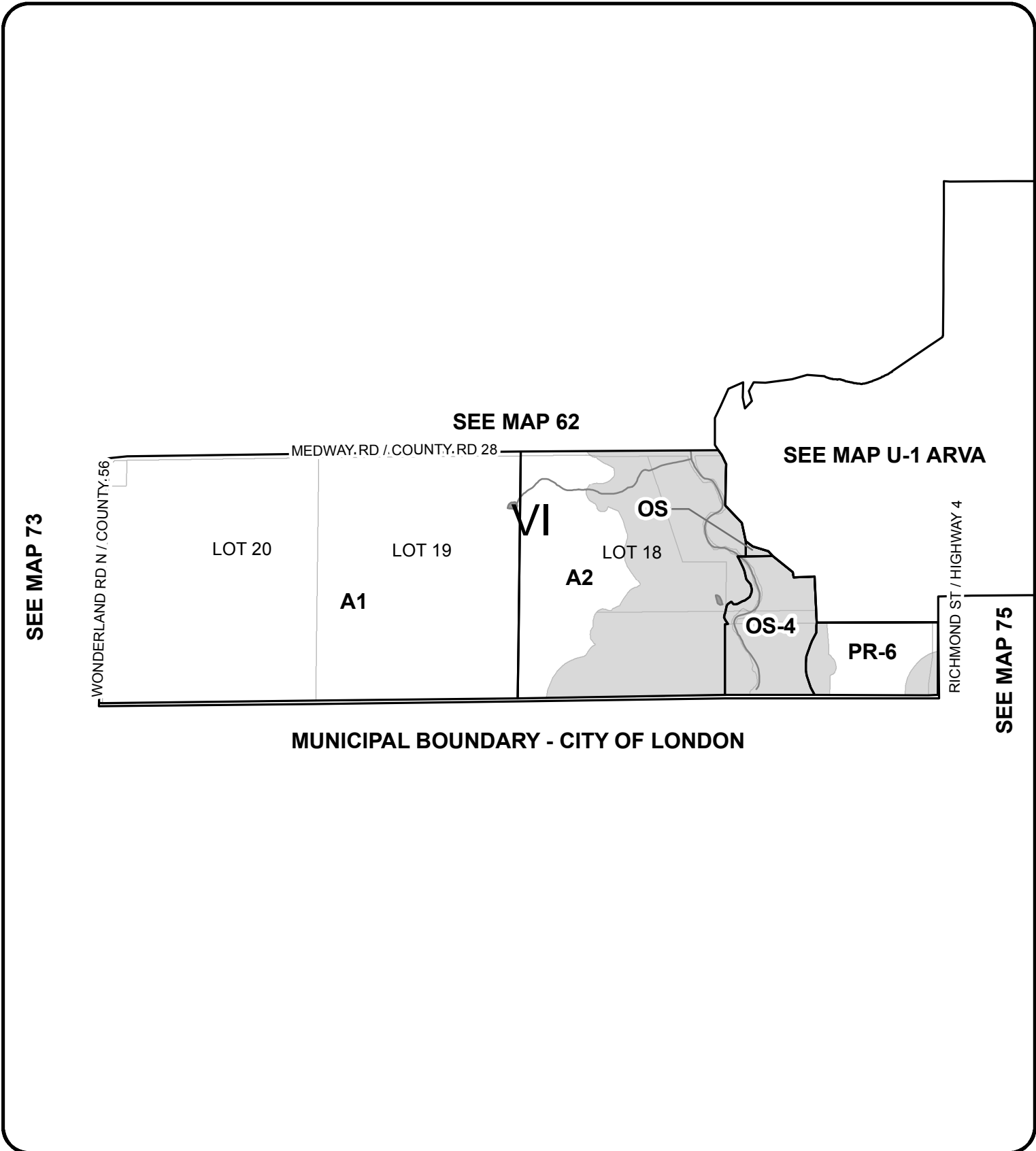
SCALE 1:15,000





MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005



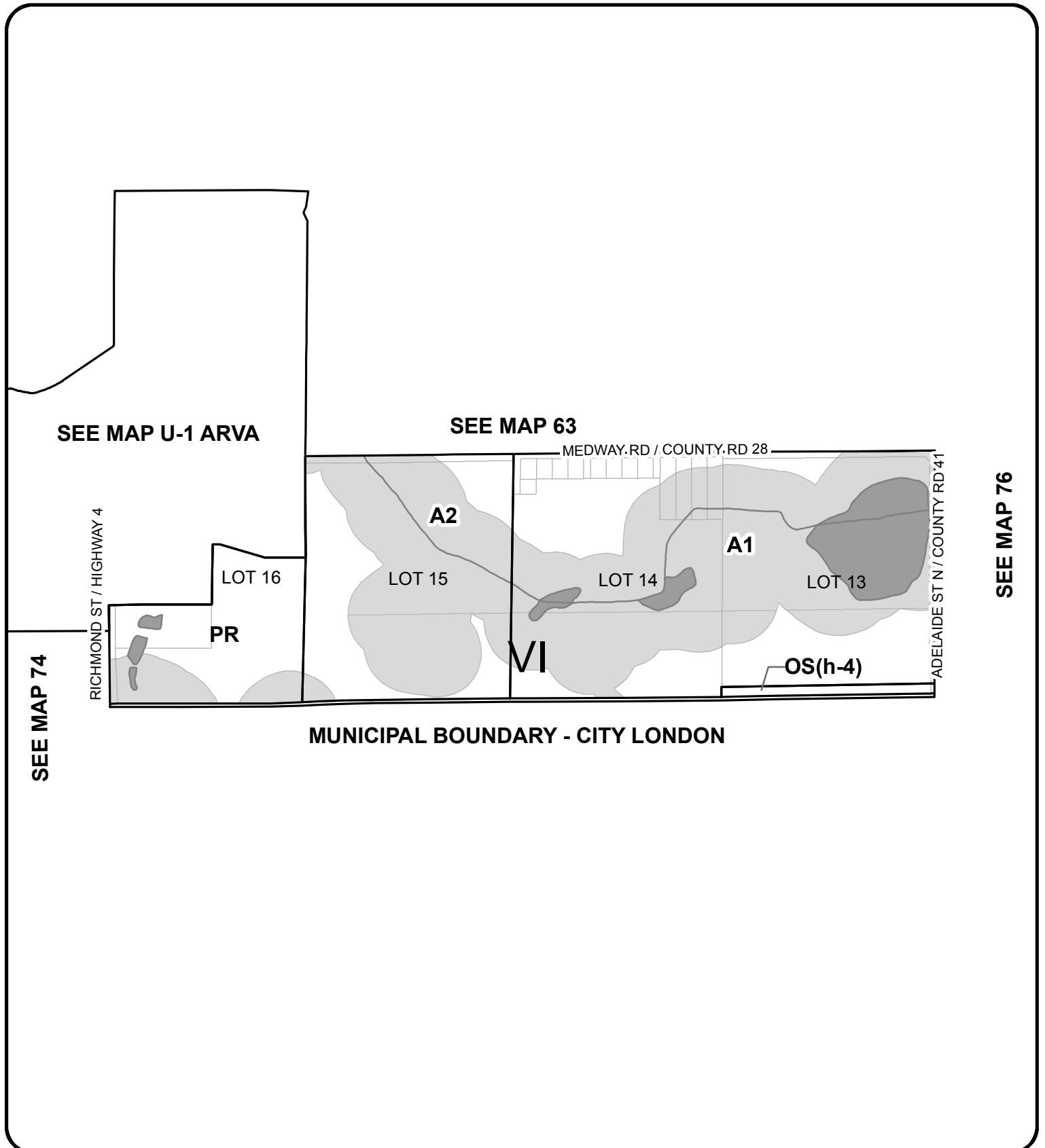
SCHEDULE A
KEY MAP: 74

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.



MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005



SCHEDULE A
KEY MAP: 75

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

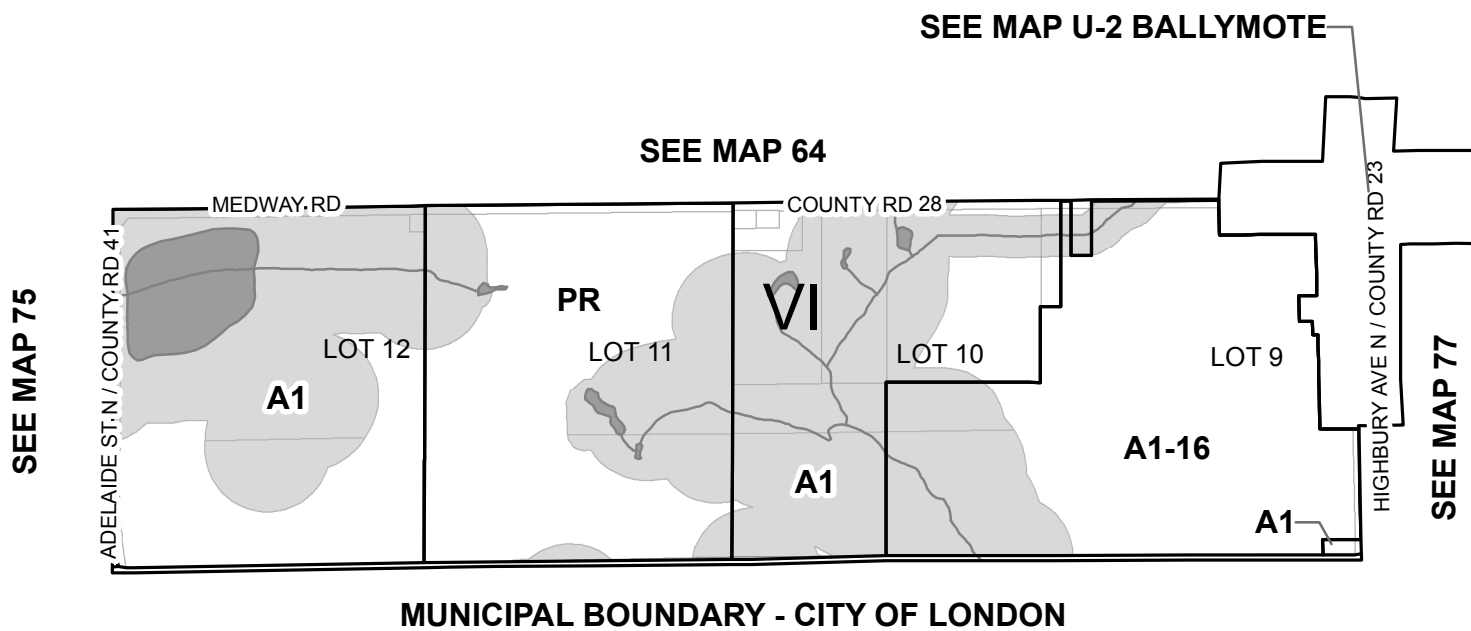
0 500 1,000 1,500 2,000 Meters





MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005



SCHEDULE A

KEY MAP: 76

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

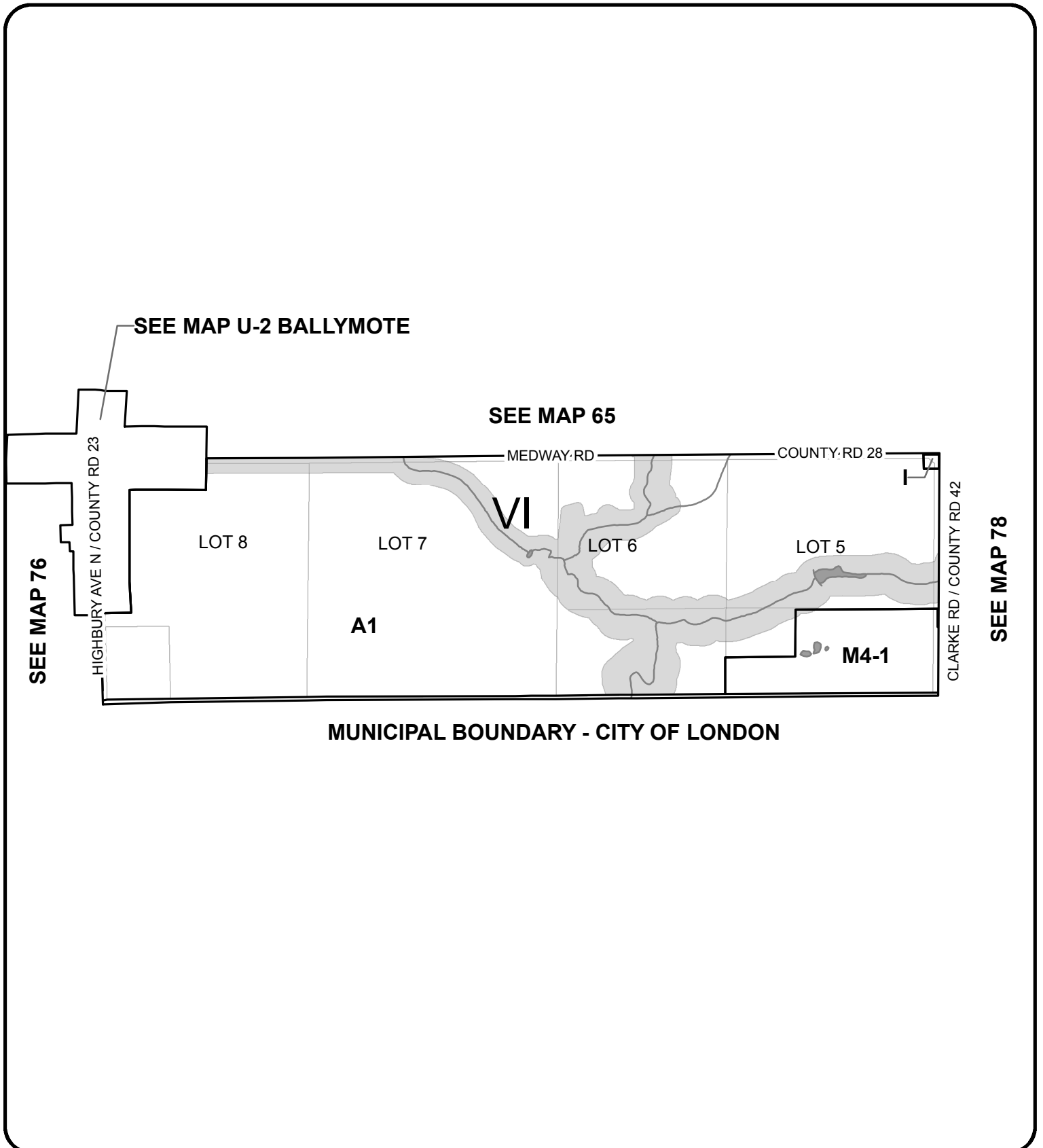
0 500 1,000 1,500 2,000 Meters





MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005



SCHEDULE A
KEY MAP: 77

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

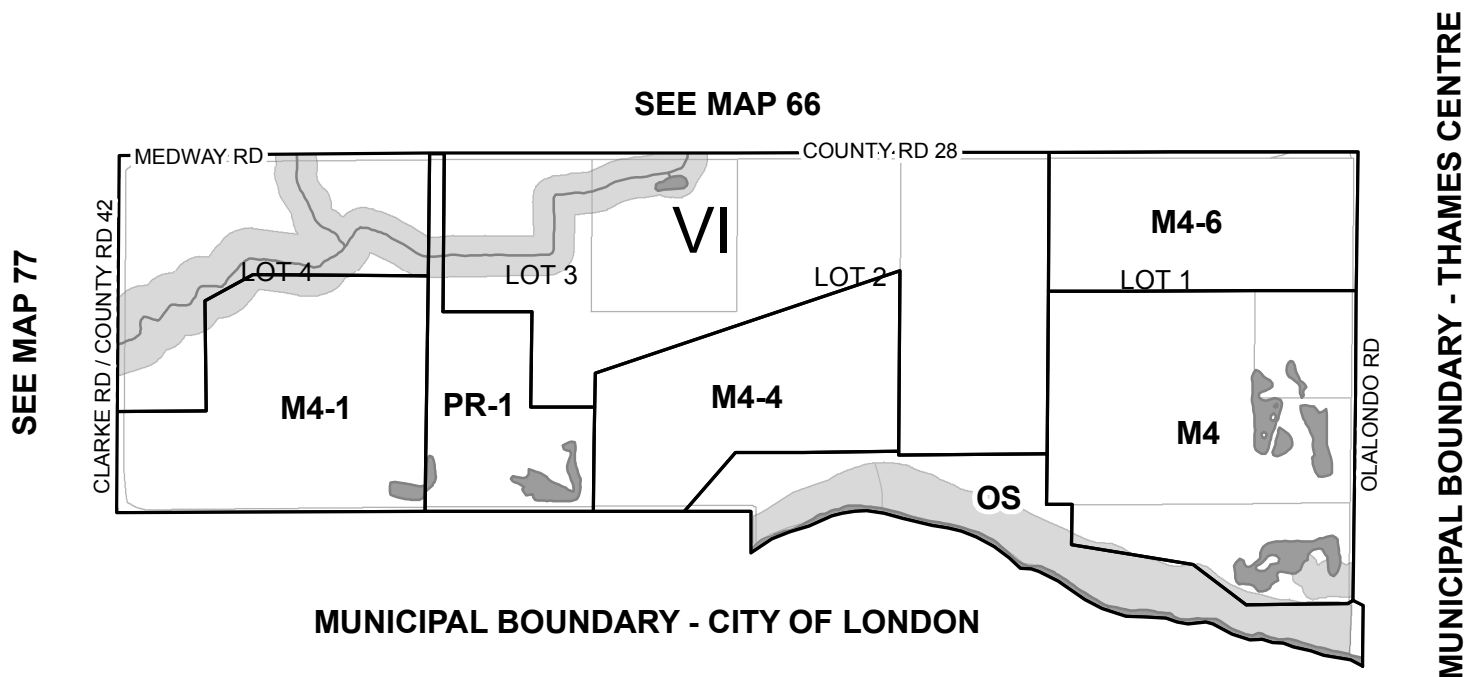




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 66



SCHEDULE A

KEY MAP: 78

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

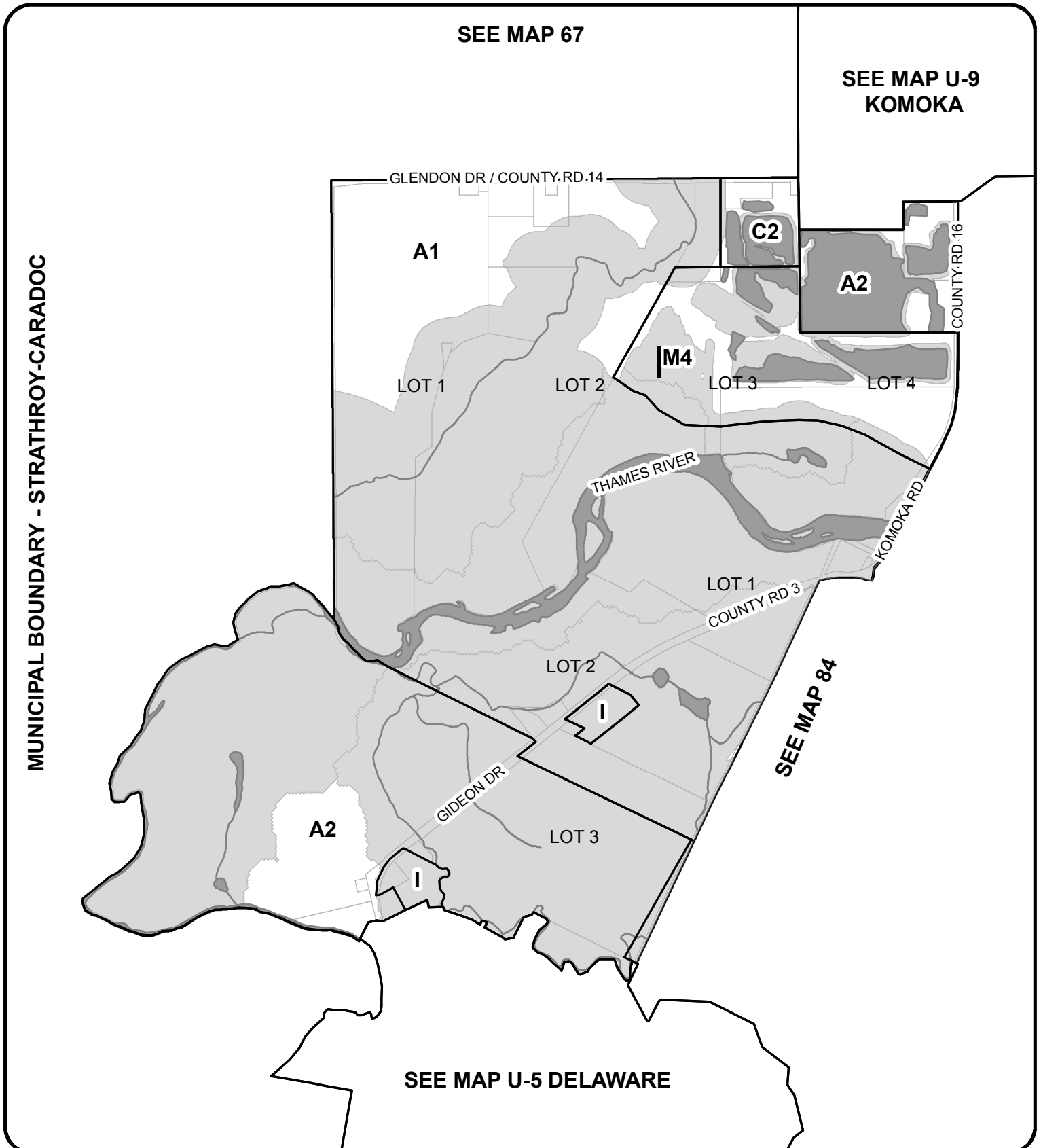
0 500 1,000 1,500 2,000 Meters





MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005



SCHEDULE A
KEY MAP: 79

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

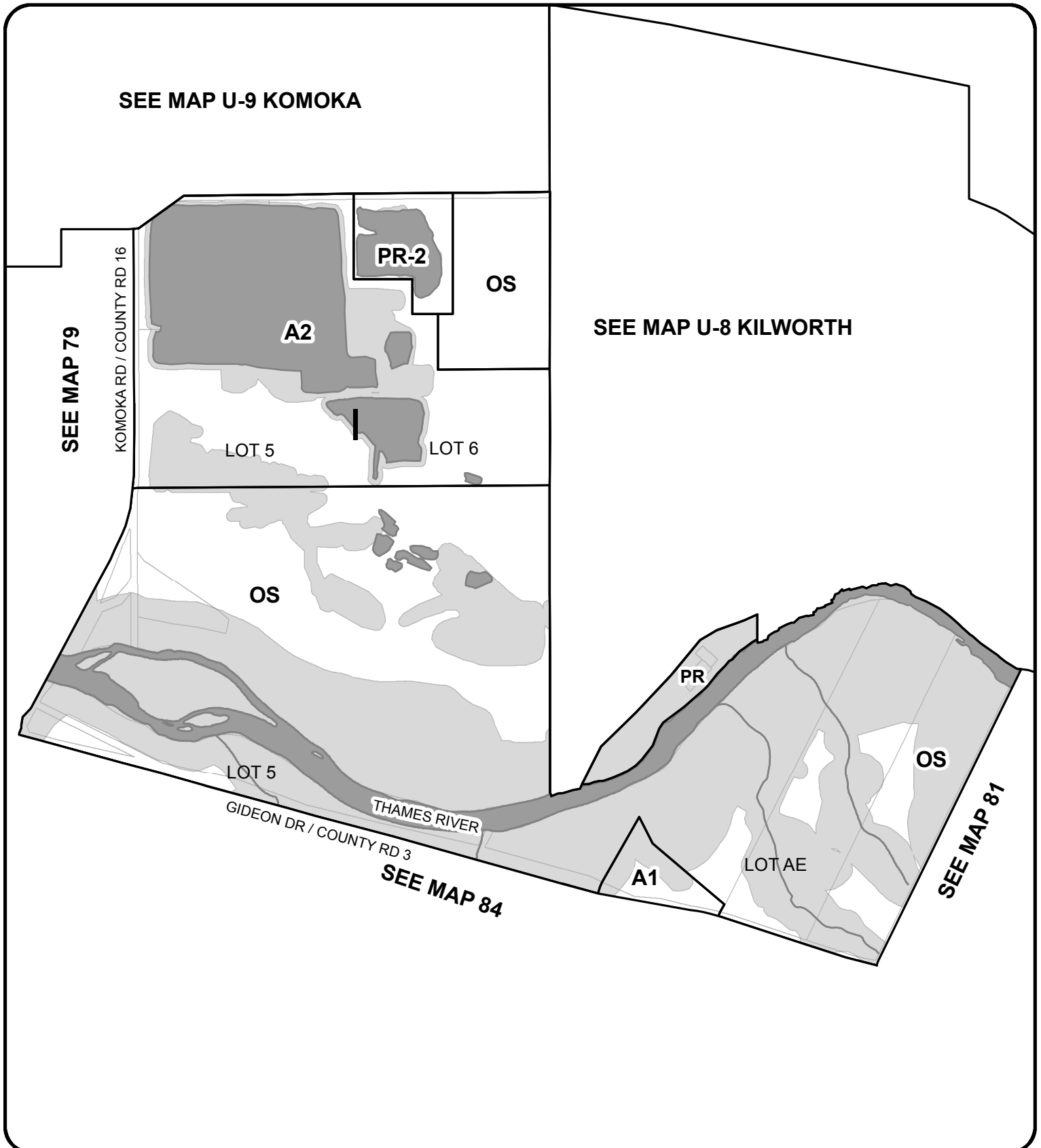
SCALE 1:20,000
0 400 800 1,200 1,600 2,000 Meters





MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005



SCHEDULE A
KEY MAP: 80

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

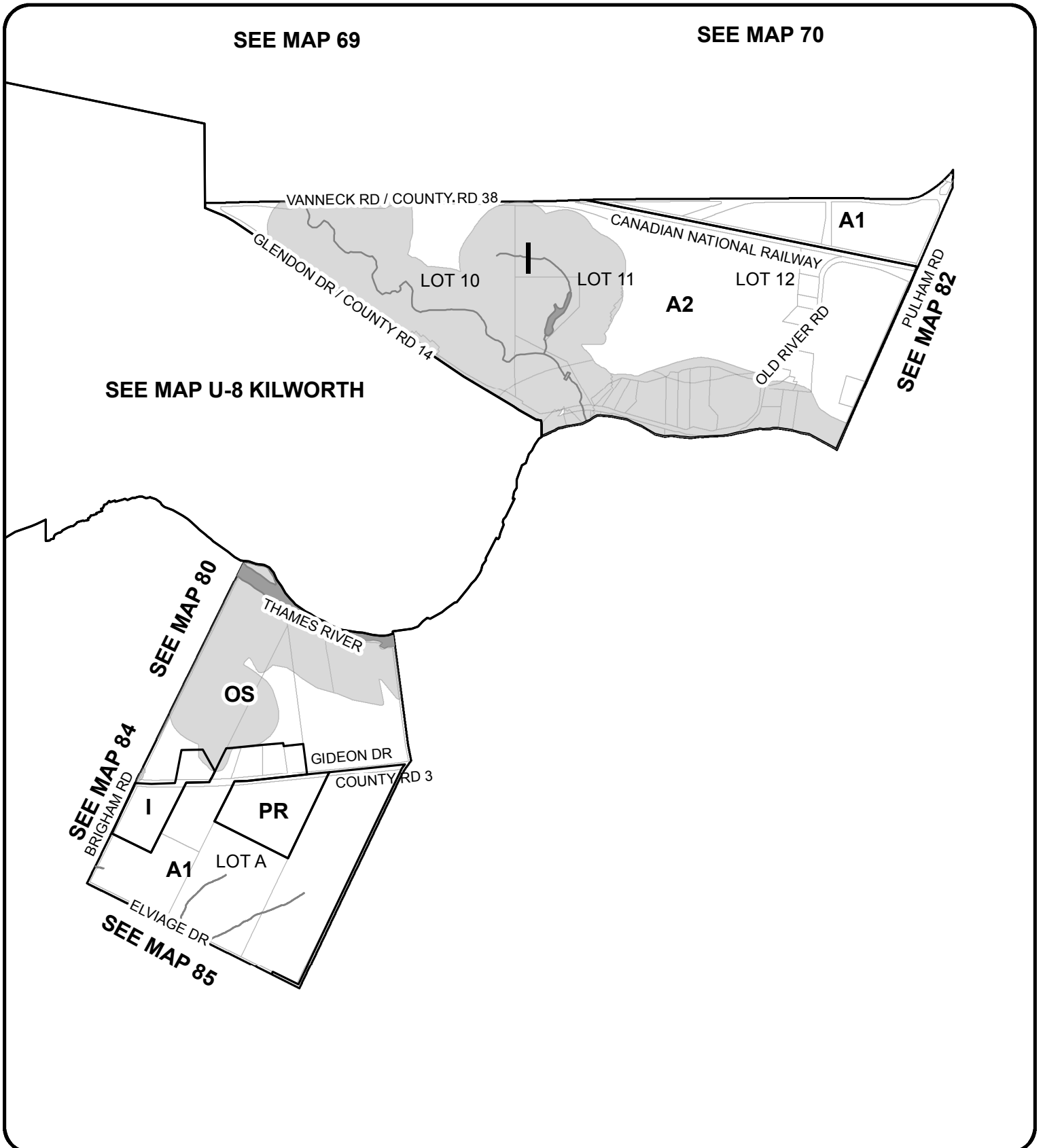
0 500 1,000 1,500 2,000 Meters





MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005



SCHEDULE A

KEY MAP: 81

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:20,000

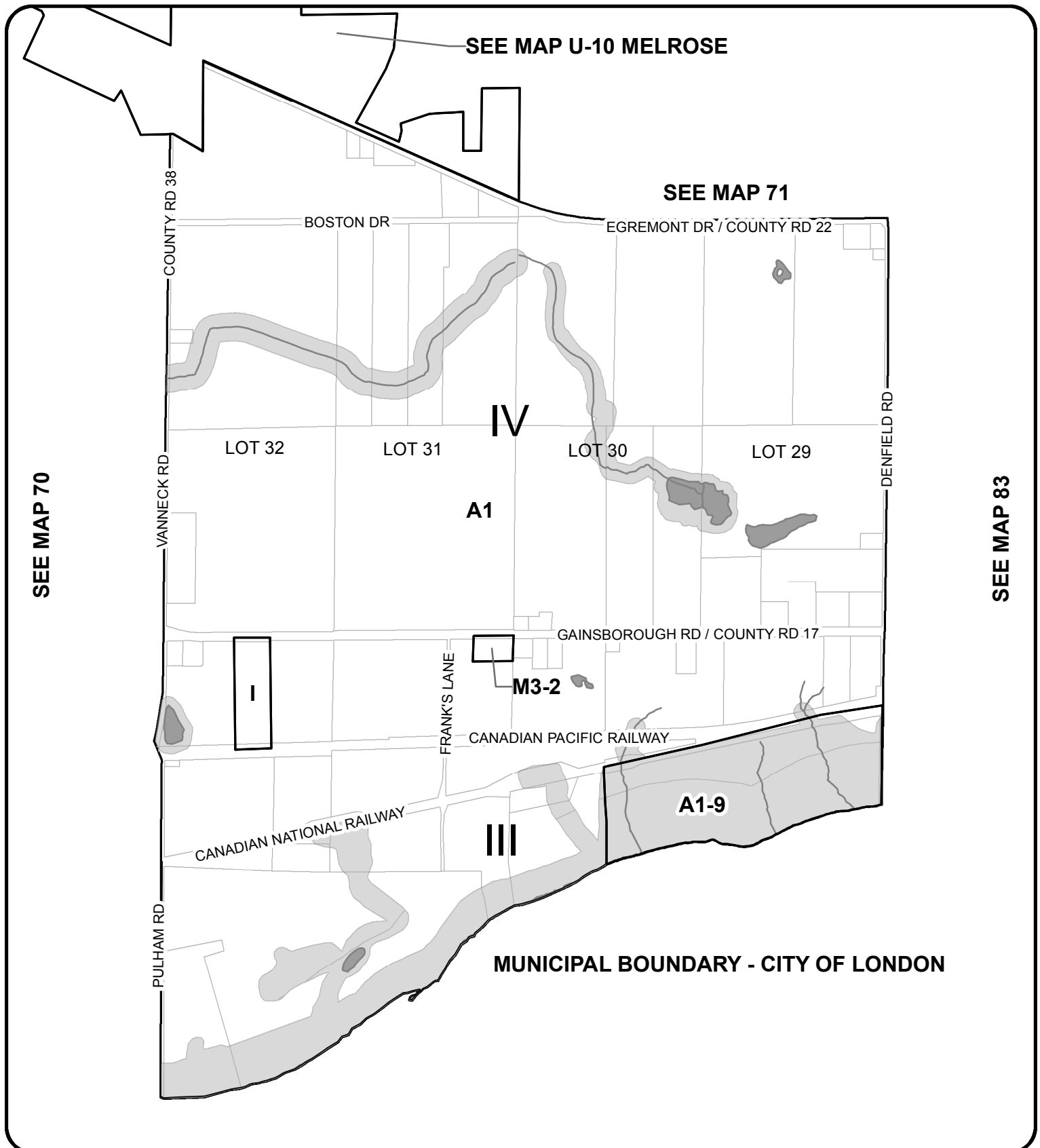
0 400 800 1,200 1,600 2,000 Meters





MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005



SCHEDULE A
KEY MAP: 82

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:17,000

0 500 1,000 1,500 2,000 Meters

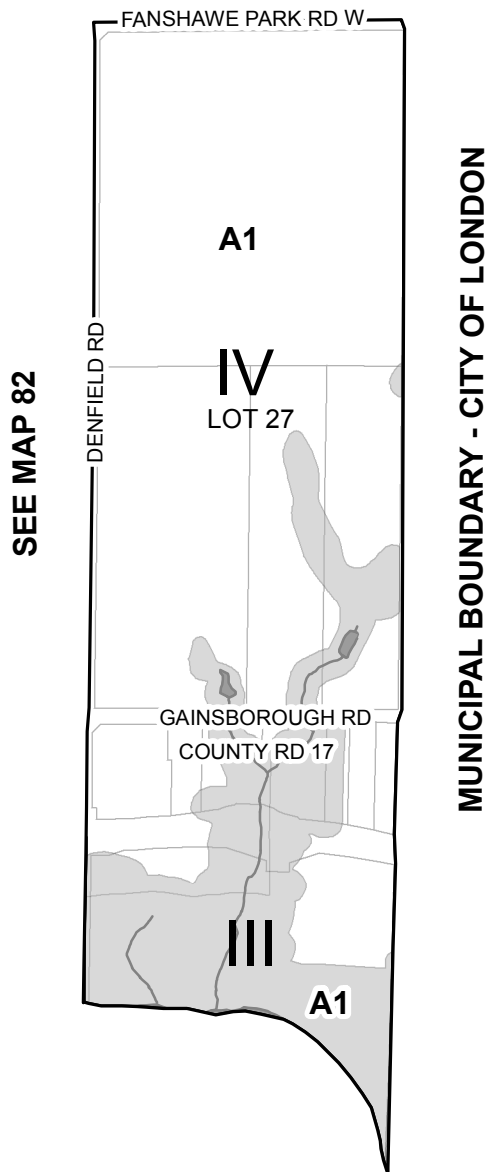




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 72



MUNICIPAL BOUNDARY - CITY OF LONDON

SCHEDULE A

KEY MAP: 83

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

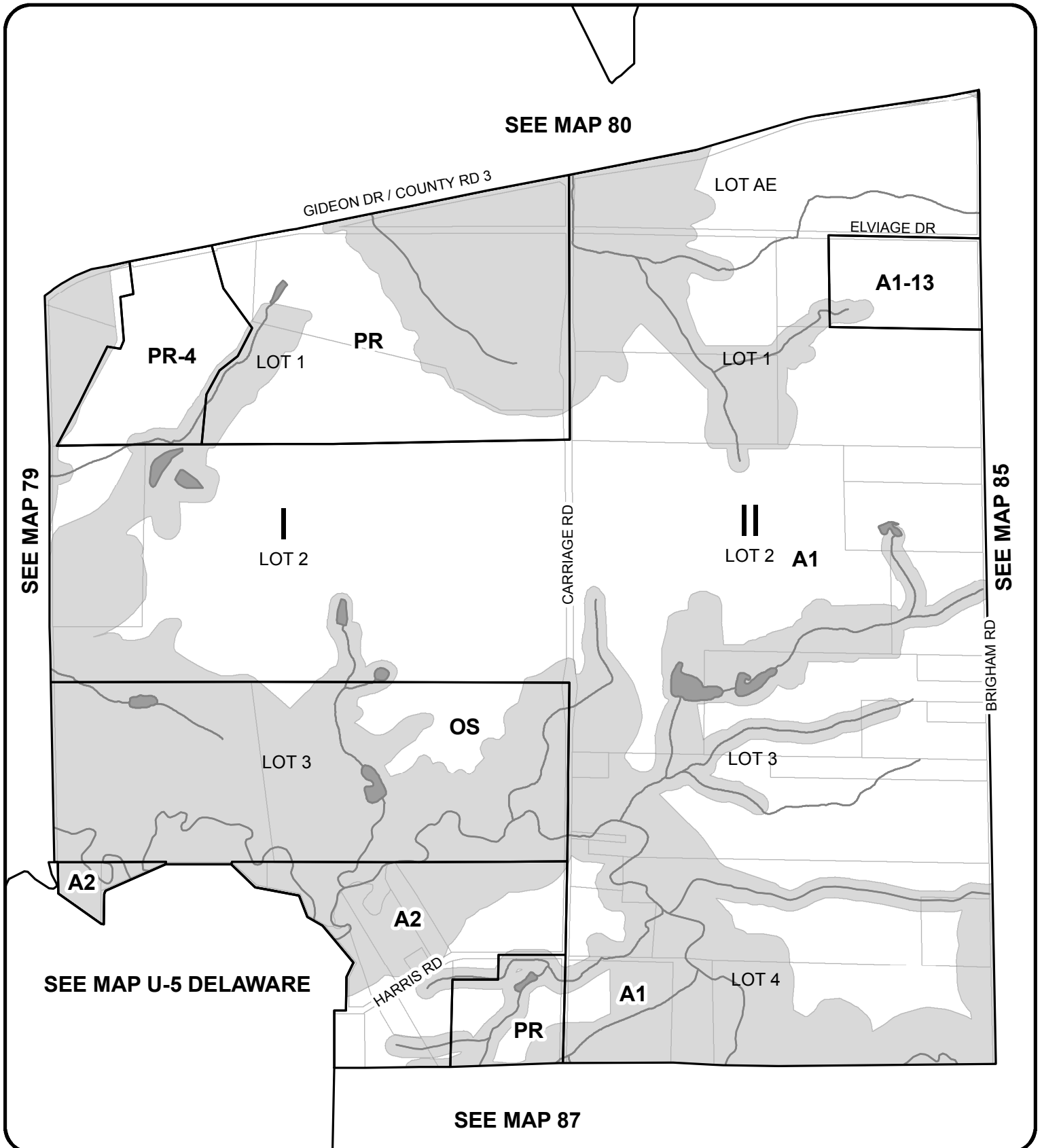
0 500 1,000 1,500 2,000 Meters





MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005



SCHEDULE A

KEY MAP: 84

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

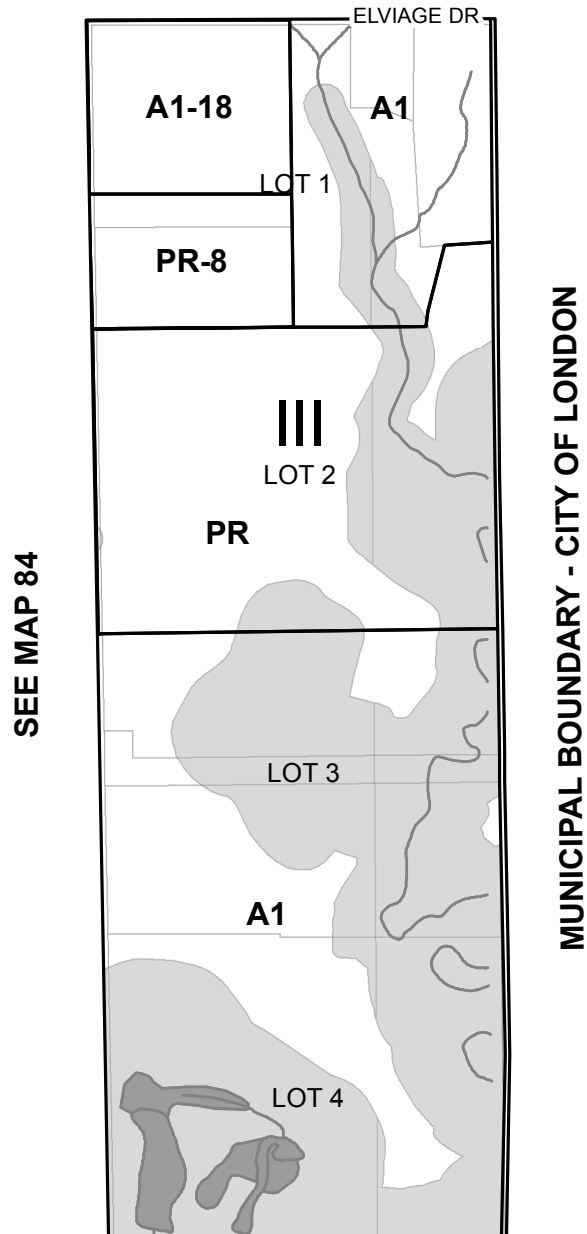




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 81



SEE MAP 88

SCHEDULE A

KEY MAP: 85

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

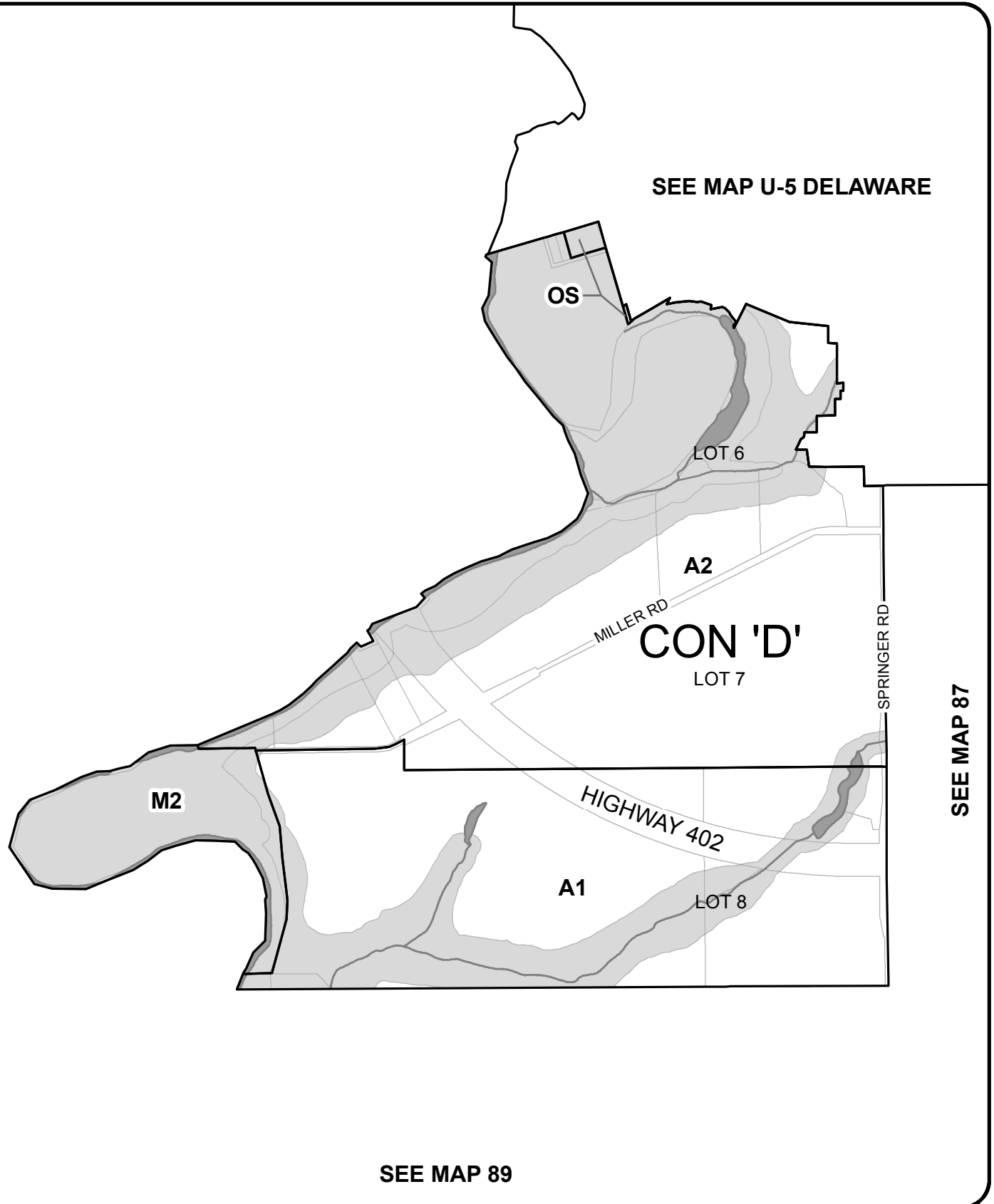




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

MUNICIPAL BOUNDARY - STRATHROY-CARADOC



SCHEDULE A
KEY MAP: 86

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

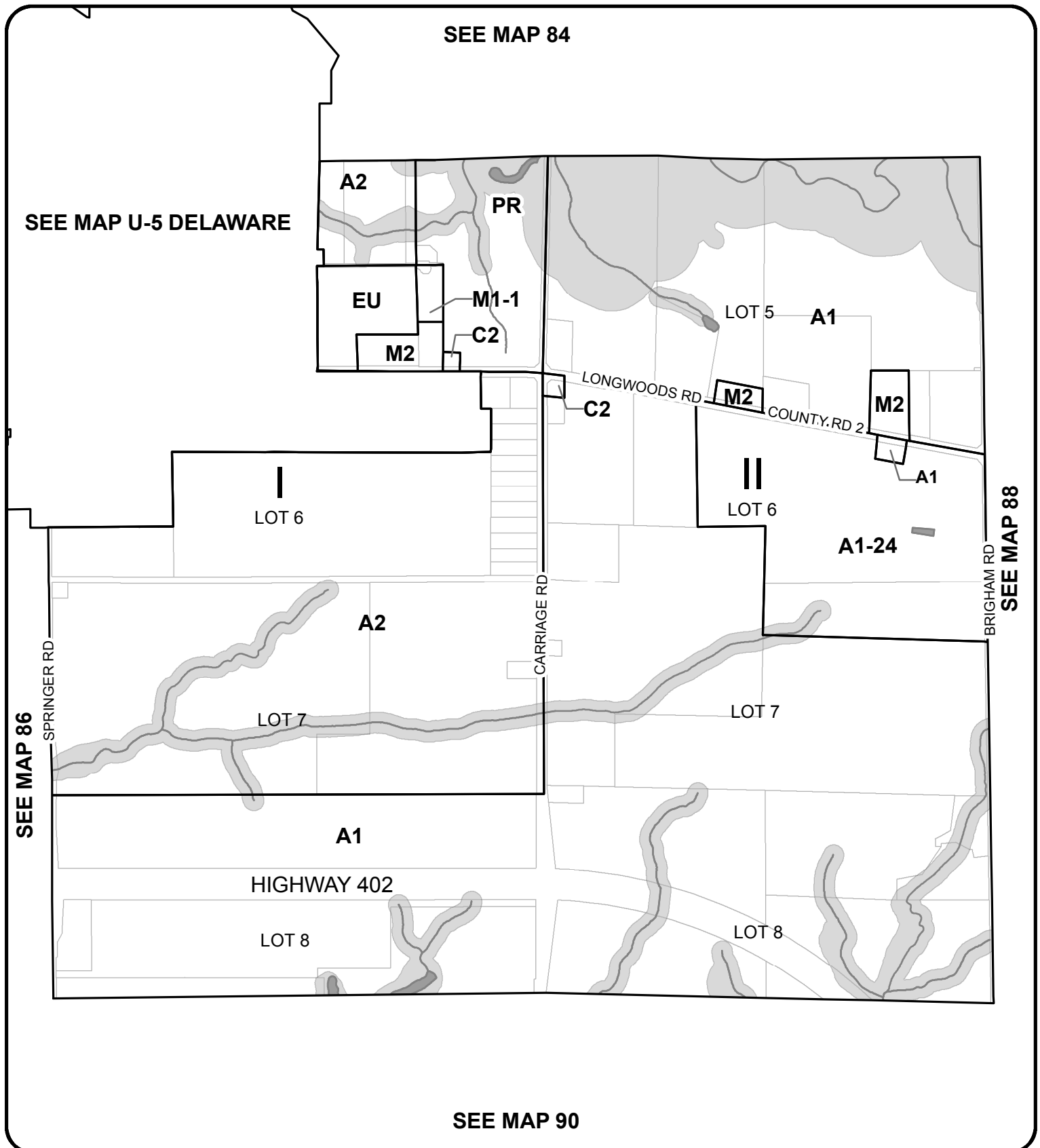
0 500 1,000 1,500 2,000 Meters





MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005



SCHEDULE A
KEY MAP: 87

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters



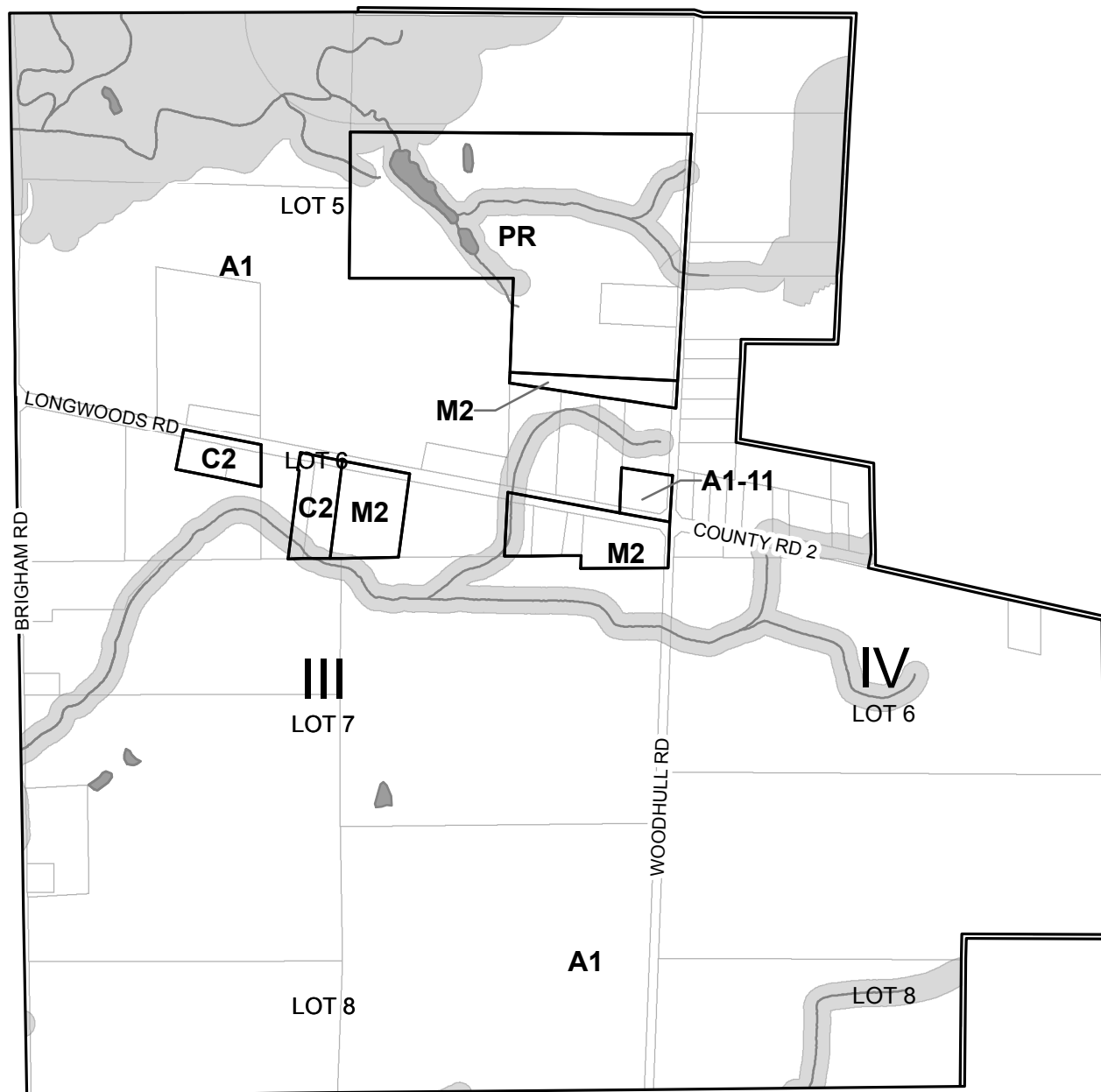


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

MUNICIPAL BOUNDARY - CITY OF LONDON

SEE MAP 87



MUNICIPAL BOUNDARY - CITY OF LONDON

SEE MAP 91

SCHEDULE A

KEY MAP: 88

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters



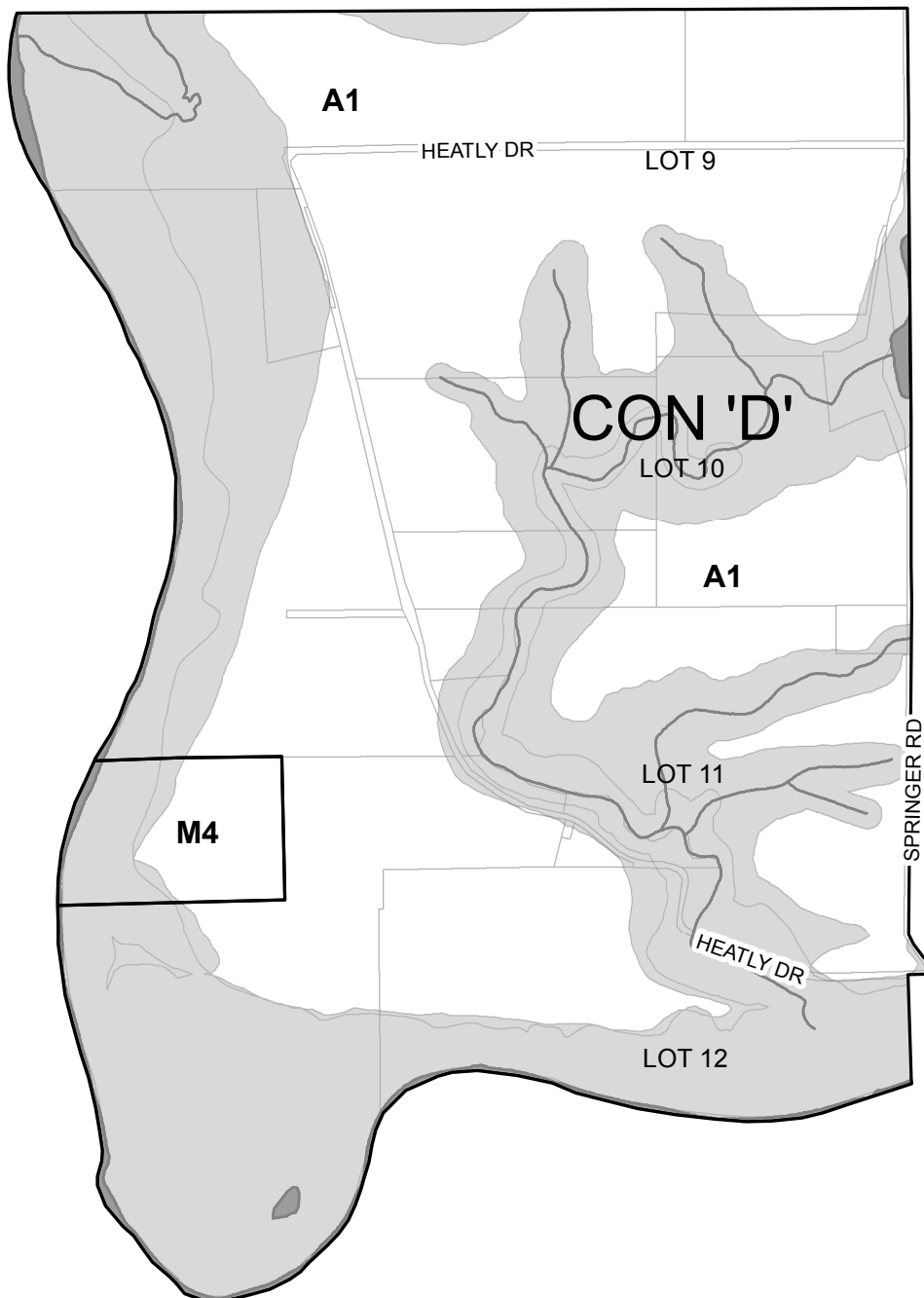


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 86

MUNICIPAL BOUNDARY - STRATHROY-CARADOC



SEE MAP 90

MUNICIPAL BOUNDARY - STRATHROY-CARADOC

SCHEDULE A

KEY MAP: 89

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

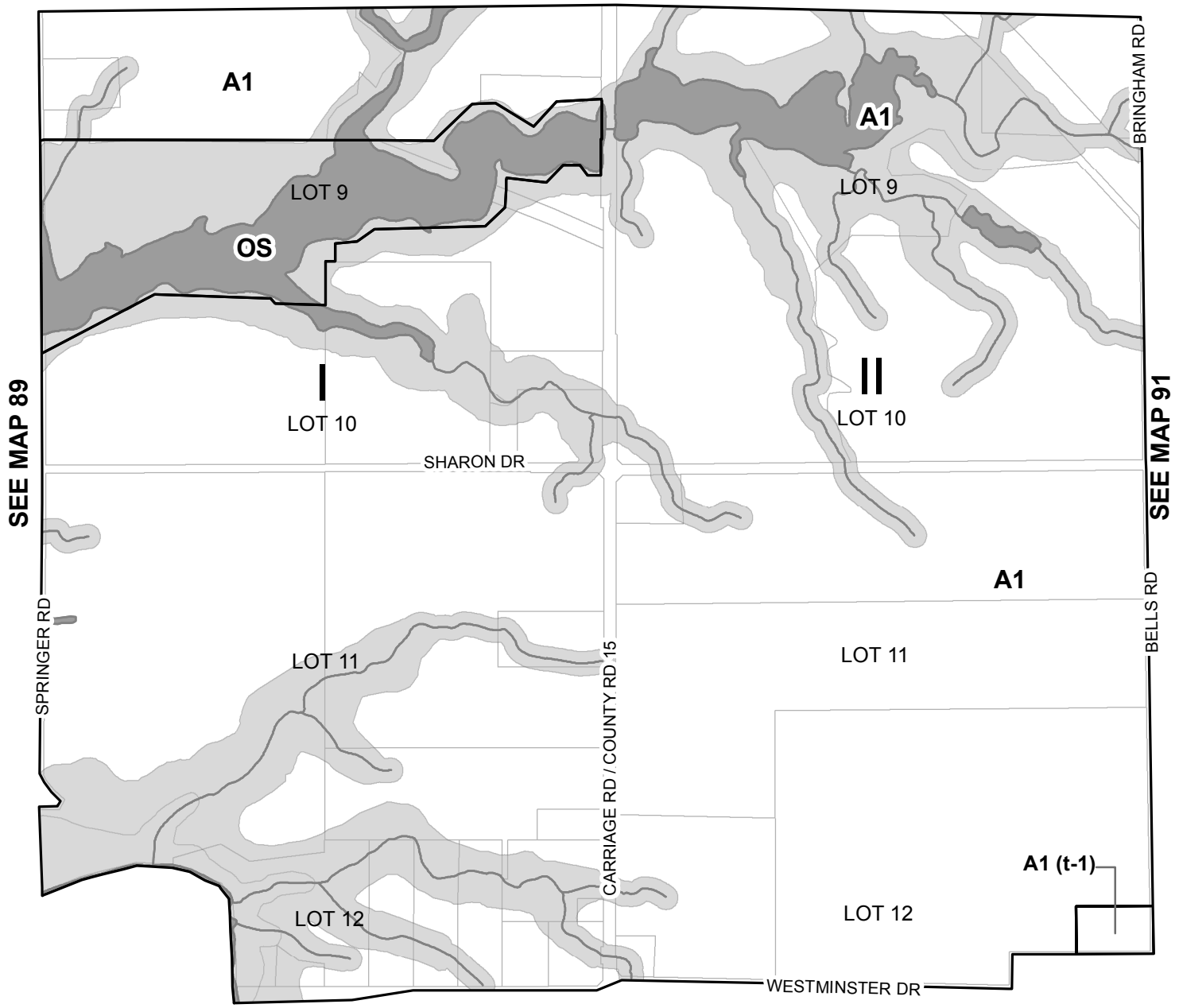




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 87



SCHEDULE A
KEY MAP: 90

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters



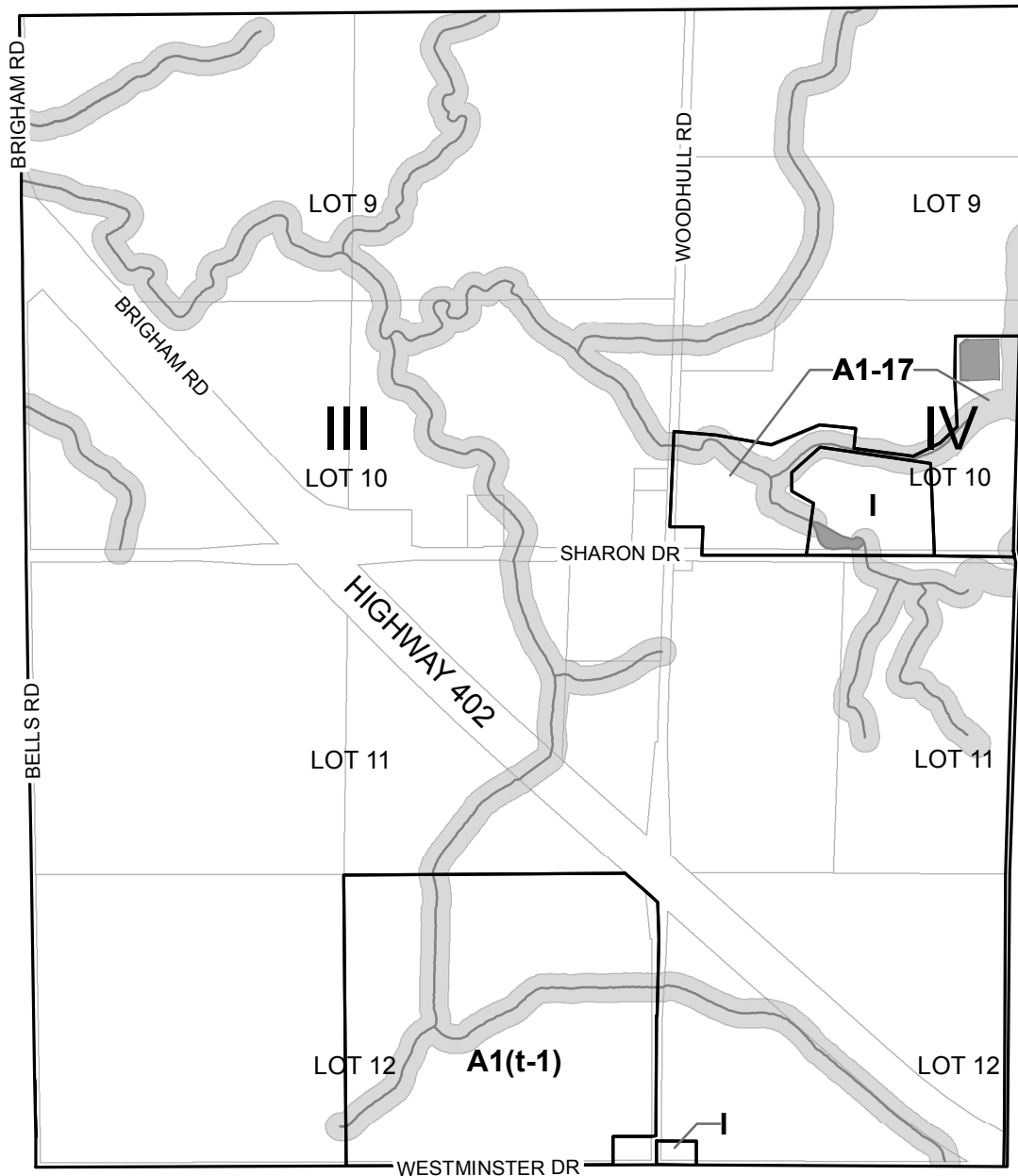


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 88

SEE MAP 90



MUNICIPAL BOUNDARY - CITY OF LONDON

SEE MAP 94

SCHEDULE A

KEY MAP: 91

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

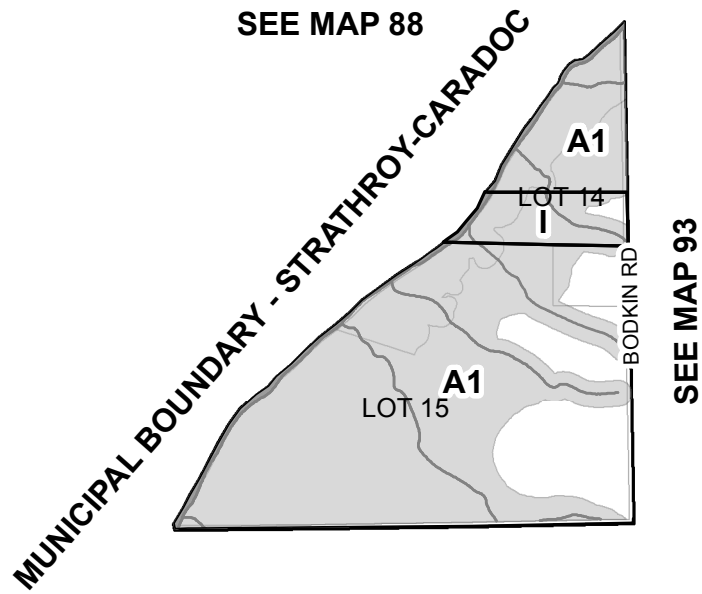
0 500 1,000 1,500 2,000 Meters



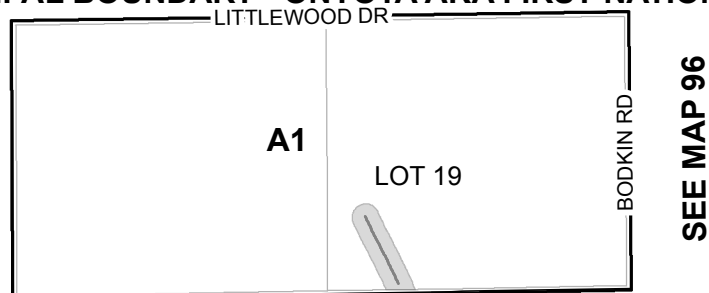


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005



MUNICIPAL BOUNDARY - ONYOTA'AKA FIRST NATION



MUNICIPAL BOUNDARY - ONYOTA'AKA FIRST NATION

SCHEDULE A

KEY MAP: 92

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:17,000

0 500 1,000 1,500 2,000 Meters





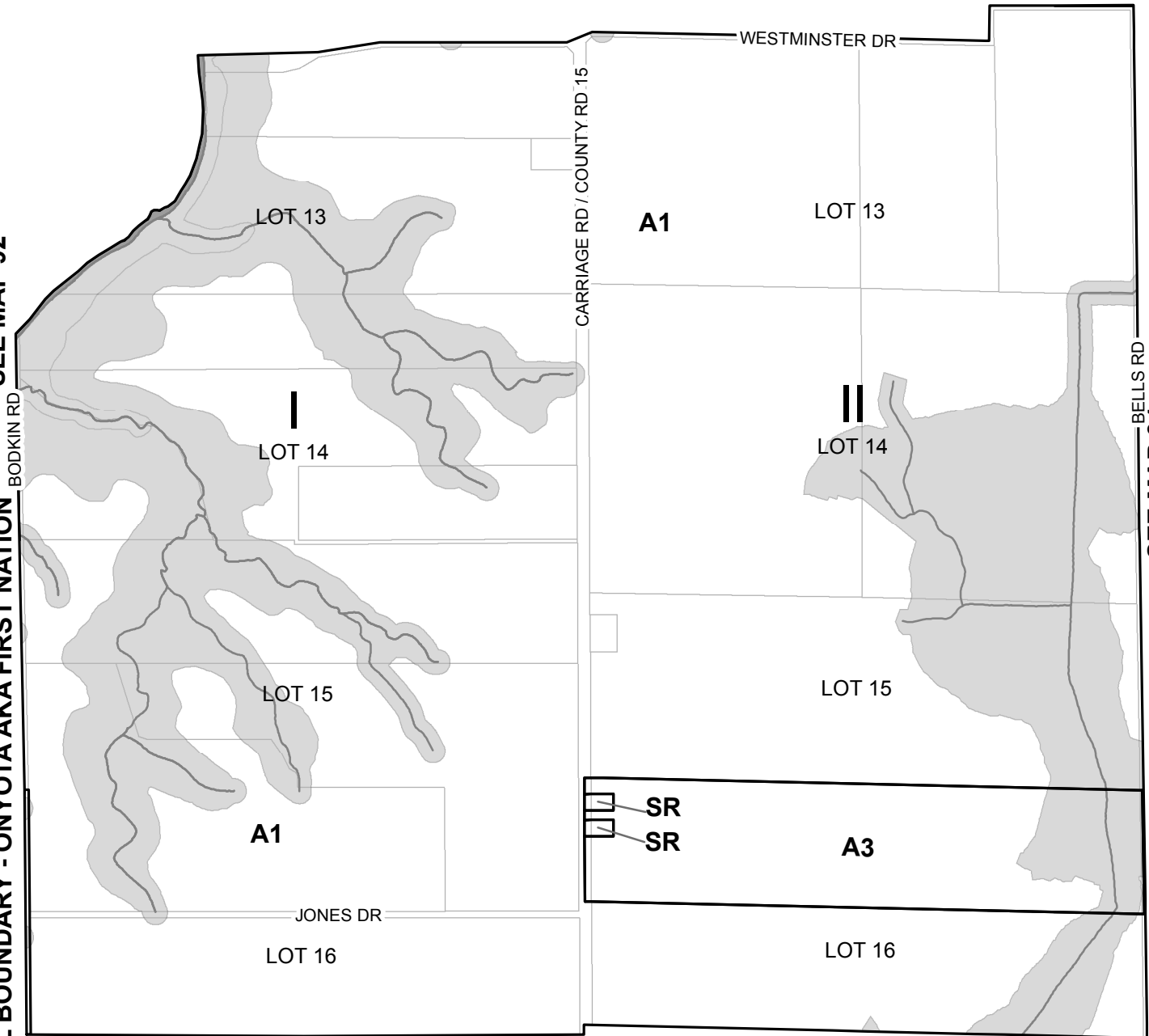
MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 90

MUNICIPAL BOUNDARY - ONYOTA'AKA FIRST NATION

SEE MAP 92



SEE MAP 96

SCHEDULE A

KEY MAP: 93

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

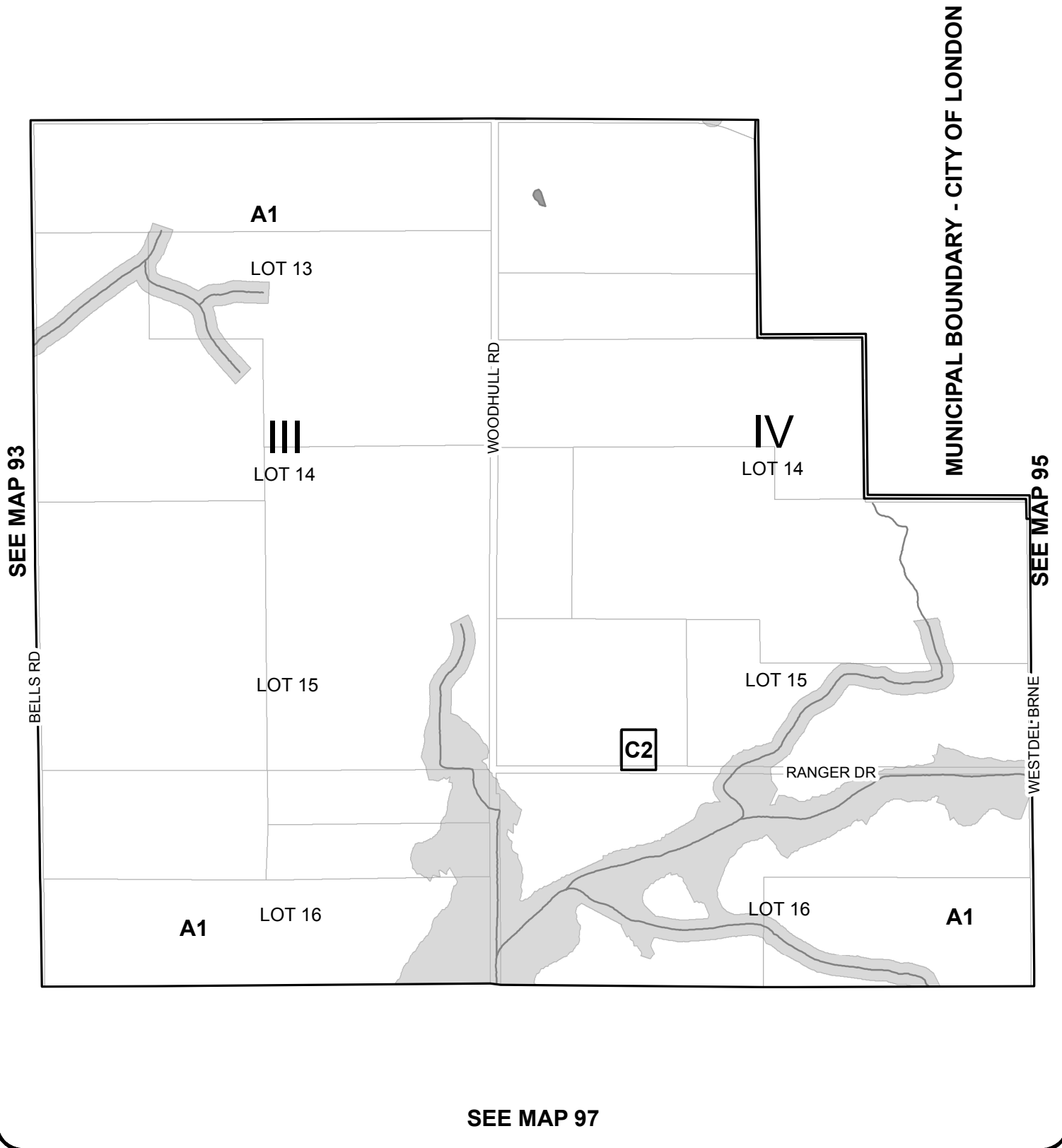




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 91



SCHEDULE A

KEY MAP: 94

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters



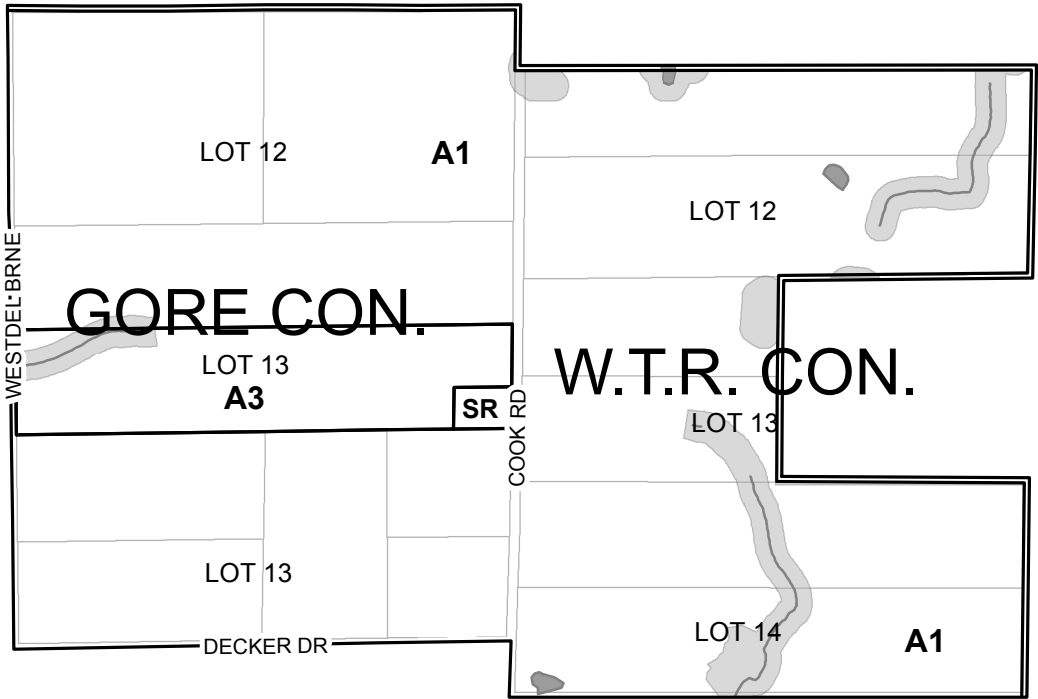


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

MUNICIPAL BOUNADRY - CITY OF LONDON

SEE MAP 94



MUNICIPAL BOUNADRY - CITY OF LONDON

SEE MAP 98

SCHEDULE A
KEY MAP: 95

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

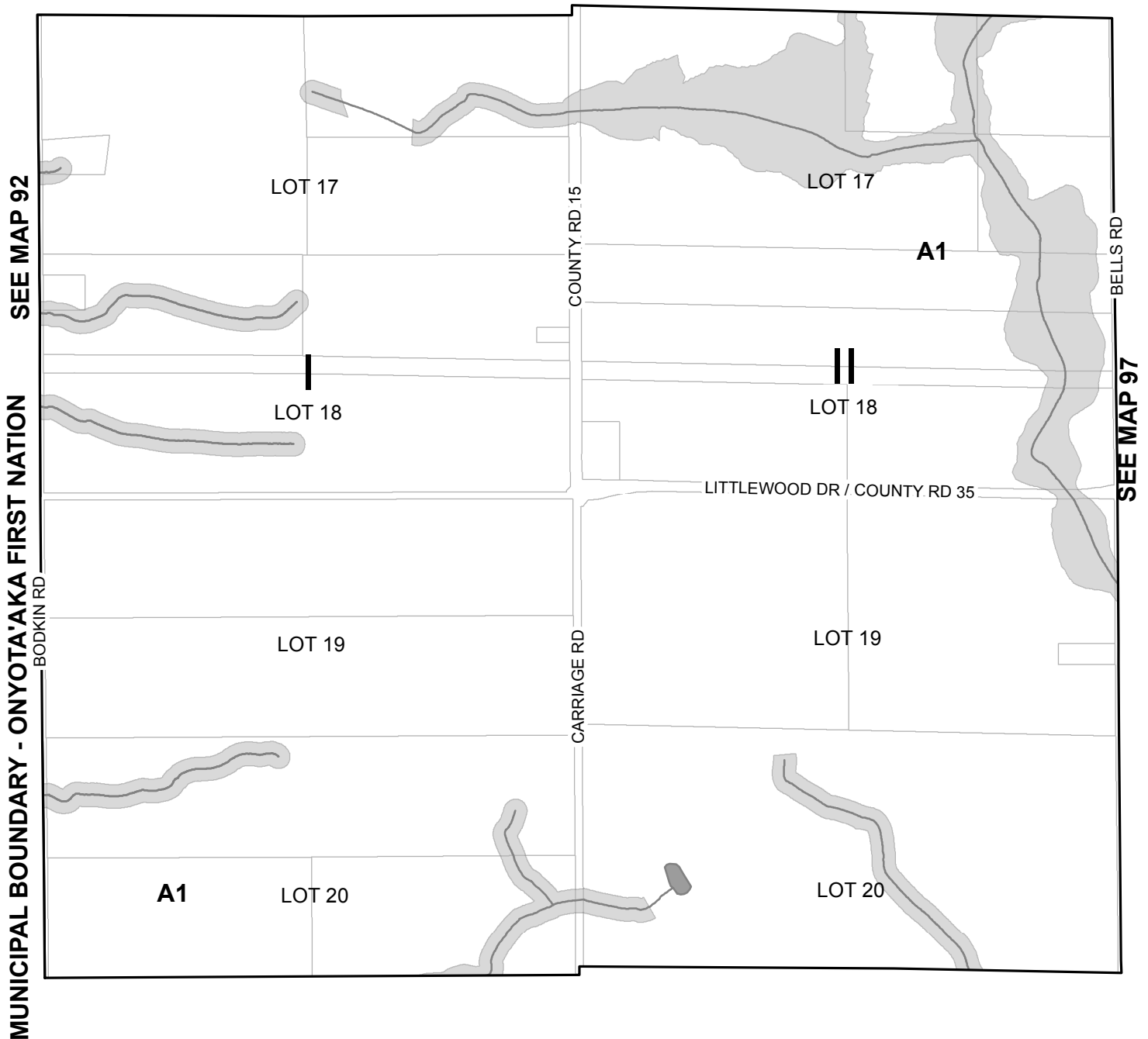




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 93



SEE MAP 100

SCHEDULE A

KEY MAP: 96

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

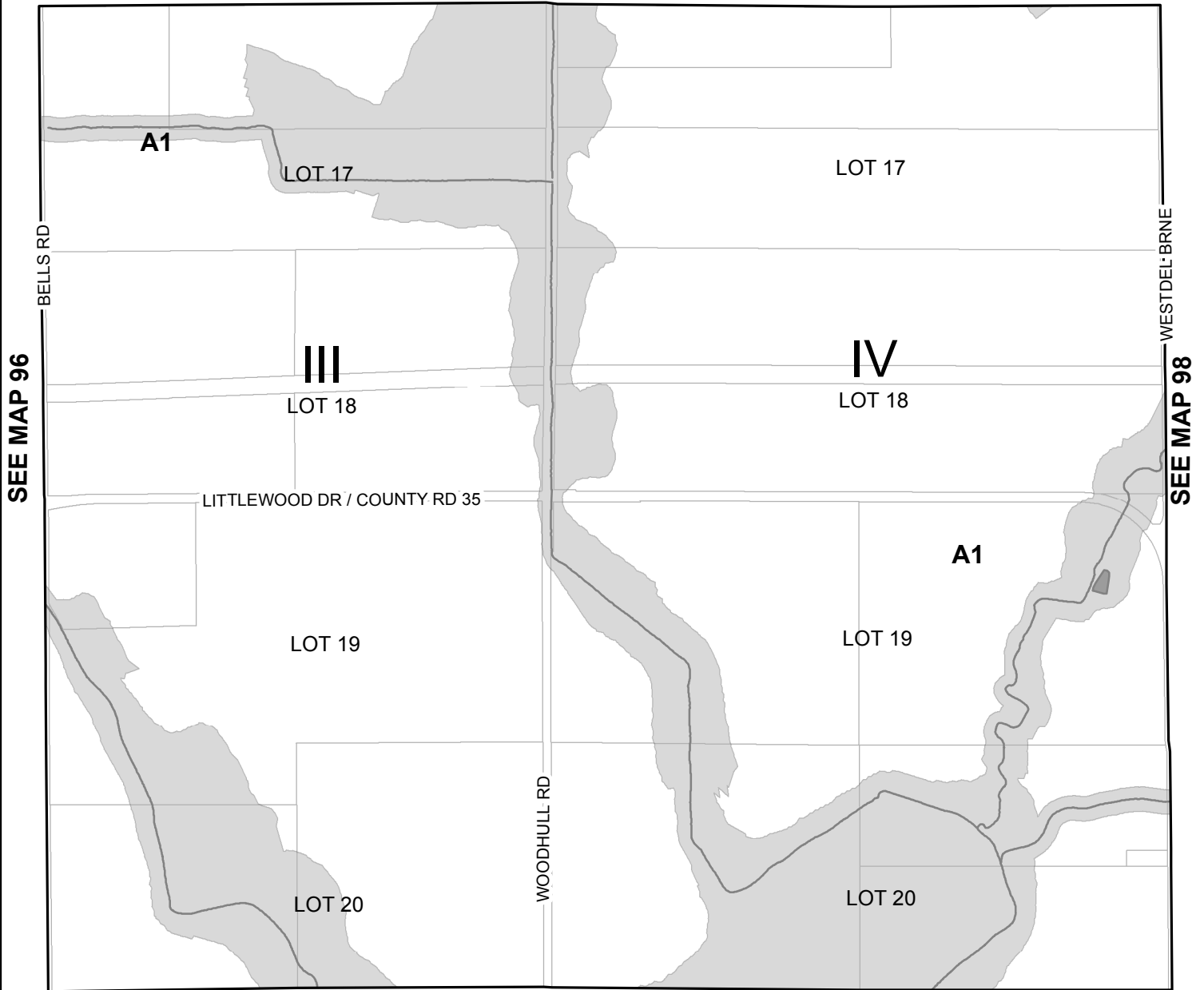




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 94



SEE MAP 101

SCHEDULE A
KEY MAP: 97

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters



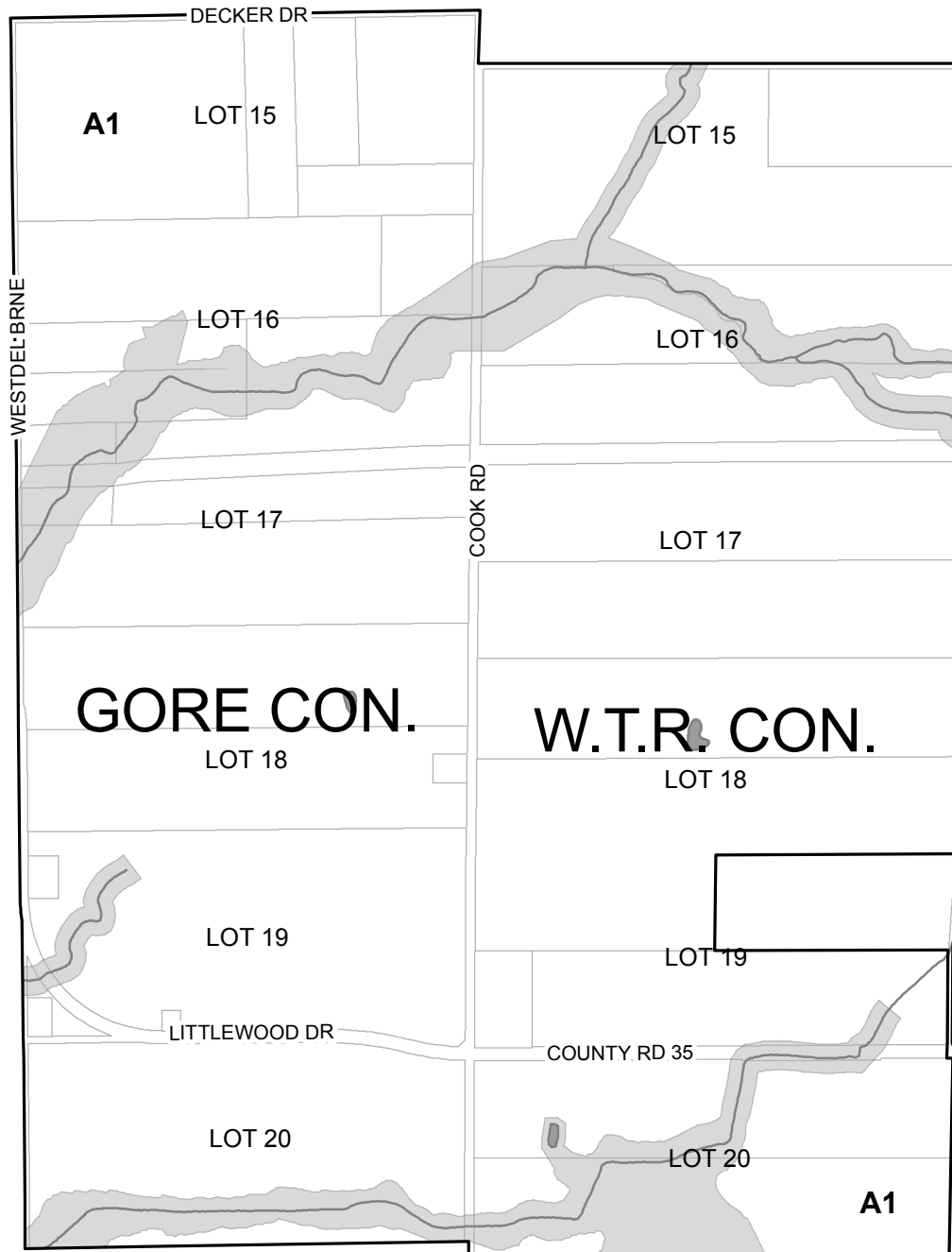


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 95

SEE MAP 97



MUNICIPAL BOUNDARY - CITY OF LONDON

SEE MAP 102

SCHEDULE A

KEY MAP: 98

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters





MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

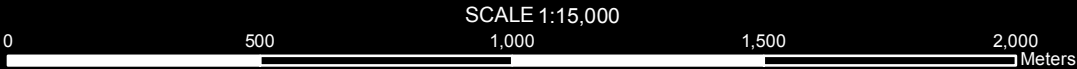
MUNICIPAL BOUNDARY - ONYOTA'AKA FIRST NATION



SEE MAP 100

SCHEDULE A
KEY MAP: 99

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.



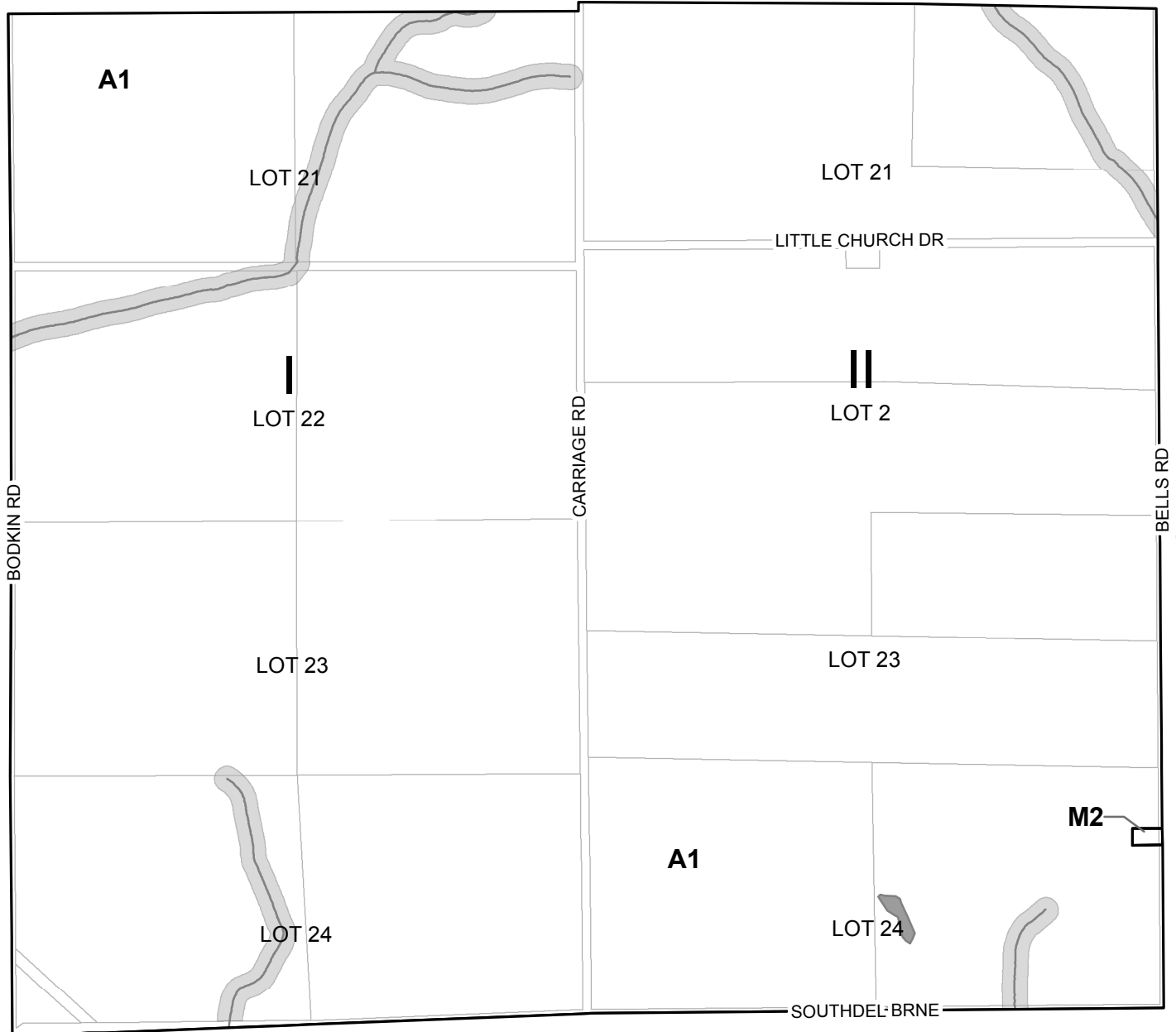


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 96

SEE MAP 99
MUNICIPAL BOUNDARY - ONYOTA'AKA FIRST NATION



SEE MAP 101

MUNICIPAL BOUNDARY - SOUTHWOLD (COUNTY OF ELGIN)

SCHEDULE A
KEY MAP: 100

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

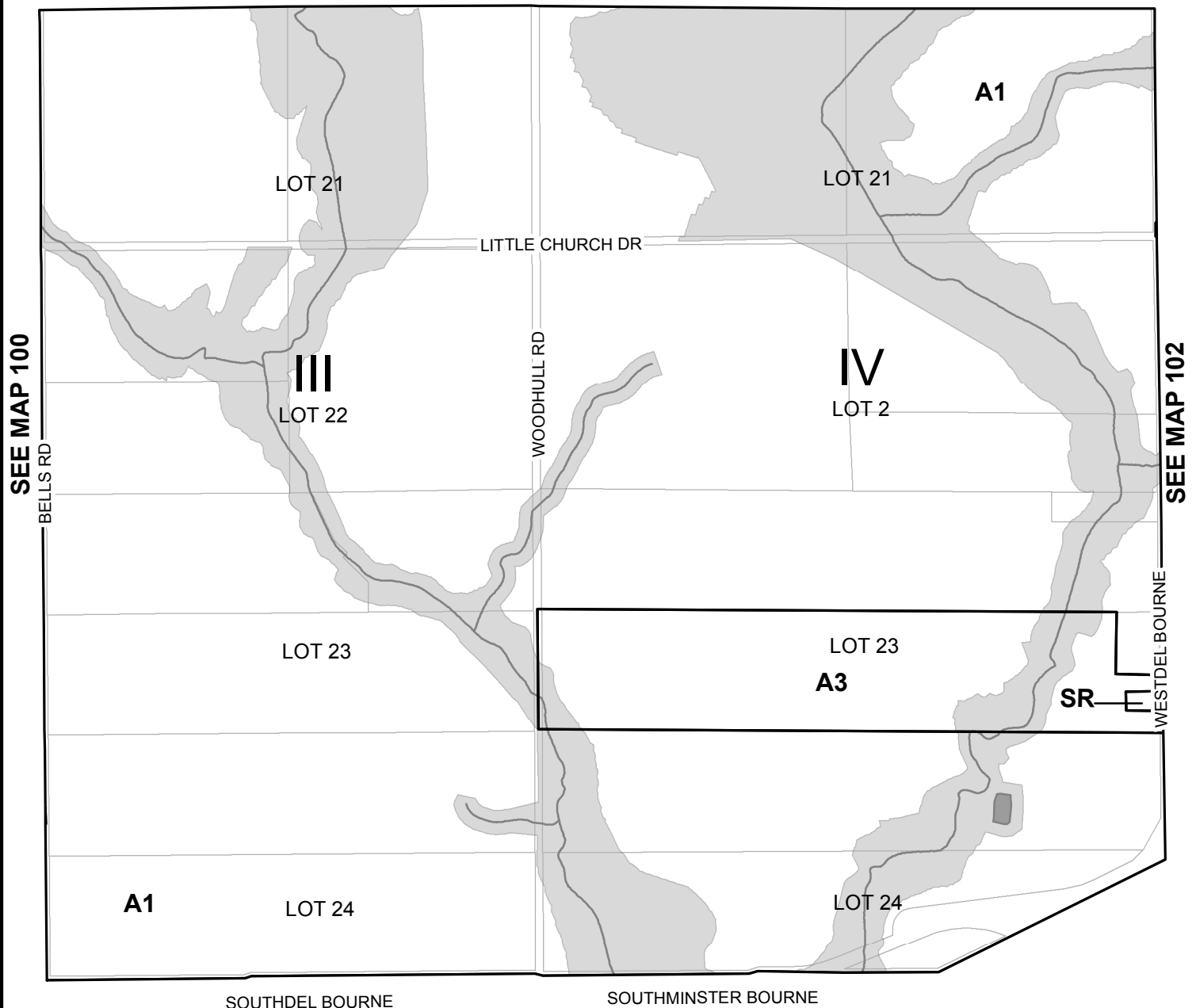




MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 97



MUNICIPAL BOUNDARY - SOUTHWOLD (COUNTY OF ELGIN)

SCHEDULE A
KEY MAP: 101

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters



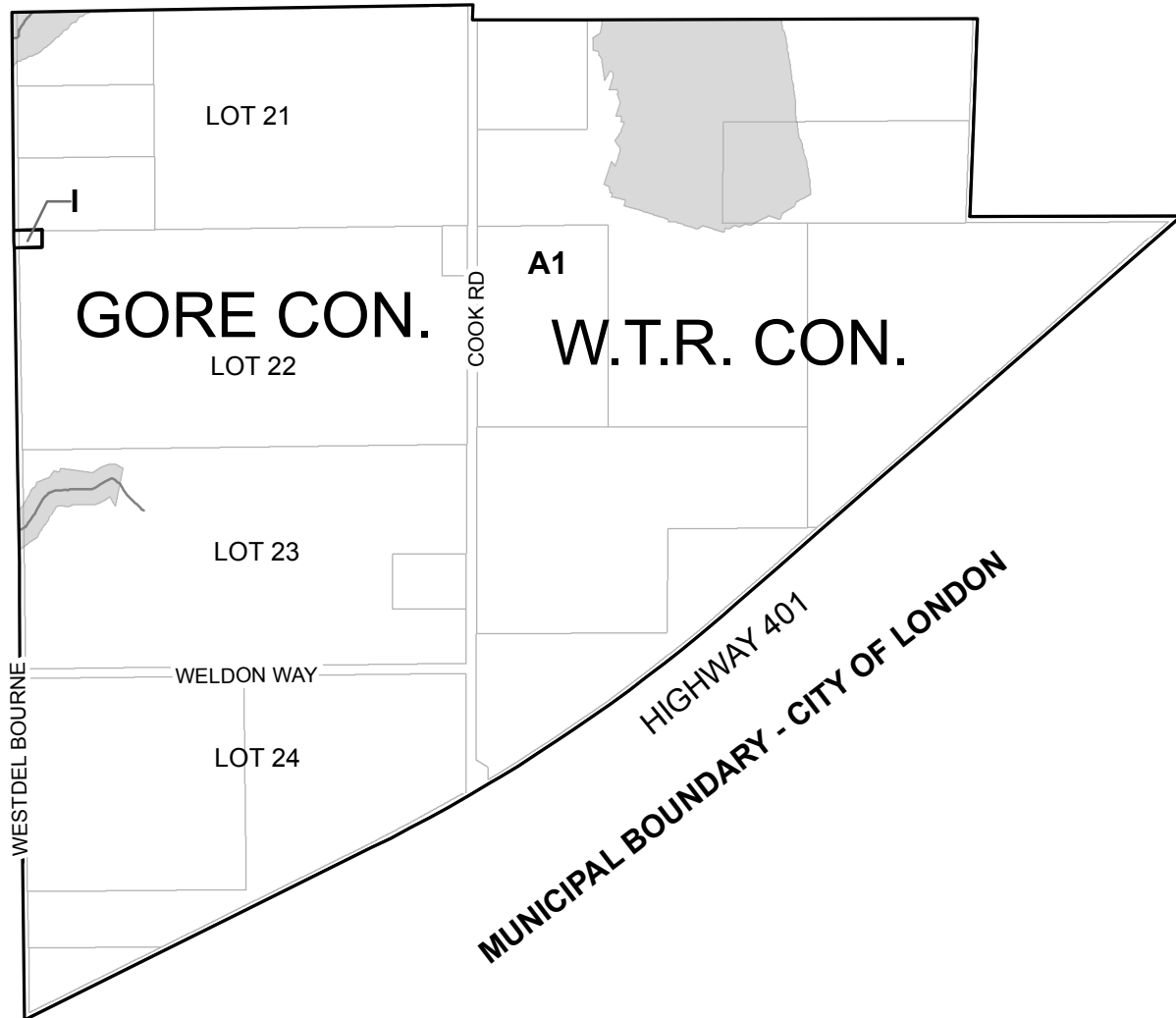


MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

SEE MAP 98

SEE MAP 101



SCHEDULE A

KEY MAP: 102

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:15,000

0 500 1,000 1,500 2,000 Meters

