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# AGENDA

Committee of the Whole (COW) - 24 Jun  
2026

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Wednesday, June 24, 2026 - 9:00 AM

Page

- 1 CALL TO ORDER
- 2 APPROVE THE AGENDA
  - 2.1 Recommendation

**That the agenda be approved as circulated.**

- 3 DECLARATION OF PECUNIARY INTEREST
- 4 ITEMS FOR CONSIDERATION

- 4.1 Zoning By-law Update: Overview of Public Meeting and Feedback Received and Next Steps

2 - 203

**That Council receive report PL.26.116, Zoning By-law Update: Overview of Public Meeting and Feedback Received and Next Steps for information; and**

**That Council direct staff to bring a By-law for Council's consideration, reflecting the discussion of today's meeting, at the next scheduled Council meeting.**

[PL.26.116-Zoning By-law Update: Overview of Public Meeting and Feedback Received and Next Steps - Pdf](#)

- 5 ADJOURNMENT
  - 5.1 Recommendation

**That Committee adjourn until the Call of the Chair.**

**Time:**

## REPORT

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**TO:** Council  
**FROM:** Ashley Bilodeau  
**DATE:** June 24, 2026  
**REPORT:** PL.26.116  
**SUBJECT:** Zoning By-law Update: Overview of Public Meeting and Feedback Received and Next Steps

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### **RECOMMENDATION:**

That Council receive report PL.26.116, Zoning By-law Update: Overview of Public Meeting and Feedback Received and Next Steps for information; and  
That Council direct staff to bring a By-law for Council's consideration, reflecting the discussion of today's meeting, at the next scheduled Council meeting.

### **BACKGROUND AND ANALYSIS:**

The Background and Analysis is attached to this Report in PDF form.

An Executive Summary, detailing the three major decision points for Council, has also been produced and is attached to this Report in PDF form.

### **GREY HIGHLANDS STRATEGIC PLAN:**

Considerate Communities - Establish sustainable growth planning practices with environmental, social, and economic considerations. Setting realistic targets for growth, engaging key stakeholders, and seeking their input to ensure that growth initiatives align with community needs and values.

Respected Environment - Prioritize the stewardship of our lakes, rivers, and natural environment while ensuring sustainable stewardship and promoting responsible development practices when evaluating the Official Plan and Zoning By-law.

### **ATTACHMENTS OR REFERENCE:**

Attachment 1: Report to Council - Background and Analysis  
Attachment 2: Executive Summary  
Attachment 3: Zoning By-law V6 (tracked changes)  
Attachment 4: Draft Special Provisions  
Attachment 5: Site Specific Changes

**Approved By:**  
Karen Govan, Chief  
Administrative Officer

**Status:**  
Approved - 16 Jun 2026

# Background and Analysis

The comprehensive update to the Grey Highlands Zoning By-law 2004-50 is a statutory requirement under Section 26 of the *Planning Act*, triggered by the adoption of an updated Official Plan and reinforced by significant shifts in provincial policy, housing priorities, and community expectations since the current by-law was passed more than two decades ago. Although the process has been ongoing since 2021, strong focus on updating the By-law has been ensued since Spring in 2025, with a draft being presented and open house being held in June of last year.

The purpose of this report is to summarize the input received at the April 27, 2026 statutory public meeting, as well as during one-on-one conversations with those circulated due to mapping changes, and to provide Council with clear options for resolving the most contentious outstanding issues, which include: (1) the application of holding (H) provisions tied to natural heritage and karst features, and (2) the applicability of On-Farm Diversified Uses and proper sizing for as-of-right purposes.

It's also to review the draft changes to the Official Plan, as a result of the most recent version of the Zoning By-law (v6).

## **Statutory Public Meeting - April 27, 2026**

The statutory public meeting was held in a hybrid (in-person and virtual) format. At its peak, approximately 150 participants were engaged. The public meeting on the comprehensive update fulfilled the statutory notice and consultation requirements under Section 34(12) of the *Planning Act*.

It is important to note that no decision was made at the public meeting. The purpose of the meeting was to receive public input, identify outstanding concerns, and inform final refinements before the by-law is brought to Council for adoption.

### What We Heard - Summary of Public Input

Public input at the April 27, 2026, meeting and through written submissions received before and after the meeting was substantial and engaged. Members of the public expressed broad appreciation for the open and transparent process, and for the responsiveness of the Municipality to date. The dominant theme of the evening, by a clear margin, was the introduction of holding provisions tied to the new natural heritage and karst mapping layers (H2 and H5).

Other matters were raised, including: setback regimes across different rural zone sizes, the recreational designation in the Talisman area and Niagara Escarpment Plan

conformity, OFDU density and proximity to settlement areas (Brewster Lake), height step-back regulations in the downtown core, transition provisions for in-stream files, and the desire for clear language on what triggers an Environmental Impact Study (EIS) within the 30–120 metre band around provincially significant wetlands. Changes to the By-law that came out of the public input received have been updated and can be seen as tracked changes in the most recent version of the draft Zoning By-law (V6) that is attached.

## **H2 (Identified Karst) and H5 (Natural Heritage System)**

Two holding provisions introduced in the current draft of the by-law generated the most significant volume of comment, and the most significant anxiety, from members of the public:

- **H2 – Natural Heritage System:** Mapped from the County of Grey Natural Heritage System Study (2014–2017). Captures Significant Woodlands, Significant Wildlife Habitat, and Natural Linkages. Triggers a lift of hold prior to a building permit so the Conservation Authority and County Ecology can determine whether an EIS is required.
- **H5 – Identified Karst:** Mapped from the County of Grey "identified karst" layer (not the broader "potential karst" layer). Triggers a lift of hold prior to issuance of a building permit so that a geotechnical assessment can be reviewed where karst features are known to be present.

Both layers exist today at the County level and apply through the County Official Plan. The Zoning By-law update proposes to apply them as a holding provision in the local by-law in order to make their application transparent at the lot level and to ensure environmental review at the building-permit stage, rather than relying solely on the trigger of a *Planning Act* application (severance, rezoning, OPA, or site plan).

### **Concerns Raised – H2 (Natural Heritage System)**

The H2 layer drew the largest share of public concern. Concerns clustered around five themes:

*Scope and Footprint:* speakers reported that very large portions of their property fell under H2. Several speakers noted the layer encompasses long-established cultivated fields that they did not regard as "significant woodlands" or as "linkages" in any meaningful, on the ground sense.

*Methodology and Defensibility:* Multiple speakers questioned the underlying County Natural Heritage System Study (2014-2017), noting that the study team consisted

primarily of biologists and a GIS analyst, that the work was largely desktop-based rather than field-verified, and that the study itself acknowledge the area "may be enlarged". It was noted, by way of comparison, that field-based work produces materially different results than a desktop overlay, and asked how Grey Highlands can push back where the mapping does not reflect on-the-ground reality.

*Property Value and "Sledgehammer vs. Scalpel"*: Several landowners raised concern about the perceived impact on property value from a blanket hold across an entire parcel where the feature itself occupies only a small portion of the land. One speaker described the current draft approach as a "sledgehammer" where a "scalpel" would be more appropriate – i.e., a hold limited to the area immediately surrounding the feature rather than the full parcel.

*Process Burden and Cost*: Speakers questioned whether the lift-of-hold process would add cost and delay to routine projects (sheds, garages, accessory structures) and whether the process could be triggered for development located well away from the mapped feature within a previously disturbed building envelope. Members of the public and agents asked for clear parameters around what would and would not trigger an EIS, and for clear delegation of lift-of-hold authority to staff for low-risk applications.

*Equity and Existing Building Envelopes*: Concerns were raised on behalf of property owners with existing, undeveloped building envelopes that have now been captured by H2, and on behalf of recent purchasers (one speaker had closed on a property weeks before learning of the new overlay).

#### **Concerns Raised – H5 (Identified Karst)**

Concerns specific to H5 were fewer in volume but raised important questions of process, scope and cost. They included:

*Risk of Additional Process*: concern that the H5 layer could create "little fiefdoms" or additional regulation, similar in feel to Niagara Escarpment Plan controls, which residents may have specifically chosen to live outside of.

*Cost Burden*: Concerns that requiring extensive geotechnical studies for simple ancillary buildings would impose disproportionate cost on homeowners.

*Definition and Accuracy*: Comments that karst should be defined and mapped from field-confirmed sinkholes, fissures, and openings rather than from a desktop overlay, and that areas elsewhere in the County known to contain karst features (e.g., portions of the Talisman lands as raised by the Escarpment Corridor Alliance) are not currently mapped as H5 in the draft.

*Compatibility with Agricultural Uses:* Questions were raised as to whether identified karst designation should also drive review of intensive agricultural practices in proximity to karst features (e.g., manure application), given the linkage to source-water vulnerability and the Markdale/Talisman springs feeding the water treatment plant.

It is worth noting that, in contrast to H2, the H5 layer is grounded in a defensible health and safety rationale. The Provincial Planning Statement requires that development direct away from hazardous lands and that public health and safety be protected. Karst features can produce settlement, sinkhole formation, and groundwater contamination pathways. The risk of doing nothing in a confirmed karst area is materially different from the risk profile of doing nothing in a Natural Heritage System overlay.

#### **Engagement Since the Public Meeting**

Since the April 27, 2026 public meeting, staff have engaged directly with County of Grey Planning and Ecology staff on the application of holding provisions to natural heritage and karst features at the local zoning level, and have undertaken a scan of comparable lower-tier municipalities within Grey County to confirm how similar features are addressed in their respective Zoning By-laws. Two findings have refined staff's view on the most appropriate path forward and are central to the recommended option set out below.

#### **County of Grey position**

County staff have indicated that they are supportive of an approach that strikes a balance between reducing administrative burden and the removal of the holding provisions, on the understanding that environmental and natural heritage review continues to be triggered when a *Planning Act* application (severance, rezoning, OPA, or site plan) is submitted. In other words, the County's Natural Heritage System policies continue to apply to all properties captured by the layer regardless of whether a local zoning overlay is in place; what changes, with the removal of the holding provision, is the building-permit pathway, not the underlying policy protection. This is consistent with the County's own administration of the Natural Heritage System layer through its Official Plan circulation process and reflects an alignment between the County and the Municipality on where the trigger for environmental review most appropriately sits.

#### **Comparator scan**

Staff have reviewed the comprehensive Zoning By-laws of the comparator lower-tier municipalities within Grey County. No municipality in Grey County currently applies a holding provision approach to Significant Woodlands, Significant Wildlife Habitat, Natural Linkages, or identified karst features in its comprehensive Zoning By-law.

Comparator municipalities address these features through the County Official Plan circulation process at the *Planning Act* application stage, rather than through a parcel-level zoning overlay tied to building permits. The proposed H2 and H5 holding provisions, if retained, would place Grey Highlands as an outlier within the County both in terms of regulatory framework and in terms of process burden on landowners.

Read together, these two findings indicate that the protection of natural heritage features and identified karst can be achieved without a local holding provision overlay, and that doing so brings Grey Highlands into line with both the County's preferred administrative approach and standard practice across Grey County. These findings have informed staff's recommendation, set out following the options below.

#### **Options for Council Consideration**

Council is asked to provide direction on the treatment of H2 and H5 holding provisions in the final draft of the comprehensive Zoning By-law. Five options are presented below. IN light of the County engagement and comparator scan findings described above, staff recommend Option 1, with a building-permit-stage awareness mechanism for identified karst as set out in the option description. The remaining options are presented for completeness and to demonstrate the full range of tools that were considered.

#### *Option 1: Eliminate the Holding Provisions Entirely*

This would involve removing the H2 (Natural Heritage System) and H5 (Karst) holding provisions from the by-law and deciding to not implement them as zoning overlays. Environmental review under the County Official Plan would still apply, but only as a circulation requirement when a *Planning Act* application is submitted (consent, rezoning, OPA, or site plan).

#### What this means in practice:

- Building permits in areas mapped as karst or natural heritage system would proceed without a lift-of-hold and without an EIS. They would be recommended but not required.
- There is no legal mechanism for the Chief Building Official to require a geotechnical or environmental study at the building-permit stage.
- Environmental review would only occur when a *Planning Act* application is triggered for some other reason (e.g. a severance or a rezoning).

#### Karst awareness mechanism at building permit:

To preserve the health-and-safety rationale that anchors the H5 (identified karst) layer without retaining a formal holding provision, staff propose introducing an administrative procedure at the building-permit stage as a corollary to elimination of the H5 zoning overlay. The procedure would operate as follows:

- At the time a building permit application is received for a property identified on the County's karst layer, the Chief Building Official (or designate) would provide the applicant with written notification that the property is located within an area of identified karst.
- The notification would describe the nature of karst topography, the potential health-and-safety implications for building foundations and site stability, and the recommendation that the applicant consider obtaining a geotechnical or karst hazard assessment from a qualified professional prior to proceeding with construction.
- No study would be required, and the building permit would not be conditional on the production of one. The mechanism is informational, not regulatory.
- Where a Planning Act application is triggered (e.g. severance, rezoning, OPA, site plan) on a karst-identified property, the County Official Plan policies would continue to apply through the standard circulation process, and a karst hazard assessment may be required as a condition of approval.

This approach achieves three things:

- (1) it ensures the landowner is on notice that the property has known karst features at the point in time when that information is most useful, before construction begins;
- (2) it shifts the risk allocation appropriately, so that an informed landowner who chooses to proceed without an assessment does so with full knowledge of the conditions; and
- (3) it removes the administrative burden, cost, and Council process associated with a formal lift of hold. A similar mechanism is used in other Ontario municipalities for notification of features such as floodplain proximity and contaminated sites, and is well within the Municipality's administrative authority.

Staff would prepare a standard notification template and integrate the procedure into the building permit intake workflow, with no additional fee charged to the applicant.

Rationale/Defensibility:

- Responds directly to public concerns regarding process burden and cost.

- Materially streamlines development of buildings and structures that comply with Zoning By-law.
- Aligns with comments expressing that the by-law should reduce, not add to, "red tape."

Risks and Trade-Offs:

- **Health and safety (H5/Karst):** This is the principal concern. Without the H5 holding provision, the Building Department has no enforceable mechanism to require geotechnical assessment in confirmed karst areas. The PPS requires direction of development away from hazardous lands and protection of public health and safety; removing the only zoning-level tool to operationalize this at the building-permit stage creates a defensibility gap if a future failure occurs.
- **Natural heritage (H2):** Lower direct safety risk, but a lower bar for environmental review. EIS would only be triggered through a *Planning Act* application; building permits in a Significant Woodland or Natural Linkage would proceed without environmental review if meeting the requirements of the Zoning By-law. This is a Council policy call: whether the protection of natural heritage features is best advanced through zoning, or whether the County-level layer alone is sufficient.
- **Conformity considerations:** County Official Plan natural heritage policies remain in effect regardless of this decision. Removing the zoning-level overlay does not exempt landowners from County policy on severances and rezonings, it only changes the building-permit pathway.

Strategic Positioning:

With the karst awareness mechanism in place, this option preserves the substantive protections that matter, including environmental review at the *Planning Act* application stage, and landowner notice of identified karst at the building permit stage. It also substantially responds to the dominant public concerns about process burden, cost, and the appropriateness of a Council-level process for routine, low-risk applications. It aligns with the County of Grey's preferred administrative approach as confirmed through recent engagement and brings Grey Highlands into line with the comparable lower-tier municipalities in Grey County, none of which apply holding provision overlays to Significant Woodlands, Significant Wildlife Habitat, Natural Linkages, or identified karst. This option is recommended by staff for the reasons set out in the Staff Recommendation section that follows the options.

*Option 2: Retain the Holding Provisions, Streamline the Lift-of-Hold Process (Currently as Proposed)*

Retain H2 and H5 in the by-law as drafted but materially streamline the process for lifting the hold by delegating authority to staff and reducing the fee charged to applicants. The intent is to preserve the policy trigger (i.e., ensuring environmental and geotechnical review where warranted) while removing as much process and cost burden as possible.

What This Would Look Like in Practice:

- **Delegated authority:** Council delegates authority to the Director of Planning (or designate) to lift the H2 or H5 hold in cases meeting all of the following:
  - The Conservation Authority and County Ecology have provided written confirmation that no EIS or geotechnical assessment is required or have reviewed a submitted study and indicated no objection.
  - The proposed development is located within a previously disturbed building envelope (existing residential, accessory, or farm building cluster).
  - No other *Planning Act* application is required.
  - No agency objection is received during the prescribed circulation period.
- **Reduced fee:** Establish a dedicated, reduced fee for delegated lift-of-hold applications. The intent is to ensure the process functions as a procedural trigger to ensure a review happens, rather than as a revenue-generating planning application. A nominal fee (e.g., \$250–\$500, by Council direction) is recommended to recover circulation and review cost without creating a financial barrier.
- **Streamlined timeline:** Target a 30-day turnaround for delegated lift-of-hold decisions where no studies are required, and a 60-day turnaround where studies have been submitted and reviewed.
- **Escalation:** Any application not meeting the delegated criteria, or any application where an agency objection is received, defaults to a standard zoning by-law amendment process before Council.
- **Mapping refinements:** In parallel, staff continue to engage with landowners on site-specific mapping inquiries and bring forward refinements as part of the next housekeeping amendment, including the technical correction mechanism already proposed in the current draft for hazard mapping.

Rationale/Defensibility:

- Preserves the policy and health-and-safety intent of the holding provisions while substantively responding to public concerns about process burden and cost.
- Preserves the by-law's defensibility under the PPS, County Official Plan, and the County Natural Heritage System Study.
- Aligns with the strong public support expressed for improved processing.
- Establishes a clear, predictable process that agents, builders, and landowners can plan around.

Risks and Trade-Offs:

- Does not fully eliminate the concern expressed by landowners that the mapping itself is overly broad.
- Requires Council to delegate planning authority. A policy choice that has implications beyond this by-law. A by-law authorizing delegation will be required and should be brought forward with the comprehensive Zoning By-law.
- Requires a complementary fee by-law amendment to establish the reduced fee structure.

Strategic Positioning:

This option offers a balance between protection of the public interest (health and safety; natural heritage) and responsiveness to the dominant public concern (process burden and cost). It is also the most defensible option from a conformity standpoint.

*Option 3 - Comprehensive Site-Specific Mapping Review and Refinement (Not Recommended)*

Undertake a comprehensive, parcel-by-parcel review of the H2 and H5 mapping across the municipality to refine the holding provision overlay so that it applies only to the immediate area surrounding the actual feature, and not to existing building envelopes, previously disturbed lands, established agricultural fields, or other portions of a property where development is appropriate. Refinements would be carried forward as site-specific amendments to the schedules of the by-law prior to adoption.

This is the "scalpel" approach explicitly requested by several speakers at the public meeting and reflected in the comments distinguishing tabletop overlay work from "boots-on-the-ground" assessment.

What This Would Look Like in Practice:

- Parcel-by-parcel review of all properties currently captured by H2 and H5, in the order of 1,500 to 2,000 properties, based on the volume of public notice that was issued.
- Coordination with Conservation Authorities, and County of Grey Ecology staff to confirm refinements, with technical sign-off on each amendment.
- In some cases, site visits or field-based verification to confirm the actual extent of the feature.
- Refinement of the schedule maps to delineate building envelopes and adjusted feature boundaries.
- A revised by-law brought forward for adoption only once this work is complete.

Rationale:

- Most directly responsive to the "scalpel vs. sledgehammer" concern raised by multiple speakers.
- Would eliminate the lift-of-hold process for the majority of properties because the H overlay would no longer apply to the buildable portion of the lot.
- Produces the most precise alignment between the regulatory tool and the on-the-ground feature.

Risks and Trade-Offs:

- **Municipal staff capacity:** Reviewing 1,500 to 2,000 properties at the level of detail required is not deliverable within current Planning Department resources. It would either require dedicated consultant support (not currently budgeted) or would consume the planning staff complement to the exclusion of the day-to-day application stream.
- **Conservation Authority and County capacity:** The Conservation Authorities and County Ecology have repeatedly signaled that they do not have the staff capacity to undertake site-by-site technical review of this scale. Their current review capacity is committed to active *Planning Act* applications, lift-of-hold circulations, and CA Act permitting. Asking them to absorb a parcel-by-parcel refinement exercise across the entire municipality is not realistic.
- **Timeline impact:** This work would likely defer adoption of the new comprehensive Zoning By-law by 18 to 24 months, or longer. During that period, the 2004 by-law would remain in effect, leaving the municipality out of conformity with the current Official Plan and continuing to use a framework that does not

reflect current provincial policy, housing priorities, or environmental policy direction.

- **Cost:** Consultant support for a refinement exercise at this scale would be material and is not currently included in the project budget.
- **Diminishing returns:** For most properties, the practical outcome of Option 3 is identical to the practical outcome of Option 2: development within an existing building envelope proceeds without an EIS. Option 2 delivers that outcome through a delegated, low-cost lift-of-hold; Option 3 delivers it by pre-clearing the building envelope through a mapping amendment. Option 2 reaches the same destination with a small fraction of the upfront work.

#### Strategic Positioning:

Option 3 is, in principle, the most precise response to public concern. In practice, it is not deliverable within the resources or timeframe available to the Municipality, the Conservation Authorities, or the County. It is identified here so that Council has a complete picture of the trade-off space, and to be transparent with the public that the "scalpel" approach was considered and the reasons it cannot be advanced as a standalone path. Targeted mapping refinements where individual landowners have brought specific concerns forward will deliver some of the same benefit without committing the Municipality to a full parcel-by-parcel review.

#### *Option 4 - Technical Revision Mechanism Modelled on the Hazard Zone Approach*

Apply the same technical revision mechanism already proposed in the current draft for the Hazard Zone to the H2 and/or H5 overlays. Where a property owner proposes development within an area mapped as H2 or H5, and the Conservation Authority and County Ecology confirm in writing that the actual feature extends to a smaller area than the schedule shows, or that the proposed development is located outside the feature itself, the schedule may be corrected by staff through the next housekeeping amendment to refine the H overlay on that property. No formal lift-of-hold (zoning by-law amendment) is required.

This mechanism is targeted at the specific concern raised most often at the public meeting: that the mapping is broader than the actual on-the-ground feature. It does not eliminate the holding provision itself, and it does not replace the lift-of-hold process for cases where the feature is genuinely present in the proposed building location.

#### What This Looks Like in Practice:

- By-law language is added to the H2 and H5 provisions mirroring the technical revision language already proposed for the Hazard Zone, scoped to boundary correction of the overlay rather than removal of the underlying protection.
- On receipt of a building permit application within H2 or H5, staff initiate a circulation to the Conservation Authority and County Ecology for written comment.
- Where the CA and County Ecology confirm the actual feature is not located within the proposed building envelope (or, for H5, where field verification confirms no karst feature is present at the proposed location), staff issue a clearance letter, the building permit proceeds, and the schedule correction is carried forward into the next housekeeping amendment.
- Where the CA or County Ecology determines that a study (EIS for H2, geotechnical/karst hazard assessment for H5) is required to make that determination, the study is submitted, reviewed, and either supports the technical revision or directs the applicant to the formal lift-of-hold process.
- Where the feature is genuinely present in the proposed building location and development is being contemplated with mitigation, the formal lift-of-hold process applies (per Option 2).

Rationale/Defensibility:

**Internal consistency:** applies the same mechanism already drafted for the Hazard Zone, which Council has previously seen and accepted in principle. The defensibility argument that supports the Hazard Zone treatment supports this treatment.

- **Directly responsive to the dominant public concern:** The most consistent message from the public meeting was not that natural heritage and karst should not be protected – it was that the mapping captures more land than the actual feature. This option addresses that concern head-on.
- **Preserves the review trigger:** The Conservation Authority and County Ecology still review every application; a study may still be required where warranted. The procedural overhead is reduced, not the protection.
- Cheapest and fastest pathway for the most common case (mapping refinement). Building permit processes proceed without a parallel zoning by-law amendment.

Risks and Trade-Offs

- **Legal scope:** Under s.36(4) of the Planning Act, lifting a holding provision is a zoning by-law amendment. A technical revision that effectively removes a hold could be challenged if not properly scoped. To mitigate, we can draft the by-law language to limit the technical revision to boundary corrections supported by written confirmation from the CA and County Ecology that the actual feature is more precisely delineated than the schedule shows. This is the same scope rationale that supports the hazard zone technical revision in the current draft.
- **Not a complete substitute for lift-of-hold:** Where the feature is genuinely present in the building envelope and development is being contemplated with mitigation, this mechanism does not apply. The lift-of-hold process (under Option 2 or Option 3) remains the appropriate tool for those cases.
- **Karst (H5) considerations:** The H5 layer maps "identified" karst; features that have been confirmed at the County level. The technical revision in this option is best understood as a boundary refinement (the feature is smaller than the polygon suggests or located in a specific portion of the parcel) rather than a removal (the feature does not exist). Council should be clear on this distinction to preserve the health-and-safety rationale that anchors H5.
- **May still trigger a study:** Where the CA or County Ecology cannot confirm the boundary without a study, the applicant will still be required to commission an EIS or geotechnical assessment. This is a feature, not a flaw. It preserves the environmental and health-and-safety review where warranted, but it should be communicated clearly to applicants and the public so expectations are managed.
- **Operational coordination:** This option is more complicated than the others, and will likely require close coordination between the Planning Department, the Building Department, and the CA/County circulation process. A clear internal procedure will be required to ensure the process is well understood, to prevent improper interpretation.

Strategic Positioning:

This is the option most directly responsive to what the public actually said. The dominant message at the April 27 meeting was not that the protections were wrong, it was that the mapping was a sledgehammer where a scalpel would do. The technical revision mechanism is the scalpel, applied case by case as each property comes forward, without the upfront staff and agency capacity that would be required for the comprehensive parcel-by-parcel review in Option 5. It also has the practical benefit that mapping corrections accumulate over time, so the schedules genuinely improve with each housekeeping cycle.

### *Option 5 - Retain the Holding Provision, Status Quo Process*

Retain H2 and H5 in the by-law as drafted, with no changes to the lift-of-hold process. Each lift-of-hold continues to be processed as a standard zoning by-law amendment requiring a Council decision, public circulation, and the associated fee.

#### What This Looks Like in Practice:

- Each lift-of-hold continues to be a public process requiring a Council decision.
- Council can expect a material increase in lift-of-hold applications relative to current volumes (driven by H2 in particular, which captures a large land area), with associated staff time and meeting time implications.
- Applicants continue to bear the full zoning by-law amendment fee for what may be a routine, low-risk lift.

#### Risks and Trade-Offs:

- Does not respond to the dominant public concern. The single clearest message from the April 27 meeting was that the lift-of-hold process, as currently structured, is too costly and cumbersome for routine applications.
- Creates an ongoing administrative load on the Planning Department and on Council that is not proportionate to the planning issues being adjudicated.
- Does not improve defensibility relative to Option 2 – the protection achieved is the same; the process burden is higher.

#### *Other Alternatives*

##### Language in the General Provisions

During preparation of this report, staff considered whether a "general provision" could be incorporated into the by-law that would trigger environmental or geotechnical review in the H2 and H5 areas without using the holding provision mechanism, for example, language that would require an EIS or geotechnical study at the building-permit stage where the development is located within a mapped feature. The intent would be to remove the formal lift-of-hold step while preserving the environmental review trigger.

Staff have concluded that this is not a viable standalone alternative. In practical terms: any "general provision" in the zoning by-law that conditions a building permit on the production and acceptance of an EIS or geotechnical study is, functionally, a zoning compliance trigger – and to make it enforceable, the mechanism for resolving it ends

up looking very similar to a holding provision. Substituting different language for the same mechanism does not remove the underlying process; it only obscures it.

#### Site Plan Control

Prior to 2022, site plan control could have been used to require an EIS as part of complete-application materials for development in sensitive features. The More Homes Built Faster Act, 2022 (Bill 23) exempted residential development of up to ten units from site plan control. This mechanism is therefore no longer available for the typical single detached dwelling or accessory structure permit that drives the bulk of building permit activity in rural Grey Highlands.

#### Development Permit System (DPS)

A small number of Ontario municipalities use a DPS in lieu of, or alongside, a traditional zoning framework. A DPS can integrate zoning, site plan, and minor variance into a single discretionary approval and can be used to trigger environmental review for any development application. It is a viable long-term tool, but it is a fundamentally different regulatory framework and represents a multi-year transition with substantial upfront work. It cannot be advanced as a quick replacement for the H provisions within the timelines of this by-law update.

#### **Staff Recommendation**

Staff recommend that Council direct that the comprehensive Zoning By-law be finalized on the basis of Option 1 – Eliminate the Holding Provisions Entirely, paired with the karst awareness mechanism at the building-permit stage as described above. This recommendation reflects:

- **Alignment with the County of Grey:** County Planning staff have indicated support for an approach that strikes a balance between reducing administrative burden and the removal of the holding provisions, on the understanding that review continues to be triggered when a *Planning Act* application is submitted. Removing the local zoning overlay does not change the underlying County policy framework or the environmental protection it provides.
- **Consistency with Grey County practice:** The comparator scan confirmed that no lower-tier municipality in Grey County currently applies a holding provision to Significant Woodlands, Significant Wildlife Habitat, Natural Linkages, or identified karst in its Zoning By-law. Eliminating H2 and H5 brings Grey Highlands into line with comparable municipalities rather than positioning it as an outlier.

- **Direct response to public concern:** The dominant message from the public meeting was that the holding provisions, as proposed, would impose disproportionate process burden and cost on landowners for routine, low-risk building permits. Elimination of the holding provisions directly resolves that concern.
- **Preservation of health-and-safety protections for karst:** The karst awareness mechanism preserves the substantive health-and-safety rationale that anchors the H5 layer by ensuring that landowners receive written notice of identified karst at the point in time when that information is most useful, before construction begins. Risk is shifted to an informed landowner, rather than borne by a regulatory framework that imposes cost on all applicants in order to capture a small number of higher-risk cases.
- **Deliverability:** The recommended approach can be implemented within the existing project timeline and within current Planning, Building, and agency capacity. It does not require a delegation by-law, a new fee structure, parcel-by-parcel mapping refinement, or a new technical revision mechanism.

Should Council wish to retain a holding provision for either layer notwithstanding the County engagement and comparator scan findings, Option 2 (delegated lift-of-hold with reduced fee) or Option 4 (technical revision mechanism modelled on the Hazard Zone) would be the next most defensible alternatives. Option 5 (status quo lift-of-hold process) is not recommended under any scenario, as it imposes the highest process burden without producing better planning outcomes than the alternatives.

If Option 1 is endorsed, the draft by-law would be updated to remove the H2 and H5 holding provisions and associated mapping overlays before the by-law is brought forward for adoption. The karst awareness procedure would be documented as an internal department workflow and reflected in a staff procedure document; no by-law amendment is required to implement it.

## **On-Farm Diversified Uses**

### *Background: The Size Question*

Grey Highlands currently permits on-farm diversified uses (OFDUs) with a maximum indoor floor area of 250 square metres and up to 750 square metres of associated outdoor storage, with every proposal requiring a site-specific Zoning By-law Amendment (ZBA). This approach was originally intended to ensure Council oversight of non-agricultural uses in the rural area, but in practice it has produced the opposite of what a case-by-case review is designed to achieve: approximately 20 ZBA applications per year,

98% of which are ultimately approved. The process does not meaningfully filter or differentiate between proposals. It simply delays them, increases costs for farm operators, and consumes significant staff and Council time on applications that are, by and large, appropriate and consistent with County and Provincial policy.

The proposed Zoning By-law update presents an opportunity to restructure how OFDU size permissions are administered. At present, the draft currently allows 250 square metres of indoor space and 750 square metres of outdoor space on properties over 20 hectares in size, as-of-right, with no rezoning required.

#### *The Risk of a Single-Number Solution*

Staff wish to draw Council's attention to a known implementation risk: raising the as-of-right threshold to a single, fixed number, without establishing a ceiling for ZBA applications, simply shifts the volume of applications to request larger than permitted shops, rather than eliminating the applications altogether.

If the as-of-right size is 250 m<sup>2</sup>, the next round of applications will seek 400 m<sup>2</sup>. If 400 m<sup>2</sup> is the new floor, the questions become whether it can be increased to 700 m<sup>2</sup> and 900 m<sup>2</sup>. Without a clear framework of tiers, thresholds, and ceilings, the Municipality will likely find itself in the same position; processing the same number of applications and eliminating our opportunity to build efficiency in this process.

In staff's opinion, the solution is not just a bigger number. It is a structured framework that:

1. Defines what size is appropriate as-of-right, based on lot size and use type;
2. Defines what size requires a ZBA, but with clear, pre-set criteria so approvals are predictable;
3. Establishes a hard ceiling aligned with County policy, above which no local approval is possible without an Official Plan Amendment; and
4. Ties each tier to demonstrable criteria so that size permissions are not arbitrary – they are proportional, defensible, and consistent.

Council is asked to provide direction on a tiered size framework that would:

- a. reduce unnecessary applications for low-impact, lower-scale uses; and
- b. establish clear, transparent thresholds so that ZBA applications, where still required, are genuinely substantive reviews rather than rubber-stamp exercises at a slightly larger number.

#### *What the Farming Community Is Telling Us*

Community input through the Zoning By-law engagement process, and through formal submissions to Council, including a written letter from members of the farming community dated April 11, 2026, has been clear: the 250 m<sup>2</sup> cap is not sufficient for many farm-based operations to function safely and efficiently.

The submission on behalf of members of that community raises legitimate operational points that carry weight from a planning perspective:

- Modern shop operations require adequate space for safe machine spacing, clear walkways, emergency egress, and material handling – all of which are mandated under occupational health and safety standards.
- Limited indoor space forces more frequent deliveries because there is no room to store materials in bulk. This is the counterintuitive traffic finding also reflected in the Discussion Paper: the current size restriction may be generating more truck trips, not fewer, because operators cannot receive and store adequate quantities per delivery.
- For operations involving steel, heavy equipment, or fabrication, direct ground-level access for cranes, forklifts, and trucks is a functional necessity, not a convenience. Restricting shop size without acknowledging these requirements does not eliminate the need, it forces improvised and potentially unsafe workarounds.
- Allowing appropriately scaled shops on smaller farm parcels can help deter residential severance pressure by making those parcels economically viable on an ongoing agricultural basis, an outcome that aligns directly with the Municipality's farmland protection objectives.

The community's stated request is for permissions in the range of 400 to 600 square metres as-of-right, with permissions granted through the Zoning By-law rather than through site-specific amendment. This is not inconsistent with what is permitted in neighbouring municipalities, the County of Grey Official Plan, or the 2016 OMAFRA Guidelines.

*Acknowledging the Opposition: Community Concerns That Cannot be Dismissed*

Any proposal to expand OFDU permissions in Grey Highlands will face community opposition. Public opposition has accompanied every OFDU-related policy discussion in this municipality, and it reflects genuine values about what rural Grey Highlands should look and feel like. The concerns are real and they are consistently expressed.

**I Don't Want This as My Neighbour**

The most persistent concern raised through public engagement is fundamentally a land use compatibility issue: rural residents who chose to live in an agricultural area did not expect to find themselves living next to a building that operates like a small factory, with trucks coming and going, machinery running, and outdoor storage accumulating. This feeling is not irrational. In some cases, it reflects a genuine mismatch between what the current policy framework permits and what neighbouring residents anticipated.

Staff acknowledge this tension directly. The solution is not to minimize it, but to address it through the tools the planning framework provides.

The current case-by-case ZBA process has not resolved this concern. If anything, it has inflamed it, because each individual application becomes a referendum on OFDUs in principle, and opponents have no way of knowing whether the next application will be bigger, more intensive, or located closer to their property. The absence of clear rules produces anxiety, not reassurance.

A transparent tiered framework, by contrast, gives neighbours something they currently lack: certainty about what can and cannot be built, regardless of who applies. When the rules are the same for everyone and are published in the Zoning By-law, the question shifts from "will this specific Council approve this specific application" to "does this proposal meet the rules." That is a fundamentally more stable and fair planning environment, for opponents and proponents alike.

### **"This Isn't Really Farming"**

A recurring concern heard through engagement is the perception that OFDUs are being used as a loophole. That operators are conducting what amounts to industrial or commercial activity on agriculturally zoned land, under the guise of a farm business, to avoid industrial land costs, property taxes, and the regulatory scrutiny that would apply in a settlement area.

The policy framework directly addresses this. All OFDUs are required to be *secondary* to the principal agricultural use of the property, and operators must hold a valid Farm Business Registration Number (FBRN) confirming active farm status. "Secondary" is not a vague aspiration. It is a defined policy condition meaning that agriculture must remain the dominant economic and land use activity on the property. Where an OFDU has become the primary land use and the farm operation is nominal or inactive, that property is non-compliant and subject to enforcement under the *Planning Act*. The proposed framework retains and reinforces this requirement at every tier: no OFDU permission attaches to a property that is not actively farmed.

Council should take the broader concern seriously, because the line between a legitimate OFDU and a business that has outgrown its farm context can become blurry in practice. This is not primarily a size problem, however. It is an enforcement problem. The evidence does not suggest operators are evading the current size limit: no OFDU permit in excess of 250 m<sup>2</sup> has been issued under the current Council. What staff have observed is not evasion, but constraint. Many operators are working within the permitted size but cannot function safely or efficiently within it.

On the tax question: the facts do not support the perception that OFDUs avoid their fair share of taxation. Any commercial or industrial component of an OFDU is assessed by MPAC at the applicable commercial or industrial rate, not the farmland rate. The municipality collected over \$309,000 in local tax revenue from OFDUs and agricultural-related uses in 2025 alone. Permitting larger buildings does not reduce that revenue, it increases it.

#### **"These Businesses Are Causing Environmental Harm"**

Concerns about environmental impacts, including runoff, contamination of watercourses, disturbance to natural heritage features, and interference with wells and septic systems, have been raised consistently through the engagement process. These concerns are not unreasonable in a Municipality with significant natural heritage features, karst topography, and sensitive groundwater systems.

However, it is important for Council to be clear with the public about what the regulatory framework already requires, so that this concern does not drive policy decisions that are more restrictive than the actual risk warrants.

All OFDU proposals are subject to:

- The environmental protection policies of the Grey Highlands Official Plan and the County of Grey Official Plan, which prohibit development in or adjacent to significant natural heritage features, wetlands, and hazard lands;
- The Natural Heritage policies of the Provincial Planning Statement (2024), which require demonstration of no negative impacts on significant features and their ecological functions;
- The Ministry of Environment, Conservation and Parks (MECP) D-6 Guidelines, which govern the separation of industrial-type uses from sensitive receptors including residences;

- Site plan control conditions, which can require vegetative buffers, stormwater management, spill containment, and restrictions on outdoor storage of materials; and
- The Building Code and any applicable MECP permits, which address contamination risk and wastewater management at the construction stage.

These requirements exist and apply regardless of whether an OFDU is approved as-of-right or through a ZBA. Expanding the as-of-right threshold does not relax environmental requirements, it changes the planning approval process, not the environmental protection framework. A 400 m<sup>2</sup> shop must comply with the same setbacks from wetlands and watercourses as a 250 m<sup>2</sup> shop.

Where there is a legitimate gap, it is in enforcement and monitoring after approval, not in the approval criteria themselves. Staff note this as a distinct workplan item requiring Council's attention: the existing site plan control regime is only as effective as the municipality's capacity to inspect and enforce conditions on an ongoing basis. The concern that most residents had, were the impacts, be it environmental and/or operational, once they were built. It may be worthwhile for Council to consider a licensing by-law and/or inspection program, to ease the public's concern related to the OFDUs ongoing use and impacts.

#### *What This Means for Policy Design*

The community concerns described above do not lead to the conclusion that OFDU permissions should not be expanded. They lead to the conclusion that the expansion must be paired with a stronger, more visible, and more consistently enforced set of conditions, so that residents can see that the rules have teeth, and that approvals are not simply handed out to whoever applies.

A proposed tiered framework can be designed with this in mind. As-of-right permissions come with mandatory site plan control. ZBA applications are evaluated against published criteria. Active farm status is a precondition at every tier. Environmental protection requirements apply uniformly. And the hard County ceiling prevents the kind of open-ended negotiation that has, in the past, made every application feel like a potential precedent for something larger.

The goal is not to silence opposition. Community members have a legitimate voice in how rural Grey Highlands develops. The goal is to replace the current environment, in which every OFDU application is a politically charged individual battle with an uncertain outcome, with one in which the rules are clear, consistent, and applied equally to everyone.

### *Proposed Tiered Framework*

Staff are proposing to Council the consideration of a three-tier approach structured by lot size, reflecting the principle that larger farms can generally accommodate larger uses without compromising agricultural primacy, rural character, or infrastructure capacity. This mirrors the framework used in the County of Grey Official Plan (Table 8) and in comparable lower-tier municipalities within the County of Grey. Council could consider changing the Maximum Floor Area/Maximum Outdoor Storage for each tier, if they would like, but staff are of the opinion that the context of having a tiered system is one worth considering, to resolve the inefficiencies in processing Zoning By-law Amendment applications related to OFDUs in the future.

#### **Tier 1 – Permitted As-of-Right in the Zoning By-law**

No Official Plan Amendment or Zoning By-law Amendment required, provided all applicable zoning standards and site plan criteria are met.

<b>Lot Size</b>	<b>Maximum Floor Area (Indoor)</b>	<b>Maximum Outdoor Storage</b>	<b>Notes</b>
5 ha to < 20 ha	100 m <sup>2</sup>	Not permitted	Home Industry only
20 ha to < 40 ha	400 m <sup>2</sup>	750 m <sup>2</sup>	All permitted OFDU types; site plan control applies
40 ha or greater	750 m <sup>2</sup>	1,250 m <sup>2</sup>	All permitted OFDU types; site plan control applies

#### Notes on Tier 1:

- The 20–39.9 ha tier at 400 m<sup>2</sup> directly responds to the community's stated minimum need and aligns with the ask from the Mennonite farming community.
- The 40+ ha tier at 750 m<sup>2</sup> aligns with the standard applied in other municipalities for larger agricultural properties, and represents a meaningful but proportionate increase that stops well short of County maximums.
- All Tier 1 uses remain subject to site plan control, performance standards, and the criteria set out in the Official Plan policy framework.

#### **Tier 2 – Permitted by Zoning By-law Amendment, Subject to Criteria**

A site-specific ZBA is required. However, unlike the current process, where every OFDU application triggers an open-ended public hearing with no ceiling, Tier 2 applications are evaluated against clearly defined, pre-set criteria with an explicit upper ceiling. This allows staff to assess applications consistently and gives Council predictable parameters for decision-making.

Lot Size	Maximum Floor Area (Indoor)	Maximum Outdoor Storage	Notes
20 ha to < 40 ha	401 m <sup>2</sup> to 750 m <sup>2</sup>	Up to 1,500 m <sup>2</sup>	ZBA required; site plan control required; compatibility and traffic study may be required
40 ha or greater	751 m <sup>2</sup> to 2% of lot, max 8,000 m <sup>2</sup> combined	Included in combined area calculation	ZBA required; site plan control required; traffic, servicing, and/or noise study may be required

Notes on Tier 2:

- The combined area calculation for the 40+ ha tier follows the County OP framework: total OFDU footprint (buildings + outdoor storage + parking + access) shall not exceed 2% of the lot area, to a maximum of 8,000 m<sup>2</sup>.
- Building floor area shall not exceed 20% of the total combined OFDU area, consistent with County policy (Table 8 and Section 5.2.2(17)).
- Tier 2 applications would use a standardized checklist of criteria drawn directly from the County OP (Section 5.2.2(19)) and the OMAFRA Guidelines, so that both applicants and staff have a clear roadmap. Applications that meet all criteria can be processed as a ZBA.
- The ceiling at County maximums is firm: no Tier 2 approval can exceed the County OP limits. To go beyond requires a County OPA, not just a local ZBA.

**Tier 3 – Not Permitted Locally (Requires County OPA)**

Any OFDU proposal that would exceed the County's maximum size thresholds (2% of lot area to a maximum of 8,000 m<sup>2</sup> combined) cannot be approved through a local ZBA alone. The Municipality shall advise applicants accordingly and direct them to the County for a formal County Official Plan Amendment process.

This tier is included not as an administrative pathway but as a transparency measure – applicants understand from the outset what the ceiling is and where authority lies.

#### *Key Design Features That Prevent Volume Shifting*

The following elements of the proposed framework are specifically designed to prevent the problem of the same number of ZBA applications simply arriving for larger buildings:

- **Meaningful thresholds between tiers:** The gap between Tier 1 and the Tier 2 ceiling is substantial. An operator who genuinely needs 450 m<sup>2</sup> on a 25-hectare lot can access that as-of-right. An operator who genuinely needs 2,000 m<sup>2</sup> on a 60-hectare lot understands they are in ZBA territory and why. There is no ambiguous middle ground that generates applications just below or just above an arbitrary line.
- **Lot-size proportionality:** Because thresholds scale with lot size, an operator on a 22-hectare farm has a different as-of-right ceiling than one on a 65-hectare farm. This is appropriate, defensible, and mirrors County and provincial direction. It also means the 250 m<sup>2</sup> question is replaced by a clear calculation tied to the specific property.
- **Site plan control as the universal backstop:** All Tiers include mandatory site plan control. This means that regardless of whether a proposal is as-of-right or ZBA-approved, the Municipality retains the ability to regulate building placement, buffering, drainage, entrance design, outdoor storage screening, and other site-level impacts. The volume of ZBA applications is reduced; the quality of site-level oversight is maintained or improved.
- **Checklist-based ZBA criteria:** Publishing the specific criteria against which Tier 2 applications will be evaluated (drawn from the County OP and OMAFRA Guidelines) removes uncertainty and reduces the number of applications that are incomplete, marginally non-compliant, or brought forward speculatively. Applicants who do not meet the criteria know that before they apply.
- **Hard ceiling at County limits:** There is no open-ended upper range. The maximum is the County maximum, and it is set in policy. This is a significant change from the current state, where the only ceiling is Council discretion – which creates pressure for negotiations rather than clear expectations.

#### **Height and Step-Backs**

Feedback from the development community identified that the draft By-law's 20.0 metre maximum height would not reliably achieve a full 6-storey building. With a commercial ground floor requiring approximately 4.0 metres and each residential floor above

requiring 3.5 metres, a compliant 6-storey building reaches 21.5 metres, falling outside the previous limit. In response, the maximum permitted height in the Downtown Commercial (C1) and Residential Multiple (RM) Zones has been increased to 22.0 metres, providing a modest buffer above the functional minimum and supporting the higher-density development these zones are intended to accommodate. This change has been well-received by the development community.

The draft By-law's 2.5 metre step-back requirement for buildings exceeding 11.0 metres was also raised as a concern, with feedback suggesting it would not be sufficient to meaningfully reduce the visual impact of upper storeys on the street. Staff reviewed this in light of comparable municipal by-laws and concur that a minimum 3.0 metre step-back is more appropriate to achieve the intended effect. Some municipalities alternatively tie step-back requirements to the width of the road allowance, ensuring that upper floors are set back far enough to allow daylight to reach the street, an approach that could also be considered. The change from 2.5 metres to 3.0 metres is reflected in Version 6.

Notwithstanding these technical adjustments, some members of the public expressed concern that permitting 6 storeys as-of-right is inconsistent with the established character and community vision for downtown Markdale and Flesherton. Council may wish to deliberate this question further before the By-law is finalized, to ensure the height permissions reflect the scale of development the community envisions for these areas.

### **Density, Lot Coverage, and Minimum Lot Size**

The draft By-law reflects a deliberate shift toward enabling more compact, higher-density development within Grey Highlands' urban settlement areas. Minimum lot sizes have been reduced and maximum lot coverage permissions increased across several residential and commercial zones, with the intent of reducing the frequency of minor variance applications, supporting gentle intensification, and aligning with the Provincial Planning Statement's direction to make efficient use of land within settlement boundaries.

From a policy standpoint, these changes are well-grounded. Smaller minimum lot sizes allow existing lots that would previously have required a variance to be developed as-of-right, and higher lot coverage permissions give property owners and developers more flexibility to build at a scale that makes urban residential and commercial development financially viable. Both directions are consistent with the Province's intensification objectives and with the County of Grey's growth management framework.

The question Council may wish to deliberate, however, is whether these permissions – while provincially supportable – are visually and contextually appropriate for the specific character of Markdale and Flesherton. Both communities are small, low-density urban centres with established streetscapes that reflect a particular scale of development. Permitting significantly higher lot coverage and smaller lot sizes does not guarantee that denser development will occur, but it does mean that when it does occur, it may look and feel different from the existing built fabric in ways that some residents will find jarring.

Council should consider whether the By-law strikes the right balance between enabling growth and protecting the community character that residents value – and whether any additional built form standards, such as setback requirements, landscaping minimums, or design guidelines, should accompany the density permissions to ensure that new development integrates well with its surroundings, rather than simply maximizing the envelope the By-law allows.

## **Information on Other Mapping Updates**

### Site Specific Changes

During some of the interactions with residents, there were a few site-specific issues that were raised, that staff are recommending be considered as a part of the housekeeping amendment. These changes are broken down in an attachment to this Report. These modifications are already reflected in the updated mapping. Should Council wish to alter any of the recommended modifications, direction will be required to have them removed/modified.

### Conservation Authority Changes

The three conservation authorities each use a different style of mapping to establish their regulated areas, which has made it challenging to apply a consistent layer for the “Hazard (H)” Zone across all three jurisdictions. Staff intend to meet with the authorities to determine the appropriate layer to attribute in each case and will update the mapping accordingly before bringing the final version of the By-law to Council. This should have minimal impact on the property owner, as the general provisions provide the opportunity for technical revisions without an amendment to the Zoning By-law, pending Conservation Authority sign-off.

### Special Provisions

The list of special provisions is also attached as an attachment to this Report, to coincide with the Zoning By-law V6. These have also been added online for public review.

### **Next Steps**

Staff seek any further feedback or direction from Council on the matters discussed in this report before advancing the By-law to the next stage.

Following tonight's direction, and pending no further changes, staff will incorporate Council's feedback and prepare a revised draft for Council's formal consideration at an upcoming meeting. That draft Zoning By-law with reflected changes and the proposed modifications to the Official Plan to implement the Zoning By-law will be presented for Council for approval.

Once Council approves the By-law, the proposed Official Plan Amendment will be brought forward to the County of Grey for approval. The Zoning By-law comes into effect upon County approval of the conforming Official Plan amendments.

Following adoption, the By-law is subject to a 20-day appeal period during which members of the public may appeal to the Ontario Land Tribunal. It is worth noting that appeals are generally limited in scope – an appellant generally only appeals the specific sections or provisions of the By-law they have identified a concern with, rather than the By-law in its entirety. This means that the majority of the By-law can proceed and take effect even where a discrete section is under appeal.

## EXECUTIVE SUMMARY

### Comprehensive Update to Zoning By-law 2004-50

Statutory Public Meeting Follow-up | Council Decision Report

#### Why This Report

The comprehensive update to Zoning By-law 2004-50 is a statutory requirement under Section 26 of the *Planning Act*. Following the April 27, 2026 statutory public meeting (peak attendance ~150), this report summarizes public input and presents Council with clear options on the outstanding contentious issues. No decision was made at the public meeting — its purpose was to gather input.

#### Three Decision Points for Council

#	Issue	What Council Needs to Decide
1	H2 / H5 Holding Provisions	How to treat Natural Heritage (H2) and Karst (H5) overlays in the final by-law. Dominant theme of the public meeting.
2	On-Farm Diversified Uses	Whether to adopt a tiered OFDU framework that defines as-of-right limits, ZBA-with-criteria thresholds, and a hard ceiling at County maximums.
3	Downtown Height & Density	Whether 6 storeys as-of-right (now 22.0 m) and reduced minimum lot sizes / increased lot coverage in Markdale and Flesherton reflect the community vision.

#### Issue 1 — H2 (Natural Heritage) & H5 (Karst) Holding Provisions

##### What we heard at the public meeting

- **Scope:** H2 captures very large portions of properties, including long-established cultivated fields.
- **Methodology:** The 2014–2017 County study was desktop-based, not field-verified.
- **"Sledgehammer vs. scalpel":** A blanket hold across an entire parcel where the feature occupies a small portion.
- **Process burden:** Cost and delay for routine projects (sheds, garages, accessory structures).
- **Equity:** Existing building envelopes and recent purchasers captured by new overlay.

##### Two findings since the meeting reshape the recommendation:

<b>County of Grey position</b>	County staff support an approach that reduces administrative burden and removes the holding provisions (with the exception of PSW Hold), on the understanding that environmental review continues to be triggered when a <i>Planning Act</i> application is submitted. County NHS policies continue to apply regardless.
<b>Comparator scan</b>	No lower-tier municipality in Grey County applies a holding provision to Significant Woodlands, Significant Wildlife Habitat, Natural Linkages, or identified karst. Retaining H2/H5 would make Grey Highlands an outlier.

#### Options for Council

Option	Approach	Process Burden	Defensibility	Status
1	Eliminate H2 & H5; add karst awareness notice at building permit	Low	High — aligns with County & comparators	<b>STAFF RECOMMENDED</b>
2	Retain H2/H5; delegate lift-of-hold to staff with reduced fee	Moderate	High	<b>Alternative</b>

Option	Approach	Process Burden	Defensibility	Status
3	Parcel-by-parcel mapping refinement (1,500–2,000 properties)	Very High — not deliverable	High in theory	Not recommended
4	Technical revision mechanism (modelled on Hazard Zone approach)	Moderate	Moderate–High	Alternative
5	Status quo — every lift-of-hold processed as a full ZBA	Highest	Same as Option 2	Not recommended

#### What "karst awareness" means under Option 1

At building permit intake on a property identified on the County karst layer, the Chief Building Official issues a written notification describing the nature of karst, the health-and-safety implications, and the recommendation to obtain a geotechnical assessment. **Informational, not regulatory.** No study required, no fee, no permit condition. Risk allocation shifts to the informed landowner; County OP policies continue to apply at the *Planning Act* application stage.

#### Issue 2 — On-Farm Diversified Uses (OFDU)

##### The Current Problem

~20 ZBA applications per year. 98% approved. The case-by-case review does not filter or differentiate proposals — it delays them, increases costs, and consumes staff and Council time.

**The risk of a single-number fix:** Raising the as-of-right threshold at 250m<sup>2</sup> without a ceiling shifts the volume of applications upward — operators will simply ask for buildings above the new line. The solution is structure, not a bigger number. Recommending a tiered framework, as proposed below.

#### Proposed Tiered Framework

Tier	Lot Size	Max Indoor	Max Outdoor	Pathway
<b>Tier 1 — Permitted As-of-Right (no ZBA, no OPA)</b>				
1a	5 to <20 ha	100 m <sup>2</sup>	Not permitted	Home Industry only
1b	20 to <40 ha	400 m <sup>2</sup>	750 m <sup>2</sup>	All OFDU types + SPC
1c	≥ 40 ha	750 m <sup>2</sup>	1,250 m <sup>2</sup>	All OFDU types + SPC
<b>Tier 2 — ZBA Required, Evaluated Against Published Criteria</b>				
2a	20 to <40 ha	401 – 750 m <sup>2</sup>	Up to 1,500 m <sup>2</sup>	ZBA + SPC; studies as required
2b	≥ 40 ha	751 m <sup>2</sup> – 2% of lot, max 8,000 m <sup>2</sup> combined	Included in combined area	ZBA + SPC; studies as required
<b>Tier 3 — Not Permitted Locally (Requires County OPA)</b>				
3	Any	Exceeds County maximums	Exceeds County maximums	County OPA required

#### Why this framework works

- **Meaningful gaps between tiers** — no ambiguous middle ground that generates applications just above the line.
- **Lot-size proportionality** — scales with farm size, mirrors County and provincial direction.
- **Site plan control is universal** — applies at every tier, regardless of pathway.
- **Published ZBA criteria** — drawn from County OP (s.5.2.2(19)) and OMAFRA Guidelines.

- **Hard ceiling at County maximums** — no open-ended upper range; pressure for unlimited negotiation is removed.

### Issue 3 — Downtown Height, Step-Backs & Density

Standard	Previous Draft	Version 6	Status
<b>Max height (C1, RM zones)</b>	20.0 m	<b>22.0 m</b>	Technical adjustment — supports a functional 6-storey building
<b>Step-back above 11.0 m</b>	2.5 m	<b>3.0 m</b>	Technical adjustment — better street-level outcome

#### The Council question

Both density and height permissions are well-grounded in the PPS and County growth management framework. The policy question is whether 6 storeys as-of-right and smaller lots / higher lot coverage are visually and contextually appropriate for Markdale and Flesherton (both small, low-density urban centres with established streetscapes). Council may also wish to consider whether additional built-form standards (setbacks, landscaping minimums, design guidelines) should accompany the density permissions.

### Staff Recommendations at a Glance

<b>H2 / H5 Holding Provisions</b>	<p><b>Option 1 — Eliminate both holding provisions</b>, paired with a karst awareness notification at the building-permit stage.</p> <p><i>Aligns with County position, consistent with all comparator municipalities, directly responds to the dominant public concern, preserves health-and-safety rationale for karst, deliverable within existing capacity.</i></p>
<b>On-Farm Diversified Uses</b>	<p><b>Adopt the three-tier framework</b> with as-of-right ceilings tied to lot size, ZBA-with-criteria pathway, and a hard ceiling at County maximums. Universal site plan control at every tier.</p> <p><i>Resolves the inefficiency of 20 ZBAs/year at 98% approval; pairs expansion with stronger, more visible enforcement framework.</i></p>
<b>Height &amp; Density</b>	<p><b>Technical adjustments completed in V6</b> (height 22.0 m, step-back 3.0 m). Council policy direction sought on whether 6 storeys as-of-right and increased density permissions reflect the community vision for Markdale and Flesherton.</p>

#### Next Steps

Following Council direction on the three decision points above, staff will incorporate the feedback into a revised draft of the Zoning By-law and the related Official Plan modifications. The revised by-law will be brought back to Council for formal adoption at an upcoming meeting.

# MUNICIPALITY OF GREY HIGHLANDS

Comprehensive Zoning By-law 2025-\_\_



**Draft – Volume 6**

**Committee of the Whole**

**June 24, 2025**

Prepared by:

Ashley Meghan Consulting Corp.

Adopted by Council \_\_\_\_\_

Municipality of Grey Highlands

By-law No. \_\_\_\_\_

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

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

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

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

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

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

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

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

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**LIST OF APPENDICES**

## PREAMBLE

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

## PURPOSE OF ZONING BY-LAW

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

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

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

### **Niagara Escarpment Commission**

Telephone: 519-371-1001

Email: [nec@ontario.ca](mailto:nec@ontario.ca)

Website: [www.escarpment.org](http://www.escarpment.org)

Address: 1450 7<sup>th</sup> Avenue, Owen Sound, ON, N4K 2Z1

## HOW TO USE THIS BY-LAW

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

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### LOCATE THE PROPERTY ON A MAP

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

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

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

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

For information on what requirements may exist for your property, please contact the Planning Department for assistance at [planning@greyhighlands.ca](mailto:planning@greyhighlands.ca).

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#### PERMITTED USES AND ZONE STANDARDS

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

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

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

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

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#### GENERAL PROVISIONS

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

## SECTION 1.0 INTERPRETATION AND ADMINISTRATION

### 1.1 TITLE

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

### 1.2 DEFINED AREA

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

### 1.3 EFFECTIVE DATE

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

### 1.4 SCOPE

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

### 1.5 REPEAL OF EXISTING BY-LAWS

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

### 1.6 SEVERABILITY

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

### 1.7 APPLICATIONS AND PLANS

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

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

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

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

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

## 1.8 ILLUSTRATIONS

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

## 1.9 GENERAL INTERPRETATION AND APPLICATION

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

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

3. In this By-law the word “shall” is mandatory and directory; words used in the present tense include the future; words in the singular include the plural and words in the plural include the singular. Words imparting the masculine gender shall include the feminine and the converse.
4. Unless the context clearly indicates the contrary, where a regulation involves two or more terms, conditions, provisions or events connected by the conjunction “and”, “or” or “either-or”, the conjunction shall be interpreted as follows:
  - (a) “and” indicates that all connected items, conditions, provisions or events shall apply in any combination,
  - (b) “or” indicates that the connected items, conditions, provisions or events may apply single or in combination, and
  - (c) “either-or” indicates that the connected items, conditions, provisions or events shall apply single but not in combination.
5. If an obvious grammatical or graphical error has been made in the preparation of this By-law, the Administrator of this By-law may interpret the intent of this By-law in a reasonable manner without amendment to this By-law.

#### 1.10 ADMINISTRATION AND ENFORCEMENT

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

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

#### 1.11 CONFORMITY

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

#### 1.12 LICENSES, PERMITS AND OTHER BY-LAWS

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

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

#### 1.13 GREATER RESTRICTIONS

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

#### 1.14 INSPECTION OF PROPERTY AND PREMISES

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

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

#### 1.15 LICENSES AND PERMITS

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

#### 1.16 VIOLATION AND PENALTY

1. Pursuant to Section 429 of the *Municipal Act, R.S.O., 2001, Chapter 25* and to Section 67 of the *Planning Act, R.S.O., 1990, Chapter P13*, as amended respectively, any person who breaches any provision of this By-law is guilty of an offence and, on conviction, is liable:
  - (a) On a first conviction to a fine of not more than \$25,000, and

- (b) On a subsequent conviction, to a fine of not more than \$10,000 for each day, or part thereof, upon which the contravention has continued after the day on which he was convicted.
- 2. Where a corporation breaches any provision of this By-law and is found guilty of an offence on conviction is liable:
  - (a) On a first conviction, to a fine of not more than \$50,000, and
  - (b) On a subsequent conviction, a fine of not more than \$25,000 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted.

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

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

#### 1.17 REPETITION OF OFFENCES

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

#### 1.18 REMEDIES

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

#### 1.19 TECHNICAL REVISIONS

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

- 1. Correction of grammar, punctuation or typographical errors, or revisions to format in a manner that does not change the intent of a provision,
- 2. Adding or revising technical information on maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updating and correcting infrastructure information, keys, legends, or title blocks,

3. Adding or revising technical information on maps or schedules related to the Hazard Zone upon confirmation of the actual boundary by either the Conservation Authority and Environmental Impact Study conducted by professional environmental consultant or other hazard assessment (i.e. floodplain study or geotechnical assessment) carried out by a qualified professional, with the exception of the boundaries of Provincially Significant Wetland that are defined by the Province, and
4. Changes to appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, historical or reference information, page numbering, footers, and headers, which do not form a part of this by-law and are editorially inserted for convenience of reference only.

## 1.20 TRANSITIONAL PROVISION

### *Minor Variances*

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

### *Site-Specific Zoning By-law Amendments*

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

## SECTION 2.0 ESTABLISHMENT OF ZONES

### 2.1 ZONES

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

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

### 2.2 ZONE SYMBOLS

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

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

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

### 2.3 SCHEDULES

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

### 2.4 ZONE BOUNDARIES

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

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

### CONVERSION TABLE

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

- To convert inches to centimeters, multiply by 2.54
- To convert centimeters to inches, multiply by 0.39
  
- To convert feet to meters, multiply by 0.3
- To convert meters to feet, multiply by 3.28
  
- To convert square feet to square meters, multiply by 0.093
- To convert square meters to square feet, multiply by 10.764
  
- To convert yards to meters, multiply by 0.91
- To convert meters to yards, multiply by 1.09
  
- To convert miles to kilometers, multiply by 1.61

- To convert kilometers to miles, multiply by 0.62
- To convert acres to hectares, multiply by 0.4
- To convert hectares to acres, multiply by 2.47

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## SECTION 3.0 DEFINITIONS

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

Defined Term	Definition
<b>Abattoir</b>	Means a <i>Building or Structure</i> designed for the slaughter and semi-processing of live animals, which may include the packing, treating, storing, and sale of the product on the premise, that has acquired all necessary licenses by all agencies and can meet the Minimum Distance Separation (MDS) regulations.
<b>Accessory Building or Structure</b>	Means a detached <i>Building or Structure</i> that is not used for <i>Human Habitation</i> , the <i>Use</i> of which is naturally and normally incidental to, subordinate to and exclusively devoted to a <i>Principal Use</i> and located on the same <i>Lot</i> .  The term “Ancillary” shall have the same meaning as “Accessory” when used in relation to a <i>Building or Structure</i> .
<b>Agricultural</b>	Means a <i>Use</i> naturally and normally incidental to, subordinate to, or exclusively devoted to a <i>Principal Use</i> and located on the same <i>Lot</i> .  The term “Ancillary” shall have the same meaning as “Accessory” when used in relation to a <i>Use</i> .
<b>Agricultural Bulk Sales Establishment</b>	Shall mean a facility or establishment engaged in the storage, wholesale, and retail sale of bulk agricultural products, including but not limited to animal feed, seed, grain, fertilizers, pesticides, herbicides, and other agricultural inputs. This use may include the accessory packaging, processing, and distribution of such products, as well as outdoor or indoor storage areas. The use shall not include manufacturing or blending of agricultural chemicals.
<b>Agricultural Uses</b>	Means the use of land, <i>Buildings</i> or structures for the purpose of: <ul style="list-style-type: none"> <li>(1) animal husbandry,</li> <li>(2) apiaries</li> <li>(3) maple syrup production,</li> <li>(4) horticulture,</li> <li>(5) aquaculture,</li> <li>(6) dairying,</li> <li>(7) fallow,</li> <li>(8) non-<i>Commercial</i> greenhouses,</li> </ul>

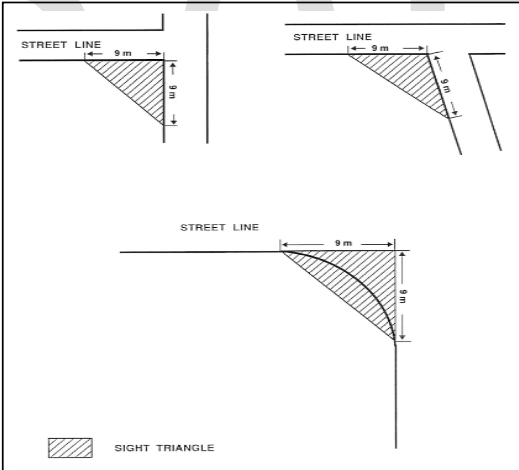
	<p>(9) forestry,  (10) field crops and pasturage,  (11) all related activities such as soil preparation, manure or fertilizer spreading, planting, spraying, irrigating, harvesting and also including the storage and sale of crops,  (12) the growing, raising, packing, treating, storing and sale of produce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

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

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

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

	administrative facilities and outdoor patio area, but shall not include a restaurant or banquet facility.
<b>Clinic, Medical</b>	Means a <i>Building</i> or part thereof used by qualified medical practitioners, dentists, chiropractors, or other drugless practitioners for public or private medical, surgical, physio therapeutic or other human health purposes, except when included within or accessory to a private or public <i>Hospital</i> .
<b>Clinic, Veterinary</b>	Means a <i>Building</i> , or part thereof, used by a veterinary surgeon for the treatment and care of animals.
<b>Club</b>	Means an association of persons, whether incorporated or not, united by a common interest that meets periodically for cooperation. <i>Club</i> shall also mean, where the context requires, premises owned or occupied by members of such associations within which the activities of the <i>Club</i> are conducted. This definition includes fraternal and not-for-profit organizations.
<b>Commercial Motor Vehicle</b>	Means a motor vehicle with an attached delivery body, or that may attach to a delivery body, and includes ambulances, hearses, casket wagons, fire apparatuses, buses and tractors used for hauling purposes on highways. For the purpose of this By-law, a Commercial Motor Vehicle must be licensed.
<b>Commercial</b>	Means the <i>Use</i> of lands, <i>Buildings</i> , or <i>Structures</i> for the purpose of buying and selling commodities, and supplying of services, as distinguished from such uses as manufacturing or assembling of goods, warehousing, <i>Transport Terminals</i> , construction, and other similar <i>Uses</i> .
<b>Community Centre</b>	Means a multi-purpose facility or part of a facility that offers a variety of programs of a recreational, cultural, community service, informational, or instructional nature.
<b>Compatible</b>	Means the development or redevelopment of uses which may not necessarily be the same as or similar to the existing development but can coexist with the surrounding area with limited impacts.
<b>Concrete Plant</b>	Means an establishment where concrete or concrete products used in <i>Building</i> or construction is produced, and includes facilities for the: <ol style="list-style-type: none"> <li>1. Administration or management of the business;</li> <li>2. Stockpiling of bulk materials used in the production process or of finished products manufactured on the premises; and/or,</li> </ol> Storage and maintenance of required equipment but does not include the retail sale of finished concrete products.
<b>Connecting Link</b>	Any portion of Highway 10 that is owned by the <i>Municipality</i> .
<b>Conservation Use</b>	Means an area of land that is generally left in its natural state and which is used for any combination of preservation, protection, or improvement of components of the natural heritage system or other lands for the benefit of people and the natural environment and which may include, as an <i>Accessory Use</i> , hiking trails and cross-country ski trails, and <i>Nature Interpretation Centres</i> .

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

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

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

<b>Equipment Sales and Rentals</b>	Means an establishment where machinery and equipment are offered for sale or kept for rent, lease or hire under agreement for compensation.
<b>Erect</b>	Means with reference to a <i>Building</i> or <i>Structure</i> , to build, construct, replace/reconstruct or enlarge.
<b>Established Building Line</b>	Means the average distance from the <i>Street Line</i> of existing <i>Buildings</i> on one side of one block where more than one-half of the <i>Lots</i> having street access upon the said side of the block have been built upon.
<b>Farm Equipment Repair Shop</b>	Means an establishment where farm equipment is repaired and serviced.
<b>Farmer's Market</b>	Means a <i>Building</i> or <i>Structure</i> , or designated area, in which farm produce comprises the major portion of goods offered or kept for sale directly to the public in either indoor or outdoor venues.
<b>Fence</b>	Means a <i>Structure</i> which forms a barrier for enclosing, bounding, delineating, or protecting land.
<b>Financial Institutions</b>	Means an establishment in which financial services are offered to the public and includes a bank, credit union, trust company, savings office, cheque cashing company, or any other retail banking operation. A <i>Drive-Through Service Facility</i> is permitted on any financial institution/bank establishment.
<b>Finished Grade</b>	Means the average elevation of proposed or finished ground adjoining a <i>Building</i> at all exterior walls.
<b>Fitness Facility</b>	Means an establishment in which facilities are provided for recreational or athletic activities such as bodybuilding, martial arts, and exercise classes and may include associated facilities such as a sauna, a <i>Swimming Pool</i> , squash or tennis courts, gymnasium, ancillary sports field or sport <i>Arena</i> , a solarium, a cafeteria, and/or an accessory <i>Retail Store</i> .
<b>Floor Area, Gross</b>	Means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding: <ul style="list-style-type: none"> <li>(a) Floor area occupied by shared mechanical, service and electrical equipment that serve the <i>Building</i>,</li> <li>(b) Common hallways, corridors, stairwells, elevator shafts and other voids, steps and landings,</li> <li>(c) Bicycle parking, motor vehicle parking or loading facilities,</li> <li>(d) Common laundry, storage and washroom facilities that serve the <i>Building</i> or tenants,</li> <li>(e) Common storage areas that are accessory to the principal use of the <i>Building</i>,</li> <li>(f) Common amenity areas and play areas accessory to a principal use on the lot, and</li> <li>(g) Living quarters for a caretaker of the <i>Building</i>.</li> </ul>

<b>Floor Area, Gross Leasable</b>	Means the total floor area designed for tenant occupancy and exclusive use, measured from the interiors of outside walls excluding floor area occupied by party walls and excluding: <ul style="list-style-type: none"> <li>(a) Floor area occupied by mechanical, service and electrical equipment that serve the <i>Building</i>,</li> <li>(b) Hallways, corridors, stairwells, elevator shafts and other voids, steps and landings,</li> <li>(c) Pedestrian malls serving as a common area between stores,</li> <li>(d) Administration or management offices,</li> <li>(e) Bicycle parking,</li> <li>(f) Motor vehicle parking or loading facilities,</li> <li>(g) Common washroom facilities that serve the <i>Building</i> or tenant,</li> <li>(h) Storage areas that are accessory to the principal use of the <i>Building</i>, and</li> <li>(i) Living quarters for caretaker for the <i>Building</i>.</li> </ul>
<b>Floor Area, Ground</b>	Means the floor at or nearest grade.
<b>Food Processing Facility</b>	Means lands, <i>Buildings</i> or <i>Structures</i> used for the industrial manufacture, processing, packaging, storage and shipping of food and/or beverages for human consumption. This may include, but not be limited to <i>Breweries</i> , <i>Wineries</i> and distilleries, but shall not include non-human food production, edible cannabis production, or <i>Uses</i> otherwise defined or prohibited in this By-law.
<b>Forestry</b>	Means the <i>Use</i> of land for the purpose of conservation and/or the growing and cutting of trees for the purpose of producing <i>Commercial/non-Commercial</i> wood products but shall not include the manufacturing or processing of such products.
<b>Food Truck</b>	A motorized vehicle, registered and able to be operated on the public streets of Grey Highlands, or on a private property as an <i>Accessory Use</i> , in which ready-to-eat food is cooked, wrapped, packaged, processed or portioned for sale or distribution.
<b>Funeral Home</b>	Means an establishment used for the temporary placement of human remains, so that persons may attend funeral services and pay their respects.
<b>Gas Station</b>	Means an establishment used only for the sale of motor vehicle fuels and motor vehicle accessories and may also include accessory retail sales of foods and beverages, car washes, propane filling station, but does not include the performance of repairs to a motor vehicle.
<b>Golf Course</b>	Shall mean the use of public or private lands for the purpose of playing golf, including <i>Clubhouse</i> facilities, but excluding driving ranges, miniature golf courses, and similar <i>Commercial</i> uses.
<b>Golf Driving Range</b>	Shall mean the <i>Commercial</i> use of lands, <i>Buildings</i> , or structure for the purpose of practicing the driving of golf balls in a manner which does not require a golf course.

<b>Grain Storage Structure</b>	A structure that is used for the storing and/or drying of grain from farms. The <i>Grain Storage Structure</i> may store and dry grain from farms that are not owned by the same owner of the <i>Lot</i> on which the <i>Grain Storage Structure</i> is located and may be used in relation to the purchase and sale of grain in accordance with the <i>Agriculture-related Use</i> provisions.
<b>Greenhouse, Commercial</b>	Means a <i>Building</i> for the purpose of growing flowers, plants, shrubs, trees and other similar vegetation which are not necessarily transplanted outdoors on the same lot containing such greenhouse but are sold directly from such lot at wholesale or retail.
<b>Greenhouse, Farm</b>	Means a <i>Building</i> for the growing of plants, shrubs, trees or similar vegetation, which are primarily transplanted outdoors on the same lot containing such greenhouse and includes no retail sales directly from the lot.
<b>Grocery Store</b>	A <i>Building</i> , or a portion of a <i>Building</i> , where food and other household items are kept for sale at retail to the general public and which operates on a self-service, cash and carry basis and may include facilities for parcel pick-up.
<b>Ground-mount Solar Panel</b>	Means a <i>Solar Panel</i> mounted to the ground on its own foundation and that has a maximum <i>Height</i> of 11.0 metres and that has a maximum surface area of 100.0 square metres.
<b>Guest</b>	For the purpose of short-term accommodation, <i>Bed and Breakfast</i> , hotel and/or motel, a person who contracts for accommodation and includes all members of the person's party.
<b>Guest Room</b>	For the purpose of short-term accommodation, <i>Bed and Breakfast</i> , hotel and/or motel, a room, suite or rooms used or maintained for the accommodation of the public.
<b>Height</b>	Means, with reference to a <i>Building</i> , the vertical distance measured from the average <i>Finished Grade</i> level of such <i>Building</i> to: <ol style="list-style-type: none"> <li>1. In the case of a flat roof, the highest point of the roof surface, or the parapet, whichever is the greater; and</li> <li>2. In the case of a pitched roof, to the peak.</li> </ol>
<b>Hen</b>	Means a domesticated female chicken that is at least four months old.
<b>High-Water Mark</b>	Means the mark made by the action of water under natural conditions on the shore or bank of a body of water, which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark. The high-water mark in the context of Lake Eugenia shall be further defined as the 434.23 Canadian Geodetic Datum (649.0 feet), which is also the maximum operating elevation of the dams.

<b>Home Business</b>	Means the <i>Use</i> of part of a <i>Dwelling Unit</i> for legal business activities that results in a product or service, and which is clearly accessory to the principal <i>Residential Use</i> of the <i>Dwelling Unit</i> .
<b>Home Industry</b>	Means a <i>Use</i> that is clearly incidental or secondary to the <i>Dwelling</i> and is principally operated by the primary resident of the <i>Dwelling</i> . Such <i>Uses</i> may include a blacksmith, carpentry, electrical, HVAC, plumbing, metal working, metal fabricating, welding, light manufacturing, small engine repair, tool repair, or woodworking shop, or similar shop to the above, but shall not include an automobile mechanic shop.
<b>Horticultural Nurseries</b>	Shall mean a place where trees, shrubs, flowers, and other plants are grown for the purposes of transplanting, for use as stock for grafting, or for sale. This use may include the retail or wholesale sale of such plants and related gardening supplies but shall not include a garden centre unless specifically permitted. The use may also include greenhouses, shade houses, storage <i>Buildings</i> , and other structures incidental to the operation of the nursery.
<b>Hospital</b>	Means a facility established for the purpose of the treatment of persons, and that is approved as a public <i>Hospital</i> under The Public Hospitals Act, R.S.O. 1990, Chapter P.40, as amended, or any successor legislation.
<b>Hotel</b>	Means an establishment that contains one <i>Building</i> or two or more connected or adjacent <i>Buildings</i> that, throughout all or part of a calendar year, caters to the needs of the public by furnishing guest rooms for a fee, including all such establishments as defined from time to time by the Hotel Registration or Guests Act, R.S.O. 1990 c.H.17, as amended, but not including any other establishment otherwise defined or classified in this By-law. A <i>Hotel</i> may: <ol style="list-style-type: none"> <li>1. Supply food;</li> <li>2. Have an on-site management office;</li> <li>3. Include permanent staff accommodation;</li> <li>4. Include convention facilities;</li> <li>5. Include one or more dining rooms;</li> <li>6. Include recreational facilities for use by the guests; and,</li> <li>7. Be licensed under the Liquor Licence Act of Ontario.</li> </ol>
<b>Industrial, Extractive</b>	Shall mean a sand, gravel, stone, earth, clay, fill or mineral pit as defined and licensed by the <i>Aggregate Resources Act</i> and shall include the processing of natural materials extracted from the subject site including screening, sorting, washing, crushing, storing and other similar operations allied to an extractive industrial operation but shall not include a ready-mix plant or hot mix plant.
<b>Industrial, Light</b>	Means the use of land, <i>Building</i> or structure for the manufacturing, assembly, storage, or processing of component parts of finished products suitable for wholesale or retail trade but

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

<b>Long Term Care Facility</b>	Means a place that is licensed as a long-term care home under the Long-Term Care Homes Act, 2007, S.O. 2007, c.8..
<b>Lot</b>	Means an individual parcel of land that may be legally conveyed.
<b>Lot Area</b>	Means the total horizontal area within the <i>Lot Lines</i> of a <i>Lot</i> .
<b>Lot Coverage</b>	Means the percentage of the <i>Lot Area</i> covered by all <i>Buildings</i> and <i>Structures</i> including <i>Decks</i> that are more than 0.6 metres above finished grade and <i>Porches</i> . Pools are not included in any calculation of <i>Lot Coverage</i> .
<b>Lot Depth</b>	Means the horizontal distance between the mid-point of the <i>Front Lot Line</i> and the mid-point of the <i>Rear Lot Line</i> .
<b>Lot Frontage</b>	<p>Means the horizontal distance between the side <i>Lot Lines</i> measured along the <i>Front Lot Line</i>. Where the <i>Front Lot Line</i> is not a straight line, or where the side <i>Lot Lines</i> are not parallel, the <i>Lot Frontage</i> shall be measured from a line 7m back from and parallel to the chord of the <i>Lot Frontage</i>. For the purpose of this by-law, the chord is a straight line joining the two points where the side <i>Lot Line</i> intersects the <i>Front Lot Lines</i>.</p> <p>Where access to a lot of record is obtained over a private road or a right-of-way, the lot line adjacent to the private road shall be considered lot frontage.</p>
<b>Lot Line</b>	Means a line delineating any boundary of a <i>Lot</i> .
<b>Lot Line, Exterior Side</b>	Means a <i>Street Line</i> or a property line that abuts public lands, other than the <i>Rear Lot Line</i> and <i>Front Lot Line</i> .
<b>Lot Line, Front</b>	<p>Means the <i>Street Line</i> but in the case of:</p> <ol style="list-style-type: none"> <li>1. A corner <i>Lot</i>, the shortest of the <i>Lot Lines</i> that divides the <i>Lot</i> from a public or <i>Private Street</i> shall be deemed to be the <i>Front Lot Line</i>. If both such <i>Lot Lines</i> are of equal length, the <i>Front Lot Line</i> shall be the <i>Street Line</i> through which the entrance to the <i>Lot</i> is situated.</li> <li>2. A <i>Through Lot</i>, the longest of the <i>Lot Lines</i>, which divides the <i>Lot</i> from the <i>Public Streets</i>, shall be deemed to be the <i>Front Lot Line</i>. If both such <i>Lot Lines</i> are of equal length, the <i>Front Lot Line</i> shall be the <i>Street Line</i> through which the <i>Driveway</i> entrance to the <i>Lot</i> is situated.</li> </ol>
<b>Lot Line, Interior Side</b>	Means a <i>Lot Line</i> , other than a <i>Rear Lot Line</i> or <i>Front Lot Line</i> that does not abut a public or <i>Private Street</i> .
<b>Lot Line, Rear</b>	Means the <i>Lot Line</i> opposite from the <i>Front Lot Line</i> .
<b>Lot, Corner</b>	Means a <i>Lot</i> at the intersection of two or more <i>Public Streets</i> or upon two parts of the same <i>Public Street</i> with such <i>Public Street</i> or <i>Public Streets</i> containing an angle of not more than 135 degrees.
<b>Lot, Interior</b>	Means a <i>Lot</i> that is not a <i>Corner Lot</i> or a <i>Through Lot</i> .
<b>Lot, Through</b>	Means a <i>Lot</i> that is not a <i>Corner Lot</i> but has <i>Frontage</i> on more than one a public or <i>Private Street</i> .
<b>Main Building</b>	Means a <i>Building</i> that functions as the <i>Building</i> in which the <i>Principal Use</i> of the <i>Lot</i> is carried out.

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

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

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

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

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

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

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

	group of tenants, and has an off-street parking area provided on the site.
<b>School Portable</b>	Means a temporary <i>Building</i> or <i>Structure</i> designed to serve as a classroom and that is an <i>Accessory Building</i> to a <i>Public School</i> or <i>Private School</i> on a <i>Lot</i> .
<b>Sensitive Receptor</b>	Means: <ol style="list-style-type: none"> <li>1. Recreational <i>Uses</i> which are deemed by the <i>Municipality</i> or provincial agency to be sensitive; and/or,</li> <li>2. Any <i>Building</i> or associated amenity area (i.e., may be indoor or outdoor space) which is not directly associated with the <i>Industrial Use</i>, where humans or the natural environment may be adversely affected by emissions generated by the operation of a nearby industrial facility. For example, the <i>Building</i> or amenity area may be associated with residences, senior citizen homes, schools, day care facilities, <i>Hospitals</i>, churches and other similar <i>Institutional Uses</i>, or <i>Campgrounds</i>.</li> </ol> <p>For clarity, the amenity area associated with private <i>Dwellings</i> in the countryside shall not constitute a <i>Sensitive Receptor</i>.</p>
<b>Shoreline Buffer</b>	Shall mean a natural area, adjacent to a shoreline, maintained or re-established in its predevelopment state, with the exception of minimal pruning of vegetation and the removal of trees for safety reasons, for the purpose of protecting natural habitat and water quality and minimizing the visual impact of <i>Buildings</i> or structures on a lot. Where the natural shoreline of a property is a natural beach or is a rock outcropping with little or no soil, such shall be deemed to comply.
<b>Personal Service and Service Shop</b>	Means a <i>Building</i> or part of a <i>Building</i> , not otherwise defined or classified herein, for the performance of personal services such as a barber shop, beauty parlour, animal grooming shop, or for the sale or repairing of articles, goods or materials, and in which no product is manufactured and includes radio, television and appliance repair shops but does not include industrial or manufacturing <i>Uses</i> or motor vehicle repair shops.
<b>Secondary</b>	Means a use that is clearly subordinate to the principal use of the property in terms of scale, intensity and function. For the purpose of on-farm diversified uses, this means that the farm remains the primary activity on the lot, while the secondary use: <ul style="list-style-type: none"> <li>• Occupies a smaller proportion of the total area (e.g., capped by percentage/size thresholds in policy or by-law)</li> <li>• Does not displace or impair the ongoing agricultural production of the property</li> <li>• Remains <i>Compatible</i> with surrounding agricultural and rural uses.</li> </ul>

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

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

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

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

## SECTION 4.0 GENERAL PROVISIONS

### 4.1 CORNER VISIBILITY TRIANGLE

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

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

### 4.2 FRONTAGE REQUIREMENTS

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

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

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

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

### 4.3 SETBACK AND LOT REQUIREMENTS

1. Setback in Built-Up Areas

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

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

#### 4.5 NON-COMPLYING LOTS, BUILDINGS AND STRUCTURES

##### 1. Non-Complying Lots

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

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

##### 2. Non-Complying Buildings and Structures

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

##### 3. Non-Conforming Uses, Buildings and Structures

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

(b) Exterior Extension, Permitted

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

(c) Interior Alterations, Permitted

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

(d) Reconstruction of Damaged Buildings or Structures

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

#### 4.6 MORE THAN ONE USE OR ONE ZONE ON A LOT

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

#### 4.7 RESTRICTIONS ON CHANGES

1. The purpose for which any land or *Building* is used shall not be changed, no new *Building* or addition to any existing *Building* shall be erected and no land shall be severed from a lot, if such change, erection or severance creates a situation that contravenes any of the provisions of this By-law applicable to each individual remaining *Building*, *Accessory Building* or lot, unless a minor variance or Zoning By-law Amendment is passed to recognize the deficiency.
2. Notwithstanding the provisions of Section 4.7.1, no person shall be deemed to have contravened any provisions of this By-law if only a part or parts of any lot or parcel has or have been conveyed to or acquired by the Municipality, the County of Grey, Her Majesty in the Right of Ontario or Canada.

#### 4.8 SERVICING

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

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

Zone	Water Requirement	Wastewater Requirement
<b>Residential</b>		
R	MIA	MIA
RM	M	M
RS	MIA	MIA

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

2. Repairs and Replacement

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

3. Alterations to Existing Uses

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

4. Partial Service Restrictions

- (a) Partial Services shall only be permitted where:

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

5. Shoreline Servicing Requirement

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

#### 4.9 ACCESSORY BUILDINGS AND STRUCTURES

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

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

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

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

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

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

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

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

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

- (g) An *Accessory Building* or *Structure* shall not be considered an *Accessory Building* or *Structure* if attached to the main *Building* in any way, or if located completely underground.
- (h) A common or mutual semi-detached garage, erected simultaneously on both sides of the lot line as one *Building*, may be centered on the mutual side and/or rear lot line, with respect to the common or dividing wall of said *Building*.
- (i) The *Setback* and size provisions established in the table below apply to *Accessory Buildings*.

Provision	Standard
<i>Front Yard and Exterior Yard</i>	<ol style="list-style-type: none"> <li>1. Must not be located closer to the Front and <i>Exterior Side Lot Lines</i> than the <i>Main Building</i> unless the <i>Building</i> is within an A1, A2, RU or RS Zone.</li> <li>2. If located within an A1, A2 or RU Zone, the <i>Accessory Building</i> must comply with the <i>Front Yard and Exterior Yard</i> provisions of the applicable Zone.</li> <li>3. If located within the RS Zone, an <i>Accessory Building</i> shall be setback a minimum of 1.2 metres from the <i>Front Lot Line</i> and must comply with the <i>Exterior Yard</i> provisions of the applicable Zone.</li> <li>4. If located within the R or RUR Zone, where a <i>Main Building</i> is located at a distance greater than the minimum required setback, a detached garage or other <i>Accessory Building</i> may be located in front of the <i>Main Building</i>, provided that the <i>Accessory Building</i> is located no closer to the front lot line than the minimum required front yard setback for the zone in which it is located, and all other applicable yard and lot line setbacks are maintained.</li> </ol>
<i>Minimum Rear Yard</i>	1.2 metres
<i>Minimum Interior Yard</i>	1.2 metres unless in a Commercial, Institutional and Industrial Zones Abutting Residential Uses, in which case the Minimum Interior Yard shall be 3.0 metres.
<i>Maximum Ground Floor Area</i>	<ol style="list-style-type: none"> <li>1. 80% of the <i>Ground Floor Area</i> of the <i>Main Building</i> or 5% of the <i>Lot Area</i>, whichever is greater.</li> <li>2. All <i>Accessory Buildings</i> on a <i>Lot</i> share the Maximum <i>Ground Floor Area</i> allocation. For clarity, the <i>Ground</i></li> </ol>

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

- (j) Notwithstanding the yard and setback provisions of this By-law to the contrary, awnings, clothes poles, flag poles, garden trellises, retaining walls, permitted signs, or similar uses shall be permitted in any required yard or in the area between the street line and the required setback, so long as the regulations in the Corner Visibility Triangle are maintained.
- (k) For greater certainty, accessory buildings and/or structures are not permitted within the Hazard (H) Zone.

#### 4.10 GENERAL REGULATIONS ON HABITABLE SPACE

##### 4.10.1 BUNKIES

*Bunkies* shall comply with the following provisions:

1. Where identified as a permitted *Use*, a single *Bunkie* is permitted on a *Lot* as an *Accessory Building* provided:
  - (a) One *Dwelling* exists on the *Lot*.
  - (b) No detached *Additional Residential Dwelling Unit* exists on the *Lot*.
  - (c) The *Bunkie* is within 50.0 metres of the *Dwelling*.
  - (d) The *Lot* is at least 0.4 ha in area.
2. The *Setback* and *Height* provisions that apply to *Accessory Buildings and Structures* shall apply to *Bunkies*.
3. The maximum permitted *Ground Floor Area* of a *Bunkie* is 15 square metres.

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#### 4.10.2 CABINS

*Cabins* shall comply with the following provisions:

1. In Rural (RU) areas, a single *Cabin* can be permitted as a primary use of the property.
2. In all other Zones where a *Cabin* is identified as a permitted *Use*, a single *Cabin* is permitted on a *Lot* as an *Accessory Building* only, provided:
  - (a) One *Dwelling* exists on the *Lot*.
  - (b) The *Cabin* is within 75.0 metres of the *Dwelling*.
  - (c) The *Lot* is at least 0.4 ha in area.
3. In the Residential Shoreline (RS) Zone, in order for a *Cabin* to be permitted, there must not be a detached *Additional Residential Dwelling Unit* on the *Lot*.
4. Notwithstanding the above, it is expected that multiple *Cabins* may be permitted through site-specific zoning by-law amendments in relation to planned resource-based recreation sites. Where site-specific amendments permit multiple *Cabins*, the number and location of the *Cabins* shall be determined through said site-specific zoning.
5. Notwithstanding the default definition of *Cabin* within this By-law, where multiple *Cabins* are permitted on a *Lot* through site-specific zoning, said *Cabins* are permitted to have cooking facilities.
6. The *Setback* and *Height* provisions that apply to *Accessory Buildings and Structures* shall apply to *Cabins*.
7. The maximum permitted *Ground Floor Area* of a *Cabin* is 40.0 square metres.

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#### 4.10.3 DWELLINGS

1. No *Dwelling* shall in its entirety be located below grade, except where one wall of the *Dwelling Unit* is completely exposed to the exterior and contains a door and windows for the *Dwelling Unit* below grade.
2. A *Dwelling* must be constructed on a permanent foundation.
3. A *Dwelling* must be connected to suitable municipal water services or private water services. Private water services may not be used as the domestic water source where the Zone provisions require full municipal services.

4. A new *Dwelling* where the access (i.e., the Driveway) to the *Dwelling* traverses a Hazard or Wetland Zone is only permitted, provided it is demonstrated that *Safe Access* can be ensured, and unacceptable *Alterations* to natural heritage and hazard features are not required.
5. *Dwellings* are primarily intended to be used as permanent residences or as seasonal residences for the personal use of the owner of said seasonal residence. A *Dwelling* is not permitted to be used for *Commercial* and/or temporary rental accommodation except as provided for in this By-law and under By-law 2019-122, a Consolidated By-law to License, Regulate and Govern Short Term Accommodations.

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#### 4.10.4 FARM HELP ACCOMMODATIONS

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

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#### 4.10.5 ADDITIONAL RESIDENTIAL DWELLING UNITS

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

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

7. ADUs in a *Commercial* zone shall be attached to the principal *Building*, and at no time shall a detached ADU be permitted. A maximum of one (1) ADU is permitted in select Commercial and Industrial Zones to act as a caretaker's unit.
8. In a situation where the ADU is accessed by traversing a Hazard Zone, an ADU may be permitted provided that safe access can be achieved. The Conservation Authority must be consulted to confirm safe access.
9. An ADU shall not be permitted within any agricultural or livestock *Building*.
10. On properties that are not municipally serviced or are partially serviced, the following provisions shall apply:
  - (a) On full private services:
    - i. the lot must meet the minimum lot area requirements identified in the respective zone. An ADU may be permitted on smaller *Lots* subject to a minor variance being supported by an analysis to confirm that the *Development's* septic system will not cause unacceptable nitrate levels in the groundwater.
    - ii. Confirmation is received by the Building Official that the existing private systems can handle the additional loads, or the necessary upgrades to the septic/well are complete to ensure proper functioning and servicing capacity.
  - (b) On partial services (septic, with municipal water):
    - i. the lot must meet the minimum lot area requirements identified in the respective zone. An ADU may be permitted on smaller *Lots* subject to a minor variance being supported by an analysis to confirm that the *Development's* septic system will not cause unacceptable nitrate levels in the groundwater.
    - ii. Confirmation is received by the Building Official that the existing septic can handle the additional load(s), or the necessary upgrades to the septic are complete to ensure proper functioning and servicing capacity.
  - (c) On partial services (municipal sanitary, with private water):
    - i. The lot must meet the minimum lot area requirements identified in the respective zone. An ADU may be permitted on smaller *Lots* subject to a minor variance being supported by an analysis confirming adequate water supply. See the servicing requirements of the Official Plan for direction.
11. When implementing ADUs, the following lot requirements are required:
  - (a) The ADU is not permitted in the front or exterior side yard and must be located within the rear or interior side yard.
  - (b) Must not be located in the Hazard (H) Zone.
  - (c) Must comply with the standard zone provisions and the *Accessory Buildings* and structures provisions.

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

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

#### 4.11 USES WITHOUT BUILDINGS

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

#### 4.12 PUBLIC USES PERMITTED

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

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

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

#### 4.13 HOME BUSINESS

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

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

- (e) Such home business is clearly secondary to the main residential use and does not change the residential character of the dwelling house or unit nor create or become a public nuisance, particularly regarding traffic, parking, noise, noxious odours, or emission of smoke,
  - (f) One additional off-street parking space is provided.
2. Such *Home Business* uses may include a business or professional office, a medical or drugless practitioner, massage or physiotherapist, personal services or service shop, a nanobrewery, a *Child Care Centre* with no more than 5 children, music and/or singing instructor, teaching/tutoring centre with no more than two (2) students at a time, or urban horticulture, urban agriculture, however, a health clinic, nursing home, private hospital, veterinary clinic, and an animal kennel shall be deemed not to be a home business;
- (a) The operation of a barber or beauty shop shall be limited to two (2) operators at any one time, so long as one additional off-street parking space is provided for each outside employee(s) that do not reside on the property; and
  - (b) A nanobrewery shall have no outside employees.
  - (c) No outdoor storage or display of materials or goods in support of such home business shall be permitted.

#### 4.14 HOME INDUSTRY

1. No home industry shall be permitted in any zone unless defined as a permitted use and conforms to the following provisions:
- (a) A *Dwelling Unit* must exist on the property and must be occupied.
  - (b) In agricultural zones, agricultural use and a dwelling must exist.
  - (c) In the Agricultural Zone on properties between 5 and 20 hectares, and in the Rural Residential (RUR) zone, the maximum square footage of a *Home Industry* shall be 100 square metres. All other provisions of the Zoning By-law within that zone must be met.
  - (d) All *Home Industries* proposed on properties above 20 hectares in the Agricultural Zone, and all properties in the Rural Zone, shall be treated as On-Farm Diversified Use, and the On-Farm Diversified Use provisions of this By-law apply.
  - (e) The *Home Industry* must be located within and *Accessory Building and/or Structure*,
  - (f) All *Buildings* and structures must be located within 75.0 metres of the principal dwelling on the lot,
  - (g)
  - (h) The Use is located on a lot that has a minimum lot area of 4.0 hectares where in a Rural Zone.
  - (i) Persons residing in the dwelling operate the *Home Industry*,

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

#### 4.15 ON-FARM DIVERSIFIED USES

1. When determining the size of the on-farm diversified use, it shall include all *Buildings*, laneways, parking, outdoor storage, servicing, exhibition areas, and/or amenity areas occupied by the on-farm diversified uses. Shared laneways/servicing, farm *Buildings*, or landscaped areas used by the farm shall not be included in the calculation of total use size.
2. The following is the maximum size permitted for as-of-right on-farm diversified uses:

Property Size	On-Farm Diversified Uses Maximum Size
20 hectares (50 acres) or greater All Rural and Agricultural Zones)	The lesser of: <ul style="list-style-type: none"> <li>• 2% of the total size of the property, or</li> <li>• A maximum combined area of the use of 8,000 square metres (2 acres)</li> </ul>
Less than 20 hectares (Agricultural Zones)	<i>Bed and Breakfasts</i> and/or home rural occupations within the dwelling only. All other OFDUs not permitted.
Less than 20 hectares (Rural Zones)	The lesser of: <ul style="list-style-type: none"> <li>• 2% of the total size of the property, or</li> </ul>

	<ul style="list-style-type: none"> <li>• A maximum combined area of the use of 2,000 square metres</li> </ul>
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3. The gross floor area of the *Buildings* (combined total for all *Buildings* associated with the on-farm diversified use) shall not exceed 250 square metres, with a maximum of 750 square metres for outdoor storage.
4. The Municipality reserves the right to request a Traffic Impact Study, Servicing Study and/or Noise Study, and implement the recommendations in each of the noted studies, for all new or expanded on-farm diversified or *Agricultural-Related Uses* at the Site Plan Control stage.
5. New wineries, cideries, distilleries, breweries, and meaderies (micro or otherwise) proposed as an on-farm diversified use are subject to a Zoning By-law Amendment, unless:
  - 5.1 The wine, cider, etc. is made predominantly from fruit grown within the Municipality of Grey Highlands by that farm operation, with the balance being predominantly from Ontario fruit,
  - 5.2 All wines, ciders, etc. produced are to be made predominantly from fruit crushed and fermented by that farm operation,
  - 5.3 Premises for the retail sale of wine, cider, etc. produced by the farm operation are permitted up to a maximum gross floor area of 18.5 square metres.

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

#### 4. Site Plan Control

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

#### 4.16 PERSONAL LIVESTOCK FOR NON-FARM USE

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

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

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

3. Restrictions

The keeping of animals under this section:

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

#### 4.17 URBAN AGRICULTURE

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

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

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#### 1. BACKYARD HENS

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

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

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

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## 2. URBAN HORTICULTURE

*Urban Horticulture* is subject to the following provisions:

- (a) *Greenhouses* are permitted as part of an *Urban Horticulture Use* and are subject to the *Accessory Building* provisions of this by-law, including lot coverage.
- (b) *Greenhouses* shall use materials that minimize glare or reflection onto adjacent properties where feasible.
- (c) *Uses* related to horticulture, such as intensive composting and the *Use* of large quantities of manure, are not permitted as part of an *Urban Horticulture Use* if such *Uses* create noxious odours that are present on adjacent properties. Composting activities and the use of bagged manure typical of residential gardening operations are permitted, provided they do not create persistent odours detectable beyond the Lot Line. No more than 20 kg of manure may be stored at any time. Intensive composting facilities exceeding 1 cubic metre shall require further approval from the Municipality.
- (d) Raised garden boxes:
  - i. Raised garden boxes are permitted *Uses* in conjunction with *Urban Horticulture*;
  - ii. Raised garden boxes shall not be included in any calculations of *Lot Coverage*;
  - iii. Raised garden boxes are permitted in any *Rear Yard* or *Interior Yard*.
  - iv. Raised garden boxes may be permitted in the *Front Yard*, provided they do not exceed 0.75 m in height and comply with the *Corner Visibility Triangle*.
- (e) Flowers, produce, and other plants grown in relation to an *Urban Horticulture Use* can be grown in any yard provided they do not obstruct visibility triangles as per this By-law. In areas within 2.0 metres of a *Street Line*, plants shall not exceed 1.0 metre in height.

### 4.18 STORAGE OF UNLICENSED OR INOPERABLE VEHICLES

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

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

#### 4.19 DEMOLITION OF RENTAL UNITS

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

#### 4.20 KENNELS

*Kennels* are subject to the following provisions:

1. Kennels as a *On-Farm Diversified Use* shall be subject to the *On-Farm Diversified Uses* provisions of this By-law.
2. The kennel shall be in a separate *Building* and shall not be attached to any *Building* used or capable of being used for human habitation.
3. The maximum *Gross Floor Area* of a *Kennel* shall not exceed 150 square metres including outdoor exercise areas and pens;
4. The minimum *Setback* of *kennel* and any related facilities from a *Sensitive Receptor* is 200 metres; and,
5. Where dogs are permitted to use an outside area, a *Fence* is required that has a *Height* of at least 1.2 metres. The wall of an adjacent *Building* may be included as part of such *Fenced* area.

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

#### 4.21 MODEL HOMES AND TEMPORARY SALES OFFICE

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

1. Not more than 10% of the total number of residential units contained in the Draft Approved Plan are constructed as *Model Homes* to a maximum of 4 *Model Homes* at a time;
2. The *Model Home* is built within a *Lot* defined by the Draft Approved Plan; and,
3. The *Model Home* complies with all other requirements of this Zoning By-law for the applicable type of *Dwelling Unit*;
4. A *Model Home* may be constructed prior to being connected to Municipal water or wastewater services;
5. The *Temporary Sales Office* is not used for *Human Habitation*;
6. The *Temporary Sales Office* is built within a *Lot* defined by the Draft Approved Plan or an approved Site Plan Control Agreement under the *Planning Act*;
7. The maximum *Ground Floor Area* of a *Temporary Sales Office* shall be 250.0 square metres;
8. A *Temporary Sales Office* may be located within a *Model Home*.

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

#### 4.22 PROHIBITED USES

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

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

2. The *Use of any Accessory Building or Structure for Human Habitation* except where specifically provided for.
3. Any *Boathouse* aside from those legally established prior to the date of passing of this By-law.
4. The storage or *Use of Shipping Containers* on a *Lot* except as specifically provided for in section 4.34.
5. The *Use* of a truck, bus, or coach body for storage purposes.
6. The storage of disused or partially dismantled motor vehicles, rail cars, streetcars, buses, truck bodies or trailers, unless otherwise permitted by this By-law.
7. The parking or storage of trailers or *Commercial Motor Vehicles* on a vacant *Lot*, unless otherwise permitted by this By-law.
8. The manufacturing, refining, rendering or distillation of dangerous goods including but not limited to chemicals, coal, creosote, explosives, fireworks, gas, glue, petroleum or tar.

#### 4.23 PERMITTED YARD ENCROACHMENTS

1. Every part of any yard required to be provided in any Zone shall be open and unobstructed by any structure from the ground to the sky, except that:
  - (a) Ornamental Structures such as: sills, chimneys, cornices, eaves, gutters, parapets, pilasters, overhangs, or gutters may project into any required yard or setback a maximum of 0.5 metres. For the purpose of this requirement, the “required yard” is described as the minimum setback area from a lot line to a *Building* or structure that must be maintained in accordance with the provisions of this By-law.
  - (b) Unenclosed porches, balconies, steps, and patios may project into any required yard or setback a maximum of 1.5 metre provided that, in the case of porches, steps, or patios, such uses are not more than 1.0 metre above grade. The exception is that where the required setback is only 1.5 metres, then the permitted encroachment shall be limited to 1.0 metre.
  - (c) Fences, freestanding walls, flagpoles, antennae, light standards and similar structures and appurtenances, and hedges, trees and shrubs are permitted in any yard except that:
    - i. no structure, hedge or obstruction that is more than 0.75 metres in height is permitted within 3 metres of any street line; and

- ii. no structure, hedge or other obstruction is permitted in a sight triangle except as provided for.
2. Nothing in this By-law prevents the establishment of barrier-free entrances in accordance with the requirements of the *Ontario Building Code*.

#### 4.24 SETBACKS ON DEVELOPMENT FRONTING ON COUNTY ROADS

1. No *Building* or structure shall be erected 22.86 metres from the *Centreline* of any County Arterial or Collector Road, unless within a settlement area.
2. Additional *Development* or *Building* additions shall not build any closer to the County Road *Centreline* than the setback of the existing *Buildings*.

#### 4.25 SETBACKS ON LAKES AND WATERBODIES

1. Buildings and structures (excluding docks and boathouse which are portable or floating in nature) will be setback 30.0 metres from the *High-Water Mark*.
2. No *Development* shall be permitted within 30.0 metres of the *High-Water Mark*, unless an Environmental Impact Study concludes setbacks may be reduced and/or where it has been determined by the appropriate Conservation Authority that these setbacks may be reduced.

#### 4.26 SHORELINE BUFFER

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

#### 4.27 HEIGHT RESTRICTIONS

1. Notwithstanding the *Height* requirements of any Zone, the *Height* requirements of this By-law shall not apply to:
  - (a) Place of Worship belfries and spires;
  - (b) Clock towers and flagpoles;
  - (c) Communication towers and antennas;
  - (d) Drive-in theatre screen,
  - (e) Water storage tanks;
  - (f) Silos, cooling towers, chimneys and other stacks;
  - (g) Monuments;

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

## 2. Step-Back Height Regulations

### a. Purpose and Intent

The step-back requirement is intended to:

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

### b. Application

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

### c. Required Step-Back

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

### d. Corner Lots

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

### e. Side and Rear Yard Transitions

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

f. Exemptions

The following may project into the step-back zone:

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

#### 4.28 MINIMUM DISTANCE SEPARATION (MDS)

1. Outside of a *Settlement Area*, no *Use* defined as a Type A or Type B land *Use* as per the Provincial *MDS* Guidelines shall be *Erected* or enlarged unless it complies with the *Minimum Distance Separation (MDS I)* formula calculated using the Province of Ontario's *Minimum Distance Separation (MDS) Formulae* as amended from time to time.
2. No residential, institutional, *Commercial*, industrial, or recreational use, located on a separate lot and otherwise permitted by this By-law shall be erected or enlarged unless it complies with the Minimum Distance Separation (MDS I) formula calculated using the Province's Minimum Distance Separation (MDS) Formulae as amended from time to time.
3. Notwithstanding any other yard or setback provision in this By-law, no livestock facility shall be erected or enlarged unless it complies with the Minimum Distance Separation Formula (MDS II) calculated using the Province's Minimum Distance Separation (MDS) as amended from time to time.
4. For the purpose of applying MDS, the following are considered Type A land uses:
  - (a) On-Farm Diversified Uses,
  - (b) Institutional Uses, such as schools, churches and cemeteries, required by the horse and buggy community,
  - (c) All cemeteries within municipal jurisdiction.

#### 4.29 FENCE

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

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

#### 4.30 SWIMMING POOLS

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

1. A *Swimming Pool* may be located in the *Interior Yard* and *Rear Yard* of any *Lot* if:
  - (a) No part of such *Swimming Pool* is located closer to any *Lot Line* or *Street Line* than the minimum distance required for the *Accessory Building* located on such *Lot*;
  - (b) The maximum *Height* of such pool or associated *Deck* is 1.8 metres above the average *Finished Grade* level of the ground adjoining; and,
  - (c) Any *Building* or *Structure*, other than a *Dwelling* required for changing clothing or for pumping or filtering facilities or other similar *Accessory Uses*, complies with the provisions of this By-law respecting *Accessory Buildings* on such *Lot*.
2. A *Swimming Pool* may not be located in the *Front Yard* or *Exterior Yard* of any *Lot* unless the *Lot* is Zoned A1, A2 and RU and provided:
  - (a) A *Dwelling* exists on the *Lot*;
  - (b) No part of such *Swimming Pool* is located closer to any *Lot Line* or *Street Line* than the minimum distance required for the *Accessory Building* located on such *Lot*;
  - (c) The maximum *Height* of such pool or associated *Deck* is 1.8 metres above the average *Finished Grade* level of the ground adjoining; and,
  - (d) Any *Building* or *Structure*, other than a *Dwelling* required for changing clothing or for pumping or filtering facilities or other similar *Accessory Uses*, complies with the provisions of this By-law respecting *Accessory Buildings* on such *Lot*.
3. A *Swimming Pool* may be located in the *Rear Yard* of any *Lot* if no part of such *Swimming Pool* or associated *Deck* is located closer to any *Lot Line* or *Street Line* than the minimum distance required for any *Accessory Building* located on such *Lot*.
4. A *Swimming Pool* shall not be considered as part of a *Lot Coverage* provided no part of the *Swimming Pool* or its railing protrudes more than 1.2 metres above the ground level surrounding the *Swimming Pool*.

5. Every swimming pool shall be enclosed by a fence with a lockable gate in accordance with all Municipal By-laws and shall have a minimum height of 1.5 metres above average grade level.
6. For greater certainty, swimming pools are not permitted within the Hazard (H) Zone.

#### 4.31 PONDS

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

1. Within the Residential, Commercial, Other Employment, Open Space, Future Development and Agricultural *Zones*, *Ponds* are permitted as *Accessory Uses* in any *Yard* subject to maintaining a minimum 3.0 metre *Setback* from any *Lot Line*.
2. *Ponds* are permitted within any Hazard *Zone*. It is the responsibility of the landowner to confirm compliance with any other applicable legislation relating to the establishment of a *Pond* in a Hazard *Zone*, such as obtaining permits from the relevant Conservation Authority.
3. Artificial *Ponds* are not permitted in a wetland *Zone* except as part of an approved project by the relevant Conservation Authority or Ministry.

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

#### 4.32 TEMPORARY CONSTRUCTION

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

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

#### 4.33 OUTDOOR STORAGE

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

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

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

#### 4.34 REFRESHMENT VEHICLES

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

1. All *Refreshment Vehicles* are permitted as *Accessory Uses* in the C1, C2, C3 and M1 zones of this By-law.
2. A temporary by-law to permit a food truck as the primary use on a vacant property that is currently underutilized shall generally be supported. Temporary by-law amendments must consider the following provisions:
  - (a) The food truck is located more than 90.0 metres from a brick-and-mortar establishment that offers similar selections of goods,
  - (b) The property does not immediately abut a *Residential Zone*.
3. All *Refreshment Vehicles* must obtain a license through the *Municipality's Refreshment Vehicle Licensing By-law*.
4. *Refreshment Vehicles* are not required to comply with the *Setbacks* of a *Zone* but must be set back a minimum of 3 metres from any *Street Line* and *Residential Use*.
5. Notwithstanding anything in this By-law to the contrary, any number of *Refreshment Vehicles* may be permitted on a *Lot* and in any *Zone* as part of a temporary event that is approved by the *Municipality* through the issuance of a special event permit.
6. Notwithstanding any *Zone* provisions to the contrary, *Refreshment Vehicles* are permitted on any lands owned by the *Municipality* provided the *Municipality* has granted permission for the *Use* through a formal permitting process.

#### 4.35 RENEWABLE ENERGY SYSTEMS & ENERGY STORAGE SYSTEMS

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

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

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

##### 2. *Rooftop Solar Panels*

###### (a) General Regulations

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

##### 3. *Ground-Mount Solar Panels*

###### (a) Permitted Zones

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

###### (b) Development Standards

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

- ii. The maximum footprint of a *Ground-Mount Solar Panel* system shall be 100m<sup>2</sup>.
- iii. *Ground-Mount Solar Panels* shall comply with setback requirements for *Accessory Buildings and Structures* in the applicable zone.
- iv. No *Ground-Mount Solar Panels* shall be located in a front yard unless screened by landscaping.
- v. *Ground-Mount Solar Panels* in designated heritage or environmental areas shall require Site Plan Control.

#### 4. *Small-Scale Wind Turbines*

##### (a) Permitted Zones

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

##### (b) Development Standards

- i. A maximum of one (1) *Small-Scale Wind Turbine per Lot*.
- ii. Maximum Height is 20.0 metres, measured from ground level to the tip of the rotor blade at its highest point.
- iii. Setbacks:
  - a. A *Small-Scale Wind Turbine* must be setback a minimum distance of its total height plus 10.0 metres from any lot line.
  - b. A *Small-Scale Wind Turbine* shall not be located within 120.0 metres of a residential dwelling on an adjacent property.

##### (c) Environmental Noise Impact Required

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

##### (d) Compliance with Transport Canada & NAV Canada

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

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

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

#### 4.36 SHIPPING CONTAINERS

1. During periods when there is no active construction on a *Lot*, the temporary placement of one *Shipping Container* is permitted per *Lot* in a Residential, Commercial, Industrial, Rural or Agricultural Zone, provided the *Shipping Container*:
  - (a) Is located on the *Driveway* or *Parking Area*;
  - (b) Is set back a minimum of 1.0 metre from any *Lot Line*;
  - (c) Has a maximum *Height* of 2.5 metres, a maximum width of 2.5 metres and a maximum length of 7.0 metres; and,
  - (d) Is not located on the *Lot* for more than 30 days in a calendar year.
  
2. During periods where there is active construction on a *Lot*, the temporary placement of one *Shipping Container* for the purpose of securely storing tools, equipment or materials related to active and permitted construction is permitted per *Lot* in a Residential, Commercial, Industrial, Rural or Agricultural Zone, provided it meets the following:
  - (a) Location and Duration
    - i. The container shall only be permitted after a valid Building Permit has been issued for construction on the lot.
    - ii. The container may remain on the lot for a maximum period of six months, or until final occupancy or completion of construction, whichever occurs first.
    - iii. One extension of up to 3 months may be granted at the discretion of the Chief Building Official.
  - (b) Setback and Placement
    - i. The container shall comply with the minimum setback requirements for *Accessory Buildings* in the applicable zone.
  - (c) Appearance and Maintenance
    - i. The container must be kept in a safe, clean, and structurally sound condition.
  - (d) Removal
    - i. The container shall be removed within 14 days of occupancy or project completion, whichever occurs first, or upon expiry of the approved temporary use period.

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

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

#### 4.37 SHORT TERM ACCOMMODATIONS

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

1. *Short Term Accommodations* are only permitted within *Buildings* that constitute a *Dwelling*. Cabins and Bunkies may not be used for Short Term Accommodations. Multiple *Cabins* on a Lot that have been permitted through site-specific zoning as “*Campground*” are not subject to the provisions of this Section.
2. Only one (1) *Dwelling Unit* on a Lot may be used for *Short Term Accommodation*.
3. *Short Term Accommodations* must comply with an additional municipal By-law in effect that regulates their use, including and not limited to By-law 2019-122, a Consolidated By-law to License, Regulate and Govern Short Term Accommodations.

#### 4.38 BED AND BREAKFAST

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

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

#### 4.39 CAMPGROUND

1. No person shall use any land or erect, alter or use any *Building* or structure for a *Campground*, except in accordance with the following provisions:
  - (a) Permitted Uses shall include a *Campground* and uses *Buildings* and structures accessory thereto, and one single detached dwelling and uses *Buildings* and structures accessory thereto for one gatekeeper or caretaker of the *Campground*.

## 2. Zone Provisions for Campground Uses

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

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

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

### 4.40 STORAGE OF COMMERCIAL VEHICLES IN RESIDENTIAL ZONES

1. In any Residential *Zone* located within settlement boundaries, no storage of *Commercial* vehicles is permitted.
2. In the Rural Residential (RUR) *Zone*, the storage of one (1) *Commercial Motor Vehicle* is permitted, subject to the following regulations:
  - (a) A *Dwelling* exists on the *Lot*.
  - (b) The vehicle is owned or used by the owner or occupant of such *Lot, Building* or *Structure*;
  - (c) The *Commercial* vehicle has a maximum carrying capacity of 11,000 kg
  - (d) Not more than one *Commercial* vehicle is stored in accordance with this Section;and,
  - (e) The storage of the one (1) *Commercial* vehicle is not located in the *Front Yard*.
3. In any Agricultural and Rural *Zones*, the storage of one (1) *Commercial Motor Vehicle* and one (1) *Transport Trailer* is permitted, subject to the following regulations:
  - (a) A *Dwelling* exists on the *Lot*.

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

#### 4.41 STORAGE OF RECREATIONAL VEHICLES IN RESIDENTIAL ZONES

1. *Recreational Vehicles* shall not be stored in the *Front or Exterior Yard* in a Residential Zone.
2. A maximum of three (3) *Recreational Vehicles* may be stored on a *Lot* within an *Interior Yard or Rear Yard*.
3. Notwithstanding the above, only one motor home and/or *RV Camper Trailer* may be stored on a *Lot* unless site-specific provisions provide otherwise.
4. No storage of any *Recreational Vehicle* shall be permitted unless a *Main Building* has been constructed.
5. There is no limit on the number of *Recreational Vehicles* that may be stored within an *Accessory Building* on a *Lot* provided they are either owned by the primary resident of the *Lot* or are being stored for no monetary gain by the owner.
6. *Recreational Vehicles* may not be stored outdoors within 2.0 metres of the rear or *Interior Side Lot Line*.

#### 4.42 PLANTING STRIP REQUIREMENTS

1. Location
  - (a) The requirements of this section shall not be triggered for existing *Building* or structures unless the Development involves establishing a new *Building or Structure* or an expansion to the *Height or Ground Floor Area* of an existing *Building or Structure* by more than 10 percent.
  - (b) For existing *Uses*, the requirements of this section shall only apply where a *Planting Strip* exists on the date of passing of this By-law.
  - (c) A 3.0-metre-wide *Planting Strip* adjacent to the full length of the *Lot Line* shall be required:

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

(d) Where *Parking Areas* are connected to *Parking Areas* on adjacent *Lots*, a *Planting Strip* is not required.

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

## 1. Contents

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

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

## 2. Design

Screening devices comprising a required *Planting Strip* shall:

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

### 4.43 DEVELOPMENT WITHIN REGULATED AREA

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

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

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

#### 4.44 SAFE ACCESS

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

1. No new development shall be permitted:
  - a. On lands where safe access, as defined in this By-law, cannot be achieved; or
  - b. Within a floodplain, regardless of whether the area of inundation contains high points of land not subject to flooding.
2. Where dry access cannot feasibly be achieved, ingress and egress for pedestrians and vehicles during a Regulatory Flood Event shall meet all of the following:
  - a. The depth of flooding does not exceed 0.3 metres;
  - b. The velocity of flow does not exceed 1.7 metres per second; and
  - c. The produce of flood depth and velocity does not exceed 0.4 square metres per second.
3. Despite Section 4.44.2, development may be permitted where access to or from the site is via an existing roadway subject to flooding that does not meet the standards in Section 4.44.2, provided that all of the following are satisfied:
  - a. Flood depths and velocities to and from the site are equal to or less than those experienced on the existing roadway during a Regulatory Flood Event;
  - b. Safe alternate or secondary access appropriate to the nature of the development and the natural hazard is provided for pedestrians and emergency vehicles; and
  - c. The Conservation Authority has issued a permit under Section 28 of the Conservation Authorities Act, where applicable.

#### 4.45 RECOGNITION OF PRIOR HOLDING REMOVALS

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

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

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

- a) the proposed development is substantially consistent with the development contemplated at the time of the original Holding provision removal;
- b) there have been no material changes to the environmental conditions, applicable policy framework, or regulatory requirements since the date of removal; and
- c) the Conservation Authority and/or County of Grey confirm, upon request by the Municipality, that the original studies or approvals remain adequate in the circumstances.

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

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

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## SECTION 5.0 PARKING PROVISIONS

### 5.1 GENERAL PARKING REQUIREMENTS

#### 1. Use of Parking Areas

- (a) Parking is permitted in all *Zones* as an *Accessory Use* to a permitted *Use*. Parking is not permitted as the *Principal Use* of any *Lot* except where the *Lot* is owned by a conservation authority or a municipal, provincial, or federal government.
- (b) Where a parking area or parking space is required by the By-law in any *Zone*, no person shall use such parking area or parking space for parking any motor vehicle unless such motor vehicle bears a motor vehicle license plate or sticker which is currently valid.

#### 2. Applicability of Parking Standards

##### (a) Parking Space Requirements

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

##### (b) Parking Space Requirement Round Up

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



##### (c) Change of Use

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

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

##### (d) Mixed Occupancies

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

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

(e) Use Not Described

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

## 5.2 REQUIRED PARKING SPACES

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

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

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

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

### 5.3 SPECIAL PARKING PROVISIONS

#### 1. Downtown Commercial (C1) Zone Adjustments

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

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

#### 2. Parking Justification Study

The Parking Justification Study must include:

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

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

#### 3. Cash-In-Lieu of Parking Regulations

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

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

#### 5.4 PARKING DESIGN STANDARDS

##### 1. Parking Space Dimensions and Layouts

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

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

- (b) A maximum of 50% of the area of a Front Yard or Exterior Yard may be used for Driveways and Parking Areas in combination within an RF, RW, RP, or RM Zone.
- (c) Notwithstanding the above, new Parking Spaces in the C1 Zone shall only be permitted in a Rear Yard or Interior Yard except where a Parking Lot is permitted as a Principal Use in accordance with the provisions of this By-law.

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

2. Accessible Parking Requirements

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

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

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

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

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

3. Bicycle Parking Requirements

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

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

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

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

(d) .

(e) Exceptions

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

#### 4. Surface Treatment and Drainage

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

New *Driveways*, *Parking Aisles*, *Loading Spaces*, and *Parking Spaces* shall be provided and maintained with a concrete, asphalt, or bituminous double surface treatment.

*Driveways* and *Parking Spaces* that are existing on the date of passing of this By-law, and that are surfaced with gravel, crushed stone, or a similar granular surface may be expanded and surfaced with gravel, crushed stone or similar surface.

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

#### 5. Illumination of Parking Areas

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

### 5.5 QUEUING AND LOADING SPACE REQUIREMENTS

1. Queuing Space Standards for Drive-Throughs

- (a) Where a *Drive-Through Service Facility* is provided on a lot, a queuing aisle shall also be required.
- (b) The minimum number of required vehicle spaces in a queuing aisle for a *Drive-Through Service Facility* shall be in accordance with the following table:

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

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

2. Delivery & Loading Spaces

(a) Delivery Spaces

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

Use Type	Delivery Space Requirement
Retail Store	1 space per 2,000 m <sup>2</sup> GFA
Restaurant	1 space per 1,500 m <sup>2</sup> GFA
Office and Clinics less than 2,000 m <sup>2</sup>	1 space

- ii. Any required *Delivery Space* shall be provided on the same lot as the principal use, unless an alternative arrangement is approved through Site Plan Control.
- iii. *Delivery Spaces* shall be located to the rear or side of the *Building* where possible, and not obstruct pedestrian access, customer parking or fire

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

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

(b) Loading Spaces

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

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

- ii. A Loading Space shall be a minimum of 3.75 metres in width, 9.0 metres in length, and a minimum vertical clearance of 4.0 metres.
- iii. A Loading Space shall have a required setback to any street or highway of a minimum of 6.0 metres.
- iv. Any required Loading Spaces shall be provided on the same lot as the principal use, unless an alternative arrangement is approved through Site Plan Control.

- v. Loading Spaces shall be located to the rear or side of the *Building* where possible, and not obstruct pedestrian access, customer parking or fire routes. Loading Spaces are to be designed to avoid conflicts with pedestrian areas, customer parking, and site circulation.
- vi. Access to the required Loading Space shall be provided by means of a driveway at least 6.0 metres wide contained within the lot on which the space is located and leading to a street or land located within or adjoining the zone in which the use is located.

## 5.6 DRIVEWAY AND ENTRANCE WIDTHS

### 1. Residential Entrance Widths

- (a) The entrance width for a single detached dwelling, semi-detached dwelling, duplex dwellings, townhouse dwelling or a boarding home shall not exceed a maximum width of 7.0 metres or 50% of the lot frontage, whichever is the lesser.
- (b) The entrance width for a group of dwellings, including a private road for a plan of *Condominium*, shall be a minimum of 7.5 metres.
- (c) No Driveway shall be established closer than 1.0 metre to a side Lot Line, with the exception of abutting Driveways along a common Lot Line if their combined width does not exceed 9.0 metres.

### 2. Commercial and Industrial Driveways

- (a) Access to the required *Parking Spaces* and *Parking Areas* shall be provided by means of unobstructed *Driveways* or passageways at least 3.0 metres for single direction traffic and 6.0 metres for two-way traffic, to a maximum of 9.0 metres.
- (b) The *Aisles* between *Parking Spaces* within a *Parking Area* that are two-way aisle width shall have a minimum width of 6.0 metres. If angled parking spaces and/or one-way aisles are being proposed, the following regulations apply:

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

60 degrees

5.5 metres

## 5.7 UNDERGROUND PARKING GARAGES

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

Yard	Required Setback
Front Yard	Half of that required for the main <i>Building</i> or main use
Exterior Side Yard	Half of that required for the main <i>Building</i> or main use
Interior Side Yard	Nil
Rear Yard	Nil

2. Despite the Table above, where a zone has a front yard or an exterior side yard of nil, then the required setback for the underground parking garage to the front yard of the exterior side yard may also be nil.
3. Any underground parking garage, or any portion thereof, that is not located under a *Building* shall have its roof a minimum of 0.6 metres below existing grade. This provision shall not apply to a single detached dwelling, semi-detached dwelling or townhouse dwelling.

## 5.8 SNOW STORAGE AND MINIMUM PARKING REQUIREMENTS

1. Snow Storage Requirement

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

2. Exclusion from Parking Count

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

3. Location and Safety

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

## SECTION 6.0 AGRICULTURE AND RURAL ZONES

### 6.1 AGRICULTURE (A1) ZONE

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

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

#### a) Permitted Uses

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

#### b) Zone Provisions

Zone Standard	All Uses
<i>Minimum Lot Frontage</i>	200.0 metres
<i>Minimum Lot Area</i>	20.0 hectares

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

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

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

Permitted Uses:

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

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

## 6.2 RESTRICTED AGRICULTURE (A2) ZONE

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

### 6.3 RURAL (RU) ZONE

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

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

#### a) Permitted Uses

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

#### b) Zone Provisions

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

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

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

Permitted Uses:

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

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

## RURAL RESIDENTIAL (RUR) ZONE

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

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

### a) Permitted Uses

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

### b) Zone Provisions

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

## SECTION 7.0 RESIDENTIAL ZONES

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

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

### 7.1 RESIDENTIAL (R) ZONE

#### a) Permitted Uses

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

#### b) Zone Provisions

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

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

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

## 7.2 RESIDENTIAL MULTIPLE (RM) ZONE

### a) Permitted Uses

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

### b) Zone Provisions

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

<i>Minimum Rear Yard (m)</i>	7.0	6.0
<i>Maximum Height (m)</i>	11.0	22.0

c) Special Provisions

- i. Notwithstanding the interior side yard setback requirements above, the common wall of a townhouse may be centered on the mutual lot line.
- ii. The maximum number of attached townhouses permitted in a row is eight (8).
- iii. The minimum number of attached townhouses permitted in a row is four (4).
- iv. A maximum density of townhouse or apartment *Development* is 40 units per hectare.
- v. Where *Development* is proposed by Plan of Condominium or rental by Site Plan Control Approval, the following additional standards apply:
  - 1. A minimum outdoor amenity area of 15.0 square metres per unit in consolidated form is required.
  - 2. Townhouse units require a minimum driveway length of 6.0 metres
- vi. A minimum outdoor amenity area of 5 square metres per *Dwelling Unit* shall be provided on a *Lot* where an *Apartment Dwelling* is located except where the *Lot* directly abuts parkland owned by the *Municipality*.
- vii. Site Plan Control

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

### 7.3 RESIDENTIAL SHORELINE (RS) ZONE

#### a) Permitted Uses

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

#### b) Zone Provisions

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

#### c) Special Provisions

- i. If on island, permitted uses shall be limited only to recreational uses.
- ii. Prior to the issuance of any *Building* permits for properties zoned Residential Shoreline (RS), the owner must provide confirmation that the septic system servicing the property conforms to current standards.
- iii. Notwithstanding the 30 metre setback requirement from the high water mark as defined above, where a *Building* or structure has legally been erected prior to the passage of this By-law, and which does not comply with the 30 metre

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

1. All other provisions of this By-law are complied with;
  2. Determination of Hazard Lands in consultation with the Conservation Authority;
  3. Such enlargement shall increase the height of the existing *Building* a maximum of 0.9 metres (3 metres) from the highest point of the peak;
  4. Such enlargement shall be located immediately in-line with and abutting the existing *Building* or structure.
- iv. For Residential Shoreline (RS) lots, the front yard is defined as the lot line abutting the public or private road, and the rear yard is that portion of the property abutting the lake. Where access is obtained over a private road, refer to Section 4.2 of this By-law.

v. Site Plan Control

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

## SECTION 8.0 COMMERCIAL ZONES

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

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

### 8.1 DOWNTOWN COMMERCIAL (C1) ZONE

#### 1. Permitted Uses

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

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

2. Zone Provisions

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

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

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

8.2 HIGHWAY AND SERVICE COMMERCIAL ZONE (C2) ZONE

a) Permitted Uses

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

b) Zone Provisions

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

c) Special Provisions

- i. Notwithstanding the setback requirements of Section 8.2, the minimum setback from an abutting residential zone shall be 6.0 metres, or the amount set out in the Table in Section 8.2, whichever is greater.
- ii. Outdoor storage shall be prohibited in any yard adjacent to a residential zone.
- iii. Any residential use permitted in Section 8.2 must be accessory to the principal *Commercial* use on the property.
- iv. Site Plan Control

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

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

### 8.3 MIXED USE COMMERCIAL (C3) ZONE

#### a) Permitted Uses

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

- xl. Urban Horticulture
- xli. Uses, *Buildings* and structures accessory to a permitted use

b) Zone Provisions

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

c) Special Provisions

- i. Notwithstanding the setback requirements of Section 8.3, the minimum setback from an abutting residential zone shall be 6.0 metres, or the amount set out in the Table in Section 8.3, whichever is greater.
- ii. Outdoor storage shall be prohibited in any yard adjacent to a residential zone.
- iii. The dwelling unit shall have a separated access from the *Commercial* portion of the non-residential *Building*. A dwelling unit and the *Commercial* portion may share a common hallway, vestibule or similar space.
- iv. Site Plan Control

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

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

## SECTION 9.0 EMPLOYMENT ZONES

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

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

### 9.1 LIGHT INDUSTRIAL (M1) ZONE:

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

b) Zone Provisions

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

c) Special Provisions

- i. Notwithstanding the setback requirements of Section 9.1(b), the minimum setback from an abutting residential zone shall be 20.0 metres, or the amount set out in the Table in Section 9.1.2, whichever is greater.
- ii. Notwithstanding the setback requirements of Section 9.1(b), increased minimum setbacks may be required as defined in the Ministry of the Environment Guideline D-6 (Compatibility Between Industrial Facilities and Sensitive Land Uses).
- iii. Outdoor storage shall be prohibited in any yard adjacent to a residential zone.
- iv. Any residential use permitted in Section 9.1(b), must be accessory to the principal *Commercial* use on the property.
- v. Site Plan Control

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

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

## 9.2 HEAVY INDUSTRIAL (M2) ZONE:

### a) Permitted Uses

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

### b) Zone Provisions

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

### c) Special Provisions

- i. Notwithstanding the setback requirements of Section 9.1(b), the minimum setback from an abutting residential zone shall be 20.0 metres, or the amount set out in the Table in Section 9.1(b), whichever is greater.
- ii. Outdoor storage shall be prohibited in any yard adjacent to a residential zone.
- iii. Notwithstanding the setback requirements of Section 9.1(b), increased minimum setbacks may be required as defined in the Ministry of the Environment Guideline D-6 (Compatibility Between Industrial Facilities and Sensitive Land Uses).
- iv. Site Plan Control

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

### 9.3 EXTRACTIVE INDUSTRIAL (MEX) ZONE

#### a) Permitted Uses

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

#### b) Zone Provisions

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

c) Special Provisions

- i. Notwithstanding the setback requirements of Section 9.3(b), agricultural *Buildings* and agricultural *Accessory Buildings and Structures* require a minimum front yard setback of 55.0 metres.
- ii. Site Plan Control

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

#### 9.4 SPACE EXTENSIVE COMMERCIAL AND INDUSTRIAL (MSX) ZONE

a) Permitted Uses

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

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

b) Zone Provisions

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

c) Special Provisions

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

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

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

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## SECTION 10.0 INSTITUTIONAL ZONE

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

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

### 1. Permitted Uses

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

### 2. Zone Provisions

	Full Services	Municipal Sanitary Only	Municipal Water Only	Private Services

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

Special Provisions:

i. Site Plan Control

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

## SECTION 11.0 FUTURE DEVELOPMENT ZONE

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

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

### 1. Permitted Uses

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

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

### 2. Zone Provisions

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

## SECTION 12.0 HAZARD ZONE

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

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

### 1. Permitted Uses

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

### 2. Zone Provisions

- a) New *Development* or construction requiring access through Hazard lands must meet the provisions for safe access in this By-law and may require a permit from the appropriate Conservation Authority.
- b) Development and site alteration is not permitted unless for flood and erosion control structures approved by the Conservation Authority.
- c) The Hazard (H) Zone boundaries identified on the Schedules to this By-law are intended to generally identify areas of existing or potential natural hazards. Notwithstanding Section 2.4, the boundaries of the Hazard (H) Zone are subject to minor changes without formal amendment to this By-law or Schedules to this By-law when approved by the appropriate approval authority (i.e. Municipality, County, Conservation Authority, Niagara Escarpment Commission). This may occur where detailed resources mapping and/or site inspection results in a minor re-interpretation of the limits of the Hazard zone boundary.

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

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

## SECTION 13.0 WETLAND ZONE

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

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

### 1. Permitted Uses

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

### 2. Zone Provisions

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

## SECTION 14.0 OPEN SPACE ZONE

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

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

### 1. Permitted Uses

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

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

2. Zone Provisions

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

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## SECTION 15.0 RECREATIONAL RESORT ZONE

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

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

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

### 1. Permitted Uses

#### (a) On Prominent Escarpment Slope

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

#### (b) Outside Prominent Escarpment Slope

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

- Home occupations
- *Accessory Uses*

## 2. Zone Provisions

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

## 3. Additional Requirements for Compliance

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

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

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

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

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

b) Environmental and Impact Assessments

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

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

c) Servicing and Infrastructure

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

d) Compatibility with Adjacent Land Uses

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

e) Site Plan Control Requirement

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

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

## SECTION 16.0 NIAGARA ESCARPMENT PROTECTION ZONE

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

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

### 1. Permitted Uses

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

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## SECTION 17.0 HOLDING ZONES

### 1. Holding Provision 1 (H1) Zone - Wetlands

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

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

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

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

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

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

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

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

### **3. Holding Provision 3 (H3) – Landfill Sites**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## SECTION 18.0 TEMPORARY USES

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

Table 9.1—List of Temporary Use *Zones*

Temporary use number	Zone	Provisions	Date Enacted	Date Expires

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By-law #	Address	Roll #	Underlying Zoning	Exception Number	Exception Text
	468375 Grey Road 31	420814000804500	M1	01	<p>Permitted uses shall be limited to a Water Bottling Facility, subject to the following definition and provisions:</p> <ul style="list-style-type: none"> <li>• A 'Water Bottling Facility' shall mean premises where water is bottled in bottles, which may be manufactured on site, and from which bottled water is shipped to a wholesale or retail outlet.</li> <li>• Maximum lot coverage shall be 6,400 square metres.</li> <li>• Maximum building height shall be 11 metres.</li> <li>• Minimum Front Yard shall be 15 metres.</li> <li>• Loading spaces may be situated within the front yard, but shall not be situated any closer to the street line than 15 metres.</li> <li>• Open air operations, storage and display are not permitted.</li> </ul>
	774930 Highway 10	420818000107900	RU	02	<p>Permitted uses shall include an Operational Base for a Carnival Amusement Operation subject to the following definition and provisions:</p> <p>A 'Operational Base' for a Carnival Amusement Operation shall mean a rural commercial establishment where facilities are provided for the purpose of maintenance and storage of a carnival or similar exhibition such as a circus, midway show or sideshow, and where one or more of the following classes of amusement or recreation are also provided: mechanically or electrically operated rides and amusement rides for the purpose of physically moving people. The Operational Base shall also include storage for various equipment related to and necessary for the Carnival operation and the necessary areas or buildings for the maintenance and repair of the equipment.</p> <p>Seasonal accommodation of employees and their families is permitted in the form of a maximum of five mobile homes or trailers. For the purposes of this sub-section, 'seasonal' means the temporary use of land, buildings or structures for not more than six- and one-half consecutive months in any calendar year.</p> <p>The Operational Base for the Carnival Amusement Operation shall not be open to the public nor will it provide commercial entertainment to the public.</p> <p>All new or expanded development on the property is subject to Site Plan Control approval.</p>
	No civic address	420818000418400	RS	03	<p>Permitted uses shall be limited to a Private Recreational Resort in accordance with the following definitions and provisions:</p> <ul style="list-style-type: none"> <li>• All development shall be subject to Site Plan Control Approval</li> </ul>

					<ul style="list-style-type: none"> <li>• A 'Private Recreational Resort' shall mean premises used by a private club (or organization) for recreational purposes, where members may be temporarily accommodated in seasonal dwellings (or cottages). No other form of living or sleeping accommodation shall be permitted on the premises. One (1) Clubhouse Facility shall be permitted for the exclusive use of the club members.</li> <li>• A 'Seasonal Dwelling or Cottage' means one of a group of buildings in a recreational Resort equipped with sanitary and culinary facilities and designed for human habitation on a temporary or occasional basis.</li> <li>• A 'Temporary or Occasional' basis shall mean a maximum occupancy of 120 days per calendar year</li> </ul> <p>Regulations for a Private Recreational Resort:</p> <ul style="list-style-type: none"> <li>• Maximum number of Seasonal Dwellings shall be 21</li> <li>• Minimum gross floor area for Seasonal Dwellings shall be 62.5 square metres</li> <li>• Maximum gross floor area for Seasonal Dwellings shall be 82.5 square metres</li> <li>• Seasonal dwellings which existed on or before April 26, 1999, which exceed the maximum floor area provided above, may be altered, reconstructed or restored provided the alteration, reconstruction or restoration will not increase the height, size or volume of the Dwelling</li> <li>• Maximum height for a Seasonal Dwelling shall be 1.5 stories</li> <li>• Maximum gross floor area for the Clubhouse shall be 110 square metres</li> <li>• Site Regulation: Each Seasonal Dwelling and the Clubhouse must be situated within an <b>individual Building Envelope as delineated on Schedule E-2, Map A of this By-law</b></li> <li>• Permitted Accessory Uses, Buildings and Structures shall include one (1) Accessory Building per building envelope, and unenclosed Picnic Areas</li> <li>• Maximum gross floor area for each Accessory Building shall be 9.25 square metres</li> <li>• Water supply and/or sewage disposal shall not be installed, connected or provided to any Accessory Buildings or Structure</li> <li>• Lands identified with a (-26) exception number, are hereby subject to a holding provision established under Section 36 of the Planning Act, R.S.O, 1990, as amended. The holding symbol shall only be removed once an engineering report has been prepared to the satisfaction of the County of Grey, Ministry of the Environment and the Municipality, which demonstrates the adequacy of all existing and proposed water and sanitary sewage systems on-site.</li> </ul>
	354466 Osprey- Artemesia	4208180007273	RU	04	Permitted uses shall include a small-scale commercial use comprising a cooking school and fly fishing school and related accommodation for guests and staff subject to the following definitions and provisions:

					<ul style="list-style-type: none"> <li>• A cooking and fly fishing school shall mean a place where people receive instruction on food preparation and fishing activities, and shall include associated temporary accommodation and meeting facilities, but does not include a restaurant or a motel/hotel.</li> <li>• Maximum lot coverage for all buildings and structures associated with the cooking school and fly fishing school shall not exceed 400 square metres).</li> <li>• A maximum of 8 rooms for guest accommodation is permitted.</li> <li>• A maximum of 16 guest occupants are permitted at any one time.</li> <li>• The existing barn may be used for two staff accommodation rooms and a meeting room. The staff accommodation rooms shall not be available for remuneration.</li> <li>• The maximum number of full time employees shall be three (3) in addition to the owner(s).</li> <li>• The meeting room shall only be used for the purpose of the cooking school, and fly- fishing school, and shall not be available to the general public.</li> <li>• All new development relating to the commercial use is subject to Site Plan Control approval.</li> </ul>
	554075 Road 55	420814000409906	RUR	05	<p>Permitted uses on lands shall include a kennel as an accessory use to a single-family dwelling, subject to the following definition and provisions:</p> <ul style="list-style-type: none"> <li>• A 'kennel' shall mean a building, structure and/or chain link enclosures where dogs are kept, boarded, and bred for the purpose of sale and/or pets, and</li> <li>• The maximum area of any buildings and/or structures used for the kennel shall be 116 m<sup>2</sup></li> <li>• The minimum front yard setback shall be 170 metres</li> <li>• The minimum side yard setback shall be 30 metres</li> <li>• All buildings structures and/or chain link enclosures, shall be subject to the following: <ol style="list-style-type: none"> <li>1. such kennel units (buildings, structures and chain link enclosures) shall not cover an area greater than 464 m<sup>2</sup>.</li> <li>2. the chain link kennel area is situated behind the front or exterior wall of the principal dwelling facing the front lot line, and complies with all other yard requirements of the By-law.</li> <li>3. any area of the lot used for the kennel shall be screened from public exposure and adjacent rural residential uses by buildings and/or a planting strip and/or privacy fence.</li> <li>4. Maximum number of adult dogs permitted shall be twenty (20). An adult dog is defined as being older than one calendar year, and does not include puppies.</li> </ol> </li> <li>• for the purpose of this By-law, the pedigree of dogs in the described kennel shall be of Bigion, Shitzu, and Yorkshire Terrier breeding only.</li> </ul>
	407119 Grey Road 4	420818000704400	RU	06	<p>Notwithstanding other provisions in this By-law to the contrary, the following provisions apply:</p> <ul style="list-style-type: none"> <li>• The construction of buildings, structures, septic systems, and any other site alteration within 50 metres of the Wetland (W) Zone can only occur based on the recommendation of a Scope</li> </ul>

					<p>Environmental Impact Study, which has been reviewed the to satisfaction of the County and the Municipality. The only exception to this is that in the areas identified by a black hatching, which have previously been assessed, attached a 10-metre setback from the Wetland (W) Zone is required.</p> <ul style="list-style-type: none"> <li>• New accessory buildings and structures may be located in front of the principle building.</li> <li>• A maximum of one livestock unit per 0.4 hectares of agricultural lands is permitted.</li> </ul>
	467381 12 <sup>th</sup> Concession B	420814000802900	RU	07	<p>Permitted uses shall include the running of Horse Shows subject to the following definition and provisions.</p> <p>A 'Horse Show' shall mean the use of lands, buildings, or structures for the purpose of the staging of equestrian events, and the temporary boarding of horses in association with these events, but does not include the racing of horses. During the horse shows only, food and beverage sales to participants and spectators is also permitted.</p>
	774317 Highway 10	420818000204500	C2	08	<p>Permitted uses shall be limited to the following:</p> <ul style="list-style-type: none"> <li>• Retail Stores</li> <li>• Equipment sales and rental</li> <li>• Service Shops</li> <li>• Plumbing Shops</li> <li>• Studios</li> <li>• Electrical Shops</li> <li>• Personal Service Shops</li> <li>• Banks or financial institutions</li> <li>• Medical Centre</li> <li>• Recreational uses</li> <li>• Business and Professional offices</li> </ul> <p>Food Catering Shop: A 'Food Catering Shop' is defined as the use of land, buildings or structures for the purposes of food preparation which shall be transported and sold off-site and shall not include a restaurant.</p>
	774292 Highway 10	420818000201200	C2	09	<p>Permitted uses shall be limited to the following:</p> <ul style="list-style-type: none"> <li>• Retail Stores</li> <li>• Equipment Sales and Rentals</li> <li>• Service Shops</li> <li>• Plumbing Shops</li> <li>• Studios</li> <li>• Electrical Shops</li> </ul>

					<ul style="list-style-type: none"> <li>• Personal Service Shops</li> <li>• Banks or financial institutions</li> <li>• Medical Centre</li> <li>• Recreational uses</li> <li>• Business and Professional offices</li> </ul>
				010	
	466615 12 <sup>th</sup> Concession B	420818000937300	RU	011	<p>In addition to the uses permitted, the following uses are permitted subject to Site Plan Control Approval:</p> <ul style="list-style-type: none"> <li>• Health Spa</li> <li>• A maximum of 4 trailer campsites</li> <li>• One Single-family dwelling</li> </ul>
	634023 Road 63	420814000508900	RU	012	Permitted uses shall be limited to single family detached dwellings, and buildings and structures accessory thereto.
	150 Talisman Mt. Dr.	420839000410900	REC	013	<p>Permitted uses shall be limited to the following and are subject to Site Plan Control Approval.</p> <ul style="list-style-type: none"> <li>• A ski center including associated day use base lodges, maintenance facilities and parking facilities, and resort, hotel, motel and related commercial and recreational uses and facilities.</li> <li>• Ski chalets and commercial development such as lodges, retail stores and service establishments associated with the centre</li> <li>• Resort/tourist development and related recreational uses and facilities such as golf courses, tennis courts, public or private parks, trail uses, and attractions.</li> <li>• Recreational facilities, which require the slope for the proper functioning of the operation, such as snowboard runs, ski runs, ski lifts and slides.</li> <li>• Passive open space uses, and conservation, forestry and wildlife uses.</li> </ul>
	773419 Highway 10	420818000300800	A1	014	<p>The following additional uses are permitted:</p> <ul style="list-style-type: none"> <li>• Driving range</li> <li>• Miniature golf course</li> <li>• Retail golf pro shop, subject to a maximum gross floor area of 135 square metres.</li> </ul>
	100 Pioneer Drive	420839000407100	REC	015	<p>Permitted uses shall be limited and subject to the following:</p> <ul style="list-style-type: none"> <li>• Expansion of the existing clubhouse, the development of new accessory structures, and the development of other structures incidental to the ski operation.</li> <li>• Recreational facilities which require the slope for the proper functioning of the operation, such as snowboard runs, ski runs, ski lifts and slides.</li> </ul>

					<ul style="list-style-type: none"> <li>• Passive open space uses, and conservation, forestry and wildlife uses.</li> <li>• Maximum Gross Floor Area of all buildings and structures shall be 700 square metres.</li> <li>• Maximum height of all buildings and structures shall be 7 metres.</li> </ul> <p>All development is subject to Site Plan Control approval</p>
	100 Pioneer Drive	420839000407100	REC	016	<p>Permitted uses on lands identified with a (-50) exception number, and located in the vicinity of the existing Clubhouse, west of Pioneer Drive at the Beaver Valley Ski Club, former Township of Euphrasia, shall be limited to the following and are subject to Site Plan Control Approval.</p> <ul style="list-style-type: none"> <li>• Clubhouse</li> <li>• Accessory structures</li> <li>• Recreational facilities which require the slope for the proper functioning of the operation, such as snowboard runs, ski runs, ski lifts and slides.</li> </ul> <p>Passive open space uses, and conservation, forestry and wildlife uses.</p>
	467302 12 <sup>th</sup> Concession B	420814000800200	RU	017	<p>Notwithstanding any other provision of this By-law to the contrary, the barns existing on the property shall be used for dry storage purposes only.</p> <p>Dry Storage shall mean the storage of materials incidental to an agricultural operation, but excludes the housing of livestock and any animal waste.</p>
	673116 Road 67A	420814000206001	RU		
	726021 Sideroad 22B	420839000506000	D		
	183 Artemesia Street	420818005114902	R		
	155574 7 <sup>th</sup> Line	420839000906300	RUR		
	469153 Grey Road 31	420814000904300	RU		

No address	420814000406180	R			
795099 East Back Line	420818000105900	RUR			
No address	420839000509602	RU			
135233 9 <sup>th</sup> Line	420839000907803	RUR			
674522 Road 67B	420814000705310	RU	018		Notwithstanding any provisions of this By-law to the contrary, a maximum of 6 livestock units are permitted.
075310 Grey Road 12	420839000705900	RU	019		<p>Permitted uses shall include a Non-Profit Bible Camp and ancillary uses subject to the following definition and provisions:</p> <p>A 'Non-Profit Bible Camp' shall mean a place where non-profit religious groups gather year round for collective learning and relaxation.</p> <ul style="list-style-type: none"> <li>• The maximum number of employee's shall be 35</li> <li>• The maximum number of buildings on site shall be 25</li> <li>• The maximum gross floor area of all buildings shall be 2044 square metres</li> <li>• Ancillary uses shall be limited to the following: <ol style="list-style-type: none"> <li>1. One chapel/recreation/meeting room</li> <li>2. One communal dining room and kitchen facility</li> <li>3. One Warden's residence</li> <li>4. Supply and craft cabins</li> <li>5. Sleeping cabins</li> <li>6. Outdoor recreational facilities such as a soccer pitch, baseball and softball diamond, swimming pool</li> <li>7. Parking facilities</li> <li>8. Games room</li> <li>9. One male and one female washroom facility.</li> </ol> </li> <li>• All development is subject to Site Plan Control Approval.</li> </ul>
428207 8 <sup>th</sup> Concession A	420814000602901	C2	020		Permitted uses shall be limited to a farm implement and equipment sales and service establishment.

408016 Grey Road 4	420814000414800	C2	021	Permitted uses shall be limited to the following: <ul style="list-style-type: none"> <li>• Bakery Shops</li> <li>• Personal service shops</li> <li>• Banks or financial institutions</li> <li>• Service shops</li> <li>• Business or professional offices</li> <li>• Studios</li> </ul>
No address	420814000406000	C2	022	Permitted uses shall be limited to the following uses. In addition, any open storage shall be completely screened from public exposure through the use of landscaping in the form of vegetation or fencing, as determined by the Municipality. <ul style="list-style-type: none"> <li>• Animal Clinic</li> <li>• Cold Storage Lockers</li> <li>• Custom Workshop</li> <li>• Vehicle Sales</li> <li>• Restaurant</li> <li>• Public Storage Facility</li> <li>• Building Supply</li> <li>• Retail Sales</li> <li>• Motel</li> <li>• Garden Centre</li> <li>• Hotel</li> <li>• Farm Implement Equipment Sales and Service Establishment</li> </ul>
726025 Sideroad 22B	420839000505600	C2	023	Permitted uses on lands identified with a (-64) exception number, located in the Hamlet of Rocklyn, in the former Township of Euphrasia, shall be limited to the following (Reference former Euphrasia Municipal Office): <ul style="list-style-type: none"> <li>• Retail stores</li> <li>• Boutiques</li> <li>• Business or professional offices</li> <li>• Service shops</li> <li>• Small-scale craft shops</li> </ul>
400081 Grey Road 4	420818000410200	R	024	The maximum lot coverage shall be 420 square metres.

106 Hawthorn	420818000707000	RS	025	Permitted uses shall be limited to recreational tourist cabins, a restaurant with a maximum floor area of 40 square metres and a single-detached dwelling. In addition, a maximum of 8 recreational tourist cabins is permitted. All development is subject to Site Plan Control Approval.
408065 Grey Road 4	420814000408700	C2	026	Permitted uses shall be limited to the following: <ul style="list-style-type: none"> <li>• Retail stores</li> <li>• Personal service shops</li> <li>• Agricultural Equipment Sales and Service Establishment. Shall mean the use of lands, buildings and structures for the display and sale of new and/or used farm equipment and may include servicing, repair, and lubrication of farm or heavy equipment, the sale of farm equipment accessories and related products and the leasing or renting of farm equipment.</li> <li>• Open Storage Area. Shall mean a portion of a lot where goods, materials, and farm implement equipment may be kept or stored, and which is only permitted in the rear yard.</li> <li>• Uses, buildings and structures accessory thereto.</li> </ul>
400188 Grey Road 40	420818000403000	RU	027	The use of tourist cabins is permitted. 'Tourist Cabins' shall mean a recreational establishment where families are temporarily accommodated in cabins, but does not include a tent and/or trailer campground or mobile home park. This property is subject to site plan control approval.
348050 4 <sup>th</sup> Concession B	420814000401100	RU	028	A boys and girls campground is permitted. A 'Boys and Girls Campground' shall mean a recreational establishment operated by a private or public organization where children or adults are temporarily accommodated in tents, cabins, cottages or lodges and shall include a day camp or scout camp but does not include a tent and trailer campground or a mobile home park. This property is subject to site plan control approval.
66 Toronto Street South	420824000136600	R	029	The sale of antiques and a funeral home are also permitted. This property is subject to site plan control approval.
413473 Road 41A	420814000106305	I	030	Permitted uses shall be limited to the following: <ul style="list-style-type: none"> <li>• Place of worship</li> <li>• Cemetery</li> <li>• Accessory uses, buildings and structures</li> </ul>
460257 Road 110	420824000147500	C2	031	Permitted uses shall be limited to a motor vehicle parking lot for use by area businesses and trail users.
673084 Road 67A	420814000206002	RUR	032	The following additional provisions shall apply: <ul style="list-style-type: none"> <li>• The number of livestock units permitted will be based on a livestock to land ratio, and shall be a maximum of one (1) livestock unit per 0.4 hectares of land.</li> </ul>
No address	420824000137010 420824000136501	C1	033	Permitted uses shall be limited to the following: <ul style="list-style-type: none"> <li>• Professional and Business Offices</li> </ul>

					<ul style="list-style-type: none"> <li>• Retail Commercial</li> <li>• Single detached and multi-attached residential uses</li> <li>• Personal Service Shops</li> <li>• Service shops</li> <li>• A wine making establishment. For the purposes of this By-law, a wine making establishment shall mean the use of a building for the purposes of processing fruit to create wine and shall include storage of wine, fermentation, stabilization, aging and bottling.</li> <li>• Uses, buildings and structures accessory to a permitted use.</li> </ul>
	605810 Sideroad 13A	420839000906700	RU	034	<p>Permitted uses on lands identified with a (-117) exception number, and described as Part of lot 12, Concession 7, former Township of Euphrasia shall include a kennel as an accessory use to a single detached dwelling unit. All buildings, structures and/or chain link enclosures, shall be subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• Such kennel units (buildings, structures and chain link enclosures) shall not cover an area greater than 198 square metres.</li> <li>• The chain link kennel area is situated behind the front or exterior wall of the principle dwelling unit facing the front lot line, and complies with all other requirements of the By- law.</li> <li>• Any area of the lot used for the kennel shall be screened from public exposure and adjacent rural residential uses by buildings and/or a planting strip and/or a privacy fence.</li> <li>• The maximum number of adult dogs permitted shall be twenty (20). An adult dog is defined as being older than one calendar year, and does not include puppies.</li> </ul> <p>For the purposes of this By-law exception, the pedigree of dogs permitted in the kennel shall be Shih Tzu breeding only.</p>
	No address	420814000306400	A1	035	A minimum of 100 parking spaces is required for the site.
	528284 Osprey- Colingwood Townline	420814000806800	RU	036	<p>The following provisions shall apply:</p> <ul style="list-style-type: none"> <li>• The minimum lot frontage shall be 140.4 metres.</li> <li>• The lands shall be used on a livestock to land ratio only.</li> <li>• For the purposes of this By-law exception, the term “livestock to land ratio” is defined</li> <li>• as 1 Livestock Unit per 0.4 hectares of 1 Nutrient Unit per 0.4 hectares.</li> </ul> <p>For the purposes of this By-law exception, the term “Nutrient Units” is further defined as an amount of nutrients that give a fertilizer replacement value as the lower of 43 kilograms of nitrogen, or 55 kilograms of phosphate as nutrient (as defined in Ontario Regulation 267/03 made under the Nutrient Management Act, 2002).</p>

	407586 Grey Road 4	420814000405102	M1	037	<p>Permitted uses shall be limited to the following:</p> <ul style="list-style-type: none"> <li>• Warehousing and Wholesaling uses.</li> <li>• Assembly and manufacturing uses in accordance with the definition of Light Industrial in Section 3 of By-law No. 2004-50.</li> <li>• Open Storage Uses.</li> <li>• One residence for security/care taking purposes.</li> <li>• Equipment sales.</li> <li>• Building Supply centres and yards.</li> <li>• Business offices accessory to a permitted use.</li> <li>• Uses, buildings and structures accessory to a permitted use.</li> </ul>
	408065 Grey Road 4	420814000408700	M1	038	<p>Permitted uses shall be limited to the following:</p> <ul style="list-style-type: none"> <li>• Warehousing and Wholesaling uses.</li> <li>• Assembly and manufacturing uses in accordance with the definition of Light Industrial in Section 3 of By-law No. 2004-50.</li> <li>• Open Storage Area: Shall mean a portion of a lot where goods, materials, and farm implement equipment may be kept or stored, and which is only permitted in the rear yard.</li> <li>• Equipment sales.</li> <li>• Business offices accessory to a permitted use.</li> <li>• The sale of goods manufactured on the premises.</li> </ul>
	733515 West Back Line	420818000305900	A1	039	<p>Permitted uses shall include a kennel as an accessory use to a single detached dwelling unit. All buildings, structures and/or chain link enclosures for the kennel shall be subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• The kennel house shall be limited to an area of 5m x 7.5m.</li> <li>• Overnight kennels shall be a maximum size of 0.6m x 1.2m x 0.6m high.</li> <li>• The dog runs shall be limited to 2 dog runs with an area of 9m x 15m each.</li> <li>• All kennel structures shall be set back from the front lot line a minimum of 150 m.</li> <li>• The maximum number of adult dogs permitted shall be twenty-five (25) of the Yorkshire Terrier or Komondor breed only.</li> </ul> <p>The lands are subject to Site Plan Control approval.</p>

	425193 Irish Lake Road	420818000419902	RUR	040	<p>Permitted uses shall include a kennel subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• Dog runs shall be limited to 1 dog run with an area of 3.7 m x 3.7 metres and 1 dog run with an area of 1.8m x 3m.</li> <li>• The maximum number of adult dogs permitted shall be twelve (12) of the English Mastiff breed only.</li> </ul> <p>The lands are subject to Site Plan Control approval.</p>
	No address	420814000406810	M1	041	<p>Permitted uses in this zone shall be limited to the following:</p> <ul style="list-style-type: none"> <li>• Agricultural Bulk Sales</li> <li>• Dry Manufacturing Plants</li> <li>• Equipment Sales and Rental</li> <li>• Farm Machinery Sales and Rental</li> <li>• Business Offices accessory to a permitted use</li> <li>• Transport Terminal.</li> </ul> <p>Agricultural Bulk Sales shall not include animal and poultry health and breeding services or the sale of agricultural fertilizers and chemicals.</p> <p>Farm Machinery Sales and Service shall be considered in the same manner as Equipment Sales and Service.</p> <p>Dry Manufacturing includes assembly, repair and storage services.</p> <p>A maximum of one (1) permitted use may be located within the M1-041 Zone at any one time.</p>
	814524 Johnston's Sideroad	420818000106904	RUR	042	<p>The livestock units on the property shall be limited to six (6) horses.</p>
	235312 Grey Road 13	420839004105900	C2	043	<p>Permitted uses shall be limited and subject to the following:</p> <ul style="list-style-type: none"> <li>• Professional and Business Offices</li> <li>• Retail Commercial</li> <li>• A residential use accessory to the principal commercial use</li> <li>• Restaurants</li> <li>• Passive and Active Recreational uses</li> </ul>

					<ul style="list-style-type: none"> <li>• Medical Clinics</li> <li>• Public and Private Clubs</li> <li>• Personal Service Shops</li> <li>• Service Shop</li> <li>• Uses, buildings and structures accessory to a permitted use.</li> </ul> <p>Restaurant uses shall be limited to not more than seven (7) tables.</p> <p>Retail commercial uses shall not include supermarkets or foot stores, but shall permit convenience stores.</p> <p>Lot frontage and area shall not be less than 13.9 metres and 0.06 hectares respectively.</p>
	150 Talisman Mountain Drive	420839000412500	H	044	Permitted uses shall be limited to a Golf course. Structures shall not be permitted.
	No address	420814000603295 420814000603290	C2	045	<p>Permitted uses shall be limited to the following:</p> <ul style="list-style-type: none"> <li>• Professional and Business Office</li> <li>• Retail Commercial</li> <li>• A residential use accessory to the principal commercial use</li> <li>• Financial Institutions</li> <li>• Passive and Active Recreational uses</li> <li>• Motor Vehicle Service Station</li> <li>• Medical Clinics</li> <li>• Personal Service Shops</li> <li>• Service Shops</li> <li>• Uses, buildings and structures accessory to a permitted use.</li> </ul> <p>At a minimum, a tertiary septic system is required with a minimum of 42% nitrate reduction and maximum sewage volume of 1,690 litres per day to service the development on each lot.</p>
	74 Lorne St	420814000117700	C2	046	The use shall be limited to a Building Supply Centre and Yard.
	Lagoon Road	420818001011900		047	<p>The following provisions apply:</p> <ul style="list-style-type: none"> <li>• Permitted uses are limited to a Storage Facility.</li> <li>• Multiple Buildings are permitted to accommodate the Principal Use.</li> <li>• Uses, Buildings, and Structures that are accessory to a permitted use are permitted.</li> </ul>

	10 <sup>th</sup> Concession	420814000606700	MEX	048	The following provisions apply: <ul style="list-style-type: none"> <li>No temporary or permanent asphalt or ready-mix plant will be permitted.</li> </ul>
	155208 7 <sup>th</sup> Line	420839000905050	RUR	049	The following provisions shall limit the number of animal units to be kept and/or housed on the property is 11.
	208 Cedar's Resort	420818000710000		050	The lands may be used, and buildings thereon may be erected, enlarged, repaired or renovated on a private road, provided all other provisions of the By-law are complied with.
	206 Cedar's Resort	420818000709800			
	119 Hawthorn	420818000708700			
	117 Hawthorn	420818000708500			
	111 Hawthorn	420818000708200			
	116 Magee Lane	420818000706200			
	114 Magee Lane	420818000706100			
	113 MacDonalds Road	420818000716920			
	173 MacDonalds Road	420818000716600			
	No address	420818000713900			
	125 South Shores	420818000923500			

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

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

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

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

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

	201 MacDonalds Road	420818000705910  420818000715600			
	134 Cedars Resort  128 Cedars Resort	420818000709400  420818000708900	RS	-051	The following provisions shall apply: <ul style="list-style-type: none"> <li>• Shall be limited to a maximum of 9 recreational tourist cabins, a two-storey administration centre containing a registration area, games room, fast food service, and a convenience store/gift shop, as well as those uses buildings and structures accessory to the permitted use including a miniature putting golf course</li> <li>• A single detached dwelling and structures accessory thereto shall be permitted.</li> </ul>
	236720 Grey Road 13	420839000203100	H	-052	The following provisions shall apply: <ul style="list-style-type: none"> <li>• Additional permitted uses include a commercial use relating to the operation of a recreational based business and is limited to the parking and storing of boats including canoes and kayaks and the congregation of patrons as a base for the business prior to leaving the site on organized off-site tours.</li> <li>• Parking requirements – 5 spaces are required</li> <li>• No loading spaces are required</li> <li>• No commercial storage or parking may occur within a 100-year flood designated area</li> <li>• No overnight occupancy of this site is permitted as part of the commercial use</li> <li>• A maximum lot coverage of 3.5% is permitted.</li> <li>• Lands are subject to site plan control.</li> </ul>
	12 Toronto Street South	420824000135903	C1	-053	The following provision in addition to any other provision within the Downtown Commercial (C1) zone shall apply: <ul style="list-style-type: none"> <li>• All structures existing as of the date of passage of the By-law shall be deemed to conform.</li> <li>• Parking on site shall be 6 parking spaces.</li> <li>• Zero (0) loading spaces shall be provided.</li> <li>• Access to parking shall be deemed to conform.</li> <li>• Existing driveway surface shall be deemed to conform.</li> <li>• Parking on adjacent lands shall be permitted.</li> <li>• An exterior side yard setback of 0 metres shall be permitted.</li> <li>• The lands are subject to a holding provision (h) in accordance with Section 36(1) of the Planning Act, R.S.O. 1990, as amended. Removal of the holding provision will require the completion of a stormwater management plan and servicing plan to the satisfaction of the Municipality of Grey Highlands.</li> </ul>

					Lands are subject to Site Plan Control.
	2 to 6 Toronto Street South	420824000135901	C1	-054	<p>The following provision in addition to any other provision within the Downtown Commercial (C1) zone shall apply:</p> <ul style="list-style-type: none"> <li>• All structures existing as of the date of passage of the By-law shall be deemed to conform.</li> <li>• Parking on site shall be 8 parking spaces.</li> <li>• Zero (0) loading spaces shall be provided.</li> <li>• Access to parking shall be deemed to conform.</li> <li>• Existing driveway surface shall be deemed to conform.</li> <li>• Parking on adjacent lands shall be permitted.</li> <li>• An exterior side yard setback of 0 metres shall be permitted.</li> <li>• The lands are subject to a holding provision (h) in accordance with Section 36(1) of the Planning Act, R.S.O. 1990, as amended. Removal of the holding provision will require the completion of a stormwater management plan and servicing plan to the satisfaction of the Municipality of Grey Highlands.</li> </ul>
	280423 Artemesia- Southgate Townline	420818000307001	RUR	-055	<p>Lands are subject to Site Plan Control.</p> <p>The following provision in addition to any other provisions pertaining to the Rural Residential (RUR-271) Zone, shall apply:</p> <p>Additional Permitted use being a Kennel subject to the following conditions:</p> <p>The maximum area of any buildings and/or structures used for the kennel shall not exceed 5% of the aggregate accessory buildings and/or structures on site.</p> <p>Buildings and/or structures for the kennel use shall not be built closer to the front lot line (within the front yard) than the main buildings on the lot.</p> <p>All chain link enclosures shall be situated behind the front wall of the principal dwellings facing the front line, and complies with all other yard requirements of the By-law</p> <p>Any area of the lot used for the kennel shall be screened from public exposure and adjacent rural residential uses by buildings and/or planting strip and/or privacy fence</p>
	249105 Grey Road 9	420814000201900	H	-056	Permitted uses shall be limited to a Small-Scale Retail Commercial.

545747 Sideroad 4A	420839000904900	RU	-057	<p>The following provision in addition to any other provisions shall apply:</p> <p>Additional Permitted use shall include: a) Therapeutic Riding Facility</p> <p>Additional Definition: Therapeutic Riding Facility shall be defined as encompassing a range of treatments that includes activities with horses and other equines to promote physical, occupational and emotional growth in persons with neurological diseases or disorders and physical disabilities.</p>
714229 Baseline	420818000405610	I	-058	<p>The following provision in addition to any other provisions shall apply:</p> <p>Permitted uses shall be limited to:</p> <ul style="list-style-type: none"> <li>• Private school including playing fields</li> <li>• Place of worship</li> <li>• Uses, buildings and structures accessory to a permitted use</li> </ul> <p>Exemption to permit a gravel surface parking area.</p>
	420814000708402	RU	-059	<p>The following provision in addition to any other provisions shall apply:</p> <p>Permitted uses shall be limited to private open space, forestry, uses connected with conservation of water, soil, wildlife and other natural resources and uses, buildings and structures accessory to a permitted use.</p>
Bowles Bluff Road	420839000900154 420839000900153 420839000900152 420839000900155 420839000900151 420839000900150 420839000900149 420839000900148	R	-060	<p>The following provision in addition to any other provisions, shall apply:</p> <ul style="list-style-type: none"> <li>• Minimum lot area required shall be not less than 200m<sup>2</sup></li> <li>• Minimum lot frontage shall be not less than 25 metres</li> <li>• Maximum height of 8 metres</li> </ul> <p>The height shall be defined as "with reference to a building, the vertical distance measured from the average finished grade level of such building to:</p> <ul style="list-style-type: none"> <li>• In the case of a flat roof, the highest point of the roof surface or the parapet, whichever is the greater, and</li> <li>• In the case of a pitched roof, to the peak.</li> </ul> <p>Minimum front yard setback of 25 metres.</p>

	Bowles Bluff Road	420839000900146	R	-061	<p>The following provision in addition to any other provisions shall apply:</p> <ul style="list-style-type: none"> <li>• Minimum lot area required shall e not less than 200m<sup>2</sup></li> <li>• Maximum height of 8 metres.</li> </ul> <p>The height shall be defined as with reference to a building, the vertical distance measured from the average finished grade level of such building to:</p> <ul style="list-style-type: none"> <li>• In the case of a flat roof, the highest point of the roof surface, or the parapet, whichever is the greater, and</li> <li>• In the case of a pitched roof, to the peak.</li> </ul>
		420824000103384	RM	-062	<p>The following provision in addition to any other provision shall apply:</p> <ul style="list-style-type: none"> <li>• Permitted uses shall be limited to fourteen (14) multi-attached dwellings units and uses, buildings, structures accessory to the permitted use.</li> <li>• Minimum Front Yard Setback shall be 6.0 metres.</li> <li>• A private road shall be considered an improved street for the purposes of the by-law.</li> </ul> <p>Site Plan Approval shall apply.</p>
	159 Prince St	420818005101100	D	-063	<p>The following provision in addition to any other provisions shall apply:</p> <p>Additional Permitted use shall be a small scale commercial use being a nature retreat operation including related accommodation for guests and staff subject to the followings provisions:</p> <ul style="list-style-type: none"> <li>• A nature retreat shall mean a place where people receive instructions and shall include temporary gathering locations and walking trails but does not include restaurant hotel or motel.</li> <li>• A maximum of twelve (12) cabins shall be permitted for guest accommodation.</li> <li>• A maximum of twenty four (24) guests are permitted at any given time.</li> <li>• The existing residence may be used for staff accommodation rooms and a meeting room. The staff accommodation rooms shall not be available for remuneration.</li> <li>• The meeting room and gathering areas shall only be used for the purpose of the nature retreat and ancillary uses, and shall not be available to the general public.</li> </ul> <p>All new development relating to the commercial use is subject to Site Plan Approval</p>

267145 South Line B	420814000101900			-064	<p>The following provision in addition to any other provisions shall apply:</p> <p>Additional Permitted use being a Kennel subject to the following conditions:</p> <ul style="list-style-type: none"> <li>• The maximum area of any buildings and/or structures used for the kennel shall not exceed 5% of the aggregate accessory buildings and/or structures on site.</li> <li>• Buildings and/or structures for the kennel use shall not be built closer to the front lot line (within the front yard) than the main buildings on the lot.</li> <li>• All chain link enclosures shall be situated behind the front wall of the principal dwellings facing the front line, and complies with all other yard requirements of the By-law</li> <li>• Any area of the lot used for the kennel shall be screened from public exposure and a adjacent rural residential uses by buildings and/or plantings trip and/or privacy fence.</li> </ul> <p>The lands are subject to Site Plan Approval.</p>
No address	420842000132905	R		-065	<p>The following provisions in addition to any other provisions, shall apply:</p> <ul style="list-style-type: none"> <li>• Maximum lot coverage required shall be not more than 55%</li> <li>• Minimum front yard setback shall be not less than 6.0 m.</li> <li>• Minimum Interior Side Yard Setback shall be not less than 1.2 m.</li> </ul>
No address	420824000132905	R		-066	<p>The following provision in addition to any other provisions shall apply:</p> <ul style="list-style-type: none"> <li>• Minimum lot frontage shall be not less than 12.2 m.</li> <li>• Minimum lot area shall be not less than 414.8 m.</li> <li>• Maximum lot coverage required shall be not more than 55%.</li> <li>• Minimum front yard setback shall be not less than 6.0m.</li> <li>• Minimum Interior Side Yard Setback shall be not less than 1.2 m</li> </ul>
No address No address No address 349233 4 <sup>th</sup> Concession B	420818000105902 420818000102200 420839000702300 420814000505400	A1		-067	<p>The following provisions shall apply:</p> <ul style="list-style-type: none"> <li>• Agricultural uses only will be permitted on the subject lands.</li> </ul>

309289 Centre Line B	420814000214300	A1 & RU	-068	<p>The following provision in addition to any other provisions shall apply:</p> <p>Minimum Lot Area- 7.7 Hectares</p> <p>For the purposes of Section 5.2(b) of the By-law the lands shall be deemed to have frontage on an improved street.</p> <p>For the purposes of Section 5.2(b) of the By-law the lands shall be deemed to comply with the lot frontage requirements.</p> <p>Existing livestock facility shall be used for dry storage purposes only</p> <p>A dog breeding kennel for the breeding and keeping of Bichon Frise dogs is permitted as an accessory use. The kennel use is subject to site plan control.</p> <p>Such kennel (buildings and structures and chain link enclosures) shall not cover an area greater than 1260 square meters;</p> <p>Any area of the property used for the kennel shall be screened from public exposure and adjacent properties by buildings an/or earthen berms and planting strips</p> <p>The maximum number of adult dogs permitted shall be twenty-four (24). An adult dog is defined as being older than one calendar year and does not include puppies.</p>
428167 8 <sup>th</sup> Concession A	420814000602700	A1	-069	<p>Area be limited to 0.8 hectares</p> <p>Maximum Number of Guests – 195 per event</p> <p>Events to be held between May 1 – October 31 annually</p> <p>Weekend Hours of Operation – Friday and Saturday – ending at 12:00am</p> <p>Weekday Hours of Operation – Sunday thru Thursday – ending at 10:00pm</p> <p>Exception to noise requirements for Hours of Operation</p> <p>Parking Spaces to be provided – 57</p> <p>Existing building as of the date of passage of this bylaw shall be deemed to comply</p>
636785 Euphrasia- Holland Townline	420839000811704	RU	-070	<p>The following provision in addition to any other provision shall apply:</p> <ul style="list-style-type: none"> <li>The number of animal units to be kept and/or housed on the subject lands shall be 10 (based on an animal unit to tillable acres ratio)</li> </ul>
140 Windy Lane Drive	420839000900139	R	-071	<p>The following provisions apply:</p>

	141 Windy Lane Drive	420839000900141			<ul style="list-style-type: none"> <li>• The maximum height shall be 7.65 metres from the finished grade at the front of the lot to the peak of the roof. Any variance to this maximum will require the completion of a visual impact study that satisfies the requirements of the Niagara Escarpment Commission.</li> <li>• Structures are prohibited in the No Development Zone.</li> <li>• The No Development Zone is to be maintained as a vegetative buffer consisting primarily of native coniferous trees and native deciduous trees.</li> <li>• A driveway is permitted through the No Development Zone.</li> </ul>
	148 Windy Lane Drive	420839000900142			
	No address	420839000900143			
	No address	420839000900144			
	No address	420839000900145			
	158 Napoleon Street	420818000902900	C2	-072	<p>The following provisions shall apply:</p> <p>Activities that generally relate to the regular operations of a landscaping business. Permitted uses are limited to and include:</p> <ul style="list-style-type: none"> <li>• The construction and use of administrative office buildings.</li> <li>• The construction of storage buildings.</li> <li>• Indoor and outdoor storage of landscaping materials including but not limited to stone, soil, gravel, and mulch.</li> <li>• Storage of landscaping vehicles and equipment.</li> <li>• Occasional sales of landscaping materials directly from the property.</li> <li>• Occasional cutting of stone on-site to facilitate the transportation of materials to off-site locations. For clarity, the by-law does not intend to permit business activities that involve consistent and extensive daily use of stone-cutting saws on-site.</li> </ul>
	329337 3 <sup>rd</sup> Concession	420814000304800	A1	-073	<p>The following provisions shall apply:</p> <ul style="list-style-type: none"> <li>• A dog kennel/breeding operation comprising a maximum floor area of 90 square metres is permitted.</li> <li>• A maximum of 24 adult Shih Tzus are permitted.</li> </ul>
	160 Napoleon Street	420818000904200	C2	-074	<p>The following provisions shall apply:</p> <p>Permitted uses are as follows:</p> <ul style="list-style-type: none"> <li>• One single detached dwelling Uses, buildings and structures accessory to a residential use</li> <li>• The production of horticultural crops within hoop houses and outdoor gardens</li> </ul>

					<ul style="list-style-type: none"> <li>• The sale of horticultural crops</li> <li>• Five hoop houses, four of which having a maximum floor area of 300 square metres, and one of which having a maximum floor area of 100 square metres.</li> <li>• A single workshop building with a maximum floor area of 90 square metres</li> </ul>
	406313 Grey Road 4	420818000703820	A1	-075	<p>The following provisions shall apply:</p> <ul style="list-style-type: none"> <li>• A greenhouse structure with a maximum Floor Area of 155 square metres is permitted to be located 19 metres from the front lot line.</li> <li>• A farm building with a maximum Floor Area of 80 square metres is permitted to be located 26 metres from the front lot line.</li> <li>• A related picnic area is permitted and is to be located a minimum of 20 metres from the front lot line.</li> <li>• Related parking facilities shall be provided and are to be located a minimum of 26 metres from the front lot line.</li> <li>• A pavilion with a maximum Floor Area of 85 square metres is permitted generally 45 metres from the eastern interior lot line and 80 metres from the front lot line.</li> <li>• The activities that are to be permitted in the farm building and the pavilion are considered commercial uses and the construction of these structures is therefore subject to site plan control. The commencement of these uses is not permitted prior to site plan approval. The construction of the greenhouse and the related greenhouse activities are not considered commercial uses and are therefore not subject to site plan control.</li> <li>• All uses permitted by the A1 zone are permitted.</li> </ul> <p>The following uses shall be permitted in the farm building:</p> <ul style="list-style-type: none"> <li>• The processing and storage of food.</li> <li>• The preparation and sale of meals.</li> <li>• Retail sales of artisan materials such as: food boxes, freeze dried foods, bees wax products, live edge furniture, and crafts</li> </ul> <p>The following uses shall be permitted in the pavilion:</p> <ul style="list-style-type: none"> <li>• Occasional special events and dinners with a maximum of 20 guests. The guest maximum may be exceeded provided a special events permit is obtained.</li> </ul>
	135299 9 <sup>th</sup> Line	420839000907900	RU	-076	<p>The following provision applies:</p>

					<ul style="list-style-type: none"> <li>• A restaurant that serves a maximum of 20 guests is a permitted use.</li> </ul>
	409470 Grey Road 40	420814000700500	RUR	-077	<p>The following provision applies:</p> <ul style="list-style-type: none"> <li>• 3 horses may be kept on the subject property.</li> </ul>
	30, 32, 34, 36, 38 Ellen Street	420818001019101  420818001019000	RM	-078	<p>The following provisions shall apply:</p> <ul style="list-style-type: none"> <li>• All uses permitted in the RM zone are permitted.</li> <li>• A maximum of ten (10) multi-attached/apartment dwelling units that are serviced by municipal wastewater in combination with private on-site well water are permitted.</li> </ul> <p>The zone provisions for attached dwellings are as follows:</p> <ul style="list-style-type: none"> <li>• Minimum lot frontage – 40 metres</li> <li>• Minimum lot area – 2,600 square metres</li> <li>• Maximum lot coverage – 49%</li> <li>• Minimum front yard setback – 2.8 metres</li> <li>• Minimum interior side yard setback – 12 metres</li> <li>• Minimum exterior side yard setback – 3 metres</li> <li>• Minimum rear yard setback – 1.4 metres</li> <li>• Maximum height – 11 metres</li> </ul> <p>The minimum number of on-site parking spaces shall be 1.5 per dwelling unit.</p> <p>A 6 metre wide laneway that provides internal access to the driveways of individual units is permitted to have a 0 metre setback from the interior lot line.</p> <p>There shall be no maximum unit density per hectare.</p> <p>There shall be no minimum outdoor amenity area requirement.</p> <p>Townhome/multi-attached dwellings that are oriented towards Ellen Street shall have a minimum on-site driveway length of 3 metres.</p>
	37, 39 and 41 Margaret Street	420818001020000  420818001020007  420818001020008	R	-079	<p>The following provisions apply:</p> <p>That the lands may be developed on partial municipal services;</p> <p>The holding provision may be removed after:</p> <ul style="list-style-type: none"> <li>• A Servicing Study has been approved and implemented to the satisfaction of the Municipality of Grey Highlands;</li> <li>• A Stormwater Management Study has been approved and implemented to the satisfaction of</li> </ul>

					the Municipality of Grey Highlands and the Grey Sauble Conservation Authority, and; A Road Improvement Plan noting the urbanization of Margaret Street fronting the lands owned by Barnyard Builders has been approved by the Municipality of Grey Highlands
	156392 7 <sup>th</sup> Line	420839000511306	R	-080	The holding provision prohibits the development of any structures. The holding provision may be removed through a lift and hold application provided the applicant submits a grading and drainage plan to the satisfaction of the Municipality.  Notwithstanding the standard minimum rear yard setback of 9 metres for the Residential Zone, the minimum rear yard setback shall be 15 metres. The rear yard setback shall also apply to all components of the septic system. The entirety of all structures shall not encroach within 15 metres of the rear yard in order to maintain adequate buffering from the municipal drain on the abutting property.
	687139 Sideroad 19	420839000201800	A1	-081	The following provisions shall apply: <ul style="list-style-type: none"> <li>• In addition to all uses that are permitted in the AG Zone, a maximum of 3 cabins is permitted for accommodating overnight guests.</li> <li>• The Maximum Gross Floor area for each Cabin shall be 10 square metres.</li> <li>• The minimum Interior Side Yard is 10 metres.</li> <li>• The Cabins shall only be occupied by guests when the owner is present on the property.</li> </ul>
	813615 East Back Line	420818000804953	I	-082	The following provisions shall apply: <ul style="list-style-type: none"> <li>• Permitted uses are limited to crop farming, a place of worship, a cemetery, and uses, buildings, and structures accessory to the permitted uses.</li> <li>• Parking spaces for motorized vehicles must have a gravel or hard-top surface. Parking spaces for horses and buggies may be established on a gravel surface, hard-top surface, or grass or other turf-like surface.</li> <li>• Parking spaces intended for horse-drawn buggies are not required to comply with the minimum parking space dimension requirements of this by-law, provided the spaces are of a size that is suitable for accommodating horse-drawn buggies. Suitable parking space dimensions for horse-drawn buggies shall be confirmed through site plan review and approval.</li> <li>• A minimum of 20 parking spaces is required.</li> <li>• Any new or expanding place of worship or cemetery must comply with Minimum Distance Separation requirements in relation to existing livestock facilities.</li> </ul> <p>The standard setback, lot area, lot coverage, lot frontage, and height provisions of the Institutional zone shall apply</p>

8 Toronto Road	420818001002200	C1	-083	<p>The following provisions shall apply:</p> <p>Permitted Use: A Mixed-Use Dwelling is permitted.</p> <p>“Mixed Use Dwelling” means one or two Dwelling Units that are contained within a Building used for Commercial purposes and that are situated above and/or to the rear of the principal Commercial Use. The Gross Floor Area of a Dwelling Unit located on the ground floor of the Building shall not exceed 50% of the Gross Floor Area of the Commercial portion of the Building. Where a Mixed-use Dwelling is permitted, the intent is to permit any Commercial Use that is also permitted by the Zone within a portion of the Building that contains the Mixed-use Dwelling”.</p> <ul style="list-style-type: none"> <li>• The minimum total number of parking spaces that shall be required for any combination of permitted uses shall be three (3).</li> <li>• The required parking spaces have no minimum setback from any lot line.</li> <li>• The required parking spaces have no minimum aisle or driveway requirements.</li> <li>• There is no required minimum number of loading spaces.</li> </ul>
725807 Sideroad 22B	420839000511300	A2	-084	<p>The following provisions shall apply:</p> <ul style="list-style-type: none"> <li>• A resort establishment is defined as a building with a maximum ground floor area of 360 square metres and a maximum of 9 total bedrooms that is used for the temporary lodging of guests.</li> <li>• A resort establishment may not be expanded in area without amendment to this By-law.</li> <li>• The resort establishment shall require a minimum of 3 parking spaces.</li> <li>• All parking spaces related to the resort establishment must fall within the area zoned A2-084 on the lot.</li> </ul>
51 Main Street West	420824000138300	C1	-085	<p>The following provisions shall apply:</p> <ul style="list-style-type: none"> <li>• All the standard provisions of the By-law that apply to uses within the C1 zone continue to apply except where they conflict with the provisions of this section. Where there is a conflict, the provisions of this section shall prevail.</li> <li>• A detached accessory apartment unit is permitted.</li> <li>• The minimum interior side yard setback for the accessory apartment structure shall be 0.3 metres.</li> <li>• The minimum rear yard setback for the accessory apartment shall be 0.9 metres.</li> <li>• A residential Dwelling Unit is a permitted use on the upper floor of the main commercial building.</li> <li>• The maximum lot coverage permitted for an accessory use is 15%.</li> <li>• Notwithstanding any provisions to the contrary, the minimum number of on-site parking</li> </ul>

					spaces for the lot shall be 2 spaces. There shall be no minimum interior side yard setback requirement for the parking spaces.
	126, 130, 134 Inkerman Street	420818000901600 420818000901606 420818000901607	R	-086	<p>The following provisions shall apply:</p> <ul style="list-style-type: none"> <li>• All the standard provisions of the By-law that apply to uses within the C1 zone continue to apply except where they conflict with the provisions of this section. Where there is a conflict, the provisions of this section shall prevail.</li> <li>• An accessory apartment is not permitted as of-right. A total of one unit is therefore permitted on the subject property as-of-right.</li> <li>• It may be appropriate to permit an additional unit through a site-specific amendment subject to the results of a nitrate modelling exercise.</li> </ul>
	247 Canrobert Street	420818000911508	R	-087	<p>The following provisions shall apply:</p> <ul style="list-style-type: none"> <li>• The standard provisions of the By-law that apply to uses within the Residential zone continue to apply except where they conflict with the provisions of this section. Where there is a conflict, the provisions of this section shall prevail.</li> <li>• The minimum required lot area is 2,700 square metres.</li> <li>• The eastern lot line abutting the Kinburn Street road allowance is defined as the front lot line, and the western lot line that is opposite the front lot line is defined as the rear lot line.</li> <li>• Notwithstanding any other provision of this by-law to the contrary, the subject lands may be used, and buildings and structures may be built upon the land in accordance with the zone provisions despite the lack of frontage on an improved public street.</li> </ul> <p>Notwithstanding the provisions of this section that recognize 2,700 square metres as the minimum required lot area, the subject lands are deemed not to have the required minimum lot area for an accessory apartment. An accessory apartment is therefore not permitted on the subject property due to the lot not being at least 4,000 square metres in area.</p>
	245 Canrobert Street	420818000910300	R	-088	<p>The following provisions shall apply:</p> <ul style="list-style-type: none"> <li>• The standard provisions of the By-law that apply to uses within the Residential zone continue to apply except where they conflict with the provisions of this section. Where there is a conflict, the provisions of this section shall prevail.</li> <li>• The minimum required lot area is 700 square metres.</li> <li>• The minimum required lot frontage is 25 metres.</li> <li>• The minimum required interior side yard setback is 1 metre.</li> <li>• The eastern lot line abutting the Kinburn Street road allowance is defined as the front lot line,</li> </ul>

					<p>and the western lot line that is opposite the front lot line is defined as the rear lot line.</p> <ul style="list-style-type: none"> <li>Notwithstanding any other provision of this by-law to the contrary, the subject lands may be used, and buildings and structures may be built upon the land in accordance with the zone provisions despite the lack of frontage on an improved public street.</li> </ul> <p>Notwithstanding the provisions of this section that recognize 700 square metres as the minimum required lot area, the subject lands are deemed not to have the required minimum lot area for an accessory apartment. An accessory apartment is therefore not permitted on the subject property due to the lot not being at least 4,000 square metres in area.</p>
	243 Canrobert	420818000910400	R	-089	<p>The following provisions shall apply:</p> <ul style="list-style-type: none"> <li>The standard provisions of the By-law that apply to uses within the Residential zone continue to apply except where they conflict with the provisions of this section. Where there is a conflict, the provisions of this section shall prevail.</li> <li>The minimum required lot area is 700 square metres.</li> <li>The minimum required lot frontage is 28 metres.</li> <li>The minimum required rear yard setback is 1 metre.</li> </ul> <p>Notwithstanding the provisions of this section that recognize 700 square metres as the minimum required lot area, the subject lands are deemed not to have the required minimum lot area for an accessory apartment. An accessory apartment is therefore not permitted on the subject property due to the lot not being at least 4,000 square metres in area.</p>
	Loon Call	420818000100306	R	-090	<p>The following provisions shall apply:</p> <ul style="list-style-type: none"> <li>The zone provisions of the Residential Zone shall prevail except where they conflict with the provisions of this section. Where there is a conflict, the provisions of this section shall prevail.</li> <li>The following lot development provisions shall apply: Zones Standard R (singles) Min. lot area (m<sup>2</sup>) 300 Max. lot coverage (m) 55% Min. lot frontage (m) 10.0 Min. front yard (m) 7.0 Min. exterior side yard (m) 3.0 Min. interior side yard (m) 1.2 Min. rear yard (m) 6.0 Max. height (m) 11.0</li> <li>Notwithstanding any provision in this by-law to the contrary, the minimum rear yard setback for a deck shall be 3 metres.</li> </ul> <p>The holding provision shall prohibit the issuance of building permits for the subject lands such time that water and wastewater capacity are formally allocated for the proposed development. The holding provision may be lifted from a portion of the subject lands in alignment with whichever lots Council has allocated water and wastewater capacity to.</p>

Loon Call	420818000100306	RM	-091	<p>The following provisions shall apply:</p> <ul style="list-style-type: none"> <li>• The zone provisions of the Residential Multiple Zone shall prevail except where they conflict with the provisions of this section. Where there is a conflict, the provisions of this section shall prevail.</li> <li>• The following lot development provisions shall apply: Zones Standard RM (towns) Min. lot area (m<sup>2</sup>) 180 Max. lot coverage (m) 55% Min. lot frontage (m) 6.0 Min. front yard (m) 7.0 Min. exterior side yard (m) 3.0 Min. interior side yard (m) 1.2 Min. rear yard (m) 6.0 Max. height (m) 11.0</li> <li>• The standard special provisions of the RM zone shall not apply.</li> <li>• Notwithstanding any provision in this by-law to the contrary, the minimum rear yard setback for a deck shall be 3 metres.</li> <li>• Notwithstanding any provision in this by-law to the contrary, a row of connected townhouse units may span a maximum of 8 consecutive lots.</li> <li>• Notwithstanding the minimum interior side yard setback requirement of 1.2 m, the common wall of semi-detached and townhouse dwellings may be centred on the mutual lot line.</li> </ul> <p>The holding provision shall prohibit the issuance of building permits for the subject lands such time that water and wastewater capacity are formally allocated for the proposed development. The holding provision may be lifted from a portion of the subject lands in alignment with whichever lots Council has allocated water and wastewater capacity to.</p>
Loon Call	420818000100306	OS	-092	<p>The following provisions shall apply:</p> <ul style="list-style-type: none"> <li>• The zone provisions of the Open Space Zone shall prevail except where they conflict with the provisions of this section. Where there is a conflict, the provisions of this section shall prevail.</li> </ul> <p>Notwithstanding the minimum lot frontage requirement of the OS Zone, the minimum required lot frontage shall be 5 metres.</p>
No address	420818000212201	MEX	-093	<p>The following provisions shall apply in the MEX-478 Zone:</p> <ul style="list-style-type: none"> <li>• The zone provisions of the Extractive Industrial Zone shall prevail except where they conflict with the provisions of this section. Where there is a conflict, the provisions of this section shall prevail.</li> <li>• Equipment storage and maintenance buildings that relate to uses permitted in the MEX Zone shall be considered "main buildings" for the purpose of applying the zone provisions.</li> </ul> <p>Notwithstanding the Lot Development Requirements, buildings and structures may be erected and the land may be used for the uses permitted in the MEX zone despite the lack of frontage on an</p>

					improved public street.
	280456 Road 190	420818000302400	RU	-094	The following provisions apply: <ul style="list-style-type: none"> <li>• An Accessory Dwelling Unit can be located more than 75 metres from the principal dwelling.</li> <li>• An Accessory Dwelling Unit can be accessed through a separate entrance than the principal dwelling.</li> </ul>
	No address	420818000935303	RS	-095	The following provisions apply: <ul style="list-style-type: none"> <li>• Any permitted use that requires a septic system shall be serviced by a tertiary septic system.</li> </ul>
	316673 3 <sup>rd</sup> Line Drive	420839000208400	A1	-096	The following provisions apply: <ul style="list-style-type: none"> <li>• A single residence for Farm Help Accommodation is permitted on the subject property within the portion of the lands zoned A1-096.</li> <li>• A single detached Accessory Apartment is permitted on the subject property within the portion of the lands zoned A1-096.</li> </ul>
	233 Main Street West	420824000146700	RM	-097	The following provisions shall apply: Permitted uses are limited to: <ol style="list-style-type: none"> <li>1. An Apartment Dwelling with a maximum of 180 dwelling units and a minimum of 25 dwelling units.</li> <li>2. Uses, buildings, and structures accessory to a permitted use.</li> </ol> <ul style="list-style-type: none"> <li>• The maximum permitted height is 20.5 m.</li> <li>• The minimum front yard setback is 3.5 metres.</li> <li>• A minimum outdoor amenity area of 15 square metres per unit in consolidated form, an outdoor amenity area that is at least 800 square metres in area is required.</li> <li>• A minimum of one principal entrance of the Main Building shall be oriented to face Main Street West, and a hard surfaced pedestrian walkway shall extend from this principal entrance to the public sidewalk along Main Street.</li> <li>• A planting strip of trees is required along the eastern interior lot line abutting the rail trail. The planting strip shall include a minimum of 20 deciduous trees that are a minimum of 2 metres tall with a minimum caliper of 60 mm at breast height.</li> <li>• A maximum unit density of 40 units per hectare, does not apply.</li> <li>• A minimum setback of 22.9 metres from the centre line of a County Road, does not apply.</li> <li>• The minimum required number of parking spaces is 0.75 1.0 spaces per unit, rounding up to the closest whole space.</li> </ul>

					<ul style="list-style-type: none"> <li>An area equipped with bicycle racks shall be provided to accommodate a minimum of 30 bicycles.</li> </ul> <p>The lands are subject to a holding provision. No buildings or structures may be erected, and no building permits may be issued prior to the removal of the holding provision. The hold may be lifted by Council subject to the following conditions being completed:</p> <ol style="list-style-type: none"> <li>A record of site condition for the subject property is accepted by the MECP, and if necessary, the site has been remediated to the standards necessary to issue a permit for an apartment in accordance with the Ontario Building Code.</li> <li>Site Plan Control approval has been issued and a site plan agreement has been entered into between the land owner and the Municipality. The site plan agreement shall require the following: <ol style="list-style-type: none"> <li>That 5.18 metres of wide widening be provided to the County of Grey as a condition of site plan control approval and at the sole expense of the developer.</li> <li>That on-street parking be constructed along the frontage of the property within the right of way of Main Street to the satisfaction of the County of Grey and the Municipality of Grey Highlands, and that the construction is at the sole expense of the developer.</li> <li>That the on-site parkette is constructed by the developer in accordance with plans that have been provided to and approved by the Municipality.</li> </ol> </li> <li>Water and wastewater capacity for the apartment has been confirmed to be available and has been formally allocated through a decision of Council.</li> </ol>
	466646 12 <sup>th</sup> Concession B	420818000935500		-098	<p>The following provisions shall apply:</p> <ol style="list-style-type: none"> <li>Permitted uses are limited to a Campground including related principal and accessory building and structures.</li> <li>Notwithstanding the standard definition of Campground, which permits accommodation in tents, cabins, cottages, lodges or recreational vehicles, Accommodation shall only be provided in Seasonal Cottages.</li> <li>A Seasonal Cottage means a Building or Structure that is used for temporary, short-term human habitation that contains heating facilities, washroom facilities, and cooking facilities, that may be occupied between and including the months of March and December, and that shall not be occupied during the months of January or February.</li> <li>A seasonal cottage shall not constitute a dwelling and shall not be used for the purpose of a residence.</li> <li>Each seasonal cottage shall have a maximum ground floor area of 50 square metres.</li> <li>Each Seasonal Cottage shall have a maximum building height of 9 metres.</li> <li>Each Seasonal Cottage shall have a minimum interior side yard setback of 15 metres.</li> <li>A maximum of 10 Seasonal Cottages are permitted.</li> </ol>

					<p>9. Notwithstanding any provision to the contrary, the minimum required number of parking spaces is 1 space per unit. There is no required minimum aisle width between spaces.</p> <p>10. The lands are subject to a holding provision. No buildings or structures may be erected, and no building permits may be issued prior to the removal of the holding provision. Site alteration is permitted prior to removal of the holding provision. The hold may be lifted by Council subject to the following conditions being completed:</p> <p>a. The preparation of a geotechnical study by a licensed engineer that determines the suitability of the soils for the construction of the Seasonal Cottages in the campsite area to the satisfaction of the Municipality of Grey Highlands.</p> <p>b. A suitable driveway has been constructed from 12th Concession B to the building site. A "suitable" driveway shall have been approved by the Conservation Authority, shall have demonstrated "safe access" to the satisfaction of the Conservation Authority, and shall either be wide enough to accommodate 2 vehicles passing each other in opposite directions or shall include signalization to ensure traffic flow in only one direction at a time.</p>
	466646 12 <sup>th</sup> Concession B	420818000935500	RU	-099	<p>The following provisions shall apply:</p> <p>1. In addition to all uses that are permitted in the RU Zone, the following uses are permitted:</p> <p>a. A maximum of 50 square metres of a single-detached dwelling may be used as a check-in area for the Seasonal Cottages.</p> <p>b. A septic system for the Seasonal Cottages.</p> <p>2. One accessory structure with a maximum ground floor area of 100 square metres may be used as a structure to house the water treatment and pumping facilities for the Seasonal Cottages.</p> <p>3. Two accessory structures with a combined maximum ground floor area of 350 square meters may be used for storage purposes in relation to the use of the Seasonal Cottages.</p>
	23 Elizabeth Street	420818001023500	R	-100	<p>The following provisions shall apply:</p> <ul style="list-style-type: none"> <li>• An Accessory Dwelling Unit can be located more than 75 metres from the principal dwelling.</li> <li>• An Accessory Dwelling Unit can be accessed through a separate entrance than the principal dwelling.</li> <li>• An Accessory Dwelling Unit can have a maximum height of 11 metres.</li> </ul>
	468264 Grey Road 31	420814000802000	A1	-101	<p>The following provisions shall apply:</p> <ul style="list-style-type: none"> <li>• A plant fibre pulping facility shall be permitted in addition to all uses permitted in the A1 zone.</li> <li>• A "plant fibre pulping facility" means a building with a maximum ground floor area of 7,000 square metres in which local plant fiber will be processed and pulped to be shipped off-site</li> </ul>

					<p>for manufacturing.</p> <ul style="list-style-type: none"> <li>• Notwithstanding any provision to the contrary, the maximum building height for the plant fibre pulping facility shall be 15 metres.</li> <li>• Notwithstanding any provision to the contrary, the minimum required number of parking spaces for the agricultural cluster on the property is 40.</li> </ul> <p>Notwithstanding any provision to the contrary, the minimum required number of loading spaces for the agricultural cluster on the property is 4.</p>
	494283 Grey Road 2	420814000615101	C2	-102	<p>Permitted uses on lands zoned C2 shall be limited to the following:</p> <ol style="list-style-type: none"> <li>1. Professional and Business Offices</li> <li>2. Retail Commercial</li> <li>3. A residential accessory use accessory to the principal commercial use</li> <li>4. Financial Institutions</li> <li>5. Passive and Active Recreational Uses</li> <li>6. Medical Clinics</li> <li>7. Personal Service Shops</li> <li>8. Service Shops</li> <li>9. Uses, buildings and structures accessory to a permitted use</li> </ol> <p>A Day Care Centre and Private School that shall not occur concurrently with the other permitted uses, other than uses, buildings and structures accessory to the Day Care Centre and Private School use.</p>
	468264 Grey Road 31	420814000802000	A1	-103	<p>The following provisions shall apply:</p> <ul style="list-style-type: none"> <li>• Notwithstanding any provision to the contrary, the minimum required number of parking spaces for the agricultural cluster on the property is 40.</li> <li>• Notwithstanding any provision to the contrary, the minimum required number of loading spaces for the agricultural cluster on the property is 4.</li> </ul>
	466546 12 <sup>th</sup> Concession B	420818000934800	RUR	-104	<p>The following provisions shall apply:</p> <ul style="list-style-type: none"> <li>• The minimum rear yard setback provisions of Section 7.4.2 g) of the By-law 2004-50 shall apply to all future developments on the subject property. Section 7.4.2 g) states the following "30 metres measured from the average highwater mark (i) or 9 metres from the rear property line, whichever is greater."</li> <li>• Any future permitted use (i.e. Residential Dwelling) that requires a septic system shall be serviced by a tertiary septic system.</li> <li>• Any tree proposed for removal over 10 centimeters diameter breast height shall be</li> </ul>

					replanted at a 2:1 compensation rate, regulated by the County of Grey
	166 Prince Street	420818005100902	R	-105	The following provision shall apply: A Dwelling, Mobile Home Dwelling, Mobile Home is defined as the following "A factory-built, single-family dwelling designed to be towed on its own chassis (notwithstanding that its running gear is or may be removed), placed on permanent foundations and connected to public utilities, equipped for year-round occupancy and containing therein facilities for cooking or for the installation of cooking equipment as well as sanitary facilities including a flush toilet and a shower or bathtub. This definition shall not include a tourist trailer or modular home as defined herein."
	201 Evans Street	420818000910705	R	-106	The following provisions shall apply: Permitted Uses will be limited to: <ul style="list-style-type: none"> <li>• One 4-unit residential use is permitted within the building that existed on the date of passing of this by law.</li> <li>• Buildings and structures accessory to a permitted use.</li> <li>• An accessory dwelling unit is not permitted on the subject property.</li> </ul>
	Rocklyn	420839000511308	R-h	-107	Permitted uses shall be restricted to uses that are existing on the date of passing of this by-law. The holding provision prohibits all site alteration and the development of any structures. The holding provision may not be removed through a lift of hold application but shall instead be removed through a full zoning by-law amendment that accompanies a fully-planned development proposal. The intent of the holding provision is to prohibit any development of the subject property until such time that a comprehensively planned development that complies with the Official Plan is proposed and approved through a plan of subdivision, a zoning by-law amendment, or a combination of the two. The proposed development must also have adequate consideration for the location and capacity of the existing municipal drain on the subject property, and must address any upgrades or reconstruction of the drain that may be necessary to ensure the drain continues to function appropriately. The existing unoccupied barn may not be used to house livestock.
	Loon Call	420818000100306	R & RM	-108	The following provisions shall apply in the R-108 Zone: <ol style="list-style-type: none"> <li>The provisions of the R-108 zone shall apply for single-detached dwellings.</li> <li>The provisions of the RM-108 zone shall apply for townhouses.</li> </ol>
	636707 Euphrasia-Holland Townline	420839000811600	RU-h	-109	The lands are subject to a holding provision. No buildings or structures may be erected, no site alteration is permitted, and no building permits may be issued prior to the removal of the holding provision. The holding provision may be removed through a lift of hold application provided the following condition being completed:

					<ul style="list-style-type: none"> <li>The applicant satisfies the mitigation measures as established within the Environmental Impact Study (Birks Environmental, April 10, 2024) to the satisfaction of the County of Grey and Municipality of Grey Highlands.</li> </ul>
	075644 Grey Road 12	420839000707300	RU-467	-110	<p>On lands zoned RU-467, the following provisions shall apply:</p> <ol style="list-style-type: none"> <li>The provisions of the RU Zone shall apply except where they conflict with this section. Where there is a conflict, the provisions of this section shall apply.</li> <li>Notwithstanding any provision of this By-law to the contrary, an accessory structure is permitted on the property prior to the construction of a primary dwelling.</li> </ol> <p>The removal of the holding provision will require the demonstration that any new development will not negatively impact the natural heritage feature as per the direction in the Official Plan.</p>
	075644 Grey Road 12	420839000707300	RU-468	-111	<p>On lands zoned RU-468, the following provisions shall apply:</p> <ol style="list-style-type: none"> <li>The provisions of the RU Zone shall apply except where they conflict with this section. Where there is a conflict, the provisions of this section shall apply.</li> <li>The minimum interior side yard setback shall be 6 metres.</li> </ol> <p>The removal of the holding provision will require the demonstration that any new development will not negatively impact the natural heritage feature as per the direction in the Official Plan.</p>

## Site Specific Zoning Changes

Roll Number	Civic Address	Existing Zone	Proposed Zone	Reason
420824000121900	55 Isla Street, Markdale	Institutional	Residential Multiple	Former hospital site. Site specific amendment being sought, RM is the zone they are aiming towards, do not want to result in this being modified, once the site-specific amendment is passed.
420814000601215	494164 Grey Road 2	Rural Residential & Restricted Agricultural	Institutional	Ambulance Bay being constructed
420818000707600	105 Hawthorn	Open Space	Residential Shoreline	Their zoning application for the campground has been denied, suggest modifying to Residential Shoreline, which is consistent with the surrounding neighbourhood. Owners would have ability to construct a Single Detached Dwelling on the property, pending compliance with all other regulations.
420814000603300	428329 8th Concession B	Aggregate	Rural Residential	Property appeared to have been captured in the MEX zone as part of a previous update, and should not have been. Reverting back to an appropriate rural residential zone.
420818001016508	No address	Development	Highway Commercial	Property was subject to a rezoning in 1993 to bring it to C2, but in update, it reverted to D. Documentation was provided. Revert back to C2.
420818000925100	201 North Street	Highway Commercial Special	Space Extensive Commercial and Industrial Zone	Maxwell Stone. Had a C4 Sp. zoning and was recommending a special provision under the Rural. Instead, upon further analysis, the MSX zone would be more logical. ReLive Retreat. The By-law that was written to qualify the zoning changes did not accurately represent the intent, and has left the Municipality in a somewhat concerning scenario where although 12 cabins were intended, 60 can be built. Conversations have taken place with the Owner over the last three/four years to try and correct this issue, but unfortunately, due to staffing changes, the changes were never incorporated. This is a good opportunity to make the change, and reflect the actual intent of the By-law that was passed in 2017.
420818005101100	159 Prince Street	Development Special	Residential Special	