

Brockton
Come home to community

By-law No. 2026-056

Comprehensive Zoning By-law

In Force and Effect: June 23, 2026

A By-law to regulate the use of land and the erection, use, bulk, height, spacing of, and other matters relating to buildings and structures and to restrict certain uses of land and the erection and use of certain buildings and structures in the Municipality of Brockton.

Corporation of the Municipality of Brockton
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J.L.Richards
ENGINEERS · ARCHITECTS · PLANNERS

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SECTION 1 – ADMINISTRATION

1.1 TITLE

This By-Law may be cited as the Comprehensive Zoning By-Law of the Municipality of Brockton.

1.2 ADMINISTRATION OF BY-LAW

This By-law shall be administered by the “Zoning Administrator”.

1.3 AREA TO WHICH BY-LAW APPLIES

This by-law applies to all lands within the Municipality of Brockton.

1.4 APPLICATION OF BY-LAW

No building or structure shall hereafter be erected or altered, and the use of any building, structure or lot shall hereafter not be changed in whole or in part except in conformity with the provisions of this By-Law.

1.5 CONTINUATION OF EXISTING MINOR VARIANCES

All minor variances applied for prior to the enactment of this By-law and finally approved pursuant to Section 45 of the Planning Act or its predecessor continue to apply and remain in force and effect from June 23, 2026 up to the date of passage of this By-law and for an additional two (2) years from the date of passage of this By-law as if they are variances to this By-law for lawfully existing lots, buildings or structures.

1.6 INTERPRETATION

1.6.1 Use of Words

i) The particular shall control the general;

ii) The word "shall" is mandatory and not discretionary; and the word "may" is permissive;

iii) Words used in the present tense shall include the future; and words used in the singular number shall include the plural and the plural shall include the singular, unless the context clearly indicates the contrary;

iv) A "Building" or "Structure" includes any part thereof.

1.6.2 Typographical and Section Reference Corrections

No amendment to this By-law shall be required in order for the Corporation to make typographical changes or changes to section references where, in the opinion of the Corporation, such corrections do not affect the intent of the By-law.

1.6.3 References to Other Legislation and Agencies

Where this By-law makes reference to legislation of the Government of Ontario or the Government of Canada, such reference shall be deemed to include any and all amendments or successors or changes in the titles, numbering, or regulations there under. Where this By-law makes reference to the jurisdiction of a public agency and where the name or responsibilities of said public agency are changed, the said reference shall be deemed to include any and all successors to such public agency or legislation. Reference to MDS I or MDS II formulae shall be deemed to include the most current standards.

1.7 APPLICATIONS, PLANS AND PERMITS

In addition to all the requirements of the Corporation's Building By-Law or any other By-Law of the Corporation, every application for a building permit shall be made in compliance with the Ontario Building Code Act.

1.8 ENTRY AND INSPECTION

Upon reasonable grounds, an officer duly appointed by the Corporation may enter and inspect any property on, or in respect of which, he or she believes a contravention of this By-law is occurring subject to the requirements and prescriptions of the Planning Act

1.9 VIOLATIONS AND PENALTIES

Every person who contravenes or who causes or permits any contravention of any of the provisions of this By-law is guilty of an offence and on conviction is liable to the penalties prescribed by Section 67 of the Planning Act, R.S.0. 1990 Chapter P.13, as amended.

1.10 VALIDITY/SEVERABILITY PROVISION

Should any section, subsection, sentence, clause, phrase or provision of this By-Law be held by a court of competent jurisdiction to be invalid, the validity of the remainder of the By-Law shall not be affected.

1.11 LICENSES, PERMITS AND OTHER BY-LAWS

Nothing in this By-Law shall exempt any person from complying with the requirements of the Building By-Law and the Ontario Building Code or any other By-Law, Regulation, or Act in force with the Corporation, County, Provincial or Federal government or from obtaining any licence, permission, permit, authority or approval required by this or any other By-Law of the Corporation, County, Provincial or Federal government unless hereinafter specifically stated.

1.12 GREATER RESTRICTIONS OF OTHERS TO GOVERN

Nothing in this By-Law shall reduce the severity of restrictions lawfully imposed by a government authority having jurisdiction to make such restrictions.

1.13 PLAN OF SUBDIVISION

Notwithstanding any of the provisions of this By-law, no building permits are to be issued for any lands for which a plan of subdivision has been submitted to the County of Bruce, pursuant to Section 51 of the Planning Act, 1990, R.S.O. Chapter P.13 until such time as the plan of subdivision has been registered.

1.14 EXAMPLES, ILLUSTRATIONS AND EXPLANATORY NOTES

Examples, Illustrations, Notes, and Explanatory Notes are for the purpose of clarification and convenience and do not form part of this By-law.

1.15 METRIC AND IMPERIAL MEASUREMENT

All measurement figures used in the By-Law shall be metric measurement. The approximate imperial equivalents to the metric measurements used in this By-Law are shown in brackets following each such metric measurement and are provided as an ‘Explanatory Note’.

SECTION 2 DEFINITIONS

Definition Index (for convenience only, does not form part of this By-Law)

A

Abattoir
Accessory
Adventure Game
Agricultural Produce Warehouse
Agriculture General
Agriculture-related Use
Agri-tourism
Aircraft Hangar
Airport
Alter
Assembly Hall
Attached
Automobile Car Wash
Automobile Gas Bar
Automobile Repair Establishment
Automobile Sales Establishment
Automobile Service Station
Automobile Wrecking Yard

B

Basement Bed & Breakfast Establishment
Boat Launching & Docking
Building
Building By-Law
Building Setback
Bulk Fuel Depot
Bulk Sales Establishment – Agricultural
Bus Depot
Business or Professional Office

C

Campground
Campsite
Carport
Catastrophe
Cellar
Cemetery
Centre Line
Chief Building Official
Child Care
Child Care Centre
Clinic
Commercial College
Commercial Motor Vehicle
Commercial Motor Vehicle Repair Establishment
Commercial Use
Composting Facility
Computer/Data Processing Centre
Conservation Area
Construction Trailer
Contractor's Yard
Convenience Store
Corporation
Council
County
Cross Country Ski Facility

D

Daylight Triangle
Driveway
Dwelling
Dwelling, Additional Residential Unit
Dwelling, Additional Residential Unit On Farm
Dwelling, Converted
Dwelling, Duplex
Dwelling, Garden Suite
Dwelling, Multiple
Dwelling, Non-Farm
Dwelling, Seasonal
Dwelling, Semi-Detached
Dwelling, Single Detached
Dwelling, Townhouse
Dwelling, Townhouse Street
Dwelling, Townhouse Cluster
Dwelling, Townhouse Stacked
Dwelling, Accessory Apartment
Dwelling, Accessory Detached
Dwelling, Apartment Building

E

Educational Facility
Erect
Erected and Erection
Existing
Existing, Lot

F

Factory Sales Outlet
Farm Implement Establishment
Farm Implement Repair
Farmers Market
Fitness Centre
Flood Fringe
Floodplain
Floodway

Floor Area, Ground
Floor Area, Gross
Food Processing, Primary
Food Processing, Secondary
Forestry/Silvaculture
Funeral Home

G
Garden Centre
Golf Course
Golf Course, Miniature or Miniature Golf Course
Golf Driving Range
Grade
Greenhouse
Greenhouse, Commercial
Gross Floor Area
Ground Floor Area
Group Home - Type One
Group Home - Type Two
Gun Club

H
Hazardous Substances
Height
Home Child Care
Home Industry
Home Occupation
Horse-Drawn Carriage Community
Hotel/Motel

I
Industrial Use, Class 1
Industrial Use, Class 2
Industrial Use, Dry or Dry Industrial Use
Institution
Institutional Use

K
Kennel

L
Landscaped Open Space
Lane
Licensed Marihuana Growing Facility
Livestock
Livestock Assembly Yard
Livestock Auction Barn
Livestock Facility
Loading Space
Lot
Lot Area
Lot Corner or Corner Lot
Lot Coverage
Lot Frontage
Lot, Interior or Interior Lot
Lot Line
Lot Line, Exterior or Exterior Lot Line
Lot Line, Front or Front Lot Line
Lot Line, Rear or Rear Lot Line
Lot Line, Side or Side Lot Line
Lot, Through or Through Lot

M
Main Building
Marine, Recreation and Small Engine Establishments
Manufacturing
Manure or Material Storage
Minimum Distance Separation Formulae
Mobile Home
Mobile Home Site
Mobile Home Park
Mobile Home Park Open Space
Mobile Home Park Road
Motor Home
Motor Vehicle
Municipal Complex
Municipal Drain
Municipal Drain, Open
Municipal Drain, Enclosed

N
Non-Conforming
Non-Complying
Non-Farm Lot
Non-Residential
Nuisance
Nursery
Nutrient Unit (NU)

O
On-Farm Diversified Use
Open Storage
Outdoor Display Area

P
Park Model Trailer
Parking Area
Parking Lot
Parking Space
Parking Space, Angle
Parking Space, Electric Vehicle
Parking Space, Parallel
Person
Personal Service Establishment
Pit

Place of Entertainment
Planting Area
Portable Asphalt Plant
Portable Concrete Plant
Principal
Principal Building or Structure
Private Garage
Private Street
Public Garage
Public Park
Public Building
Public Utility
Public Utility Building

Q
Quarry

R
Recreation Centre
Recycling Centre
Recycling Depot
Renewable Energy Facility, Small Scale
Rental Establishment
Research Establishment/Laboratory
Residential Care Facility
Residential Use
Restaurant
Restaurant, Take-Out
Restaurant, Portable Food Outlet
Retail Floor Area
Retail, Large Format
Retail Store
Riding Stable/Equestrian Centre
Rural Residential Cluster

S
Salvage Yard
Saw or Planing Mill
School Bus
School Bus Storage
Septic Tank Service
Service Establishment
Setback
Sewage Disposal System, Communal
Sewage Disposal System
Sewage Disposal System – Tertiary
Sewage Treatment Unit
Sewage Treatment Plant
Short Term Rental
Site Plan
Sight Visibility Triangle
Snowmobile Club
Solid Waste Disposal Site
Storey
Storey, Half
Street
Structure
Supportive Housing
Swimming Pool

T
Tavern
Tent
Trades Person
Trades Person's Shop
Transport Depot
Transport Trailer
Travel Trailer
Travel Trailer Sales Establishment
Truck-Trailer

U
Unlicensed Child Care
Use

V
Vehicle, Electric
Veterinary Clinic
Veterinary Clinic – Small Animal

W
Warehouse
Warehouse, Mini Storage
Watercourse
Water Lot
Water System, Municipal
Wayside Pit or Wayside Quarry
Wellness Centre

Y
Yard
Yard, Exterior Side or Exterior Side Yard
Yard, Front or Front Yard
Yard, Rear or Rear Yard
Yard, Side or Side Yard

Z
Zone
Zoning Administrator

DEFINITIONS

For the purposes of this By-Law, the definitions and interpretations given in this section shall govern.

"ABATTOIR" means a building or structure specifically designed or intended to accommodate the temporary penning/or slaughtering of live animals and the preliminary processing of animal carcasses and may include the packing, treating, storing and sale of the product on the premises.

"ACCESSORY" means a use, building or structure subordinate, incidental and exclusively devoted to the principal use, building or structure located on the same lot therewith and not designed or intended for human habitation unless specifically permitted elsewhere in this By-Law.

"ADVENTURE GAME" means lands, buildings or structures used for sport or recreation whereby the participants engage in mock battles to capture a flag, paintball games or similar activities.

"AGRICULTURAL PRODUCE WAREHOUSE" means a building or part of a building used for the storage of agricultural produce and may include facilities for wholesale distribution or an accessory retail commercial outlet for the sale of such agricultural produce to the general public.

"AGRICULTURE GENERAL" means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers, when the size and nature of the operation requires additional employment.

"AGRICULTURE-RELATED USE" means farm-related commercial and farm-related industrial uses that are small scale that are directly related and required to be in close proximity to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations and provide direct product and/or services to farm operations as a primary activity. This may include but is not limited do grain elevators, flour mills, farm equipment repair shop, abattoir processing and selling meat from animals raised in the areas, livestock assembly yard and farm input supplier.

"AGRI-TOURISM" means a use that is limited in area and promotes the enjoyment, education or activities related to the agricultural operations including u-pick fruit, , food preparation and service that is associated with the primary agricultural use on the land only, livestock shows/demonstrations, plowing matches, maze(s), sleigh/wagon rides, and other entertainment all of a temporary or seasonal nature, but shall not include any other use herein defined.

"AIRCRAFT HANGAR" means a building or structure designed and used for the storage and maintenance of aircraft.

"AIRPORT" means the use of land, including water, runway or other facility designed, used or intended to be used for the landing and taking off of aircraft including all necessary taxiways, aircraft storage, tie-down areas, hangar and other buildings and structures.

"ALTER" when used in reference to a building or part thereof, means to change any one or more of the internal or external dimensions of such building or to change the type of construction of the exterior walls or roof thereof. When used in reference to a lot, the word "alter" means to change the width, depth, or area of any required yards setback, landscaped open space or parking area, to change the location of any boundary of such lot with respect to a street, private street, lane, whether such alteration is made by conveyance or alienation of any portion of said lot, or otherwise. The word "altered" and "alteration" shall have a corresponding meaning.

"ASSEMBLY HALL" means a building or part of a building in which facilities are provided for such purposes as meetings for civic, educational, political, cultural or social purposes and may include functions involving the consumption of food and drink.

"ATTACHED" when used in reference to a building, means a building otherwise complete in itself that depends for structural support or complete enclosure upon a division wall or division walls shared in common with adjacent building or buildings.

"AUTOMOBILE CAR WASH" means a lot, building or structure used solely for the washing and cleaning of motor vehicles and shall not include any other automobile use defined in this By-law.

"AUTOMOBILE GAS BAR" means a lot containing not more than eight fuel/propane pumps and may include a subsidiary convenience store or a kiosk structure that is operated in conjunction with an "automobile gas bar" for the sale of fuel but shall not include any other automobile use or retail use defined in this By-Law.

"AUTOMOBILE REPAIR ESTABLISHMENT" means a building and/or lot used for the servicing, repair, cleaning, polishing and greasing of 'motor vehicles' and may include motor vehicle body repair and painting, but shall not include any other automobile use defined in this By-Law.

"AUTOMOBILE SALES ESTABLISHMENT" means a building and/or lot used for the display and sale of new or used 'motor vehicles' and may include the servicing, repair, cleaning, polishing, oiling and greasing of motor vehicles, the sale of automotive accessories and related products and the leasing or renting of 'motor vehicles', but shall not include any other automobile use defined in this By-Law.

"AUTOMOBILE RENTAL ESTABLISHMENT" means a lot, building or structure for the rental of vehicles and may include a limited number of motor vehicles stored or displayed on the same lot for rental purposes, but does not include the sale, servicing, repair, or body work of motor vehicles.

"AUTOMOBILE SERVICE STATION" means a building and/or lot used for the servicing, repair, cleaning, polishing, oiling and greasing of 'motor vehicles' and may include motor vehicle body repair, painting, the sale of sundry items incidental to the operation of a motor vehicle and a 'Automobile Gas Bar' but shall not include any other automobile use defined in this By-Law.

"AUTOMOBILE WRECKING YARD" means a building and/or lot used for the wrecking or dismantling of 'motor vehicles' and 'commercial motor vehicles' and for the storage and sale of scrap material, salvage and parts obtained therefrom but does not include any other automobile use defined in this By-Law or a 'Salvage Yard'.

"BASEMENT" means that portion of a building or structure partially below ground level and having at least 50% of its height above average finished grade.

"BED & BREAKFAST ESTABLISHMENT" means a Home Occupation operated in accordance with the provisions of Section 3.10.

"BOAT LAUNCHING & DOCKING" means a structure that is used to take a boat into or out of a navigable waterway, or to moor a boat. The definition includes a launching ramp, boat lift, or dock but does not include any building or fuel pumps or any boat servicing, repair or sales facility.

"BUILDING" means any structure other than a fence being a permanent edifice fixed to, or supported by the soil, and used or intended to be used for the shelter, accommodation or enclosure of persons, animals or chattels.

"BUILDING BY-LAW" means any "Building By-Law" within the meaning of the Ontario Planning Act and the Ontario Building Code Act.

"BUILDING SETBACK" means the minimum horizontal distance between a lot line and the

nearest part of any building or structure on the lot.

"BULK FUEL DEPOT" means the use of land, buildings or structures for the storage and distribution of fuels, gases, oils, and wood and may include as an accessory use a commercial card/key lock facility but shall not include any other use defined in this By-Law.

"BULK SALES ESTABLISHMENT – AGRICULTURAL" means the use of land, buildings or structures for the purposes of buying, selling, storing, grading and handling of seed, feed, fertilizer and other agricultural products in bulk quantities and may include a cleaning and drying facility, scales, and an administration building.

"BUS DEPOT" means a lot, building or structure where commercial motor vehicles pick up and discharge fare paying passengers, and may include as an accessory use a ticke~~d~~t office, a restaurant, luggage checking and/or parcel shipping.

"BUSINESS OR PROFESSIONAL OFFICE" means any building or part thereof in which one or more persons are employed in the management, direction or conducting of an agency, business, brokerage, or labour organization and includes a bank or trust company, post office, and a government office but shall not include a 'retail store', 'manufacturing', repair or display or any other use herein defined.

"CAMPGROUND" means a lot used year-round for the parking and use of recreational travel trailers, park model trailers or similar transportable accommodations, but not including a 'mobile home'. All sites will be used for seasonal or intermittent accommodations and will not be used as a principle residence or permanent place of residence. A Campground may include a swimming pool, convenience store, Laundromat, miniature golf course, playground, athletic play fields, tennis or badminton courts, and an administrative building for the campground. Off-season storage of travel trailers, tent trailers, or similar transportable accommodation shall be permitted.

"CAMPSITE" means a parcel of land within a campground intended for occupancy by motor homes, travel trailers, tents or similar transportable accommodation together with all yards and open space defined in this By-Law, but shall not include a mobile home or park model trailer.

"CARPORT" means a covered structure attached to the wall of the principal building and used for the storage of 'motor vehicles'.

"CATASTROPHE" for the purposes of Minimum Distance Separation guideline calculations means an unanticipated, disastrous loss of part, or all, of a *livestock facility* due to fire, collapse, flood, wind, or other such event.

"CELLAR" means the portion of a building or structure partially below ground level and having 51% or more of its height below average grade level.

"CEMETERY" means a cemetery, crematorium or columbarium within the meaning of The Cemetery Act of Ontario.

"CENTRE LINE" means the centre line of any 'street', railway, roadway, 'lane', railway rightofway or 'private street'.

"CHIEF BUILDING OFFICIAL" means the officer or employee appointed by By-Law of the Corporation of the Municipality of Brockton charged with the duty of enforcing the provisions of the Building By-Law of the Corporation, Building Code Act and its applicable regulations.

"CHILD CARE' means the temporary care for, or supervision of, a child including providing for a child's safety, well-being or development, in the absence of the child's parent and for a continuous period that does not exceed 24 hours, in accordance with the Child Care and Early Years Act, 2014, including any amendments, or its successor.

'CHILD CARE CENTRE' means a business that has obtained the proper licensing from the Province to operate a licensed child care centre for the provision of temporary care for or supervision of a child including providing for a child's safety, well-being or development, in the absence of the child's parent and for a continuous period that does not exceed 24 hours, in accordance with the Child Care and Early Years Act, 2014 including any amendments, or its successor.

"CLINIC" means a lot, building, or structure that is used by physicians, dentists or all other licensed practitioners and their staff for the purpose of consultation, diagnosis and treatment of outpatients and may include administrative offices, waiting areas, treatment rooms, laboratories, pharmacies, and dispensaries directly associated with the facility.

"COMMERCIAL COLLEGE" means a lot, building, or structure used for a private career college operating under the Private Career Colleges Act S.O. 2005.

"COMMERCIAL MOTOR VEHICLE" means a vehicle having a gross weight or registered gross weight of more than 4500 kilograms, or a bus capable of carrying more than 10 passengers but shall not include an ambulance, a fire apparatus, a hearse, a motor home, travel trailers or a vehicle commonly known as a tow truck.

"COMMERCIAL MOTOR VEHICLE REPAIR ESTABLISHMENT" means a building and/or lot used for the servicing, repair, cleaning, washing, polishing and greasing of 'commercial motor vehicles' and 'truck-trailers' and may include body repair, welding and painting but shall not include any other automobile use defined in this By-Law.

"COMMERCIAL USE" means the use of land, building or structure for the purpose of buying and/or selling commodities and supplying services, such as automotive service stations, car washes, convenience retails shops, Hotel/Motel, shopping centers and supermarkets.

"COMPOSTING FACILITY" means an industrial facility whose primary purpose is the composting of food, and/or organic materials, and/or sewage sludge but shall not include the composting of animal or livestock remains.

"COMPUTER/DATA PROCESSING CENTRE" means a building or part of a building used for the input, processing and printing of computerized data or engaged primarily in service transactions electronically or through a communication medium and without limiting the generality of the foregoing, may include such establishments as credit card information centres, virtual banking services, on-line services and telephone solicitation services, but shall not include any walk-in or off-the-street traffic or any retail or manufacturing of goods for sales.

"CONSERVATION AREA" means an area of land owned by a public authority and managed for the purposes of preserving and improving the natural features of the environment and without limiting the foregoing may include such uses as a picnic area, historic site, athletic fields, camping, interpretive centre, maintenance buildings and other such similar uses.

"CONSTRUCTION TRAILER" means a building or structure that is designed to be made mobile and drawn by a separate vehicle, and is used for the purpose of storage or administration on a site while building construction is taking place.

"CONTRACTOR'S YARD" means a lot, building or structure used by a construction company or contractor as a depot for storage and maintenance of equipment used by the company or contractor but does not include the wholesale or retail sale of construction materials or supplies, home improvement supplies or a 'Trades Person's Shop'.

"CONVENIENCE STORE" means an establishment not exceeding 140 m^2 (1500 ft^2) of gross floor area in which articles for sale are restricted to a limited range of primarily food items such as milk, bread, soft drinks, ice cream, canned and bottled goods, snacks and candy, frozen meat and to

complement such items may include the sale of magazines, toiletries, tobacco products. A convenience store may also include a catalogue outlet, pharmacy, post office outlet or similar type uses.

"CORPORATION" means the Corporation of the Municipality of Brockton.

"COUNCIL" means the Municipal Council of the Corporation.

"COUNTY" means the Corporation of the County of Bruce.

"CROSS COUNTRY SKI FACILITY" means the use of land, buildings or structures for the purpose of providing facilities for the sport of cross-country skiing and which may include a 'restaurant', maintenance buildings, and administration building(s) if located on the same property and are considered accessory uses.

"DATA SERVICES" means a business that inputs, manages, administers, processes and/or analyzes information or data with business intelligence as a service to their own business or to other businesses.

"DAYLIGHT TRIANGLE" means a triangular area formed by measuring from the curb lines or projection thereof at a street intersection, four (4.0m) metres along one curb line; twenty (20.0m) metres along the opposite curb line and joining such points with a straight line.

"DRIVEWAY" means a vehicular passageway having at least one end thereof connected to a Class 1 or Class 2 Street and providing ingress to and/or egress from a lot.

"DWELLING" means one or more rooms used or intended for the domestic use of one or more individuals that is provided with cooking, living, sleeping and sanitary facilities. A dwelling shall not include any mobile home, park model trailer, construction trailer, travel trailer, hotels/motels, and a home for the aged, nursing home, or hospital.

a) "DWELLING, ADDITIONAL RESIDENTIAL UNIT" means a residential dwelling unit either wholly contained within a 'Dwelling, Single Detached', a 'Dwelling, Semi-detached' or a 'Dwelling, Townhouse Street', or wholly contained within an accessory building on a lot containing a 'Dwelling, Single Detached', a 'Dwelling, Semi-detached' or a 'Dwelling, Townhouse Street'.

b) "DWELLING, ADDITIONAL RESIDENTIAL UNIT ON FARM" means an additional dwelling unit located on an agriculture lot on which a 'Dwelling, Accessory Detached' is already established. A 'Dwelling, Additional Residential Unit On Farm' may be located within or attached to a 'Dwelling, Accessory Detached', an accessory building, or may be in the form of a second 'Dwelling, Accessory Detached' on the lot.

c) "DWELLING, CONVERTED" means an existing dwelling constructed as a 'dwelling, single detached' or 'dwelling, semi-detached' on an existing lot in which the number of dwelling units has been increased without significant alteration to the exterior of the building except for the required fire escapes, extra windows and entrances to a maximum of 10 percent (10%) of the dwelling or 30 m^2 (320 ft^2), whichever is the lesser, and provided that the building, when converted, complies with the provisions of this By-law.

d) "DWELLING, DUPLEX" means the whole of a building that is divided horizontally into two separate dwellings each of which has an independent entrance either directly from the outside or through a common vestibule.

e) "DWELLING, GARDEN SUITE" means a 'dwelling, single detached' accessory to a principal 'dwelling unit' that provides temporary accommodation to meet the housing needs of elderly parents, family members with special needs, or other similar individuals,

on the same lot as the caregivers and is portable.

f) "DWELLING, MULTIPLE" means a residential building that is divided into no more than four dwelling units, with no dwelling units below grade and where each dwelling unit may be accessed by a common entrance or by individual entrances directly from the exterior, or a combination of both. This does not include a Dwelling, Townhouse, a Dwelling, Townhouse, Stacked, or an Apartment Building.

g) "DWELLING, NON-FARM" means a dwelling not located on the same lot as an agricultural use.

h) "DWELLING, SEASONAL" means a dwelling not located on a Class 1 Street, used as a secondary place of residence for seasonal vacations and recreational purposes and not as the sole residence of the owner or occupant thereof and is not intended for permanent occupancy.

i) "DWELLING, SEMI-DETACHED" means two attached dwellings divided vertically by a common wall, each of which has an independent entrance directly from the outside.

j) "DWELLING, SINGLE DETACHED" means a dwelling constructed and used as a principle residence of the owner or occupant thereof and is intended for permanent occupancy and is designed and/or constructed for year round or permanent human habitation.

k) "DWELLING, TOWNHOUSE" means a residential dwelling divided vertically into three or more residential dwelling units, each dwelling unit having an independent front and rear entrance immediately abutting the front and rear walls of each dwelling unit:

    1) "DWELLING, TOWNHOUSE STREET" means a 'Dwelling, Townhouse' on a separate lot where each dwelling unit has frontage onto a Class 1 or Class 2 Street.

    2) "DWELLING, TOWNHOUSE CLUSTER" means a 'Dwelling, Townhouse' on one lot where each dwelling unit does not have frontage onto a Class 1 or Class 2 Street.

l) "DWELLING, TOWNHOUSE, STACKED" means a residential dwelling in which a minimum of 3 dwelling units are attached at the main wall above and below grade, and in which 1 unit is located above or below another unit, no more than 3 storeys in height, with no common enclosed corridor system.

m) "DWELLING, ACCESSORY APARTMENT" means one or more dwelling units subordinate and incidental to the principal building or structure located on the same lot therewith, and which is constructed as part of the permitted Non-Residential Use principal building or structure.

n) "DWELLING, ACCESSORY DETACHED" means a dwelling detached from and subordinate and incidental to the principal use, building or structure located on the same lot therewith.

o) "DWELLING, APARTMENT BUILDING" means a residential building containing three or more dwelling units, which may be accessed by a common interior corridor, hallway, or lobby, or by individual entrances directly from the exterior, or a combination of both. This does not include a stacked townhouse.

"EDUCATIONAL FACILITY" means a public school, separate school, commercial or vocational school, university or college, or a private school operating under the Education Act RSO 1990.

"ERECT" when used in this By-Law includes building, construction, reconstruction and relocation and, without limiting the generality of the word, also includes:

a) any preliminary physical operation, such an excavating, filling or draining;
b) altering any existing building or structure by an addition, enlargement, extension or other structural change; and
c) any work for the doing of which a building permit is required under The Ontario Building Code.

"ERECTED" AND "ERECTION" shall have a corresponding meaning.

"EXISTING" unless otherwise indicated, means legally existing on the date of passing of this By-Law.

"EXISTING, LOT" unless otherwise indicated, means existing on the date of passing of this By-Law. For the purposes of this By-Law, any existing lot which is of a lesser size than that required by this By-Law or which has been increased in size through consent of the Bruce County Land Division Committee, shall be deemed to be an 'existing lot'. Further, any lot which is reduced in size through acquisition via a conveyance pursuant to Section 50 (3) (c) or 50 (5) (d) of the Planning Act or consent of the Bruce County Land Division Committee to a size which is less than that required by this By-Law, shall also be deemed to be an 'existing lot'.

"FACTORY SALES OUTLET" means an accessory use to an 'Industrial Use' in which the goods, wares, or merchandise manufactured on the premises is offered for sale.

"FARM IMPLEMENT ESTABLISHMENT" means the use of land buildings or structures for the sale of, storage or repair of new or used agricultural equipment and machinery directly associated with the operation of a farm and may include as an accessory use the display, sale, storage, servicing, and repair of snowmobiles, ATV's, small engines, and lawn care equipment and related products but does not include any other use(s) defined herein.

"FARM IMPLEMENT REPAIR" means the use of land buildings or structures for the sale of, storage or repair of new or used agricultural equipment and machinery directly associated with the operation of a farm but do not include any other use(s) defined herein.

"FARMERS MARKET" means a farm store which primarily sells local products.

"FITNESS CENTRE" means a building in which facilities are provided for recreational athletic activities including but not limited to bodybuilding and exercise classes, and may include associated facilities such as a sauna, swimming pool and solarium.

"FLOOD FRINGE" means the outer portion of the 'floodplain' between the 'floodway' and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway.

"FLOODPLAIN" means the area, usually lowlands adjoining a 'watercourse', which has been or may be subject to flooding hazards.

"FLOODWAY" means the portion of the 'flood plain' where development and site alteration would cause a danger to public health and safety or property damage.

"FLOOR AREA, GROUND" means the maximum area of a building measured to the outside walls at grade excluding in the case of a residential dwelling, areas such as a parking garage/structure, carport, porch and/or veranda, sun room (unless such sun room is habitable at all seasons of the year), and any other non-habitable areas. Where posts and beams are used in place of an outside/exterior wall, the posts shall be considered the outside wall for the purposes of calculating ground floor area.

"FLOOR AREA, GROSS" means the aggregate of the area of all floors measured from the inside face of exterior walls but excludes any detached accessory buildings, a breezeway, unenclosed

sunroom, porch and/or veranda, attic, cellar, basement, mezzanine areas, mechanical rooms, common walls, stair wells, garbage and electrical rooms, parking garage/structures and similar service areas accessory to the main use.

"FOOD PROCESSING, PRIMARY" means the use of lands, buildings or structures for a 'Industrial Use, Dry' where orchard, berry, row or field crops are washed, cleaned, screened, sifted graded, waxed, or crushed but excludes any further processing.

"FOOD PROCESSING, SECONDARY" means the use of lands, buildings or structures for a 'Industrial Use, Dry' where agricultural produce including orchard, berry, row, field crops, meat and poultry products, are washed, cleaned, dusted, waxed, cooked, steamed, fermented or otherwise prepared and packaged and may include the storage and sale of the finished product on the premises but shall not include an abattoir or any other use defined herein.

"FORESTRY/SILVACULTURE" means the management and care of trees and the harvesting of them or parts thereof for commercial purposes, and without limiting the generality of the foregoing includes the use of a sawmill provided the timber being milled originates on the same parcel of land the sawmill is operating.

"FUNERAL HOME" means a commercial use for the purpose of furnishing funeral supplies and services to the public and includes facilities for the preparation of deceased human bodies for interment or cremation.

"GARDEN CENTRE" means the use of land, buildings or structures where trees, shrubs, and plants are grown or stored for the purpose of transplanting or for the purpose of retail sale or wholesale, and include the sale of soil, planting materials, fertilizers or similar materials, lawn and garden equipment or lawn furnishings.

"GOLF COURSE" means a public or private area operated for the purpose of playing golf and may include a 'miniature golf course', 'restaurant', 'golf driving range', maintenance buildings and administration buildings.

"GOLF COURSE, MINIATURE" or "MINIATURE GOLF COURSE" means an area of land or a building, structure or premises or part thereof operated for profit or gain as a commercial place of amusement in which facilities are provided to simulate the game of golf or any aspect of the game on a small scale, but does not include a golf driving range or golf course.

"GOLF DRIVING RANGE" means an open-air recreation facility where the sport of golf is practised from individual tees and which may include accessory structures to house the tees, a kiosk for golf balls and golf club rentals and a structure from which the golfers tee-off.

"GRADE"

a) When used with reference to a building or structure, means the average finished ground elevation immediately adjoining the wall or walls in question or the base of the structure exclusive of any artificial embankment.

b) When used with reference to a 'street', means the finished elevation of such 'street', road or highway as established by the Corporation or other authority having jurisdiction.

"GREENHOUSE" means a building wherein the temperature and humidity can be regulated for the cultivation of vegetables, fruit, flowers, plants, shrubs, trees and similar vegetation.

"GREENHOUSE, COMMERCIAL" means a building for the growing of vegetables, fruit, flowers, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such greenhouse but are sold directly from such building at wholesale or retail.

"GROUP HOME - TYPE ONE" means a building or structure in which not more than five (5) residents with special care needs such as: seniors, individuals who are developmentally and/or physically challenged or mentally ill, individuals requiring respite or convalescent care; live under responsible supervision consistent with the requirements of its residents. Residents do not include supervisory staff or a receiving family.

"GROUP HOME - TYPE TWO" means a building or structure in which not more than five (5) residents who have been placed on probation under the statutes of Ontario or Canada, who have been released on parole under the statutes of Ontario or Canada, individuals recovering from substance abuse, or who are admitted to the Group Home for correctional purposes reside. Residents do not include supervisory staff. A Group Home - Type Two is licensed and/or funded under Federal or Provincial Statute and in compliance with applicable Municipal By-Laws.

"GUN CLUB" means lands, buildings or structures used for target practice by use of a firearm. A gun club shall not include provisions for overnight accommodations or for the preparation and serving of full course meals.

"HAZARDOUS SUBSTANCES" means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive, or pathological.

"HEIGHT" when used with reference to a building or structure means the vertical distance between the average grade at the front of such building or structure to the highest point therein exclusive of any ornamental dome, chimney, tower, cupola, steeple, Place of Worship spire, water storage tank, electrical apparatus, television or radio antenna, or structure for the mechanical equipment required for the operation of such building or structure. Without limiting the generality of the foregoing, the highest point shall be taken as:

a) In the case of a flat roof, the highest point of the roof surface or parapet, whichever is the greater;

b) In the case of a mansard roof, the deck roof line;

c) In the case of a gable, hip or gambrel roof, the mean height between the eaves and the ridge.

d) Where the height is designated in terms of storeys, it means the designated number of storeys above and including the first storey.

e) Where a dormer, dormers or similar features exist or are proposed and where those features exceed 50% of the total roof area, the height of the roof shall be measured as the mean height between the lowest part of the dormer and topmost part of the roof.

"HOME CHILD CARE" means 'Child Care' provided in a single detached dwelling, semi-detached dwelling or duplex dwelling by one or more child care provider(s) that is regulated by a home child care agency.

"HOME INDUSTRY" means an occupation or business conducted for gain or profit as a secondary use to the main permitted use within a dwelling and/or accessory building and operated in accordance with Section 3.11.

"HOME OCCUPATION" means an occupation or business conducted for gain or profit as a secondary use to the main permitted use within a dwelling and operated in accordance with Section(s) 3.9 or 3.10.

"HORSE-DRAWN CARRIAGE COMMUNITY" means a group of people whose primary mode of transportation is by the use of horse or horses and a carriage.

"HOTEL/MOTEL" means a building or structure used primarily for the purposes of catering to the needs of the traveling public by furnishing temporary or transient sleeping accommodation. A Hotel/Motel shall not have less than 6 guest rooms and may include permanent staff quarters, meeting rooms, recreational facilities, 'restaurant', and housekeeping units, but does not include any other establishments otherwise defined or classified in this By-Law.

"INDUSTRIAL USE, CLASS I" means a small-scale, self-contained plant or building which produces/stores a product which is contained in a package and has low probability of fugitive emissions. This use has daytime operations only, with infrequent movements of products/heavy trucks and no outside storage. Class I Industrial Uses include but are not limited to Computer/Data Processing Centre; Factory Sales Outlet ; Public Utility Building; Technology Industry; School Bus Storage; Septic Tank Service; Research Establishment / Laboratory; Industry, Light; Rental Establishment; Trades Persons' Shop; Agricultural Produce Warehouse; Warehouse; Warehouse, Mini Storage; Veterinary Clinic; Recycling Depot; and, Greenhouse, Commercial.

"INDUSTRIAL USE, CLASS II" Means a place of business for medium scale processing and manufacturing with outdoor storage of wastes or materials (i.e.it has an open process) and/or there are periodic outputs of minor annoyance. There are occasional outputs of either point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration, and low probability of fugitive emissions. Shift operations are permitted and there is frequent movement of products and/or heavy trucks during daytime hours. Class II industrial uses include but are not limited to: Bulk Fuel Depot; Industrial Use ; Recycling Centre; Food Processing, Primary and Secondary; Livestock Assembly Yard; Saw or Planing Mill; Bulk Sales Establishment - Agriculture; Public Garage; Transport Depot; Abattoir; Livestock Auction Barn; Contractor's Yard; Automobile Wrecking Yard; Industry, Dry; Feed Mill & Elevator; and, Salvage Yard.

"INDUSTRIAL USE, DRY" or "DRY INDUSTRIAL USE" means an 'Industrial Use' which does not utilize process waters and which does not produce waste waters from the industrial process **or** utilizes a closed loop/recycled water system which does not produce waste waters from the industrial process and includes such uses as welding shops, blacksmith shops, wood fabricating, warehousing or similar uses.

"INSTITUTIONAL USE" means the use of land, buildings, structures or portions thereof, for public or social purposes and, without limiting the generality of the foregoing, may include governmental, religious, educational, charitable, philanthropic, hospitals, nursing homes, public or private schools and nursery schools, or other similar uses.

"KENNEL" means a place where dogs are bred and raised and are sold or kept for sale or boarded.

"LANDSCAPED OPEN SPACE" means an open unobstructed space at grade on a lot which is suitable for the growth and maintenance of grass, flowers, bushes and other landscaping and includes any patio or similar area but does not include any driveway, curb, or parking area.

"LANE" means a 'street' or 'private street' that affords only a secondary means of access to the lots abutting thereon.

'Licensed Cannabis Growing Facility' means a federally licensed facility used for the cultivation, processing, testing, destruction, packaging or shipping of marihuana within enclosed and detached buildings and which are compliant under the federal government's Marihuana for Medical Purposes Regulations or any subsequent legislation which may be enacted."

"LIVESTOCK" means dairy, beef, swine, poultry, horses, goats, sheep, ratites, fur-bearing animals, deer & elk, game animals, birds, and other animals identified in Table 1 of the Minimum Distance Separation formulae.

"LIVESTOCK ASSEMBLY YARD" means a lot, building, structure or confined land area for temporarily holding livestock for shipping.

"LIVESTOCK AUCTION BARN" means a lot, building, structure or confined land area used as a livestock auction facility and may include the auction of agriculturally related chattels on an incidental or accessory basis only.

"LIVESTOCK FACILITY" means barn(s), building(s) or structure(s) where livestock are housed; including the associated 'manure or material storage' structure(s).

"LOADING SPACE" means an off-street space on the same lot as the building, or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials.

"LOT" means a parcel of land that can be conveyed without further approval.

"LOT AREA" means the total horizontal area within the lot lines of a lot, excluding the horizontal area of such lot permanently covered by water. In the case of corner lots having a 'street' line rounding of a radius 6.0 metres (20 ft.) or less, the lot area of such lot shall be calculated as if the lot lines were produced to their point of intersection.

"LOT CORNER" or "CORNER LOT" means a Lot situated at the intersection of and abutting two or more streets, or parts of the same street, including any reserve area where the inside angle of intersection or projected angle at intersection of the tangents of the street lines is less than 135 degrees except for a Lot located at the commencement of a cul-de-sac where the angle exceeds 135 degrees.

"LOT COVERAGE" means that percentage of the lot area covered by buildings and structures above finished grade level and permanent above or below ground swimming pools and shall not include sewage disposal systems. "LOT FRONTAGE" means the horizontal distance between the side lot lines, measured along the front lot line, but where the front lot line is not a straight line or where the side lot lines are not parallel, the lot frontage is to be measured by a line set at the 'front yard setback' requirement of the applicable zone back from and parallel to the chord of the lot frontage and for the purpose of this definition the chord of the lot frontage is a straight line joining the two point where the side lot lines intersect the front lot line.

Refer to the end of Section 2 for Lot Frontage illustrations.

"LOT, INTERIOR" or "INTERIOR LOT" means a lot other than a corner lot and having frontage on one 'street' only.

"LOT LINE" means any boundary of a lot.

"LOT LINE, EXTERIOR "or "EXTERIOR LOT LINE" means any lot line other than a front lot line or rear lot line abutting a 'street', or 'lane'.

"LOT LINE, FRONT" or "FRONT LOT LINE" in the case of an interior lot, means the line dividing the lot from a 'street', or 'lane'. In the case of a corner lot, the shorter lot line abutting a 'street' shall be deemed the front lot line and the longer lot line abutting a 'street' shall be deemed an exterior lot line. In the case of a 'through lot', each lot line dividing the lot from a 'street', 'private street', or 'lane' shall be deemed to be a 'front lot line'.

"LOT LINE, REAR" or "REAR LOT LINE" means the lot line farthest from and opposite to the front lot line or where the lot is triangular, the point of intersection of the side lot lines.

"LOT LINE, SIDE" or "SIDE LOT LINE" means any lot line other than a front lot line or rear lot line.

"LOT, THROUGH" or "THROUGH LOT" means a lot bounded on opposite sides by a 'street',

'private street', or 'lane' but does not include a corner lot.

"MAIN BUILDING" means the building designed or used for the principal use on the lot.

"MARINE, RECREATION AND SMALL ENGINE ESTABLISHMENTS" means a building, structure and/or lot used for the display, sale, storage, servicing, repair, cleaning, polishing and lubricating of boats, motorcycles, snowmobiles, ATV's, lawn care equipment, marine engines and related products, or the leasing or renting of any of the above.

"MANUFACTURING" means compounding, processing, packing, crating, bottling, packing, assembling, making, preparing, inspecting, ornamenting, finishing, treating, altering, repairing, or adapting for sale any good, substance, or article, or any part thereof.

"MANURE OR MATERIAL STORAGE" means a permanent storage(s), which may or may not be associated with a 'livestock facility' containing liquid manure (<18% dry matter), solid manure (≥ 18% dry matter), or digestate. Permanent storages may come in a variety of:

- locations (under, within, nearby, or remote from barn);
- materials (concrete, earthen, steel, wood);
- coverings (open top, roof, $tarp_1$ or other materials);
- configurations and shapes; and
- elevations (above, below or partially above grade).

"MINIMUM DISTANCE SEPARATION FORMULAE" means a formulae developed by the Province of Ontario to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

"MOBILE HOME" means a unit constructed or manufactured to provide for year round occupancy and is designed to be transported from one site to another. A mobile home does not include a 'park model home', 'motor home', 'travel trailer' or other similar accommodation. A mobile home shall be distinguished from other forms of prefabricated transportable housing by reason of a design which permits and features ready transfer from place to place whereas the latter are intended to be moved once only to a final location.

"MOBILE HOME SITE" means land within a mobile home park intended for occupancy by one mobile home together with all yards and open space required by this By-Law.

"MOBILE HOME PARK" means land containing two or more mobile home sites and which is under single management and ownership and which is designed and intended for residential or seasonal use where such residential occupancy is in mobile homes exclusively. A mobile home park may include an administrative and sales office for the mobile home park and a recreation building for the exclusive use of residents of the mobile home park.

"MOBILE HOME PARK OPEN SPACE" means a space within a mobile home park designed and intended as a place of recreation for the common use by the residents of such mobile home park, and which may or may not be open to the general public on an equal basis.

"MOBILE HOME PARK ROAD" means a space within a mobile home park designed and intended as a means of vehicular access to abutting mobile home site(s); such mobile home park road may or may not be open to the general public on an equal basis.

"MOTOR HOME" means a self-propelled motor vehicle used exclusively for travel, recreation and vacation and which is capable of being used for the temporary sleeping, eating and accommodation of persons.

"MOTOR VEHICLE" means a vehicle for which a permit has been issued under vehicle permit legislation that is: an automobile, a motor home, a bus or truck having a gross weight or registered

gross weight of less than 4500 kilograms, a bus capable of carrying less than 10 passengers, or a trailer other than a 'truck-trailer'.

"MUNICIPAL COMPLEX" means the use of buildings and lands comprised of municipal offices, multi-purpose community centre, sports fields, arena and accessory uses.

"MUNICIPAL DRAIN" means a drainage work as defined by The Drainage Act, R.S.O 1990, as amended from time to time.

"MUNICIPAL DRAIN, ENCLOSED" means a 'municipal drain', which is enclosed as a pipe, culvert or similar means of conveyance.

"MUNICIPAL DRAIN, OPEN" means a 'municipal drain' that is not enclosed in a pipe, culvert or similar means of conveyance but shall not include a covered drainage work.

"NON-CONFORMING" means a building or structure legally existing as of the date of the passing of this By-law, which is used for purposes not permitted by this By-Law.

"NON-COMPLYING" means a permitted use, building or structure legally existing as of the date of the passing of this By-law, which does not comply with a provision or provisions of their respective zone.

"NON-FARM LOT" means a lot that is less than 4.0 hectares (9.9 ac.) in size.

"NON-RESIDENTIAL" means designed, intended or used for a purpose other than a dwelling or a mobile home.

"NUISANCE" means any condition existing that is or may become injurious or dangerous to health or that prevents or hinders or may prevent or hinder in any manner the suppression of disease.

"NURSERY" means land used for the growing of sod, flowers, bushes, trees, vegetables, berry fruit crops, mushrooms, plants, shrubs, or other gardening, landscaping or orchard stock together with gardening tools and implements which are sold at wholesale or retail.

"NUTRIENT UNIT (NU)" means an amount of nutrients that give a fertilizer replacement value of 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).

"ON-FARM DIVERSIFIED USE" means uses that are secondary to the principal agricultural use of the property, are limited in area and are compatible with surrounding agricultural operations. On-farm diversified uses are limited to home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. Uses that produce value-added agricultural products include cheese production, maple syrup production, on-farm markets to sell farm goods and speciality products, wineries, distilleries, cideries and breweries, bakeries, on-farm cafes or restaurants, grain milling, food or grain processor or craft products.

"OPEN STORAGE" means the storage of goods, merchandise or equipment, in the open air and in unenclosed portions of buildings, which are open to the air on the sides. Open Storage does not include motor vehicles, commercial motor vehicles, travel trailers, boats, recreational vehicles, tractors and other similar on or off road vehicles provided all are in working order and are displayed for retail/wholesale purposes.

"OUTDOOR DISPLAY AREAS" means a portion of a lot used for the display or exhibition in an orderly manner, completely assembled or finished products sold by the principle use located on the same lot.

"PARK MODEL TRAILER" means a recreational unit, constructed to a seasonal occupancy standard.

"PARKING AREA" means that part of a lot required to satisfy the Off Street Parking Regulations of this By-Law but shall not include any other parking use defined herein.

"PARKING LOT" means an area provided for the parking of motor vehicles and/or commercial motor vehicles and includes aisles, parking spaces and related ingress and egress lanes but shall not include any part of a 'street' 'private street', or 'lane'.

"PARKING SPACE" means a space enclosed in a principal or accessory building or unenclosed, that is available for the parking of a 'motor vehicle' and which is accessible from a 'street' 'private street', or 'lane'.

"PARKING SPACE, ANGLE" means a parking space which is accessed from an aisle or driveway and which permits the entry or exit from said parking space without the need to travel over any other parking space.

"PARKING SPACE, ELECTRIC VEHICLE" means a space enclosed in a principal or accessory building or unenclosed, that is available for the parking of an electric vehicle which is constructed and equipped with an appropriate electric vehicle charging device, which is accessible from a 'street', 'private street' or 'lane' for the purpose of charging an electric vehicle.

"PARKING SPACE, PARALLEL" means a parking space that is accessed from an aisle, street or driveway that is beside and runs the same direction as the aisle, street or driveway.

"PERSON" means any human being, association, firm or partnership, incorporated company, corporation, agent or trustee, and the heirs, executors or other legal representatives of a person to whom the context can apply according to law.

"PERSONAL SERVICE ESTABLISHMENT" means a business that is associated with the grooming or health or persons or the maintenance or repair of personal wardrobe articles and accessories and may include a barber shop, beauty parlour, aestheticians, health care clinic, shoe repair, self-service laundry, depots for collecting dry cleaning and laundry and similar uses and where the retail sale of goods, wares, merchandise or articles is only accessory to the provisions of such services.

"PIT" means lands licensed under the Aggregate Resources Act where unconsolidated gravel, stone, sand, earth, clay, fill, mineral or other material is being or has been removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes, but does not include a 'Wayside Pit'.

"PLACE OF ENTERTAINMENT" means a motion picture or other theatre, arena, auditorium, hall, billiard or pool room, bowling alley, ice or roller skating rink, dance hall or music hall, arcade, indoor miniature golf, indoor sport simulator, indoor paintball, indoor playcenter, trampoline park, wall climbing, axe throwing, martial arts, racquet sports, laser game or the like, or other similar indoor recreation uses but does not include any place of entertainment or amusement otherwise defined or classified in this by-law. A place of entertainment may also include the offering for sale, serving and consumption of food or drinks, which may include alcohol where appropriately licensed.

"PLANTING AREA" means the space on a lot upon which shrubs, trees, flowers, or grass are grown in accordance with the provisions of this By-Law.

"PORTABLE ASPHALT PLANT" means a facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material and includes stockpiling and storage of bulk materials used in the process, and which is not of permanent construction but which is to be dismantled at the completion of the construction project.

"PORTABLE CONCRETE PLANT" means a building or structure with equipment designed to mix

cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

"PRINCIPAL" when used to describe a use, building or structure, means a use, building or structure, one to which any other is subordinate and constitutes the main use of a lot therewith.

"PRINCIPAL BUILDING or STRUCTURE" means the building or structure in which is conducted the principal use of the lot on which it is situated.

"PRIVATE GARAGE" means a detached accessory building or portion of a dwelling designed and used for the sheltering of private motor vehicles, travel trailers, boats, and the storage of household equipment incidental to the residential occupancy and in which no business, occupation or service is conducted.

"PRIVATE STREET" means a right-of-way over private property that affords access to abutting lots that is not under the jurisdiction of the Corporation, County or Province.

"PUBLIC GARAGE" means a lot, building or structure used by a county, municipal, provincial government or 'public utility' for the storage and servicing of 'public utility' equipment; vehicles; road construction and maintenance equipment; outdoor storage of utility poles, wire, road construction materials and other assorted materials and may include an administration office and fuel pumps.

"PUBLIC PARK" means an area of land, playground or play fields which is operated by or for a public agency, and which may include therein one or more athletic fields, field houses, bleachers, swimming pools, wading pools, bandstands, outdoor ice skating rinks, tennis or badminton courts, bowling greens, fairgrounds, picnic area, historic site, interpretive centre, maintenance buildings or other such similar uses.

"PUBLIC BUILDING" means any building or structure owned or leased by the Corporation, County, any local board or commission of either the Corporation or the County, any Conservation Authority, any Ministry or Commission of the Province of Ontario or the Government of Canada, and in which office or general administration activities are conducted and may include a public library.

"PUBLIC UTILITY" means any water works, sewerage works, gas works, electric heat, light or power works, telegraph and telephone lines, cable television lines, and works for the transmission of gas, oil, water or electrical power or energy, or any similar works supplying the general public with necessary services or conveniences.

"PUBLIC UTILITY BUILDING" means a lot, building or structure used in conjunction with the supply of a 'public utility' including a municipal water supply well, a water or sewage pumping station, a water treatment facility, a water storage reservoir, a gas regulator building, a hydro substation, a telephone building for exchange, long distance or repeater uses.

"QUARRY" means lands licensed under the Aggregate Resources Act where consolidated rock has been or is being removed by means of an open excavation to supply materials for construction, industrial or manufacturing purposes, but does not include a 'Wayside Quarry'.

"RECREATION CENTRE" means the use of land, buildings or structures for the purpose of active leisure activities and shall include an arena, swimming pool, community centre, curling rink, outdoor ice rink, and other such similar uses.

"RECYCLING CENTRE" means a facility that is not a 'salvage yard' and in which recoverable resources such as electronics, newspapers, glassware, plastics, metal cans etc., are collected, stored, flattened, crushed or bundled to be taken to another site for further processing.

"RECYCLING DEPOT" means a building, structure or lot used for the temporary collection of recyclable materials prior to transhipment but does not include a 'recycling centre'.

"RENEWABLE ENERGY FACILITY, SMALL SCALE" means renewable electricity generating systems such as wind and solar which produce electricity only for the on-site consumption.

"RENTAL ESTABLISHMENT" means a lot, building or structure where equipment generally used for residential, commercial and industrial construction and maintenance are offered for rent or lease.

"RESEARCH ESTABLISHMENT/LABORATORY" means a building or structure that includes facilities for scientific research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.

"RESIDENTIAL CARE FACILITY" means a building or structure wherein lodging, meals, personal care, nursing services, and medical care and treatment may be provided for gain or profit or as a charitable public service and includes a rest home or a convalescent home, but does not include a hotel, motel or hospital as defined herein.

"RESIDENTIAL USE" means the use or intended use of land, buildings or structures for human habitation.

"RESTAURANT"

a) "Restaurant" means a building or structure or part thereof used to prepare food and offer for sale for immediate consumption within the building or structure, or adjacent patio and may include an accessory take-out service.

b) "Restaurant, Take-Out" means a building or structure or part thereof where food is prepared and offered for sale to the public to be taken out and/or delivered, for consumption off the premises or consumed on an adjacent patio.

c) "Restaurant, Portable Food Outlet" means a trailer, tent or vehicle that is designed to be made mobile, from which food is prepared and offered for sale to the public for consumption outside. A Portable Food Outlet may only be permitted in accordance with the Corporation's Licensing By-Law if applicable.

"RETAIL FLOOR AREA" means the aggregate of the areas of all rooms where goods and services are made available for sale but shall not include storage areas or other commercial uses."RETAIL, LARGE FORMAT" means a structure, building or part thereof in which goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail provided the building or structure in which the use is contained exceeds the 'Floor Area, Gross' of 278.7 m^2 (3,000 ft^2) and does not include any establishment otherwise defined or classified in this By-law.

"RETAIL STORE" means a building or part of a building in which goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail but does not include any establishment otherwise defined or classified in this By-Law.

"RIDING STABLE/EQUESTRIAN CENTRE" means the use of buildings or structures for the boarding of horses, exercising of horses, the training of horses and riders, a tack shop, and the staging of equestrian events, but shall not include the racing of horses.

"RURAL RESIDENTIAL CLUSTER" for the purposes of Minimum Distance Separation guideline calculations means four, or more, adjacent rural lots, generally one hectare or less in size, sharing a common contiguous boundary. Lots located directly across a road from one another shall be considered as having a common boundary. Rural residential clusters are not considered Settlement Areas, unless designated as such in a municipal official plan.

"SAFE ACCESS" means the ability for the public and emergency operations personnel (police, firefighters, ambulance, etc.) to safely access hazardous lands during an emergency, such as a flood or erosion event, is an important factor when considering any application for development. Development applications in or adjacent to hazard lands must be reviewed to ensure access to the proposed development (via municipal roadway or private laneway) is safe and appropriate for the proposed use and the natural hazard. The provision of means by which people, vehicles and equipment can gain access to and from the hazard feature for maintenance and/or construction of remedial works must also be considered. The highest priorities for access to emergency vehicles should be given to police, ambulance and fire services, especially where evacuation is a distinct possibility in areas surrounded by flooding. All local agencies involved in local emergencies should be consulted regarding the adequacy of access. Major accessways to development potentially located in a floodplain or other hazardous land must be examined. It is not acceptable to have development isolated during a flood event because roads and escape routes are not passable.

The Conservation Authority will be consulted on safe access for development proposals.

"SALVAGE YARD" means an establishment where goods, wares, merchandise, articles or things are processed for further use, and where such goods, wares, merchandise, articles or things are stored wholly or partly in the open and includes an 'Automobile Wrecking Yard'.

"SAW OR PLANING MILL" means a building, structure or area where timber is cut, sawed or milled, either to finished lumber or as an intermediary step and may include facilities for the kiln drying of lumber, an administrative office and the temporary storage of timber and the finished product.

"SCHOOL BUS" means a vehicle for transporting persons to or from school as defined in the Highway Traffic Act, R.S.O., Chapter 202, as amended.

"SCHOOL BUS STORAGE" includes a lot and/or premises for the storage of school buses.

"SEPTIC TANK SERVICE" means a lot, building or structure used for the temporary storage of septage, the storage/rental of portable toilets/privy's and the sale of holding tanks and related materials, the parking/servicing of sewage collection vehicles and an administration office. The term septage includes septic tank solids, holding tank and portable toilet wastes from Residential, Commercial, Institutional and Industrial Uses.

"SEWAGE" means the wastewater, septage and matter from residential, commercial, institutional, and industrial uses.

a) "Sewage Disposal System, Communal" means a system of underground conduits operated privately which takes sewage to a place of treatment which meets with the approval of the Chief Building Official and/or the Grey-Bruce Health Unit or the Ministry of the Environment whichever has jurisdiction.

b) "Sewage Disposal System" means a Class 4 or Class 6 system or any other system deemed acceptable as defined by regulations under the Ontario Building Code Act by the Chief Building Official or the Ministry of the Environment, whichever has jurisdiction.

c) "Sewage Disposal System – Tertiary Sewage Treatment Unit" means a treatment unit that is designed so that the effluent does not exceed the following criteria:

Parameter	Tertiary Effluent[1]
BOD5	15
CBOD5	10
Suspended Solids	10

[1] Maximum concentration based on 30-day averages in milligrams per Litre (mg/L)

d) "Sewage Treatment Plant" means a facility that meets the approval of the Ministry of the Environment used for treatment of residential, commercial, institutional, or industrial sewage.

"SERVICE ESTABLISHMENT" shall mean a building or part of a building for the servicing or repairing of articles, goods or materials, and in which no product is manufactured, and sales are accessory to the main use; but does not include automotive or marine service establishments.

"SETBACK" means the shortest horizontal distance from a specified line to the nearest part of any building or structure on a lot.

"SHORT TERM RENTAL" means a building or structure or any part thereof that operates or offers a place of temporary residence, lodging or occupancy by way or concession, permit, lease, license, rental agreement or similar commercial arrangement for any period less than thirty (30) consecutive calendar days, throughout all or any part of a calendar year. A short-term rental shall not mean or include a bed and breakfast, hotel or motel.

"SITE PLAN" means a scale drawing prepared to illustrate the relation between the lot lines and the uses, buildings or structures existing or proposed on a lot, including but not limited to such details as parking areas, walkways, landscaped areas, lighting, building areas, minimum yards, floor areas, easements, drainage contours, and areas for special uses.

"SIGHT VISIBILITY TRIANGLE" means an area free of motor vehicles, commercial motor vehicles, buildings, planting areas or structures and which does not contain a fence, hedge or trees over 0.5 metres (20 inches) in height and which area is to be determined by measuring from the point of intersection of property lines on a corner lot, the distance required by this By-Law along such 'street' line and joining such points with a straight line and the triangular-shaped land between the intersecting 'street' lines and the straight line joining the points the required distance along the 'street' lines.

"SNOWMOBILE CLUB" means lands, buildings or structures used exclusively by the members and guests of a club for recreational activities. A snowmobile club is intended for recreational purposes on a seasonal basis and shall not include provisions for overnight accommodations or for the preparation and serving of full course meals.

"SOLID WASTE DISPOSAL SITE" means any land for which a valid Ministry of Environment Certificate of Approval has been issued, upon, into or through which solid waste is deposited or processed and any machinery or equipment or operation for the treatment or disposal of waste, but does not include the treatment or disposal of liquid commercial/industrial waste or hazardous waste.

"SPACE EXTENSIVE RECREATIONAL COMMERCIAL USE" means a recreational commercial use which requires a rural location and/or cannot be located in a built-up settlement area, such as golf courses, riding stables and equestrian centres, cross country ski facilities, and other similar recreational uses, marine and recreational vehicle storage.

"STOREY" means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it that portion between the top of such floor and the ceiling above it.

"STOREY, HALF" means a portion of the building situated wholly or in part within a sloping roof and in which there is sufficient space to provide a height between finished floor and finished ceiling of at least seven feet, seven inches for at least one-half (1/2) but less than two-thirds (2/3) of the area of the floor below.

"STREET" means a roadway or highway that is under the jurisdiction of the Corporation, County or Province, that is constructed and maintained so as to allow normal vehicular access to adjacent properties.

"STRUCTURE" means anything constructed or erected, the use of which requires location on the ground, or on water, or attachment to something having a fixed location on the ground or on water, and without limiting the generality of the foregoing, includes walls, floors, roofs, signs and billboards, private outdoor swimming pools, and an object designed and intended to float, but does not include hedges and fences or sewage disposal systems.

"SUPPORTIVE HOUSING" means a premises that contains dwelling units and provides onsite support services designed to assist residents who need such services to assist them in maintaining a level of independence. Support services may include, but are not limited to, office space, collective dining and amenity facilities, laundry facilities, counseling, educational services and life skills training.

"SWIMMING POOL" means a constructed reservoir of water having a depth of greater than 0.76 metres (2.5 ft.) at any point, and used and maintained for the purpose of swimming, wading, diving or bathing.

"TAVERN" means an establishment operating under the Liquor License Act R.S.O. 1990, c. L. 19, where alcoholic beverages are sold to be consumed on the premises.

"TECHNOLOGY INDUSTRY" means a use that makes or creates technology products or services but is not an industrial use. Technology industry does not include wholesale or retail trade except as an activity that is accessory to the primary creative use.

"TENT" means a temporary structure used for temporary human shelter that is not permanently fixed to the ground and is capable of being moved.

"TRADES PERSON" means an individual employed in the building trades/construction industry including bricklayers, stonemasons, carpenters, electricians, lathers, painters, decorators and paper-hangers, plasterers, sheet metal workers, heating, plumbing, air-conditioning, general contractor's, flooring, home decorator, or other similar trade, the like which provides an installation service.

"TRADES PERSON'S SHOP" means a lot, building or structure where a 'Trades Person' conducts business and may include office space and the outdoor storage of heavy equipment and building materials and the retail sale of supplies used in their trade but does not include a 'Personal Service Establishment' or 'Retail Store'.

"TRANSPORT DEPOT" means a lot, building, structure or place where trucks or tractor trailers are rented, leased, kept for hire, or stored or parker for remuneration, or from which trucks or transports, stored, or parked on the property are dispatched for hire as common carriers and may include as an accessory use a commercial card/key lock facility.

"TRANSPORT TRAILER" means any vehicle so constructed that it is suitable for being attached to a motor vehicle and capable of being used for transporting goods, materials, equipment or livestock notwithstanding that such vehicle is jacked up or that its running gear is removed.

"TRAVEL TRAILER" means a structure designed, intended and used exclusively for seasonal travel, recreation and vacation and which is capable of being drawn by a motor vehicle and includes tent trailers or similar transportable accommodation excepting a 'mobile home'.

"TRAVEL TRAILER SALES ESTABLISHMENT" means a building, structure or lot used for the display and sale of 'mobile homes', 'park model trailers', 'motor homes', and 'travel trailers' and includes the sale of accessory items and the servicing or repair of units.

"TRUCK-TRAILER" means any type of trailer vehicle that is hauled by a commercial motor vehicle and is used primarily for the transportation of equipment and goods and for which a permit has been issued under vehicle permit legislation including, a single or multi-axle semi-trailer where part of the load is carried on the heavy truck by means of the upper and lower coupler assembly and a full load bearing trailer

"UNLICENSED CHILD CARE" means 'Child Care' provided in a single detached dwelling, semi-detached dwelling or duplex dwelling that is not 'Home Child Care' or a 'Child Care Centre', or a private school within the meaning of the Education Act.

"USE" as a verb, means anything permitted by the owner or occupant of any land, building or structure, directly or indirectly, or by or through any trustee, tenant, servant or agent acting for or with the knowledge and assent of such owner or occupant, for the purpose of making use of the said land, building or structure. The phrase 'used for' includes 'arranged for', 'designed for' 'maintained for' or 'occupied for`.

"USE" as a noun, means any of the following depending on the context:

a) any purpose for which land, buildings or other structures may be arranged, designated, designed, intended, maintained, or occupied, or

b) any occupation, business, activity, or operation carried on, or intended to be carried on, in a building or other structure or on land, or
c) the name of a tract of land or a building or other structure, which indicates the purpose for which it is arranged, designated, intended, maintained or occupied.

"VEHICLE, ELECTRIC" means any motor vehicle that is fit, licensed and registered for operation on a public or private highway, road or street that relies either partially or exclusively on electrical energy from a grid, or an off-board source that is stored on-board via a battery for motive purposes. Electric vehicle includes battery electric vehicles and plug-in hybrid vehicles.

"VETERINARY CLINIC" means a building in which two (2) or more rooms are used by a veterinary surgeon for the treatment of diseases and injuries of domestic and other animals. Without limiting the generality of the foregoing, a veterinary clinic may include administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies, and dispensaries directly associated with the clinic.

"VETERINARY CLINIC – SMALL ANIMAL" means a building in which two (2) or more rooms are used by a veterinary surgeon for the treatment of diseases and injuries of domestic pets only. Without limiting the generality of the foregoing, a veterinary clinic may include administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies, and dispensaries directly associated with the clinic.

"WAREHOUSE" means a building, structure or place used for the storage and distribution of goods, wares, merchandise, substances or articles and may include a transport depot.

"WAREHOUSE, MINI STORAGE" means a building, structure or place intended for the rental of separate storage areas usually with individualized external access for storage of personal property. Outdoor storage shall be permitted in accordance with the provisions of the applicable zone.

"WATERCOURSE" means a natural or man-made channel that carries water and includes streams, rivers and lakes and for the purpose of this By-Law, includes a channel with intermittent flow.

"WATER LOT" means a lot that abuts the shore of Lake Rosalind, Marl Lake, Pearl Lake, or Dankert Lake along one or more 'lot lines' or portions of a 'lot line'.

"WATER SYSTEM, MUNICIPAL" means a water treatment and distribution system of underground piping and related storage, including pumping and purification appurtenances operated by a municipal corporation and/or the Ministry of the Environment and/or any public utilities commission for public use and which has been approved by the Ministry of the Environment.

"WAYSIDE PIT OR WAYSIDE QUARRY" means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of street/road construction and not located on the street/road right-of-way.

'WELLNESS CENTRE' means a facility providing services for consultation, diagnosis and/or treatment of persons for medical, therapeutic and wellness purposes but shall not include overnight accommodation for in-patient care. This may include a fitness facility.

"YARD" means a space appurtenant to a building or structure located on the same lot therewith and which space is open, uncovered and unoccupied from the ground upward except for such accessory buildings, structures, or uses as are specifically permitted elsewhere in this By-Law.

"YARD, EXTERIOR SIDE" or "EXTERIOR SIDE YARD" means a side yard immediately adjoining a 'street'.

"YARD, FRONT" or "FRONT YARD" means a yard extending across the full width of a lot, measured perpendicularly from the front lot line to the closest wall of any main buildings or structures on the said lot. Where a lot does not have a 'front lot line', the front yard shall be measured from edge of the 'street' from which principle access to the lot is gained.

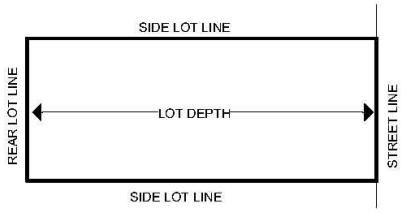
"YARD, REAR or "REAR YARD" means a yard extending across the full width of a lot, measured perpendicularly from the rear lot line to the closest wall of any main building or structure on the said lot.

"YARD, SIDE" or "SIDE YARD" means the minimum required setback from an area extending from the front yard, or front lot line where no front yard is provided, to the rear yard, or rear lot line where no rear yard is provided, measured perpendicularly from the side lot line to the closest wall of any permitted building or structure on the said lot.

"ZONE" means an area delineated on a Zoning Map Schedule and established and designated by this By-Law for a specific use.

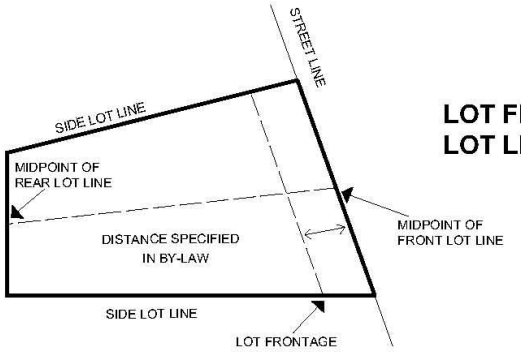
"ZONING ADMINISTRATOR" means the officer or employee of the Corporation for the time being charged with the duty of administering and enforcing the provisions of the Zoning By-Law of the Corporation.

ILLUSTRATIONS OF LOT DEFINITIONS

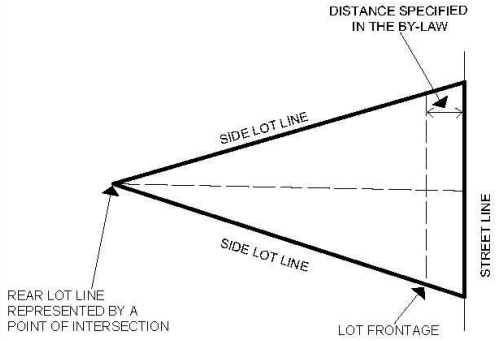


LOT FRONTAGE AND LOT DEPTH
PARALLEL FRONT AND
REAR LOT LINES

- LOT FRONTAGE IS MEASURED ALONG THE STREET LINE BETWEEN THE SIDE LOT LINES

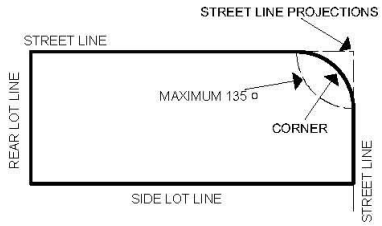


LOT FRONTAGE AND LOT DEPTH
LOT LINES NOT PARALLEL

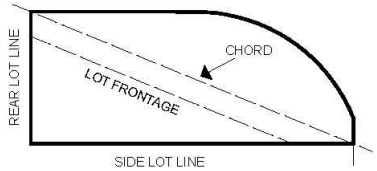


REAR LOT LINE
SIDE LOT LINES INTERSECT

ILLUSTRATIONS OF LOT DEFINITIONS

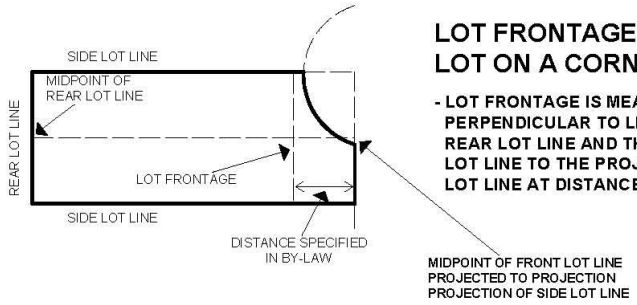


CORNER LOT
CURVED SIDES



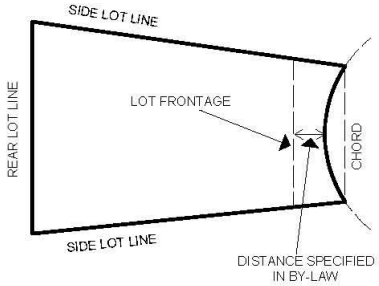
LOT FRONTAGE
CONVEX CURVED FRONT LOT LINES

- LOT FRONTAGE IS MEASURED ALONG A LINE BACK FROM AND PARALLEL TO THE CHORD OF THE FRONT LOT LINE



LOT FRONTAGE
LOT ON A CORNER EYEBROW

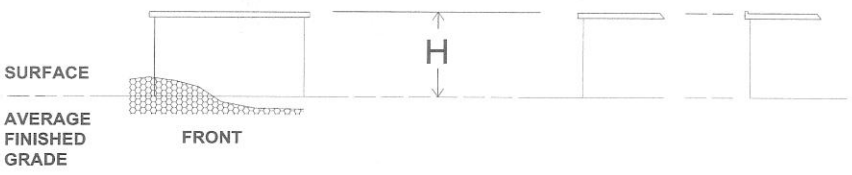
- LOT FRONTAGE IS MEASURED ALONG A LINE DRAWN PERPENDICULAR TO LINE JOINING THE MIDPOINTS OF REAR LOT LINE AND THE LINE PROJECTING THE FRONT LOT LINE TO THE PROJECTION OF THE SIDE LOT LINE AT DISTANCE SPECIFIED IN BY-LAW



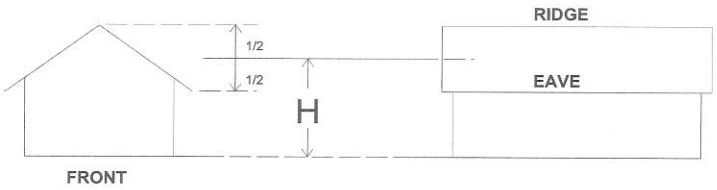
LOT FRONTAGE
CONCAVE CURVED FRONT LOT LINE

- LOT FRONTAGE MEASURED BY LINE BACK FROM AND PARALLEL TO THE CHORD OF THE FRONT LOT LINE

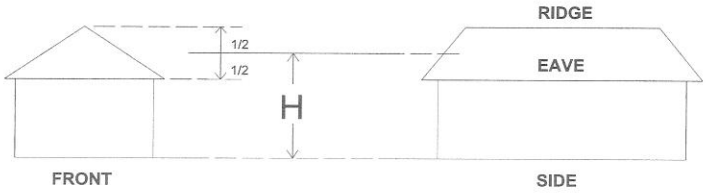
ILLUSTRATION OF BUILDING HEIGHT DEFINITIONS



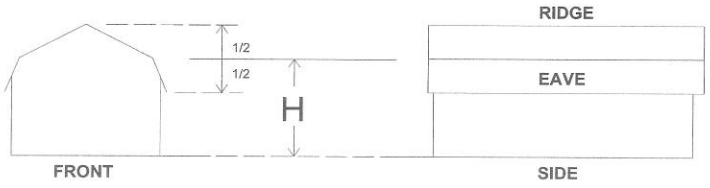
FLAT ROOF



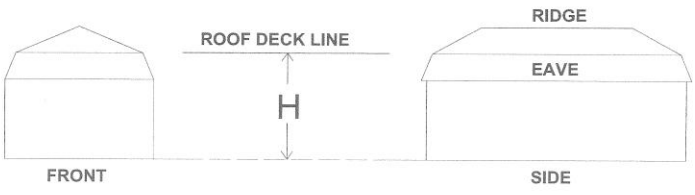
GABLE ROOF



HIP ROOF



GAMBREL ROOF



MANSARD ROOF

H - HEIGHT OF BUILDING

SECTION 3 GENERAL PROVISIONS FOR ALL ZONES

3.1 PERMITTED USES IN ALL ZONES

3.1.1 Services and Utilities

1. Nothing contained in this By-Law shall prevent the Corporation; any telephone, cable or communications utility company; any agency or department of the Federal, Provincial or County Government; any company holding a Provincial license to transport or distribute natural gas; an electric service provider; a railway company and any local or County Board or Commission from: installing a watermain; sanitary sewer main; sewage or water pumping station; storm sewer main; gas main; electric power transformer/distribution station; transmission tower; communications tower; pipeline; overhead or underground electric line, cable service, or telephone line; road or street; any required accessory service buildings; emergency services; storm water management facilities or other use for the purposes of the public service subject to compliance with the provisions prescribed for the zone in which it is to be located and subject to there being no outdoor storage of goods, materials or equipment in any yard abutting an institutional or residential use and provided that the location of any accessory building conforms to all yard, lot coverage and height provisions of the Zone in which it is located.

2. A sewage and/or water pumping station or 'water well' owned and operated by, or for, the Corporation, may be erected no closer than 3 metres (9.8 ft) to the lot lines and shall be exempt from all other zone provisions of the zone in which it is located.

3. Any electric power facilities and any receiving or transmitting tower and facilities of any radio or television station existing on the date of passing of this By-Law are permitted.

3.1.2 Temporary Buildings & Construction Facilities

1. Nothing contained in this By-Law shall prevent the erection or location of any sheds, scaffolds, construction trailers or other structures incidental to building construction on the lot for so long as the same is necessary for work in progress which has neither been finished, nor abandoned provided any necessary permits are obtained. Temporary buildings and/or construction facilities shall be noted on the Building Permit at time of issuance.

2. .In any zone, such temporary buildings and construction facilities shall be permitted for a period lasting no longer than twelve (12) months commencing on the date on which the Building Permit is issued unless approved by the Chief Building Official.

3. Notwithstanding the above, temporary buildings and construction facilities are prohibited in the EP zone.

4. Nothing contained in this By-law shall prevent the erection of temporary tents, travel trailers, and structures for community events as permitted through an event permit issued by the Corporation of the Municipality of Brockton. Temporary tents and/or travel trailers for community events shall be permitted for the duration of the community event and shall be removed within 3 days of the closing of the event.

5. For the purpose of Section 3.1.2 only, an existing dwelling, mobile home, park model trailer, travel trailer or similar transportable accommodation, shall be considered to be a temporary building or construction facility when approved by the Chief Building Official.

    a. In no instance shall an existing dwelling, mobile home, park model trailer, travel trailer or similar transportable accommodation, be used for a temporary building or construction facility for a period lasting no longer than twelve (12) months

commencing on the date in which the Building Permit is issued.

b. An existing dwelling, mobile home, park model trailer, travel trailer or similar transportable accommodation, may only be used for a temporary building or construction facility during the construction of the principal or main use on a property.
c. A Building Permit issued for such construction shall note the requirement to remove and/or demolish such temporary buildings, mobile home, park model trailer, travel trailer or similar transportable accommodation as required.

3.1.3 Ornamental Structures

1. A statue, monument, fountain, cenotaph or other such memorial or ornamental structure shall be permitted in any zone.

2. Statues, monuments, cenotaphs or other such memorial or ornamental structures, greater than 1.0 metre (3.3 feet) in height, shall not be permitted in the front yard setback of a Residential zone.

3.1.4 Signs and Signals

All signs and signals shall be permitted in all zones in conformity with the Municipal Sign By-Law and the requirements of the appropriate regulatory authority.

3.1.5 Sewage Disposal Systems

1. A ‘sewage disposal system’ shall be permitted only in ‘A1’, ‘ACI’, ‘HC’, ‘RCI’, ‘HR’, ‘HI’, ‘INR’, ‘OSR’, ‘AP’ and ‘M3’ zones.

2. Notwithstanding the above, the replacement of an existing ‘sewage disposal system’ is permitted.

3. A ‘sewage disposal system – tertiary sewage treatment unit’ shall be permitted in all zones.

4. A ‘communal sewage disposal system’ or a ‘sewage treatment plant’ must be zoned accordingly.

3.1.6 Multi-Purpose Use Recreational Trails

1. Multi-purpose recreational trails (paths) are routes owned, constructed or under reserve to the Corporation, County or other public body, and may be open to the public.

2. Multi-purpose recreational trails shall be permitted in all zones. Permitted uses may include hiking, horseback riding, bicycling, cross country skiing, snowmobiling, all-terrain vehicles (ATVs) in accordance with all applicable By-Laws and Regulations of the Corporation, County or other public body.

3. Motorized vehicles, except snowmobiles, shall be prohibited from Provincially Significant Wetlands (EP-1 zone), Areas of Natural and Scientific Interest (ANSI), and other environmentally sensitive lands as determined by a public body on multi-purpose recreational trails (paths) routes owned, constructed or under reserve to the Corporation, County or other public body.

3.2 PUBLIC USES, BUILDINGS AND/OR STRUCTURES

Despite Section 3.1.1, the erection of any building or structure designed for use as an office, storage or other uses, and the use of land for outside storage, by the Corporation; any telephone, cable or communications utility company; any agency or department of the Federal, Provincial or County Government; any company holding a Provincial license to

transport or distribute natural gas; an electric service provider; a railway company and any local or County Board or Commission must conform to the provisions of this By-Law.

3.3 BUFFER ON LANDS ADJOINING INDUSTRIAL or RESIDENTIAL USES/ZONES

The following buffers shall apply:

i. No part of any Industrial principle use building for a 'Class I Industrial Use' shall be located closer than 20 metres (65.6 feet) to a Residential Zone, Institutional Zone, residential use or institutional use; and
ii. No part of any Industrial principle use building for a 'Class II Industrial Use' shall be located closer than 70 metres to a Residential Zone, Institutional Zone, residential use or institutional use; and
iii. No part of any residential use or institutional use shall be located closer than 20 metres (65.6 feet) to any part of any 'Class I Industrial Use' principle building; and
iv. No part of any residential use or institutional use shall be located closer than 70 metres (229.7 feet) to any part of any 'Class II Industrial Use' principle building.

3.4 NON-CONFORMING USES

1. Nothing in this By-Law shall:

    a. apply to prevent the use of any land, building or structure for any purpose prohibited by this By-Law if such land, building or structure was lawfully established and used for such purpose on the day of the passing of this By-Law, so long as it continues to be used for that purpose.

    b. prevent the erection or use for a purpose prohibited by this By-Law of any building or structure for which a permit has been issued under The Building Code Act, prior to the day of the passing of this By-Law, so long as the building or structure when erected is used and continues to be used for the purpose for which it was erected and provided that the permit has not been revoked under The Building Code Act.

2. Legal non-conforming buildings or structures may be repaired, renovated, or reconstructed provided there are no increases to extent of non-conformity with permitted uses or non-compliance of the use, building, or structure with provisions of the zoning by-law. In the case of non-conforming uses in natural hazard, including shoreline areas, reconstruction may occur in a different location provided it is further from the source of the natural hazard including the shoreline. Height and volume may be increased for the purpose of addressing floodproofing or other hazards for non-habitable buildings and structures.

3. The use of a lot, building or structure which is not permitted within the zone in which it is located shall not be changed except to a use which is permitted within such Zone, or such other similar uses as may be approved under Section 45 of The Planning Act.

3.5 NON-COMPLYING USES

3.5.1 Strengthening to a Safe Condition

Nothing in this By-law shall prevent the strengthening to a safe condition of any building or structure or part of any such building or structure which does not comply with the provisions of this By-law, provided such alteration or repair does not increase the height, habitable space, size, or change the use of such building or structure.

3.5.2 Permitted Extensions of Non-Complying Buildings

Nothing in this By-law shall prevent an accessory use, extension or an addition being made to a building or structure, which is used for a purpose specifically permitted within the zone in which such building or structure is located and which building or structure legally existed at the date of passing of this By-law, but which buildings or structures does not comply with one or more of the Zone Provisions of this By-law, provided such accessory use, extension or addition does not contravene any of the provisions of this By-law.

3.5.3 Permitted Replacement of Non-Complying Buildings

Where a building or structure was lawfully used and is permitted by the provisions of the zone in which such building or structure is located but does not meet the zone provisions with respect to lot area, yards, setbacks, lot frontage, parking or any other provisions of this By-law applicable to that zone, the said building or structure shall be deemed to comply with the By-law and may be enlarged, extended, reconstructed, repaired or renovated provided that the enlargement, extension, reconstruction, repair or renovation does not further reduce the compliance of that building or structure with the provision(s) of the Bylaw to which it does not comply, and all other applicable provisions of this By-law are complied with. For greater clarity, where a building or structure does not comply with required yard or setback, no additional gross floor area may be constructed within the required yard or setback except in accordance with Section 3.34.

i. In the case of a rezoning or severance, permitted and legally established existing buildings or structures or driveways shall be deemed to comply with any applicable zone provisions, except parking and loading requirements, resulting from such rezoning or severance.

3.5.4 Existing Lots

Where an existing lot has a lesser area and/or frontage than required in the applicable zone, such lot may be used and buildings may be erected, enlarged, repaired or renovated on the lot provided that the use, and the buildings and structures, comply with all of the other provisions of the applicable zone and all other requirements of this By-Law.

3.5.5 Lots Created by Consent

Where a lot has been created by consent and has been approved by the County or its delegate to a size less than that required by this By-law, it is deemed to comply with the minimum lot frontage and minimum lot area requirements of this by-law.

3.6 ACCESSORY BUILDINGS AND STRUCTURES

Section 3.6 shall apply to all Zones with the exception of the ‘A1- General Agriculture’ (Agriculture Lot) Zone.

3.6.1 Prohibited Structures

For the purposes of Section 3.6 only, mobile homes, travel trailers, construction trailers, transport trailers, railway cars and buses, with or without wheels or a similar undercarriage shall not be used as accessory buildings or structures except in the Extractive Industrial (M3) or Waste Disposal (WD) zones.

3.6.2 Use of Accessory Buildings and Structures

Where this By-Law provides that a lot may be used or a building or structure may be

erected, altered or used for a permitted use, that permitted use shall include an accessory building or structure. The accessory building or structure shall not: (1) be used for any occupation for gain or profit except as may be permitted in this By-Law; or (2) be used for human habitation/dwelling except where a dwelling is a permitted accessory use.

3.6.3 Location

Unless otherwise provided in this By-Law, the yard requirements for each zone shall apply to both main and accessory buildings. Attached buildings accessory to dwellings shall be considered as part of the main building and all yards shall be provided in accordance with the relevant yard regulations.

3.6.3.1 Location – Residential Zones

Subject to the provisions of this By-Law, any accessory building or structure, in any Residential Zone, may be erected in any yard subject to the following restrictions:

i. When located in a rear yard, such accessory building or structure shall be located no closer than 1.2 metres (4 feet) to the rear lot line. Further, any part of such accessory building or structure shall be setback 3 metres (9.8 feet) from any part of a dwelling on an adjoining lot.

ii. When located in an interior side yard, an accessory building or structure may be positioned no closer than 1.2 metres (4 feet) to an interior side lot line. Where a mutual private garage is erected on the lot line between two lots, no interior side yard setback is required.

iii. Where erected in an exterior side yard no accessory building or structure shall be located closer than 4.3 metres (14 feet) to any street line.

iv. Detached garages or any part thereof, may be located in front of the principle structure provided it complies with the minimum front yard setback requirements and minimum side yard requirements.

v. On lots which adjoin a navigable body of water, detached garages and accessory buildings may be located in the front yard provided that such garage or accessory building is not located closer than six metres from the front lot line and 1 metre from any side lot line. This also includes any lot that is separated from a body of water only by an unopened Municipal road allowance.

vi. In the case of a Through Lot, the rear yard setback requirement of such lot for an accessory building or structure shall be equal to the front yard setback requirement of the principal building.

3.6.4 Height

The maximum height for all accessory buildings and structures shall be as follows:

i. In ‘AP’, ‘WD’, ‘OS’, all commercial (excluding ‘HC’) and industrial zones, no greater than 8 metres (26 ft);

ii. In all Residential and Institutional zones, ‘MHP’, ‘HC’, ‘TTP’, ‘EP’, and ‘PD’ zone:

   a. Where the setback is less than 3 metres, the height shall be not greater than 5 metres (16 ft).

   b. Where the setback is 3 metres or more, the height shall be no greater than 6 metres (19 ft).

3.6.5 Number & Lot Coverage of Accessory Buildings & Structures

1. In no case shall the number of accessory buildings or structures exceed three (3).

2. The total lot coverage of all accessory buildings or structures on a lot shall not exceed 10% of the lot. Notwithstanding the foregoing, in the case of unenclosed decks, and decks without roofs, these structures shall not be included in the lot coverage for accessory buildings and structures but in no case shall unenclosed decks, and decks without roofs structures be permitted to have a lot coverage greater than 5% of the lot. With an Additional Residential Unit, the total maximum lot coverage of all accessory buildings or structures on a lot will be increased to 15%.

3. Accessory buildings or structures under 1.5 m^2 (16 ft^2) shall not be considered to be an accessory building or structure.

3.6.6 Establishment of an Accessory Building/Structure or Use

Notwithstanding any of the provisions of this By-Law, no accessory building, structure or use shall be erected, or used until the principal building, structure or use is erected to the satisfaction of the Chief Building Official and in compliance with the provisions of this By-Law. This shall not apply to those uses covered under Section 3.1.2 'Temporary Buildings and Construction Facilities'.

3.7 NUMBER OF MAIN BUILDINGS PER LOT

No person shall erect more than 1 'main building' on a lot except those lots 4.0 hectares (9.9 ac.) in size or larger in a General Agriculture (A1) zone. Unless otherwise provided for in this By-law, in any zone where a 'Dwelling, Single Detached', 'Dwelling, Semi-detached', or **'**Dwelling, Duplex' is permitted, not more than one such building, or structure shall be permitted on a lot.

3.8 ACCESSORY DWELLINGS

3.8.1 Dwelling, Accessory Apartment

Where permitted by this By-Law, no person shall use any part of a building or structure as a 'Dwelling, Accessory Apartment' except in accordance with the following provisions:

i. Minimum setbacks and yards shall be provided in accordance with the minimum setback and yard provisions for the building or structure in which the 'Dwelling, Accessory Apartment' is to be located.

ii. The 'Dwelling, Accessory Apartment' shall have a separate access/entrance distinct from the principal use.

iii. The 'Dwelling, Accessory Apartment' shall be located at the rear of the ground floor at grade level and/or above the ground floor.

iv. One parking space per 'Dwelling, Accessory Apartment' shall be provided, reserved and maintained for exclusive use by the 'Dwelling, Accessory Apartment'.

v. Accessory residential dwelling units shall not occupy more than fifty percent (50%) of the ground floor area of a building within a Commercial Zone.

vi. 'Safe access 'shall be provided.

3.8.2 Dwelling, Accessory Detached

Where permitted by this By-Law, no person shall use, erect, construct or use any part of a building as a 'Dwelling, Accessory Detached' except in accordance with the following provisions:

i. Minimum setbacks and yards shall be provided in accordance with the minimum setback and yard provisions for the zone in which the detached dwelling is located.

ii. The 'Dwelling, Accessory Detached' shall be reserved for the exclusive use of the owner or caretaker of the principal use.

iii. A 'Dwelling, Accessory Detached' shall have a maximum building height no greater than 10 metres (33 ft).

iv. 'Safe access' shall be provided to the 'Dwelling, Accessory Detached'.

3.8.3 Dwelling, Additional Residential Unit

Except as provided by Section 3.8.4 (Additional Residential Unit On Farm), where listed as a permitted use (refer to "Uses Permitted" sections of this By-law), a 'Dwelling, Additional Residential Unit' shall be permitted, subject to the following provisions:

i. Where full municipal services are provided, up to two 'Dwelling, Additional Residential Unit' per lot of record shall be permitted;

ii. Where private or partial municipal services are provided:

   a. One 'Dwelling, Additional Residential Unit' per lot of record shall be permitted if the lot area is greater than 0.4 hectares;

   b. Two 'Dwelling, Additional Residential Unit' per lot of record shall be permitted if the lot area is greater than 0.6 hectares.

iii. The total lot coverage of all buildings and structures on a lot containing an Additional Residential Unit on full municipal services may be 45%, except for lands located within the flood fringe overlay which may permit the total lot coverage in accordance with the underlying zone.

iv. Applicable permits under the Ontario Building Code issued by the Chief Building Official are obtained and the building is constructed in conformity with the Ontario Building Code;

v. Only exists along with its principal dwelling unit, and it is not a stand-alone, principal unit, capable of severance;

vi. Shall connect to water and septic or sewer services;

vii. Shall only be permitted where sufficient water service and sewer or septic capacity exists or can be made available;

viii. In the case of a 'Dwelling, Semi-Detached' or 'Dwelling, Townhouse Street', each principal dwelling unit must be located on a separate lot of record;

ix. When permitted to be located within a detached accessory building, only one 'Dwelling, Additional Residential Unit' is permitted per lot in a detached accessory building;

x. Where located in an accessory building the 'Dwelling, Additional Residential Unit' may be located in a new or existing detached accessory building and shall be in accordance

with the provisions of Section 3.6 or Section 5.5 as may be applicable based on the underlying zone;

xi. Any 'Dwelling, Additional Residential Unit' shall be located within a maximum distance of 30 m from the principal dwelling;

xii. The ‘Additional Residential Unit’ must share the parking and yards provided for the principal dwelling unit, and no new driveway may be created;

xiii. In areas identified in the flood fringe overlay, conservation authority approval is required;

xiv. ‘Home Occupation’ is not permitted in a ‘Dwelling, Additional Residential Unit’; and,

xv. The combined total of a principal residential unit, additional residential unit(s), and a garden suite shall not exceed three units on a lot.

3.8.4 Dwelling, Additional Residential Unit On Farm

Where listed as a permitted use (refer to “Uses Permitted” sections of this By-law), a ‘Dwelling, Additional Residential Unit on Farm’ shall be permitted together with a ‘Dwelling, Accessory Detached’ farm residence on an agriculture lot, subject to the following provisions:

i. Must be located within 30 metres of the ‘Dwelling, Accessory Detached’;

ii. Applicable permits under the Ontario Building Code issued by the Chief Building Official are obtained and the building is constructed in conformity with the Ontario Building Code;

iii. It only exists along with the ‘Dwelling, Accessory Detached’ use, and shall not be considered for future severance;

iv. Shall connect to water and septic or sewer services;

v. Shall only be permitted where safe access is provided to the ‘Dwelling, Additional Residential Unit On Farm’.

vi. Must share the parking and yards provided for the ‘Dwelling, Accessory Detached’ unit, and no new driveway may be created;

vii. May be located within a ‘Dwelling, Accessory Detached’, or may be located in a new, or existing, detached accessory building;

viii. A ‘Dwelling, Additional Residential Unit On Farm’ shall comply with MDS requirements, except where such detached dwelling unit is located no closer to existing manure storage or anaerobic digesters, or livestock facilities than the existing ‘Dwelling, Accessory Detached’ on the same lot.;

ix. Requires conservation authority approval in areas identified in the flood fringe overlay; and,

x. The combined total of a “Dwelling, Accessory Detached’, a ‘Dwelling, Additional Residential Unit On Farm’, and ‘Dwelling, Garden Suite’ may not exceed three units on a lot. Where two additional residential units are proposed, at least one of these additional residential units must be located within or attached to the principal dwelling.

3.9 HOME OCCUPATION - DOMESTIC & PROFESSIONAL USES

Where listed as a permitted use (refer to the "Uses Permitted" sections of this By-Law), Home Occupation - Domestic and Professional Uses may be conducted within a dwelling by accountants; architects; auditors; dentists; optometrists; engineers; insurance agents; land surveyors; lawyers; medical practitioners; chiropractors; notaries; planners; realtors; editors; photographers; computer consultants; hair dressers; dressmaking; instruction in music, dancing, arts and crafts to not more than six pupils or students at any one lesson; tailoring; weaving; painting; sculpting; moulding; or otherwise making or repairing of garden or household ornaments, articles of clothing, and personal effects or toys, and other such similar uses provided that:

i. The Home Occupation - Domestic & Professional Uses shall be clearly secondary to the dwelling, or part thereof, and shall not change the character of the lot and/or dwelling or part thereof;

ii. The said dwelling is occupied as a place of residence by the individual operating the Home Occupation - Domestic & Professional Uses;

iii. Home Occupation - Domestic & Professional Uses shall be conducted only by those residing in the dwelling except for the employment of one assistant;

iv. All articles sold shall be produced by the individual operating the Home Occupation - Domestic & Professional Uses or their assistant;

v. Total gross floor area utilized shall not exceed 30% of the dwelling or a maximum of 28 m^2 (301 ft^2), whichever is lesser;

vi. All signs shall be erected according to the Sign By-Law of the Corporation or County;

vii. There is no external storage of goods or materials;

viii. One off-street parking space is provided for every 14 m^2 (151 ft^2) of floor space occupied by the Home Occupation - Domestic and Professional Uses;

ix. No mechanical equipment is used except that reasonably consistent with the use of a dwelling;

x. No noise, vibration, fumes, odour, dust or glare shall be emitted to the environment outside of the building shall be permitted, beyond which is normally associated with a dwelling;

xi. Home Occupation – Domestic and Professional Uses shall not include the retail sales of building or construction supplies nor any 'Automobile', 'Motor Vehicle' or 'Commercial Motor Vehicle' related use as defined in this By-Law;

3.10 HOME OCCUPATION - BED & BREAKFAST ESTABLISHMENT

Where listed as a permitted use (refer to the "Uses Permitted" sections of this By-Law), a Home Occupation - Bed & Breakfast Establishment may carry out business subject to the following provisions:

i. The Home Occupation - Bed & Breakfast shall be clearly secondary to the main use of the lot and/or building, or part thereof, and shall not change the character of the lot and/or building or part thereof;

ii. The said building, or part thereof shall be occupied as a place of residence by the individual operating the Home Occupation;

iii. The Home Occupation - Bed & Breakfast shall be conducted only by those residing on the lot except for the employment of one (1) assistant;

iv. A Home Occupation - Bed & Breakfast shall provide no more than three (3) guest rooms for overnight accommodation;

v. No food or drink shall be offered or kept for sale for persons who are not guests of the establishment. A Home Occupation - Bed & Breakfast shall not include a 'restaurant';

vi. A Home Occupation - Bed & Breakfast shall provide one (1) additional parking space for each guest room;

vii. All signs shall be erected according to the Sign By-Law of the Corporation or County;

3.11 HOME INDUSTRY

A 'home industry' is a limited-scale activity undertaken for financial gain, which occurs in a dwelling or an accessory building and is subordinate to the primary use of the property as a residence or farm. The activity is limited in scale. It is a sideline, and the use is secondary to the primary use of the property (e.g., an agricultural use). This means that the use is not the primary or original use for which the property was intended and by which it is zoned. The 'home industry' provisions are intended to support the 'incubation' period for new businesses until such time as the business requires accommodations larger than permitted in this By-Law. Home industries requiring larger buildings may be required to relocate to suitable 'commercial' or 'industrial' properties.

Where listed as a permitted use a Home Industry (refer to the "Use Permitted" sections of this By-Law) may be conducted within a dwelling, or an accessory building and shall be limited to the sale of farm products produced/grown or raised on the property or in the local area; 'Nursery'; 'Food Processing, Primary'; 'Food Processing, Secondary'; 'Dry Industrial Use'; 'Bulk Sales Establishment – Agricultural'; 'Farm Implement Repair; the sale and service of equestrian equipment; and a 'Trades Person's Shop' provided that:

i. The Home Industry shall only be located on lands designated as 'Agriculture Areas' or 'Rural Areas' in the County of Bruce Official Plan.

ii. The Home Industry shall be clearly secondary to the main use of the lot and/or building, or part thereof and shall not change the character of the lot and/or building or part thereof;

iii. The lot and/or dwelling is a primary place of residence by the individual operating the Home Industry;

iv. The Home Industry shall be conducted only by those residing on the lot except for the employment of one assistant;

v. Total gross floor area utilized shall not exceed 30% of the dwelling or a maximum of 28 m^2 (301 ft^2), whichever is lesser. Where the Home Industry is located within an accessory building, not more than 100 m^2 (1076.4 ft^2) shall be devoted to such use. The accessory building utilized for a Home Industry must be located within 30 metres (100 ft.) of the existing dwelling;

vi. Where a home industry is proposed as an On-Farm Diversified Use, it shall not be subject to the gross floor area restrictions in Section 3.11.5, and its size will be limited by the regulations set out in Section 5.5.

vii. All signs shall be erected according to the Sign By-Law of the Corporation or County;

viii. There shall be no external storage of equipment, vehicles, waste materials, raw materials, finished products/goods, or supplies unless fully enclosed by a 'Planting Area/Visual Screening' as per Section 3.15;

ix. One off-street parking space shall be provided for every 19 m^2 (205 ft^2) of floor space occupied by the Home Industry in a dwelling or accessory building;

x. Home Industry shall not include the retail sales of building or construction supplies nor any 'Motor Vehicle' or 'Commercial Motor Vehicle' related use as defined in this By-Law; and,

xi. Home Industry shall not create nor become a 'nuisance' in regard to noise, odours, vibrations, glare, smoke, dust, fumes, heat, traffic generated or parking.

3.12 HEIGHT RESTRICTIONS AROUND MUNICIPAL AIRPORT

1. Notwithstanding Section 3.13 'Exceptions to Maximum Height Regulations' or any other provisions of this By-Law to the contrary, within those areas identified on Schedule 'B' as Area 1, Area 2, Area 3 and Area 4, no person shall erect or construct any building or structure, or any addition to any existing building or structure, the highest point of which will exceed the following heights:

   a. In Area 1, no building or structure may be higher than a height calculated based on the ratio of 1:30 from the end of the airport runway strip, or the height restriction of the zone in which the land lies, whichever is the lesser. (That is, for every 30 metres calculated at a right angle to the end of the runway strip, building or structure height may be increased by 1 metre, until the prescribed maximum height restriction is reached);

   b. In Area 2, no building or structure may be higher than a height calculated based on the ratio of 1:20 from the end of the airport runway strip, or the height restriction of the zone in which the land lies, whichever is the lesser. (That is, for every 20 metres calculated at a right angle to the end of the runway strip, building or structure height may be increased by 1 metre, until the prescribed maximum height restriction is reached;

   c. In Area 3, no building or structure may be higher than a height calculated based on the ratio of 1:5 from the side perimeter of the airport runway strip, or the height restriction of the zone in which the land lies, whichever is the lesser. (That is, for every 5 metres calculated at a right angle to the side plane of the runway strip, building or structure height may be increased by 1 metre, until the prescribed maximum height restriction is reached);

   d. In Area 4, no building or structure may be higher than a height calculated based on the ratio of 1:7 from the side perimeter of the airport runway strip, or the height restriction of the zone in which the land lies, whichever is the lesser. (That is, for every 7 metres calculated at a right angle to the end of the runway strip, building or structure height may be increased by 1 metre, until the prescribed maximum height restriction is reached.

2. Notwithstanding Section 3.13 'Exceptions to Maximum Height Regulations' or any other provisions of this By-Law to the contrary, within the area identified on Schedule 'B' as 'Outer Surface' no person shall erect or construct any building or structure, the highest point of which will exceed 331 metres (1086 ft.) Above Sea Level.

3.13 EXCEPTIONS TO MAXIMUM HEIGHT REGULATIONS

The regulations prescribing the maximum height of any building or structure in any zone do apply to antennas and radio or television receiving or transmitting equipment, telecommunications towers, grain elevators, farm silos, barns, solar panels, assembly hall spires, belfries, cupolas, chimneys, ventilators, skylights, water tanks, scenery lofts, bulk heads, firewalls, and similar features and necessary mechanical appurtenances accessory to the building on which they are erected; provided however, that such features are erected only to such heights as is necessary to accomplish their purposes except for the following:

i. The height restrictions as calculated in Section 3.12 Height Restrictions Around Municipal Airport shall apply.

ii. In no event shall any structure exceed 20 metres (65.6 feet) in a Residential Zone, or 45 metres (147.6 feet) in all other zones.

3.14 PERMITTED YARD ENCROACHMENTS

Except as otherwise provided, no obstruction or occupation of the space in any yard required by this By-Law shall be permitted except the following:

i. A fireplace and chimney, sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters, bay windows and other ornamental architectural features may be permitted in the required setback or yard area provided such feature does not project more than 60 centimetres (2 ft.) into the setback or yard area and in no event shall such feature be closer than 1 metre (3 ft.) to any property line.

ii. On a main building, unenclosed porches, covered and uncovered steps, open steel fire escapes, sundeck patios and awning, or balconies are permitted to encroach into a required yard, but not more than 1.5 metres (5 feet) and provided a minimum setback of 0.6 metres is provided to a lot line and the building face on which such feature is located complies with the required yard setback.

iii. On a main building, an uncovered, unenclosed, attached porch/ attached sundeck patio/ attached deck, inclusive of uncovered steps to these features, are permitted to encroach into a required rear yard, but not more than 3.7 metres provided it is no greater in elevation than the first storey, and a minimum distance of 3.8 metres is provided to the rear lot line.

iv. Flag poles, garden trellises, fences, and retaining walls, shall be permitted in a required yard.

v. Stairs and landings located above grade shall be permitted to encroach into the required yard provided it is located a minimum of 1.0 metres (3 feet) from a lot line.

3.15 PLANTING AREA/VISUAL SCREENING

1. A required Planting Area/Visual Screening shall consist of a dense screen of shrubs and/or evergreen trees planted or designed in such a manner as to provide a year-round visual barrier.

2. A Planting Area/Visual Screening shall be in addition to the requirements of Section 3.16 Landscaped Open Space.

3.15.1 Required Locations

Except as otherwise provided, a Planting Area/Visual Screening shall be provided as per Section 3.15, where required by this By-law and:

i. Where the interior side lot line or rear lot line of such lot abuts any lot zoned Residential, Open Space, or Institutional; or

ii. Where the Exterior Side Yard and/or Front Yard abuts a street line and the opposite street line abuts a Residential, Open Space or Institutional Zone, a Planting Area/Visual Screening shall be required along either the Exterior Side Yard **or** the Front Yard but not both.

3.15.2 Height & Width of Planting Area/Visual Screening

1. Except as otherwise provided, a Planting Area/Visual Screening shall have a minimum width of 1.5 metres (5 ft.).
2. The required Planting Area/Visual Screening shall be a minimum height of 1 metre (3 ft.) when planted and of a type that will attain a minimum height of 2 metres (6.6 ft.) at maturity to the lot line and the remainder of the ground surface shall be planted with any combination of shrubs, flower beds or grass.
3. Notwithstanding the above and subject to Site Plan Approval if required, a solid opaque fence, wall or other landscaping feature of equivalent height and density may be considered in place of a Planting Area. When considering such an alternative, regard shall be given to the location, height, materials, finishing and porosity of the wall or fence.
4. The Planting Area/Visual Screening shall be located along the boundary of the lot.

3.15.3 Interruption for Driveway or Walkway

Where interrupted by walkways or driveways, a Planting Area/Visual Screening shall not be provided closer than 1.5 metres (5 ft) to a walkway or 3 metres (10 ft) to a driveway.

3.15.4 Maintaining Sight Visibility Triangle

Where required on a street corner of a corner lot, a Planting Area/Visual Screening shall be located in such a way as not to form an obstruction to traffic and as required by the sight visibility triangles required by this By-Law.

3.16 LANDSCAPED OPEN SPACE

1. In Residential Zones
   a. Unless otherwise specified, abutting property owners shall be responsible for the provision and maintenance of front yard landscaping to the travelled limit of the public road.
   b. In HR – Hamlet Residential, Residential R1 Zones, no less than fifty percent (50%) of the front yard must be landscaped and such landscaping shall not include driveways or parking areas.
   c. Notwithstanding the above, 3.16.1.b) shall not apply to Townhouse dwellings. Street Townhouse Dwellings and Cluster Townhouse dwellings shall provide a minimum of 30% of landscaped open space across the entire lot.
   d. In the Residential R2 Zone, no less than thirty percent (30%) of the lot landscaped and such landscaping shall not include driveways or parking areas.
2. In All Other Zones

Except as otherwise provided, 'Landscaped Open Space' shall be provided where required by this By-Law as follows:

a. A minimum of 3 metres (9.8 feet) in width along all Front and Exterior yards;
b. A minimum of 2 metres (6.6 feet) in width along all Interior and Rear yards;
c. No parking shall be permitted within the 'Landscaped Open Space';
d. Landscaped Open Space shall be in addition to the requirements of Section 3.15 Planting Area/Visual Screening, where required; and,
e. The Landscaped Open Space shall be located along the boundary of the lot.

3.17 OPEN STORAGE & OUTDOOR DISPLAY AREAS- INDUSTRIAL/COMMERCIAL ZONES

3.17.1 Open Storage Areas

1. 'Open Storage' shall be permitted provided that:

   a. The Open Storage Area is accessory to the principle use on the lot.
   b. No Open Storage Area shall be permitted in a front yard or exterior side yard.
   c. The Open Storage Area complies with the minimum yard requirements of the zone.
   d. The Open Storage Area is visually screened from the street by a 'Planting Area/Visual Screening' as per Section 3.15.

2. In the Industrial or Commercial zones, where any side or rear lot line abuts a lot also zoned Industrial or Commercial, the minimum setback of any Open Storage may be reduced to no less than 3 metres (10 ft.) from the said side or rear lot line.

3.17.2 Outdoor Display Areas

'Outdoor Display Areas' shall be allowed in the Front Yard and/or Exterior Side Yard provided that:

i. The items displayed in the Outdoor Display Areas are accessory to the principle use of the lot.
ii. The Outdoor Display Areas shall not inhibit sight triangles nor occupy space required for a Planting Area/Visual Screening as required by Section 3.15 and/or Landscaped Open Space as required by Section 3.16.

3.17.3 Lot Coverage

Open Storage Areas and Outdoor Display Areas shall not cover more than 35% of the lot area.

3.17.4 Surface Treatment

Any permitted Open Storage Area shall be constructed and maintained with a stable surface of concrete, asphalt, gravel or other hard surface adequately treated to prevent the raising of dust or loose particles and shall include provisions for adequate drainage facilities.

3.17.5 Parking and Loading Spaces to be Preserved

Any areas used for permitted Open Storage or Outdoor Display Areas shall be in addition to and separate from such areas as may be required by this By-Law for the provision of off-street parking or loading spaces.

3.17.6 Lighting

Where lighting facilities are provided in conjunction with any permitted Open Storage or Outdoor Display Areas, such lighting shall be so arranged as to deflect light onto the open

storage area and away from any adjoining properties.

3.18 CANNABIS PRODUCTION

Where listed as a permitted use by this by-law, a licenced cannabis production facility, and associated buildings or structures, shall be permitted subject to the following:

i. No facilities nor associated buildings and structures are permitted within 150 m of any existing residential uses or schools or places of worship.
ii. No facilities nor associated buildings and structures are permitted within 150 m of any Institutional Zone.
iii. All facilities and associated buildings and structures shall be setback 70 m from all lot lines.
iv. No open storage is permitted.
v. The wholesale of cannabis is permitted. Direct sale of cannabis is permitted as an accessory retail use, where it is secondary to the production use, on the same property in which the facilities are located, and subject to the provisions of the applicable zone.
vi. All cannabis production facilities shall be fully licenced by Health Canada.

3.19 REDUCTION OF REQUIREMENTS

1. No person shall:

   i) Change the purpose for which any lot, building or structure is used, or
   ii) Erect any new building or structure, or
   iii) Add to or take away from any existing building or structure, or
   iv) Reduce any lot in area by conveyance or alienation of any portion thereof or otherwise,

   if the effect of such action is to cause the original, adjoining, remaining or new building, structure or lot to be in contravention of this By-Law.

2. In the event that a contravention of this By-Law occurs as a result of any action described in Section 3.19.1, no building or structure in contravention as set out in Section 3.18.1 shall thereafter be used until the requirements of this By-Law applicable thereto are complied with.

3. The provision of Section 3.19.1 and 3.19.2 shall not apply to lands severed pursuant to the provisions of the Expropriations Act or to a street widening acquired by a governmental authority.

3.20 WATERCOURSE SETBACKS

1. Notwithstanding any yard provisions of this By-Law, no person shall hereafter erect any building or structure in any zone which is closer than 15 metres (50 ft.) from the top of bank of a ‘municipal drain, open’ or ‘municipal drain, enclosed’; **or** closer than 30 metres (98 ft.) to the top of bank of any ‘watercourse’ **or** within an ‘EP - Environmental Protection’ zone boundary.

2. Notwithstanding Section 3.20.1, where a technical study, prepared to the satisfaction of the Municipality and in consultation with the Conservation Authority and County of Bruce, has established an alternative setback, the setback required under Section 3.20.1 shall not apply, and the setback shall be in accordance with the technical study.

3. Notwithstanding any other provisions of this By-law, the geographic Town of Walkerton is exempt from top of bank setbacks from any ‘watercourse’.

3.21 SETBACKS FROM DISPOSAL AREAS - WASTE & SEWAGE

1. No building or structure erected and used for human habitation shall be located closer than:
   a. 150 metres (492 ft) from any area zoned for and containing a 'sewage treatment plant' or
   b. 50 metres (164 ft) from any area zoned for and containing a 'communal sewage disposal system'; either within or outside of the limits of the Corporation.
2. No building or structure erected and used for human habitation shall be located closer than 500 metres (1640 ft) from the fill area as defined in a 'Certificate of Approval' for an open municipal or private 'solid waste disposal site' or a 'composting facility', either within or outside of the limits of the Corporation.
3. Notwithstanding Sections 3.22.1, and 3.22.2, additions, enlargements and alterations to existing buildings and structures within the required setback shall be permitted in accordance with the applicable zoning designation.

3.22 PROVINCIAL OR COUNTY STREET RIGHT-OF-WAY SETBACKS

1. Buildings or structures erected adjacent to a Provincial Street shall be required to comply with the setback requirements of the Province.

> *Note:*
> Ministry of Transportation
> Any development located adjacent to a Provincial Highway will be subject to the setback and frontage requirements, along with the access and building permit controls, of the Ministry of Transportation. Any proposed access to a Provincial Highway will be subject to the prior approval of the Ministry of Transportation. Permits from the Ministry must be obtained prior to any construction and/or grading being undertaken on the site.

2. In accordance with County By-law 31-34, no building or structure shall be erected within 33 metres of the centreline of any County Road outside of the Urban Area and Hamlet boundaries as identified in the County of Bruce Official Plan. Any amendment to County By-law to increase, decrease, or eliminate the required setback between buildings and structures and a County Street or any written approval received from the appropriate road authority shall have the effect of amending this provision to match the requirement of the By-law.
3. Notwithstanding the provisions of Section 3.22.2, between two permanent dwellings on the same side of the street, separated by not more than 100 metres (328 ft), the minimum setback shall be the average of the setbacks of the two adjacent buildings plus 2 metres, or 33 metres from the centre line of any County Street, whichever is the lesser.
4. Notwithstanding the provisions of Section 3.22.2, within 30 metres of an existing permanent dwelling where Section 3.22.3 would not apply, the minimum setback shall be the average of: the setback of the existing dwelling plus 33 metres (('x' metres + 33)/2), from the centre line of any County Street, whichever is the lesser.
5. The provisions of Section 3.22.2 shall not apply where a County road is within an urban area shown on Schedule 'A' Land Use of the County of Bruce Official Plan as defined in the Highway Traffic Act, where building setbacks are regulated elsewhere in this By-law.
6. No

3.23 STREET

3.23.1 Streets - Class 1

1. Class 1 Streets are shown on Schedule ‘A’ and are constructed and maintained so as to permit year-round access to adjacent properties. For the purpose of this By-Law, County and Provincial roads are considered to be Class 1 Streets.

2. The Corporation, within reasonable limits, will provide a level of municipal service on Class 1 Streets within its jurisdiction as is customarily practised by the Corporation.

3. For the purposes of this By-Law, a ‘lane’ or ‘private street’ shall not be considered to be a Class 1 Street regardless of the level of construction or maintenance.

3.23.2 Streets - Class 2

1. Class 2 Streets under the jurisdiction of the Corporation are shown on Schedule 'A' and regardless of the level of construction or maintenance shall for the purposes of this By-Law mean that the Corporation is not obligated to provide municipal services such as snow plowing, provision of garbage/recycling collection, or fire protection on a year round basis.

2. For the purposes of this By-Law, a ‘lane’ or ‘private street’ shall be considered to be a Class 2 Street.

3.24 FRONTAGE ON A STREET (Building Permits)

i) No person shall erect any building or structure in any zone unless the lot upon which such building or structure is to be erected:

   a. Fronts, and has ingress and egress upon a Class 1 Street; or
   b. Is a lot on a Registered Plan of Subdivision and a "Subdivision Agreement" is in effect with the “Subdivision Agreement” providing for the assumption of the street as a Class 1 Street upon completion of the subdivision; or
   c. Is within a registered Plan of Condominium.

ii) No person shall erect any building or structure, or increase the height, size or volume of existing structures, in any zone fronted by a Class 2 Street unless the owner of the lot upon which such building or structure is to be erected or increased in height, size or volume has entered into a ‘Limited Service Agreement’ with the Corporation.

3.25 SIGHT TRIANGLES

In all zones, on a corner lot, no buildings, structures or Planting Area/Visual Screening shall be erected in such a manner as to materially impede vision of the intersection above a height of 0.5 metres (20 inches) and below a height of 4 metres (13 ft) above the centre line grade of the intersecting street in the triangular area bounded by the exterior lot line and front lot line of the corner lot and a line from the points along said exterior lot line and front lot line a distant 10 metres (33 ft) from the point of intersection of said exterior lot lines.

3.26 OFF-STREET PARKING REGULATIONS

Unless otherwise provided for in this By-Law, angle or parallel parking spaces shall be provided and maintained in accordance with the following regulations:

3.26.1 Required Number of Parking Spaces

Table 1: Minimum Number of Parking Spaces Per Use

	Required Number of Spaces by Use	Minimum Number of Spaces
i)	Dwelling, non-farm; dwelling, accessory detached; dwelling, single detached; dwelling, duplex; dwelling, semi-detached; dwelling, converted, dwelling, townhouse street or other dwelling not otherwise specified herein	1 parking spaces per dwelling unit
ii)	Dwelling, additional residential unit; dwelling, garden suite	1 parking spaces per dwelling unit
iii)	dwelling, apartment building; dwelling, townhouse cluster; dwelling, townhouse stacked	1 parking space per dwelling unit plus 0.25 parking spaces per dwelling unit for the first 20 units, intended and clearly identified for visitor parking. 1.0 parking spaces per dwelling unit where greater than 20 units.
iv)	group home type one and two	1 per 100m² or a minimum of 3 spaces
v)	assembly hall; livestock auction barn	1 parking space for 35 m2 (277 ft^2) of gross floor area or fraction thereof
vi)	commercial college; childcare centre; educational facility	Commercial College: 1 parking space per 30 m^2 (323 ft^2) of floor area, gross. Child Care Centre: 1 per 40 m^2 Education Facility – Elementary: the greater of either 1.5 parking spaces per classroom (includes teaching rooms, gymnasium, library) plus 1 per portable classroom Educational Facility – Secondary: the greatest of either 3 parking spaces per classroom plus one per portable classroom (includes teaching rooms, gymnasium, library)
vii)	public park	None required.
viii)	travel trailer sales establishment; farm implement establishment; marine, recreation and small engine establishments; school bus storage	4 parking spaces per 0.4 hectares (1.0 ac) plus 1 parking space per service bay
ix)	agriculture produce warehouse; bulk fuel depot; composting facility; portable asphalt plant or concrete plant; pit; quarry; wayside pit/quarry; recycling depot; riding	4 parking spaces per use

stable/equestrian centre; salvage yard; sewage treatment plant; solid waste disposal site; transport depot; livestock assembly yard	
x) conservation area; snowmobile club; gun club; cross country ski facility; adventure game	1 parking space per 1.0 hectares (2.5 ac)
xi) abattoir; industrial use, dry; industry, light; industrial use; food processing, primary; food processing, secondary; research establishment/laboratory; saw or planing mill; technology industry	1 parking space for each 100 m^2 (1,076 ft^2) of gross floor area plus 1 space for each 30m^2 (323 ft^2) or fraction thereof, devoted to office use.
xii) campground	1 parking space for each campground site plus 1parking space for every 4 campground sites, or fraction thereof, to be set aside for and visually identified as visitor's parking
xiii) bulk sales establishment - agriculture; feed mill & elevator	1 parking space per 30 m^2 (323 ft^2) gross floor area for interior space plus 1 parking space per 200 m^2 (2153 ft^2) gross floor area for outdoor sales, display or warehouse area
xiv) trades person's shop; contractor's yard	1 parking space per 50 m^2 (538 ft^2) of gross floor area plus 1 parking space for each 20 m^2 (215 ft^2) or fraction thereof, devoted to office use
xv) garden centre; rental establishments	1 parking space per 30 m^2 (323 ft^2) of gross floor area for retail or administration and 1 parking space per 100 m^2 (1,076 ft^2) of gross floor area for outdoor storage, sales and display or greenhouse
xvi) greenhouse, commercial	1 parking space per 100 m^2 (1,076 ft^2) of gross floor area or fraction thereof
xvii)public garage	2 parking spaces per service bay
xviii) public utility building	1 parking space per building or structure
xix) golf course	2 parking spaces per hole
xx) miniature golf course; golf driving range	2 parking spaces per hole miniature golf; 1parking space per tee plus 1parking space per 10 m^2 (108 ft^2) of building gross floor area or fraction thereof

xxi) residential care facility	1 parking space per 3 beds.
xxii) hospital	1 parking space per patient room
xxiii) funeral home	1 parking space per 20 m^2 (215 ft^2) of gross floor area with a minimum of 10 parking spaces
xiv) business or professional office; clinic; fitness centre; public building; veterinary clinic; veterinary clinic – small animal	1 parking space per 30 m^2 (323 ft^2) of gross floor area
xv) recreation centre	1 parking space per 20 m^2 (215 ft^2) of gross floor area or fraction thereof.
xvi) all automobile uses; all commercial uses	1 parking space per 25 m^2 (269 ft^2) of gross floor area plus 1 parking space per service bay, wash bay and/or fuel pump
xvii) hotel/motel	1 parking space per guest room plus the greater of either 1 parking space per 4 seats or 1 parking space per 10 m^2 (108 ft^2) of gross floor area per 'Tavern' and/or 'Restaurant'
xviii) warehouse; warehouse, mini storage	1 parking space per 200 m^2 (2,153 ft^2) of gross floor area plus 1 parking space for each 20 m^2 (215 ft^2) or fraction thereof, devoted to office use plus 1 parking space per 500 m^2 of total lot area used for open storage
xiv) artisan studio; convenience store; factory outlet; personal service shop; retail store; retail, large format	1 parking space plus 1 additional parking space per 30m^2 (323 ft^2)
xv) restaurant; restaurant, take-out; tavern	the greater of either 1 parking space per 4 seats or 1 parking space per 10 m^2 (108 ft^2) of gross floor area
xvi) any 'commercial use' or 'other use' not otherwise specified herein	1 parking space per each 30 m^2 (323 ft^2) of gross floor area or fraction thereof
xvii) any 'industrial use' not otherwise specified herein	1 parking space per each 100 m^2 (1,076 ft^2) of gross floor area or fraction thereof

3.26.2 Parking Requirements for Downtown Walkerton (C1A and C1B Zones)

1. Notwithstanding any other provision of this By-law to the contrary, there is no minimum number of required off-street parking spaces for non-residential uses within the C1A and

C1B zone; however, off-street parking spaces that are voluntarily provided within the zone must comply with all other relevant parking provisions contained within this By-law.

3.26.3 Barrier Free Parking Spaces

The number of parking spaces required in Section 3.26.1 for all uses, save and except for Residential uses without shared common parking facilities, to be Barrier Free shall be calculated in accordance with the following:

Table 2: Number of Required Barrier Free Parking Spaces

<table>
<tr><th>Total No. Parking Spaces</th><th>Total No. of Barrier Free Spaces Required</th><th>Type A Spaces</th><th>Type B Spaces</th></tr>
<tr><td>1 -12</td><td>1</td><td>1</td><td>0</td></tr>
<tr><td>13-100</td><td>4%</td><td colspan="2" rowspan="5">For lots with an even number of total Barrier Free Spaces – provide an equal number of Type A and Type B spaces.

For lots with an odd number of total Barrier Free Spaces – provide an equal number of Type A and Type B spaces. The additional space may be a Type B space.</td></tr>
<tr><td>101-200</td><td>3% + 1</td></tr>
<tr><td>201-1000</td><td>2% + 2</td></tr>
<tr><td>1001+</td><td>1% + 11</td></tr>
<tr><td>Note:</td><td>The number of spaces shall be rounded up to the nearest whole number.</td></tr>
</table>

3.26.5 Calculation of Spaces

1. When a building or lot accommodates more than one use or purpose the required parking spaces shall be the sum total of the required parking spaces for the separate uses or purposes. Parking facilities for one use shall not be considered as providing required parking for any other uses.
2. If calculation of the required parking spaces results in a fraction, the required parking spaces shall be the next higher whole number.
3. Notwithstanding any other provision of this By-law to the contrary, there is no minimum number of required off-street parking spaces within the Central Business District (C1A zone; however, off-street parking spaces that are voluntarily provided within the zone must comply with all other relevant parking provisions contained within this By-law.

3.26.6 Size and Accessibility of Parking Spaces

Every parking space shall maintain a minimum area and width and shall be accessible from unobstructed manoeuvring aisles and shall be in accordance with the following regulations:

Table 3: Angle Parking

Angle in Degrees	Parking Space in Length	Manoeuvring Aisle Width	Parking Space in Width
30	4.6 m (15 ft)	3.7 m (12.1 ft)	2.75 m (9.1 ft)
45	5.5 (18 ft)	4.0 m (13.1 ft)	2.75 m (9.1 ft)
60	5.8 (19 ft)	5.5 m (18 ft)	2.75 m (9.1 ft)
90	5.5 m (18 ft)	7.3 m (24 ft)	2.75 m (9.1 ft)

Table 4: Parallel Parking

Parking Space Length	Parking Space Width	Manoeuvring Aisle Width
6.7 m (22 ft)	3 m (9.9 ft)	3 m (9.9 ft)

3.26.7 Barrier Free Parking

Notwithstanding the parking space size requirements listed in Sections 3.26.6(1) and 3.26.6(2), the minimum parking space width for Barrier Free Parking shall:

i. Type A – minimum width of 3.4 m and a minimum length of 5.2m.
ii. Type B – minimum width of 2.4 m and a minimum length of 5.2m.

An access aisle 1.5 m in width is required to abut the length of each barrier free space. Where two or more barrier free parking spaces are required, the access aisle may be shared between the accessible parking spaces.

3.26.8 Provisions and Location of Spaces

1. Parking spaces shall be provided at the time of erection of any building or structure, or at the time any building or structure is enlarged.
2. Parking spaces shall be located on the same lot or within the same building as the use for which said parking is required.
3. However, where the owner of a building or structure proposes to provide the required parking spaces and areas in a location other than on the same lot as the use that requires such spaces and areas, then such parking shall be located not more than 150 metres (492 ft) from the said lot and shall be located within the same zone as the said lot. Such parking shall not be considered as required parking for the use of the lands upon which the parking spaces are situated.
4. Should it not be possible to accommodate the required number of parking spaces on site or within 150 metres (492 ft) of the site, Council may, if appropriate, require the owner to enter into an agreement under Section 40 of the Planning Act for the payment of cash in lieu of parking.
5. Uncovered parking spaces may be located in the required yards. Parking in the front yard setback of a residential lot is restricted to parking on a driveway. Driveway provisions are established in Section 3.27.10.
6. New off-street parking spaces within the Central Business District (C1A) and Supporting Downtown Area (C1B) Zone shall be located in the interior side yard or rear yard and are prohibited in the front yard and exterior side yard except that:
   a. Off-street parking spaces within a municipally owned parking lot are permitted within the front and exterior yard; and

b. A single off-street parking space is permitted in the front or exterior side yard of a lot that contains a permitted single-detached dwelling, semi-detached dwelling, townhouse, or triplex, provided the parking space is in the form of a single-car-wide driveway, and provided the driveway does not require direct access to Durham Street. The single-car-wide driveway may or may not provide access to additional tandem parking spaces within the dwelling, to the side of the dwelling, or to the rear of the dwelling.

3.26.9 Application of Parking Requirements

The parking area requirements referred to herein shall not apply to any building in existence at the date of passing of this By-Law so long as the floor area as it existed at such date is not increased and the building or structure is used for a purpose which does not require more parking spaces according to this section, than were required by its use at the date of passing of the By-Law. However, if a use is changed or a building is enlarged in floor area or there is an increase in number of employees, number of dwellings or seating capacity or otherwise as would require an additional number of parking spaces, then such additional parking spaces shall be provided based on said change of use or expansion. In the case of a change in use, the number of parking spaces required will be determined by calculating the difference between that which would be required by the new and the existing uses.

3.26.10 Entrance Driveways

Note: Entrances and/or Entrance Permits may also be regulated by the Province of Ontario, County of Bruce or the Municipality of Brockton for their respective road systems.

1. Ingress and Egress Access to parking spaces required by this By-law must be provided by an unobstructed driveway with a width between 3.0 m and 9.1 m. Notwithstanding this requirement, industrial and commercial uses may have driveways up to 14 m wide.

2. The maximum width of any joint entrance and exit driveway measured along the street line shall be 7.5 metres (24.6 feet).

3. The minimum distance between a driveway and an intersection of street lines measured along the street line intersected by such driveway shall be 7.5 metres (24.6 feet).

4. The minimum angle of intersection between a driveway and a street line shall be 45 degrees.

5. Every lot shall be limited to the following number of driveways:
   i. Up to the first 30 metres of frontage measured along the street line, no more than 1 driveway; and,
   ii. For each additional 30 metres of frontage measured along the street line – no more than 1 additional to a maximum of three driveways.
   iii. Notwithstanding the provisions of this section, where more than one principal townhouse unit is located on a lot, each principal townhouse unit is permitted to have its own driveway.
6. An entrance serving a non-residential use shall not be located closer than 3 metres (10 feet) to a lot containing a dwelling as a principal use except within the C1A and C1B zone, where an entrance servicing a non-residential use shall not be located closer than 1 metre to a lot containing a dwelling as a principal use.

7. An entrance serving a residential use shall not be located closer than 1 metre (3 feet) to

the side property line, save and except for a joint driveway servicing two lots in which case the entrance shall not require any setback.

8. New entrances are prohibited on Durham Street in the C1A zone.

9. All driveways shall require a permit from the appropriate approval authority and shall be constructed and maintained in accordance with applicable municipal by-laws. Notwithstanding the provisions contained in section 3.27.10 Entrance Driveway and Section 26.1 Conflict with Other By-Laws, should a provision of this By-Law conflict with a provision of a permit from the appropriate approval authority or a by-law or regulation of the appropriate approval authority, the permit, by-law or regulation of the approval authority shall prevail.

3.26.11 Surfacing and Drainage of Parking Areas and Entrances

All entrance and parking areas, except agricultural, shall be constructed of asphalt, concrete, or gravel and shall be maintained or treated so as to prevent the raising of dust or loose particles. Drainage shall be provided so as to prevent the flow of surface water on to adjoining lots.

3.26.12 Illumination of Parking Areas or Entrances

When parking areas and/or entrances are illuminated, lighting fixtures shall be so arranged that no part of any fixture shall be more than 9 metres (30 ft) above the adjoining finished grade and light shall be directed downward and away from adjoining lots.

3.26.13 Parking /Storage of Recreational or Commercial Vehicles in a Residential Zone

Note: This section applies to the R1, and R2– Urban Residential zones, LR Lake Residential zone, and HR Hamlet Residential zone.

i. The parking or storage of any vehicle without current license plates within lands zoned for residential purposes shall be prohibited unless it is stored in an enclosed garage or other accessory building.

ii. No part of any residential lot shall be used for the temporary parking or storage of any commercial motor vehicle.

iii. No part of the required front or exterior side yard of any residential lot except for a driveway shall be used for the temporary parking or storage of any trailer, boat, bus, recreational vehicle, camper, or coach. Such vehicles parked in a driveway shall be located so no part of the vehicles on or above the ground is within 1.2 metres of the side lot line and shall be set back of a minimum of 2 metres (~ 6.5 feet) from the nearest edge of the sidewalk or paved boulevard, or 2 metres (~ 6.5 feet) from the nearest edge of the curb if there is no sidewalk, or 3 metres (~9.8 feet) from the nearest edge of the travelled portion of the road, if there is no sidewalk and no curb; and,

iv. Not more than thirty percent (30%) of the aggregate area of the side yards and rear yard of any residential lot shall be occupied by parking spaces or storage spaces for unoccupied motor vehicles, trailers, boats and motorized snow vehicles; no part of any such vehicle, on or above the ground, shall be located within 1.2 metres (~ 4feet) of the side lot line.

3.27 LOADING REGULATIONS

The owner or occupant of any building or structure located in the Zones identified in Table 1 below, shall provide and maintain at the premises, on the lot occupied by the building or structure and not forming part of a street or lane, within the zone in which such use is

located, loading and unloading spaces in accordance with the following regulations:

Table 5: Loading Space Regulation

Industrial Zones	**Minimum Spaces Required**
0 to 464.5 m^2 (5,000 ft^2) 464.6 m^2 to 2,322.5 m^2 (5,001 ft^2 to 25,000 ft^2) greater than >2,322.5 (25,000 ft^2)	0 spaces one (1) space two (2) spaces
Commercial Zones (Except C1A and C1B)	**Minimum Spaces Required**
0 to 185.8 m^2 (2,000 ft^2) 185.9 m^2 to 929.0 m^2 (2,001 ft^2 to 10,000 ft^2) greater than >929.0 (10,000 ft^2)	0 spaces one (1) space two (2) spaces

Note: All of the above are in reference to 'Gross Floor Area' of the main use.

3.27.1 Access

In addition to the number of loading spaces, adequate space shall be provided for the parking of vehicles awaiting access to loading, and any additional area as is necessary for the manoeuvring of a truck-trailer either into or out of the loading space. Access to loading spaces shall be by means of a driveway at least 6 metres (20 ft) wide contained within the lot on which the spaces are located and leading to a street or lane located within or adjoining the zone in which the use is located.

3.27.2 Loading Space Dimensions

Each loading space shall be at least 15 metres (49.2 ft) long, at least 3.5 metres (11.5 ft) wide and shall have a vertical clearance of at least 4.5 metres (14.8 ft).

3.27.3 Location of Loading Space

No loading space shall be located in the required front yard nor shall any required off-street parking space be considered in calculating the required number of off-street loading spaces. On a corner lot loading spaces may be located between the main building and the flanking street but not within the required exterior side yard.

3.27.4 Surface and Drainage of Spaces and Driveways

Loading spaces and driveways thereto shall be constructed of asphalt, concrete or a stable surface of crushed stone or gravel and shall be maintained or treated so as to prevent the raising of dust or loose particles. Drainage shall be provided so as to prevent the flow of surface water on to adjoining lots.

3.27.5 Application of Loading Space Requirements

When a building or structure has insufficient loading spaces on the date of passing of this By-Law to conform to the provisions herein, this By-Law shall not apply to require that the deficiency be made up prior to the construction of any addition. In the case of an expansion or enlargement of an existing building or structure, the requirement for the provision of additional loading spaces shall be based on said expansion or enlargement. Notwithstanding Section 3.27.1, where the building or structure is deficient in loading spaces, a loading space shall be required for an expansion of 25 m^2 or greater and less than 100 m^2.

3.27.6 Landscaping

Where a loading area/space abuts any street or residential use or zone, then a Planting

Area/Visual Screen as per Section 3.15 shall be provided within the lot requiring such loading area and along the lot line adjoining such street, use or zone.

3.28 PROVISIONS FOR AN EXISTING MOBILE HOME NOT IN A MOBILE HOME PARK

Existing mobile homes located on an existing lot of record shall conform to the residential provisions of the zone in which it is located. If no residential provisions exist for the zone in which it is located, the mobile home shall be subject to the 'Non-Farm Lot provisions of Section 6.2.

3.29 CONFLICTING REGULATIONS OR PROVISIONS

Where there are conflicting provisions in this By-law, the most restrictive shall apply.

3.30 LIGHTING

Lighting fixtures designed to provide exterior illumination on any lot shall be installed with the light directed or deflected away from adjacent lots and streets and shall not be similar to traffic lights.

3.31 DRAINAGE OF LOTS

In all zones, other than an Agricultural zone, all lands, buildings and structures shall provide adequate drainage so as to prevent the flow of surface water onto adjoining lots.

3.32 SETBACKS FROM PRIVATE STREETS

A 'private street' shall be considered to be a 'street' for the purposes of determining setbacks for this By-Law.

3.33 MINIMUM DISTANCE SEPARATION GUIDELINES (MDS

1. Notwithstanding any other provisions of this Bylaw to the contrary, lands to be rezoned to permit a residential, institutional, commercial, industrial, recreational or non-farm dwelling use, will not contravene the Minimum Distance Separation (MDS) Guidelines developed by Ontario Ministry of Agricultural, Food and Rural Affairs.
2. Notwithstanding any other provisions of this By-Law to the contrary, where a dwelling is destroyed in whole, or in part, by a catastrophe, MDS I will not be applied when the dwelling is rebuilt, provided it is built no closer to livestock facilities or an anaerobic digester than before the catastrophe.
3. Notwithstanding any other provisions of this Bylaw to the contrary, a first or expanding livestock facility permitted in any Agricultural Zone, will not contravene the MDS II formula developed by the Ontario Ministry of Agriculture, Food and Rural Affairs.
4. Notwithstanding any other provisions of this By-Law to the contrary, where a livestock facility is destroyed in whole, or in part, by a catastrophe, MDS II will not be applied when the livestock facility is rebuilt, provided it is built no closer to surrounding land uses and lot lines than before the catastrophe, and the values of Factor A, B and/or D have not been increased for the livestock facility.
5. For the purposes of calculating MDS II for a first or expanding livestock facility permitted in any Agricultural Zone, the following shall be treated as Type B land uses:
    a. All uses that fall entirely or partially within a settlement area as these areas are defined within the Bruce County Official Plan.

b. All Institutional uses that fall outside of a settlement area except for churches, schools, and cemeteries intended to primarily serve a Horse-Drawn Carriage Community, and cemeteries which are closed, receive low levels of service or where no place of worship is present.

c. All uses to which the 'LR' zone is applied.

6. All 'Livestock Facilities' and 'Manure or Material Storage' shall be constructed, altered and enlarged in compliance with all applicable provincial legislation, regulations and municipal By-laws, as amended from time to time.

7. MDS requirements may be reduced for a 'Dwelling, Additional Residential Unit' in accordance with subsection 3.8.4.

3.34 ESTABLISHED BUILDING LINE

1. Notwithstanding any other section of this By-law to the contrary, in any Residential Zone between two existing Dwellings within 50 meters (164 feet) of each other on the same block, a new Dwelling may be built within a setback equal to the average setback of the adjacent dwellings only on an existing lot of record, but in no circumstance shall the setback be less than 4.5 meters (15 feet) from the front lot line.

2. Notwithstanding any other section of this By-law to the contrary, where an existing main building or structure encroaches into the required front yard or exterior yard setback as established in this By-law, additions to the existing main building or structure may be permitted with an equal or greater setback, subject to all other applicable regulations of this By-law.

3.35 GROUP HOMES

Notwithstanding any other provisions of this By-law, a group home may be permitted only in a 'dwelling, single detached' provided that:

i. The group home shall occupy the whole of the 'dwelling, single detached';

ii. The total number of individuals does not exceed as defined for Group Home – Type One or Group Home – Type Two;

iii. The group home shall comply with the applicable zone regulations; and,

iv. Off-street parking shall be in accordance with Section 3.26.

3.36 SHORT TERM RENTALS

Where listed as a permitted use, a short-term rental may be permitted subject to the following provisions:

i. A short- term accommodation shall be located on a lot with access to a year-round municipally maintained road; and.

ii. A minimum of 1-off street parking space shall be required per guest room.

3.37 THROUGH LOTS

Where a lot has frontage on and vehicle access from more than one street or lane, such lot shall provide 'yards' on each street or lane with minimum distances equal to the front yard required by the zone or zones in which each yard is located.

3.38 FLOOD FRINGE OVERLAY

The Flood Fringe Overlay applies to a portion of the lands within the former Town of Walkerton that have the potential to flood resulting from a major storm event. Floodplain for the purposes of the Flood Fringe Overlay shall mean the Hurricane Hazel Flood Event Standard ("floodplain"). The Flood Fringe represents the outer portion of the floodplain. In portions of the former Town of Walkerton, the two-zone concept is applied. The provisions of the Flood Fringe Overlay shall be applied in addition to the regulations of the underlying zone which are identified by a zone symbol on. The lands to which the Flood Fringe Overlay applies are identified by a stipple pattern on Zoning Schedules. The floodway is zoned Environmental Protection (EP).

3.38.1 Uses Permitted

Uses permitted, including additions to existing uses, buildings and structures in the Flood Fringe Overlay shall be in accordance with the applicable underlying zone provisions of the By-law except that the establishment of new uses for the following purposes will not be permitted:

i. Institutional uses such as 'hospital', 'residential care facility', 'Child Care Centre' and 'educational facility', where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding and/or failure of flood proofing measures or protection works;

ii. Essential municipal services such as police, fire and ambulance and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of flood proofing measures, and/or protection works,

iii. Sewage Treatment Plant; and,

iv. Uses associated with the disposal, manufacturing, treatment or storage of amounts of hazardous substances.

3.38.2 Additional Regulations for the Silver Creek Flood Fringe

Notwithstanding anything to the contrary, where residential uses are permitted in the Silver Creek Flood Fringe, the maximum lot coverage for shall be 40%.

SECTION 4 - ESTABLISHMENT OF ZONES

4.1 GENERAL

For the purposes of this By-Law, the land area of the Corporation is hereby divided into various generalized and specific 'Zones' to which the provisions and regulations herein shall respectively apply.

4.2 ZONE SYMBOLS

.1 The following Zones are hereby established and are designated on Schedule 'A' by symbols consisting of letters and numbers, or letters only, as the case may be:

Zone	Symbol
Agriculture Zones	
General Agriculture	A1
Residential Zones	
Hamlet Residential	HR
Inland Lake Residential	LR
Mobile Home Park Residential	MHP
Residential Zone 1	R1
Residential Zone 2	R2
Commercial Zones	
Hamlet Commercial	HC
Travel Trailer Park and Campground	TTP
Central Business District	C1A
Downtown Supporting Zone	C1B
Transition Commercial	C2
Highway Commercial	C3
Industrial/Commercial Zones	
Agriculture Commercial Industrial	ACI
Business Park	BP
Employment Area	EMP
Light Industrial	M1
Heavy Industrial	M2
Extractive Industrial	M3
Rural Commercial Industrial	RCI
Hamlet Industrial	HI
Waste Disposal	WD
Airport	AP

Other Zones	
Institutional Rural	INR
Institutional Urban	IN
Open Space Rural	OSR
Open Space Urban	OS
Environmental Protection	EP
Planned Development	PD

.2 Whenever in this By-Law the term 'Zone' is used, preceded or followed by any symbol, as the case requires, such combination shall refer to any area delineated on Schedule 'A' and designated therein by said symbol.

4.3 SPECIAL USE PROVISIONS

Where any of the Zone symbols described in Section 4.2.1 are shown on Schedule 'A' followed by a dash and a number (e.g. A1-1) then special provisions and/or uses to the normal zone provisions apply to such lands. Such special provisions will be found by reference to that section of the By-Law that deals with that particular zone. Lands designated in this manner shall be subject to all the restrictions of the zone, except as otherwise provided by the special provisions.

4.4 SPECIAL HOLDING PROVISIONS

1. The symbol **'H'** when used in conjunction with a zone designation (e.g. 'ACI-H') can denote areas in which the use of land and the erection of buildings or structures will not be permitted in accordance with provisions for such zone designation. The removal of the holding symbol 'H' by Council By-Law will permit the use of land and erection of buildings and structures in accordance with the zone designation and its provisions. Until such time as the 'H' symbol is removed, any lands so designated may be used for lawfully existing uses.

2. Notwithstanding the provisions of this section, alterations, additions or enlargements to existing residential building or structures and accessory structures will be permitted provided such buildings and structures were lawfully used for residential purposes on the date of the passing of this By-Law and provided such alterations, additions or enlargements conform to the relevant sections of this By-Law.

3. Notwithstanding their underlying zoning designation, on those lands identified as being subject to the **"H1" Holding zone**, lot grading; excavation; and/or construction shall not be permitted unless the Holding (H1) zone provision is removed. The area of the H1 zone that may be lifted shall be limited to the area included in the assessment and may only be removed by Council upon:

    i. Approval by the Zoning Administrator of an Archaeological Assessment which has been:
        a. Conducted by an archaeologist licensed in the Province of Ontario;
        b. Confirmed by the appropriate Ministry to have been accepted into the Ontario Public Register of Archaeological Reports; and,
    ii. Includes engagement with the Saugeen Ojibway Nation in accordance with its process and standards; and,
    iii. Confirmation to the satisfaction of the Zoning Administrator that the recommendations of the archaeological report (if any) have been implemented.

4. Where a Consent for lot creation or lot enlargement application has been approved by the County of Bruce, or its delegate, and/or when a Minor Variance is approved by the Municipality

of Brockton. The appropriate Zone Map in this By-law shall be updated for areas of the land that are within an area noted as “High Archaeological Potential” in the Bruce County screening maps and will be zoned with a “-H1” holding. The “-H1” holding may be removed in accordance with Section 4.4.3. The appropriate zoning map will not be updated with a -H1 Holding where:

i. An archeological assessment has been conducted by an archaeologist in the Province of Ontario, that includes engagement with the Saugeen Ojibway Nation in accordance with its process and standards, confirmed by the appropriate Ministry to have been accepted into the Ontario Public Register of Archaeological Reports and the recommendations of the assessment implemented to the satisfaction of the Zoning Administrator.

ii. It has been demonstrated, in consultation with the Saugeen Ojibway Nation, and to the satisfaction of the Zoning Administrator, that deep ground disturbance has recently occurred.

iii. In consultation with the Saugeen Ojibway Nation, a Minor Variance that does not facilitate new construction.

iv. The re-creation of original township lots.

5. Notwithstanding their underlying zoning designation, on those lands identified as being subject to the **“H2” Holding zone**, no person shall use the land to which the letter (H) applies for any use other than the use which legally existed on the date this By-law was passed. The **“H2” holding** shall not be removed until a Ministry of Environment and Climate Change acknowledged Record of Site Condition (RSC) is secured to demonstrate that the lands are suitable for the proposed use.

4.5 TEMPORARY USE BY-LAW

1. The symbol 'T' when used in conjunction with a zone designation (e.g. 'ACI-105-T') on Schedule A, indicates that a Temporary Use By-Law has been passed in accordance with the Planning Act, R.S.O. 1990, c.P.13, to permit the use of lands, buildings or structures in accordance with the zone represented by that zone symbol within the area indicated, with the term of the said temporary use set out specifically in the Temporary Use By-Law; and upon expiry of such term, the underlying zone indicated on Schedule A shall apply.

2. The specific temporary use provisions are denoted by the number immediately preceding the symbol “t/T” (i.e. ‘A1-105-T’) as shown on Schedule ‘A’.

4.6 INCORPORATION OF ZONING MAP

The locations and boundaries of the zones established by this By-Law are shown on the maps appended hereto and which is referred to as Schedule 'A' and comprises the sectional parts of the zoning map and such maps together with everything shown therein and all succeeding amendments thereto are hereby incorporated into and are declared to form part of this By-Law.

4.7 ZONING MAPS

4.7.1 Boundaries of Zones

Where any uncertainty exists as to the boundary of any zone as shown on Schedule 'A', the following provisions shall apply:

1. Where a zone boundary is indicated as following and is within the boundary of a street, lane, railway right-of-way or watercourse, the boundary shall be deemed to be the centre line of such street, lane, railway right-of-way or watercourse.

2. Where a zone boundary is indicated as approximately following lot lines shown on a registered plan of subdivision or lot lines of the original Crown survey fabric, the boundary shall be deemed to follow such lot lines.

3. Where a zone boundary is indicated as approximately parallel to any street line and the distance from the street line is not indicated, such boundary shall be deemed to be parallel to such street line, and the distance there from shall be according to the scale shown on Schedule 'A'.

4. Where a zone boundary is indicated as generally following a shoreline, the boundary shall be deemed to follow such shoreline.

5. Where any zone boundary is left uncertain after application of the provisions of clauses (1), (2), (3) and (4) above, then the boundary shall be determined by the scale shown on the Zoning Map Schedule measured from the centre of the zone line.

6. Wherever it occurs, the municipal limit is the boundary of the zone adjacent to it.

7. In any zone, where the zone boundary requires a more precise definition than that permitted by the scale or detail of the zoning map, the Chief Building Official shall determine the precise location of the zone boundary and, where appropriate, may consult with other agencies or individuals as may be relevant.

8. Notwithstanding the provisions of Section 4.7.1.7, the zone boundaries of the ‘EP-1' Zone shall not be altered except by a By-Law passed under Section 34 of the Planning Act, R.S.O 1990 as amended.

9. Notwithstanding the provisions of Section 4.7.1.7 and Section 4.7.1.8, in locations where the ‘Environmental Protection (EP)’ Zone boundary does not coincide with Saugeen Valley Conservation Authority (SVCA)’s hazard land mapping, minor adjustments may be permitted to the ‘EP’ Zone boundary without an amendment to this By-law when approved in writing by the SVCA and the Chief Building Official. In a re-interpretation of the limits of the ‘EP’ Zone boundary, all requirements of the By-law shall be applied relative to the revised boundary including any applicable setbacks.

4.7.2 Other Boundary Features – Streets, Watercourses etc

A street, lane, electrical transmission right-of-way, or watercourses shown on Schedule 'A', unless otherwise indicated, shall be included within the zone of adjoining property on either side thereof and where such street, lane, right-of-way or watercourse serves as a boundary between two or more different zones, the centre line of such street, lane, right-of-way, or watercourse, and extending in the general direction of the long dimension thereof, shall be considered the boundary between zones unless otherwise indicated.

4.7.3 More Than One Zone on a Lot

1. Where a lot has two or more of its parts classified in different zones, then the provisions for each zone shall apply to each part as if said part was a separate lot excepting the following:

    i. Where a portion of a lot is zoned ‘EP’ such portion may be used to satisfy the side yard, rear yard or front yard setback requirements of the principle portion.
    ii. Where a portion of a lot is partially within the ‘EP’ zone, that portion of the lot within the ‘EP’ zone may be used if required in calculating the Minimum Lot Area provided that the ‘EP’ lands comprise no more than 90% of the required Minimum Lot Area.

4.7.4 Minor Lot Enlargement

1. Where a Consent for a minor lot enlargement is granted by the County of Bruce, or it's delegate, the zoning of the receiving lands shall extend to incorporate the lands which are severed and merged. This shall not apply to remove areas from the Environmental Protection (EP) Zone, the Environmental Protection Special (EP-1) Zone, or to remove '-H' Holding zones where applicable. The resulting lot area and frontage of the retained parcel is deemed to comply with the provisions of this Zoning By-law.

   This section also applies when lands are closed and conveyed or created by the Municipality (e.g. in the event of a road closure).

4.7.5 Notes on Schedule 'A'

Additional 'Notes' have been included in Schedule 'A' for reference and convenience purposes only. This information is subject to change without an amendment to this By-law and is limited to the following:

i. Municipal Road Classifications;
ii. Propane Storage and Handling Facility Hazard Distances;
iii. Wellhead and Wellhead Intake Protection Areas;
iv. Delineation of Lands within 120 Metres of Provincially Significant Wetlands; and,
v. Delineation of Saugeen Valley Conservation Authority Regulated Area (Ontario Regulation 169/06).

Please consult with the Municipality for information regarding Municipal Road Classifications and Propane Storage and Handling Facility Hazard Distances; the County of Bruce for Wellhead and Wellhead Intake Protection Areas, and Lands within 120 metres of Provincially Significant Wetlands; and Saugeen Valley Conservation Authority for information regarding the Regulated Area.

SECTION 5 - GENERAL PROVISIONS FOR ALL AGRICULTURAL ZONES - A

5.1 DWELLINGS

In any General Agriculture (A1) zone, a maximum of one 'Dwelling, – Accessory Detached' or 'Non-Farm Dwelling' and two 'Dwelling, Additional Residential Unit', or 'Dwelling, Additional Residential Unit On Farm' may be erected on a lot. Any legally established dwelling(s) are recognized to be in conformance with this By-law, in the case of a lot containing dwelling(s) legally merges with another lot containing dwelling(s).

5.2 SURPLUS FARM DWELLING SEVERANCE

Where the County of Bruce or its delegate has approved the severance of a surplus farm dwelling property the following provisions shall have effect:

i. Notwithstanding the General Agriculture Zone Section 6.2 provisions to the contrary, the height, yard setbacks, lot coverage, and ground floor area for legally existing buildings and structures are recognized;

ii. The property containing the surplus farm dwelling(s) and any accessory buildings or structures is recognized as a non-farm lot in accordance with Section 6.1 a);

iii. All future buildings and structures, or additions to existing buildings and structures, shall comply with the provisions of this By-law;

iv. The Lot Frontage for severed surplus farm dwelling lots may be reduced below the required Zone provisions and shall be in accordance with Section 3.25

v. The retained agricultural lot shall be deemed to comply with the minimum lot area and lot frontage requirements of the General Agriculture (A1) Zone provided that an agricultural lot is not reduced below 4.0 hectares;

vi. Where a surplus farm dwelling lot has been created by consent and has been approved by the County to a size less than that required by this By-law, it is deemed to comply with the minimum lot frontage and minimum lot area requirements of the General Agriculture (A1) Zone for a non-farm lot.

vii. Shall comply with the requirements of the Minimum Distance Separation Formulae;

viii. Where a dwelling does not exist on the remnant agriculture parcel, the appropriate Zone Map in this By-law shall be updated to change the A1 General Agricultural Zone to A1-1 General Agricultural Special for the agricultural parcel preventing the future erection of a new dwelling; and,

ix. The appropriate Zone Map in this By-law shall be amended for areas of the land that are within an area noted as "High Archaeological Potential" in the Bruce County screening maps and may be zoned with a -H1 holding in accordance with Section 4.4.

5.3 WATERCOURSE/ENVIRONMENTAL PROTECTION ZONE SETBACK

Notwithstanding the provisions of Section 3.21 or any other yard provisions of this By-Law, no person shall hereafter erect any 'Livestock Facility' or 'Manure or Material Storage' unless in compliance with the setback calculated in Appendix 'B' *or* within an 'EP - Environmental Protection' zone, whichever setback is greater.

5.4 REQUIREMENTS FOR KENNELS

1. New kennel buildings and structures and/or additions to existing kennel buildings and/or structures must be located at a distance of not less than 100 metres (328 ft) from an existing residential, institutional or recreational use situated on adjacent lots.
2. New kennel buildings and structures and/or additions to existing kennel buildings and/or structures shall be considered an accessory use or building.

> ***Explanatory Note:***
>
> All kennel establishments shall comply with the Municipality's current Dog Control By-law, or any successor there of.

5.5 ON FARM DIVERSIFIED USE

'On-farm diversified uses' shall:

i. Only be permitted accessory to a farm operation on the same lot.

ii. Not exceed 2% of the lot area, up to a maximum of 1 ha, of the property.

iii. The gross floor area of all buildings or structures used for an on-farm diversified use shall not exceed twenty percent (20%) of the land area

iv. One hundred percent (100%) of the area needed for parking areas and outdoor storage for the on-farm diversified use shall be included in the gross floor area calculation.

v. The land area and the area of existing buildings or structures used for an on-farm diversified use may be discounted at the rate of fifty percent (50%). Where an on farm diversified use uses the same footprint as a demolished agricultural building, the land area for the on-farm diversified use may be similarly discounted by fifty percent (50%)

vi. Where an on-farm diversified use uses an existing farm laneway, or parking area, the area of the laneway or parking area shall not be included in the area calculations.

vii. Production lands which are used for the growing of crops and are simultaneously used as part of an activity area, such as a corn maze, shall not be included in the area calculations for the on-farm diversified use. However, these activity areas shall not exceed five percent (5%) of the total lot area of the subject lands. Where production lands are used for the purposes of a pick-your-own operation, such lands shall not be included in the area calculations for the on-farm diversified use, but areas for the purpose of additional retail or visitor amenities shall be included.

viii. On-farm diversified uses that include agri-tourism and farm experience activities shall be directly related to the principle agricultural use.

ix. Not be subject to the 'Minimum Distance Separation Formulae'.

x. Notwithstanding 5.5.vii), on-farm diversified uses which include agri-tourism, food services or provide accommodations on site shall be subject to the 'Minimum Distance Separation Formulae' as a Type A land use.

xi. Wineries, craft breweries, cideries and distilleries are considered on-farm diversified uses.

xii. An agricultural event may be considered an on-farm diversified use and shall be subject

to all requirements within Subsection 5.5 of the By-Law. Agricultural events that are beyond the scale of an on-farm diversified use (2% of the farm to a maximum of 1 hectare) shall only be permitted on a temporary basis through a temporary zoning by-law amendment. Any such agricultural event shall be subject to the provision of required parking on-site at a rate of 1 space per 25m² of event area.

xiii. Home Occupations and Home Industries are permitted as on-farm diversified uses and shall also be subject to the provisions within Section 3.9, 3.10 and 3.11.

xiv. A vegetation protection zone is to be maintained as natural self-sustaining vegetation that is no less than 30 metres for wetlands, permanent and intermittent streams, fish habitat, and significant woodlands.

xv. Adhere to the parking requirements of this by-law.

5.6 AGRICULTURE-RELATED USE

Agriculture-related uses where permitted are subject to the following criteria:

i. The maximum lot coverage for an agriculture-related use shall not exceed 5% of the total lot area of the subject lands for a property zoned A.

ii. The majority of the product processed, preserved, packaged and/or stored shall be from farm operations within the surrounding area, including crops used to produce wines, beers, spirits, or similar products.

iii. If a value-retaining use provides support to surrounding farm operations within a reasonable distance of the subject lands, it shall be considered an agriculture-related use.

iv. An agriculture-related use may be subject to the Province of Ontario's Minimum Distance Separation (MDS) Guidelines for compatibility between livestock facilities and sensitive land-uses.

v. Shall be adequately serviced by private water and septic.

5.8 ACCESSORY BUILDINGS AND STRUCTURES – NON-FARM LOT

Section 5.8 shall apply only to an accessory building or structure to be located on a 'Non-Farm Lot' as herein defined.

5.8.1 Prohibited Structures

For the purposes of this section, mobile homes, travel trailers, construction trailers, transport trailers, railway cars and buses, with or without wheels or a similar undercarriage shall not be used as accessory buildings or structures on a 'Non-Farm Lot'.

5.8.2 Use of Accessory Buildings and Structures

No accessory building or structure, shall: (1) be used for any occupation for gain or profit except as may be permitted in this By-Law; or (2) be used for human habitation except as may be permitted in this By-law.

5.8.3 Location

Accessory buildings or structures, in any 'Non-Farm Lot' in an Agricultural Zone, may be erected in any yard subject to the following restrictions:

i. When located in a rear yard, such accessory building or structure shall be located no closer than 1.2 metres (4 feet) to the rear lot line. Further, any part of such accessory

building or structure shall be setback 3 metres (9.8 feet) from any part of a dwelling on an adjoining lot.

ii. When located in an interior side yard, an accessory building or structure may be positioned no closer than 1.2 metres (4 feet) to an interior side lot line. Where a mutual private garage is erected on the lot line between two lots, no interior side yard setback is required.

iii. Where erected in an exterior side yard no accessory building or structure shall be located closer than 6 metres (19.7 ft) to any street line.

iv. Detached garages or any part thereof, may be located in front of the principal structure provided it complies with the minimum front yard setback requirements and minimum side yard requirements.

v. Notwithstanding any of the provisions of this By-law, no accessory building, structure or use shall be erected or used until the principal building, structure or use is erected to the satisfaction of the Chief Building Official and in compliance with the provisions of this By-law. This shall not apply to those uses covered under Section 3.1.2 'Temporary Buildings and Construction Facilities'.

5.8.4 Height

The maximum height for all accessory buildings and structures shall be 7 metres (23 ft).

5.8.5 Number & Lot Coverage of Accessory Buildings & Structures

1. In no case shall the number of accessory buildings or structures exceed three (3).
2. The total lot coverage of all accessory buildings or structures on a lot shall not exceed:
    a. For lots 2 hectares in size or greater: 5% of the lot.
    b. For lots less than 2 hectares in size: 10% of the lot.
3. Accessory buildings or structures under 1.5 m^2 (16 ft^2) shall not be considered to be an accessory building or structure.

5.8.6 Establishment of an Accessory Building/Structure or Use

Notwithstanding any of the provisions of this By-Law, no accessory building, structure or use shall be erected, or used until the principal building, structure or use is erected to the satisfaction of the Chief Building Official and in compliance with the provisions of this By-Law. This shall not apply to those uses covered under Section 3.1.2 'Temporary Buildings and Construction Facilities'.

SECTION 6 - GENERAL AGRICULTURE (A1)

6.1 USES PERMITTED

No person shall within the 'General Agriculture (A1)' zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

a) Non-Farm Lot
- Dwelling, Non-Farm on an existing lot of record
- Dwelling, Additional Residential Unit as per Section 3.8.3
- Kennel as per Section 5.4
- Home Occupation - Domestic and Professional Uses as per Section 3.9
- Home Occupation - Bed & Breakfast Establishment as per Section 3.10
- Home Industry as per Section 3.11
- Accessory Buildings & Structures as per Section 5.8
- Short Term Rental, within a detached dwelling or additional residential unit.

b) Agriculture Lot
- Agriculture General
- Agriculture-Related Use
- Livestock Facility
- Kennel as per Section 5.4
- Dwelling, Accessory Detached as per Section 3.8.2
- Dwelling, Additional Residential Unit on Farm as per Section 3.8.4
- Forestry/Silvaculture
- Greenhouse
- On-Farm Diversified Use
- Wayside Pit, Wayside Quarry
- Portable Asphalt Plant or Portable Concrete Plant
- Riding Stable/Equestrian Centre
- Home Child Care, within a detached dwelling or accessory building
- Unlicensed Child Care within a detached dwelling or accessory building
- Short Term Rental, within a detached dwelling or additional residential unit.

6.2 ZONE PROVISIONS

No person shall within the 'General Agriculture (A1)' zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

Table 6: General A1 Zone Provisions

Provisions	Agriculture Lot	Existing or New 'Non-Farm Lot' Between 0.5 ha and 4.0 ha
Minimum Lot Area	39 hectares (96 ac)	0.5 ha (1.24 ac)(a)
Minimum Lot Frontage	100 metres (328 ft)	40 metres (131 ft)(a)
Minimum Front Yard	20 metres (66 ft)	10 metres (33 ft)
Minimum Exterior Yard	20 metres (66 ft)	6 metres (20 ft)
Minimum Rear Yard	20 metres (66 ft)	10 metres (33 ft)
Minimum Interior Side Yard	20 metres (66 ft)	4.5 metres (15 ft)
Maximum Height	Not applicable	10 metres (33 ft)
Maximum Lot Coverage	15%	15%

Footnotes:

See Section 5.2.vi.

Table 7: Existing 'Non-Farm Lot' with a 'Minimum Lot Area' of 0.5 Hectare or Less

Provisions	Requirement
Minimum Lot Area	Not applicable
Minimum Lot Frontage	Not applicable
Minimum Front Yard	7.5 metres (25 ft)
Minimum Exterior Yard	6 metres (20 ft)
Minimum Rear Yard	10 metres (33 ft)
Minimum Side Yard	3 metres (10 ft) on one side & 1.5 metres (5 ft) on the other side
Maximum Height	10 metres (33 ft)
Maximum Lot Coverage	15%

6.3 SPECIAL PROVISIONS

Various Lots (A1-1)

.1 Notwithstanding their 'A1' Zoning designation, those lands delineated as **'A1-1'** on Schedule 'A' to this By-Law, shall be used in accordance with the 'A1' Zone provisions contained in this By-Law excepting however that:

i) A 'Dwelling, – Accessory Detached' shall be prohibited.

Various Lots

.2 Notwithstanding their 'A1' Zoning designation, those lands delineated as **'A1-2'** on Schedule 'A' to this By-Law, Section 3.21 Watercourse Setbacks shall not apply.

Township of Brant By-Law #86-1039, #86-1040, #88-1107 (Lot 6, Concession 4; Lot 6, Concession 6; and Lot 53 and Lot 54, Concession 1 SDR)

.3 Notwithstanding their 'A1' Zoning designation, those lands delineated as **'A1-3'** on Schedule 'A' shall only be used for a non-farm residential use, as it existed on the date of passage of this By-Law, and in accordance with the 'A1' Zone provisions contained in this By-Law, excepting however that:

i) No permanent building or structure shall be erected closer than 15 metres (50 ft) to the edge of an Environmental Protection Zone.

Township of Brant By-Law #86-1060 (Part of Lot 27, Concession 12)

.4 Notwithstanding their 'A1' Zoning designation, those lands delineated as **'A1-4**' on Schedule 'A' shall be used in accordance with the 'A1' Zone provisions contained in this By-Law, excepting however that:

i) Farm worker housing shall be permitted as an accessory use to the principal agricultural use of the property.

ii) Farm worker housing may be permitted in a park model trailer or building.

iii) A farm worker dwelling shall be located within a cluster of existing buildings, and in no case shall be located more than 30 m from the main dwelling on the lot.

iv) Farm worker dwellings shall be only permitted where the size and nature of the

agricultural operation requires additional employment and shall be used for full time or seasonal farm help.

v) Singular, shared driveway access shall be provided to the farm worker dwelling and the main dwelling on the lot in accordance with the provisions of Section 3.27 of this By-law.

vi) Sufficient servicing shall be provided.

vii) Required parking shall be provided in accordance with the provisions of Section 3.27 of this By-law.

viii) The farm worker dwelling shall comply with the 'Minimum Distance Separation Formulae'.

ix) The maximum lot coverage for farm worker dwellings shall be 2%, including parking areas.

Municipality of Brockton By-law #2008-55 (Lot 4, Concession 8, former Brant - Thomson c/o Andruski)

.5 Notwithstanding their 'A1' Zoning designation, those lands delineated as '**A1-5'** on Schedule 'A' to this By-Law shall be used in accordance with the 'A1' (Non-Farm Lot) Zone provisions contained in this By-law, excepting however, that:

i) The minimum side yard setback shall be no less than 0.12 m (shed);

Municipality of Brockton By-law #2011-85 (Lot 33 and Part of Lot 34, Concession 2 NDR, former Brant - Georgedale Farms c/o Larry Frieburger)

.6 Notwithstanding their 'A1' Zoning designation those lands delineated as **'A1-6'** on Schedule 'A' shall be used in accordance with the 'A1' (Non-Farm Lot) Zone provisions contained in this By-law, excepting however, that:

i) Minimum Distance Separation I Formula shall be no less than 183 metres to nearest livestock facility;

Township of Greenock #83-35 (Part of Lot 51, Concession A - Christian Horizons Camp)

.7 Notwithstanding their 'A1' Zoning designation, those lands delineated as **'A1-7'** on Schedule 'A' to this By-law shall be used in accordance with the 'A1' Zone provisions contained in this By-law, excepting however, that:

i) A "religious retreat" and "accessory uses" may be permitted in accordance with the zone provisions of the 'ACI' Zone;

ii) For the purposes of this amendment, a 'religious retreat' shall mean a use designed primarily to serve the physical, mental and spiritual needs of individuals;

iii) For the purposes of this amendment, 'accessory uses' of a 'religious retreat' may include sleeping accommodation, eating facilities, recreational facilities, an office for the administration of a religious retreat, accommodation for the owners/managers of the premises, a "private school" and a "nursing home".

iv) For the purposes of this amendment, a 'nursing home' shall mean a nursing home as defined by *The Nursing Homes Act* and licensed, established and maintained in

accordance with this Act; and,

v) For the purposes of this amendment, a 'private school' shall mean a private school as defined by *The Education Act* and established and operated in accordance with this Act.

Municipality of Brockton By-law #2012-70 (Lot 18, Concession 8, former Brant - Osterndorff)

.8 Notwithstanding their 'A1' Zoning designation, those lands delineated as **'A1-8'** on Schedule 'A' to this By-law shall be used in accordance with the 'A1' (Non-Farm Lot) Zone provisions contained in this By-law, excepting however, that:

i) A reduced MDS setback from 250 m (820 ft) to 242 m (793 ft) from the barn on the adjacent lot to the west shall be permitted.

By-law #2013-089 (Part of Lot 17, Concession 12 Brant) Van Vuuren Z46/13

.9 Notwithstanding their 'A1' zoning designation, those lands delineated as **'A1-9'** on Schedule 'A' to this By-law shall be used in compliance with the 'A1' (Non-Farm Lot) zone provisions contained in this By-law, excepting however, that:

i) Minimum Distance Separation I setback shall be 121 metres (397.0 ft) to a livestock facility located at 740 Concession 12, geographic Township of Brant.

By-law #2014-079 (Concession 19 Lot 10 and West ½ Lot 9 Greenock, Ferris c/o Kirkpatrick Z33/14)

.10 Notwithstanding their 'A1' zoning designation, those lands delineated as **'A1-10'** on Schedule 'A' to this By-law shall be used in compliance with the 'A1' (Non-Farm Lot) zone provisions contained in this By-law, excepting however, that:

i) The barn existing on the date of this by-law is permitted; however, no enlargement or extension to the barn shall be permitted;
ii) Maximum lot coverage for all structures is 22%

By-law #2015-26 (Part Lot 14, Concession 15 Greenock)

.11 Notwithstanding their 'A1' zoning designation, those lands delineated as **'A1-11'** on schedule "A" to this By-law, shall be used in compliance with the 'A1' (Non-Farm Lot) provisions contained in this By-Law, excepting however, that:

i) Minimum Distance Separation I (MDS I) requires shall not apply.

By-Law 2017-065 Janssen – Part Lot 75, Concession 2 NDR, Brant

.12 Notwithstanding their 'A1' zoning, those lands delineated as **'A1-12'** on Schedule 'A' to this By-law shall be used in compliance with the 'A1' (Non-Farm Lot) zone provisions contained in this By-law excepting however that:

i) Notwithstanding the requirements of 'Section 3.23.2 Provincial or County Street Right-of-Way Setbacks' no building shall be erected within a distance of 13.7 metres from the right-of-way of County Road 10; and,
ii) Notwithstanding 'Section 6.2 Zone Provisions', the following Zone Provisions shall apply:

Minimum Lot Frontage	20 metres (66 ft)

Minimum Side Yard	3 metres (10 ft) on one side and 4.27 metres (14 ft) on the other side

By-Law 2018-013 - De Visser Lot 18, Concession 14, Brant

.13 Notwithstanding their 'A1' zoning, those lands delineated as '**A1-13'** on Schedule 'A' to this By-law shall be used in compliance with the 'A1' (Farm) zone provisions contained in this By-Law, excepting however:

i) The MDS shall be no less than 170 m (560 ft);

By-law 2019-011 – Hinsperger/Fritzall c/o R. Davidson, Pt Lt 10, Con 6, Greenock

.14 The lands zoned **'A1-14-H'** on Schedule A.

i) The lands zoned 'A1-14-H' may continue to be used for the same purposes as what they were used for at the time of the approval of this by-law (meaning no buildings or structures) until the H - Holding provisions are removed, and the Holding provisions may be removed subject to the preparation of an Archaeological Study to the satisfaction of the Ministry of Citizenship and Culture with the recommendations of the Ministry being implemented.

By-law 2020-095 (Wilkie Z-2020-039) (Part lot 33 Concession 4 Brant)

.15 Notwithstanding their 'Al' Zoning designation, those lands delineated as **'A1-15**' on Schedule 'A' to this By-law shall be used in accordance with the 'Al' (Non-Farm Lot) Zone provisions contained in this By-law, excepting however, that:

i) An accessory building, structure or use shall be permitted prior to a principle building, structure or use being erected to the satisfaction of the Chief Building Official; and
ii) The maximum height for all accessory buildings and structures shall be 6.47 metres.

By-law 2022-167 (Derible Z-2022-094) (Part Lot 29 Concession 11 Brant)

.16 Notwithstanding their 'A1' Zoning designation, those lands delineated as '**A1-16**' on Schedule 'A' to this By-law shall be used in accordance with the 'A1' Zone provisions contained in this By-law, excepting however, that:

i) The additional dwelling unit must be located a minimum of 264 metres from the barn and/or manure storage on the neighbouring property to the south.

By-law #2023-39 (Part Lot 18 Concession 2 SDR Brant)

.17 Notwithstanding their 'A1' Zoning designation, those lands delineated as **'A1-17-H'** on Schedule 'A' to this By-law shall be used in accordance with the 'A1' Zone (Non-Farm Residential Lot) provisions contained in this By-law, excepting however, that:

i) Further intensification of the use by way of enlargement or increase of total plumbing fixtures beyond 20 (twenty) fixture units shall not be permitted unless the (H) zone provision is removed by demonstrating the lot is connected to a municipal or communal sewer system with capacity or provincial nitrate criteria have been addressed to the satisfaction of the Zoning Administrator.

Municipality of Brockton By-law 2023-075 (CON 6 PT LOT 20 (Former Township of Brant) [595 Sideroad 20] (Threndyle – Z-2023-043)

.18 Notwithstanding their ‘A1’ Zoning designation, those lands delineated as ‘A1-18-H1’ on Schedule ‘A’ to this By-law, shall be used in accordance with the ‘A1’ Zone provisions contained in this By-law excepting however that:

i) Permitted uses shall include ‘Conservation’.
ii) For the purposes of this amendment, ‘Conservation’ shall mean an area of land owned by a public authority or land trust and managed for the purposes of preserving and improving the natural features of the environment.

.19 Ken Grubb Z-23-17.11 June 2017 ‘A1-19-H1’ (residential lots – Decision deferred by Brockton Council until decision made with respect to County OPA – appealed by MMAH)

.20 Ken Grubb Z-23-17.11 June 2017 ‘A1-20’ and ‘A1-20-H1’ (retained farm land - Decision deferred by Brockton Council until decision made with respect to County OPA – appealed by MMAH)

SECTION 7 – URBAN RESIDENTIAL ZONES (R1, & R2)

7.1 SCOPE

The provisions of the 'Residential Zone 1 (R1)' zone or 'Residential Zone 2 (R2) are generally applied to lands designated 'Residential' on Schedule A – Land Use Plan for the Walkerton Community Official Plan.

7.2 USES PERMITTED

No person shall within a 'Residential Zone 1 (R1)' zone or 'Residential Zone 2 (R2)' zone use any lot or erect, alter or use any building or structure for any purpose except the following:

Table 8: Permitted Uses

PERMITTED USES	RESIDENTIAL: LOW DENSITY (R1)	RESIDENTIAL: MEDIUM DENSITY (R2)
'Dwelling, Single Detached'	√	**Not Permitted**
'Dwelling, Semi-Detached'	√	**Not Permitted**
'Dwelling, Duplex'	√	**Not Permitted**
'Dwelling, Multiple'	√	**Not Permitted**
'Dwelling, Additional Residential unit' (a)	√	√
'Townhouse, Cluster' or 'Townhouse Street'	√	√
'Dwelling, Stacked Townhouse'	√	√
'Apartment Building'	**Not Permitted**	√
Home Child Care	√	**Not Permitted**
Unlicensed Child Care	√	**Not Permitted**
'Home Occupation- Domestic and Professional' as per Section 3.9 (b)	√	**Not Permitted**
'Home Occupation - Bed & Breakfast Establishment' as per Section 3.10 (b)	√	**Not Permitted**
Short Term Rental as per Section 3.37	√	√
'Public Park'	√	√
'Group Home – Type 1'	√	√
'Residential Care Facility' (c)	√	√
Supportive Housing	**Not Permitted**	√
Accessory Buildings & Structures as per Section 3.6	√	√
Elementary School	√	√
Secondary School	√	√

Footnotes

(a) A 'Dwelling, Additional Residential Unit' shall only be permitted with a 'dwelling, single detached', 'dwelling, semi-detached' and 'dwelling, townhouse, street' in accordance with Section 3.8.3.

(b) A 'Home Occupation – Domestic & Profession', 'Home Occupation – Bed & Breakfast Establishment', and 'Group Home – Type 1' shall be permitted in a 'Dwelling, Single Detached' only.

(c) A 'Residential Care Facility' shall follow the Zone Provisions in accordance with Section 20.

7.3 ZONE PROVISIONS – 'R1'

No person shall within the 'R1' zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

Table 9: Provisions: Full Municipal Services

	Dwelling, Single Detached	Dwelling, Duplex, Semi Detached & Multiple	Dwelling, Townhouse Cluster (c)	Dwelling, Townhouse Street	Dwelling, Stacked Townhouse
Minimum Lot Area	450 m^2 (4,844 ft^2)	450 m^2 (4,844 ft^2) **or** 225 m^2 (2,502.7 ft^2) for each Semi-Detached Unit to be erected on a separate lot of record	155 m^2 (1,668 ft^2) per dwelling unit	155 m^2 (1, 668 ft^2) per dwelling unit	500 m^2
Minimum Lot Frontage	12 metres (39 ft)	15 metres (50 ft) **or** 7.5 metres (24.6 ft) for each Semi-Detached Unit to be erected on a separate lot of record	15.0 metres (50 ft)	6 metres (20 ft) per dwelling unit	15.0 m (50 ft)
Minimum Front Yard	6.0 metres (20 ft) (f)	6.0 metres (20 ft) (f)	(c)	6.0 metres (20 ft)	6.0 metres (20 ft)
Minimum Rear Yard	7.5 metres (25 ft)	7.5 metres (25 ft)	(c)	7.5 metres (25 ft) (e)	7.5 metres (25 ft)
Minimum Exterior Side Yard	4.3 metres (14 ft)	4.3 metres (14 ft)	(c)	5.0 metres (16.4 ft) [End unit]	5.0 metres (16.4ft)
Minimum Interior Side Yard	1.2 metres (4 ft)(a)	1.2 metres (4 ft)(b)	(c)	3.0 metres (10 ft) [End unit]	3.0 metres (10 ft)
Maximum Building Height - 'Main Building'	10 metres (33 ft)	10 metres (33 ft)	12 metres (39.4 ft)	12.0 metres (39.4 ft)	12.0 metres (39.4 ft)
Maximum Density	N/A	N/A	50 units per hectare	50 units per hectare	50 units per hectare
Maximum Lot Coverage	35% (d)	35% (d)	45%	45%	60%
Landscaped Open Space	Per Section 3.16.1				

Footnotes

(a) With attached garage or carport. Without an attached garage or carport, the interior side yard shall be a minimum of 2.5 metres (8 ft) on one side and 1.2 metres (4 ft) on the other side.

(b) Where a 'Dwelling, Semi-Detached' has been equally divided to provide individual ownership to each dwelling unit, the common side yard may be reduced to zero (0) metres.
(c) A 'Dwelling, Townhouse, Cluster' shall be subject to the following Yard provisions:
   i. The setback between the front wall of a 'Townhouse, Cluster' and an interior roadway or parking area shall be no less than 4 metres (13 ft);
   ii. The setback between the end side walls of each 'Townhouse, Cluster' (building ends) shall be no less than 3 metres (10 ft);
   iii. The setback between the rear walls of a 'Townhouse, Cluster' shall be no less than 3 metres (10 ft); and,
   iv. The setback between the end side walls and/or rear walls of a 'Townhouse, Cluster' and an abutting lot and/or exterior roadway shall be no less than 6.0 metres (20 ft).

(a) Where additional residential unit(s) are proposed, the maximum lot coverage shall be 45%.
(b) The minimum rear yard setback to a covered deck is 4.5 metres (14.8 ft).
(c) Where an existing dwelling is located closer to the street than the minimum front yard setback established in Table 7.3.1, the front yard setback for all principal buildings on the lot may be reduced to a minimum of 4.5 metres.

Table 10: Provisions Connected to Municipal Sewer Only

	Dwelling, Semi-Detached & Duplex	**Dwelling, Single Detached**
Minimum Lot Area	0.4 hectares (1 ac) **or** 0.2 hectares (0.5 ac) per each Semi-Detached Unit to be erected on a separate lot of record	0.4 hectares (1 ac)
Minimum Lot Frontage	40 metres (131 ft) **or** 20 metres (66 ft) for each Semi-Detached Unit to be erected on a separate lot of record	40 metres (131 ft)
Minimum Front Yard	7.5 metres (25 ft)	
Minimum Exterior Side Yard	4.3 metres (14 ft)	
Minimum Rear Yard	10 metres (33 ft)	
Minimum Interior Side Yard	3 metres (10 ft) [(a)] and [(b)]	
Minimum Building Height, 'Main Building'	10 metres (33 ft)	
Maximum Lot Coverage	25%	
Landscaped Open Space	Per Section 3.16.1	

Footnotes
(a) With attached garage or carport. Without an attached garage or carport, the interior side yard shall be a minimum of 6 metres (20 ft) on one side and 3 metres (10 ft) on the other side.
(b) Where a 'Dwelling, Semi-Detached' has been equally divided to provide individual ownership to each dwelling unit, the common side yard may be reduced to zero (0) metres.

Table 11: Provisions: EXISTING LOT OF RECORD – No Connection to Municipal Services

	Dwelling, Semi-Detached & Duplex	**Dwelling, Single Detached**
Minimum Lot Area	Not applicable	

Minimum Lot Frontage	Not applicable
Minimum Front Yard	10 metres (33 ft)
Minimum Rear Yard	10 metres (33 ft)
Minimum Exterior Side Yard	4.3 metres (14 ft)
Minimum Interior Side Yard	3 metres (10 ft) (a) and (b)
Minimum Building Height, 'Main Building'	10 metres (33 ft)
Maximum Lot Coverage	20%
Landscaped Open Space	Per Section 3.16.1

Footnotes

(a) With attached garage or carport. Without an attached garage or carport, the interior side yard shall be a minimum of 6 metres (20 ft) on one side and 3 metres (10 ft) on the other side.
(b) Where a 'Dwelling, Semi-Detached' has been equally divided to provide individual ownership to each dwelling unit, the common side yard may be reduced to zero (0) metres.

7.4 ZONE PROVISIONS – 'R2'

No person shall within the 'R2' zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

Table 12: Provisions: Connected to Municipal Water and Sewer Service

	Dwelling, Townhouse		Dwelling, Townhouse Stacked &Triplex	Apartment Building
	Cluster (a)	Street		
Minimum Lot Area	155 m^2 (1,668 ft^2) per dwelling unit	155 m^2 (1,668 ft^2) per dwelling unit	500 m^2 (5,832 ft^2)	500 m^2 (5,832 ft^2) per building (d)
Minimum Lot Frontage	15 metres (50 ft)	6.0 metres (20 ft)per dwelling unit	15 metres (50 ft)	15 metres (50 ft)
Minimum Front Yard	(a)	6 metres (20 ft)	6 metres (20 ft)	6 metres (20 ft) (d)
Minimum Exterior Side Yard		4.5 metres (14.8 ft) [End unit]	4.5 metres (14.8 ft)	5 metres (16 ft) (d)
Minimum Interior Side Yard	(a)	2.5 metres (8.2 ft) [End unit] (b)	2.5 metres (8.2 ft)	5.0 metres (16 ft) (d)
Minimum Rear Yard	(a)	7.5 metres (25 ft) (c)	7.5 metres (25 ft) (c)	10.0 metres (33 ft) (d)
Maximum Lot Coverage	60%	60%	60%	50%
Minimum Landscaped Area/Open Space	20%	20%	20%	30%
Maximum Height - 'Main Building'	12 metres (39.4 ft)	12 metres (39.4 ft)	12 metres (39.4 ft)	20 metres (66 ft)
Landscaped Open Space	Per Section 3.16.1			

Footnotes

(a) A 'Dwelling, Townhouse, Cluster' shall be subject to the following yard provisions:
   i. The setback between the front wall of a 'Townhouse, Cluster' and an interior roadway or parking area shall be no less than 4 metres (13 ft);
   ii. The setback between the end side walls of each 'Townhouse, Cluster' (building ends) shall be no less than 3 metres (10 ft);
   iii. The setback between the rear walls of a 'Townhouse, Cluster' shall be no less than 3 metres (10 ft);
   iv. The setback between the end side walls and/or rear walls of a 'Townhouse, Cluster' and an abutting lot and/or exterior roadway shall be no less than 7.5 metres (25 ft).

(b) Where a 'Townhouse, Street' has been divided to provide individual ownership to each dwelling unit, the common side yard may be reduced to zero (0) metres.

(c) The minimum rear yard setback to a covered deck is 4.5 metres.

(d) Where an apartment building is less than or equal to 3-storeys in height, the zone provisions for an apartment building may be reduced as follows:

- Minimum lot area: 100 m^2 per dwelling unit up to 5 units. For all proposals with greater than 5 units, the minimum lot area is 500 m^2.
- Minimum Front yard Setback: 3.0 metres
- Minimum Interior Side Yard: 2.5 metres
- Minimum Exterior Side Yard: 4.3 metres
- Minimum Rear Yard: 7.5 metres

Explanatory Note:

A residential building with more than 10 units in the R2 zone is subject to site plan control. You will be required to receive site plan approval prior to the issuance of a building permit. You are advised to consult with the Municipality.

7.5 SPECIAL PROVISIONS – R1

Municipality of Brockton By-Law #2001-60 (Brockton – various locations)

.1 Notwithstanding their 'R1' Zoning designation, those lands delineated as **'R1-1'** on Schedule 'A' to this By-Law shall be used in accordance with the 'R1' Zone provisions contained in this By-law, excepting however, that:

i. The permitted uses shall include a 'hotel/motel'.

Municipality of Brockton By-law #2001-60 (Brockton – various locations)

.2 Notwithstanding their 'R1' Zoning designation, those lands delineated as **'R1-2'** on Schedule 'A' to this By-law shall be used in accordance with the 'R1' Zone provisions contained in this By-law, excepting however, that:

i. The permitted uses shall include 'trades person's shop'.

Municipality of Brockton By-law #2005-67 (Sepp, Plan 162 Part of Park Lot 44 Yonge Street North, geographic Town of Walkerton)

.3 Notwithstanding their 'R1' Zoning designation, those lands delineated as **'R1-3'** on Schedule 'A' to this By-law shall be used in accordance with the 'R1' Zone provisions contained in this By-law, excepting however, that:

i. The minimum exterior side yard setback shall be no less than 1.5 metres for the dwelling unit as it exists on the day of the passing of this By-law.

Municipality of Brockton By-law #2010-04 (Turner and Williams c/o IBI Group, Plan 84 Part of Park Lots 7 and 8 and Plan162 Lot 26 (being Part 2 on RP 3R-3464)

.4 Notwithstanding their 'R1' Zoning designation, those lands delineated as **'R1-4'** on Schedule 'A' to this By-law shall be used in accordance with the 'R1' Zone provisions contained in this By-law, excepting however, that:

i. Maximum lot coverage shall be 40%

.5 Notwithstanding their 'R1' Zoning designation, those lands delineated as **'R1-5'** on Schedule 'A' to this By-law shall be used in accordance with the 'R1' Zone provisions contained in this By-law, excepting however, that:

i. Minimum exterior side yard shall be no less than 3.0 metres; and

ii. Maximum lot coverage shall be 40%.

Municipality of Brockton By-law #2008-56 (Edinburgh Holdings Corp., Plan 185 Part of Lots 2 and 3 and Lots 4 and 5, geographic Town of Walkerton)

.6 Notwithstanding their 'R1' Zoning designation, those lands delineated as **'R1-6'** on Schedule 'A' to this By-law shall be used in accordance with the 'R1' Zone provisions contained in this By-law, excepting however, that:

i. Minimum exterior side yard shall be no less than 5.1 metres;

ii. Notwithstanding Section 3.9.3, the maximum number of assistants employed in the Home Occupation who do not reside in the "dwelling" shall not exceeds three (3); and,

iii. Notwithstanding Section 3.9.5, the maximum total gross floor area utilized for the Home Occupation shall not exceed 139 m^2.

Municipality of Brockton By-law #2010-58 (Price Schonstrom Inc., Part of Lot 1, Plan 7 Exp Plan 722 Part 2 and Lot 1 and Lot 2 Plan 7 William E/S, Municipality of Brockton (geographic Town of Walkerton)

.7 Notwithstanding their 'R1' Zoning designation, those lands delineated as **'R1-7'** on Schedule 'A' to this By-law shall be used in accordance with the 'R1' Zone provisions contained in this By-law, excepting however, that:

i. The permitted uses shall be limited to a 'parking area', for the exclusive use of employees of the adjacent general industrial use (Price Schonstrom Inc.);

ii. The parking of trucks and other machinery associated with the adjacent general industrial use (Price Schonstrom Inc.) shall be prohibited;

iii. Outdoor storage, and all buildings and/or structures shall be prohibited; and,

iv. A Site Plan Control Agreement shall be registered on title with the subject lands.

By-law 2017-058 (Eidt Z-43-17.36 - Part Lots 61 to 63, Plan 7, Part Lot A, Plan 162, being Part 2on RP 3R-4199, Walkerton)

.8 Notwithstanding their 'R1' zoning, those lands delineated as **'R1-8'** on Schedule 'A' to this By-law, shall be used in compliance with the 'R1' zone provisions contained in this By-law excepting however:

i. Notwithstanding Section '3.16.1(ii) Landscaped Open Space', a minimum of 50% of all of the land extending from the west building face to the limit of the travelled portion of the Street, shall be 'Landscaped Open Space'. All other Provisions of Section 3.16.1 shall apply.

ii. Notwithstanding 'Section 3.26 Off-Street Parking Regulations', a maximum of three (3) 'Parking Spaces' shall be permitted. A 'Parking Space' shall be a minimum of 9.1 m (30 ft) in length as measured from the building face. One (1) Entrance/Driveway shall be permitted, with a maximum width of 10.0 m (33 ft) as measured along / at the building face. All other provisions of Section 3.26 Off-Street Parking Regulations shall apply;

iii. Buildings and structures existing as of July 17, 2017, which do not comply with the provisions of this By-law are hereby recognized. All future buildings and structures, or additions to existing buildings and structures, shall comply with the provisions of this By-law.

By-law 2022-007 (Walker Hill Development Inc. Z-2021-006 - PLAN 162 PT PARK LOT 48 RP;3R6543 PARTS 1 AND 2 (Walkerton); and CON 1 NDR PT LOT 32 (Brant).

.9 Notwithstanding their 'R1' Zoning designation, those lands delineated as 'R1-9' and 'R1-15-H' on Schedule 'A' to this By-law shall be used in accordance with the 'R1' Zone provisions contained in this By-law, excepting however, that:

i. The maximum lot coverage for a 'Dwelling, Single Detached' shall be 40%;

ii. The maximum lot coverage for a 'Dwelling, Semi-Detached' shall be 55%;

iii. The maximum lot coverage for 'Accessory Buildings and Structures' associated with a 'Dwelling, Single Detached' shall be 10%; and

iv. The 'H - holding' symbol may be removed by Council once the following conditions have been met:

v. Confirmation to the satisfaction of the Zoning Administrator that:

vi. An M-plan has been registered for the subject lands; and

vii. Services are in place sufficient to obtain a building permit.

Municipality of Brockton By-law 2023-024 (Barry's Construction, Z-2022-091, BRANT CON 1 NDR PT LOT 32;PLAN 38 PARK LOTS 26 27 AND;28 PT PARK LOT 25 PT RD;ALLOW PLAN 162 PT PARK LOTS;47 AND 48 AND RP 3R4975)

.10 Notwithstanding their R1 designation, those lands delineated as 'R1-10' on Schedule 'A' to this By-law shall be used in accordance with the 'R1' Zone provisions contained in this By-law, excepting however, that:

i) A maximum lot coverage of 45% is permitted.

.11 Notwithstanding their R1 designation, those lands delineated as 'R1-11' on Schedule 'A' to this By-law shall be used in accordance with the 'R1' Zone provisions contained in this By-law, excepting however, that:

i) A maximum lot coverage of 45% is permitted.

ii) No shed, deck, pool or other accessory building is permitted within 14 metres of the rear property line.

Town of Walkerton By-law #92-35 (Plan 84 Part of Park Lot 12, geographic Town of Walkerton)

.12 Notwithstanding their 'R1' Zoning designation, those lands delineated as **'R1-12'** on Schedule 'A' to this By-law shall be used in accordance with the 'R1' Zone provisions contained in this By-law, excepting however, that:

i. Permitted uses shall be limited to a 'funeral home' in accordance with the 'C2' zone

provisions contained in this By-law.

Municipality of Brockton By-law #99-57 (Campbell, Plan 162 Part of Lot 9, geographic Town of Walkerton)

.13 Notwithstanding their 'R1' Zoning designation, those lands delineated as **'R1-13'** on Schedule 'A' to this By-law shall be used for residential and Home Occupation - Bed and Breakfast Establishment uses in accordance with the 'R1' Zone provisions and Section 3.10 contained in this By-law, excepting however, that:

i. The maximum number of guest rooms shall be six (6);

ii. No guest bedrooms shall be located above the second storey except in conformance with the Ontario Building Code and/or other related legislation and regulation and approved by the Chief Building Official of the Municipality;

iii. One guest room measuring approximately 10.2 square metres (110 square feet) shall be allowed;

iv. The maximum number of guests shall be limited to ten (10);

v. A planting strip consisting of a green hedge shall be established along the north property line extending the length of the parking area; and,

vi. One driveway of approximately 7.9 metres (26 feet) in width shall be allowed.

Municipality of Brockton By-law 2014-004 (Ernewein Z58/13, Plan 162 Part Park Lot 1, Park Lot 2 Lots A and B W Victoria St, Walkerton)

.14 Notwithstanding their 'R1' zoning, the lands zoned '**R1-14**' shall be used in accordance with the following:

Permitted Uses:

i. Up to 35 Semi-detached and/or townhouse dwellings, fronting onto municipal streets or a private street; and

ii. accessory buildings and structures;

Provisions:

i. Minimum lot area: 1.7 ha

ii. Minimum lot frontage: 100.7 m

iii. Minimum front and exterior side yard setback: 6m

iv. Minimum setback from paved private street: 5.1 m

v. Minimum setback from rear or interior side lot line: 3.6 m

vi. Minimum separation between buildings: 2.4 m

vii. Maximum building height: 10 m

viii. Maximum lot coverage: 43%

ix. All other relevant provisions of the Zoning By-law shall apply.

Municipality of Brockton By-law #2017-072 (JDR Investments – Walkerton – Brant School Property – Block 'B' and Part of Block 'C', Registered Plan 626 and Part of Park Lot 45, Registered Plan 162, Walkerton)

.15 Notwithstanding their 'R1' Zoning designation, those lands delineated as **'R1-15'** on Schedule 'A' to this By-law shall be used in accordance with the 'R1' Zone provisions contained in this By-law, excepting however, that:

i. The 'Minimum Rear Yard' shall be no less than 15 metres.

Municipality of Brockton By-law #2019-005 (JDR Development (Walkerton) Inc. – Lots 1-46, 56-75, Registered Plan 3M-242, Walkerton

.16 That Section 7.5 Special Provisions to By-Law 2013-26, as amended, is further amended by adding the following subsection:

i. For lands zoned **'R1-16'**, the maximum lot coverage shall be 40%;

Municipality of Brockton By-law 2019-031 (1665426 Ontario Limited c/o Bill Clancy – Z-76-18.34 - Part of Lot 21, Concession 1 SDR, Parts 1 to 4, RP 3R-5553, geographic Township of Brant)

.17 Notwithstanding the lot coverage Zone Provisions that apply to the R1 zone, the following lot coverage shall apply to the lands zoned '**R1-17'** in this by-law:

a) Lot coverage, maximum: 40 %

Municipality of Brockton By-law 2020-009 (2369906 Ontario Ltd/Spitzig/Reich/Cobean – Z-44-19.36 - PLAN 96 Lot 13 & PT Lot 12; and PLAN 96 LOTS 14,15,16,17; CRAWFORD WS, Geographic Town of Walkerton))

.18 a) The lands zoned as '**R1-18'** on Schedule 'A' to this By-law shall be used in compliance with the 'R1' zone provisions contained in this By-law, excepting however:

i. That the exterior side yard shall be permitted to be +/- 1m to the covered porch and +/- 4 m to the dwelling unit.
ii. That the rear yard shall be permitted to be +/- 2 m to the covered porch and +/- 5.1 m to the dwelling unit.

b) That the H-Holding provision may be removed when the following conditions have been met:

i. A Final Stormwater Management Plan for the proposed development is reviewed by the Municipal Engineer to the satisfaction of the Municipality of Brockton and the County of Bruce.
ii. That an easement between the County of Bruce and the proponent is registered for the required infrastructure.
iii. That a Site Plan Control Agreement, that includers a fence in the form of a cedar hedge surrounding the property boundaries that are not adjacent to an open road or unopened road allowance, is accepted to the satisfaction of the Municipality of Brockton.

By-law 2022-007 (Walker Hill Development Inc. Z-2021-006 - PLAN 162 PT PARK LOT 48 RP;3R6543 PARTS 1 AND 2 (Walkerton); and CON 1 NDR PT LOT 32 (Brant))

.19 Notwithstanding their 'R1' Zoning designation, those lands delineated as '**R1-19-H**' on Schedule 'A' to this By-law shall be used in accordance with the 'R1' Zone provisions contained in this By-law, excepting however, that:

i. The maximum lot coverage for a 'Dwelling, Townhouse Street' shall be 55%;

ii. The minimum exterior side yard shall be 4.4m for the westerly most townhouse block (Draft Approved Block 37, S-2021-003);

iii. The minimum interior side yard shall be 1.5m; and

iv. The 'H - holding' symbol may be removed by Council once the following conditions have been met:

(a) Confirmation to the satisfaction of the Zoning Administrator that:

i. An M-plan has been registered for the subject lands; and

ii. Services are in place sufficient to obtain a building permit.

By-law 2022-016 (Fotheringham Z-2021-067 – 206 MCGIVERN ST W – PLAN 106 BLK B LOTS 7 AND 8;PT LOTS 9 TO 11 AND PT ST.;JOSEPH ST AND RP 3R4068 PART;2 RP 3R8542 PART 1 RP 3R8588;PART 1 (Walkerton)

.20 Notwithstanding their 'R1' Zoning designation, those lands delineated as '**R1-20-H**', on Schedule 'A' to this By-law shall be used in accordance with the 'R1' zone provisions contained in this By-law, excepting however, that:

i. The minimum front yard shall be 6.0 m;

ii. The minimum interior side yard shall be 5.0 m;

iii. The maximum width of any joint entrance and exit driveway measured along the street line shall be 9.0 m; and

iv. The 'H-holding' symbol may be removed by Council once the following conditions have been met:

1. That a Record of Site condition is accepted to the satisfaction of the Municipality of Brockton; and

2. That a site Plan Agreement is accepted to the satisfaction of the Municipality of Brockton and that the Site plan Agreement be registered on title.

By-law 2022-032 (Clancy Z-2021-096 - 217 IRISHWOOD LN; 219 IRISHWOOD LN - PLAN 3M249 LOT 23; PLAN 3M249 LOT 24 (Brant))

.21 Notwithstanding their 'R1' Zoning designation, those lands delineated as '**R1-21**' on Schedule 'A' shall be used in accordance with the 'R1' Zone provisions contained in this By-Law excepting however that:

i. The maximum lot coverage shall be 40%; and,

ii. The minimum side yard setback for the mutual lot line between Lot 23 and Lot 24

Plan 3M249 shall be .97m.

Municipality of Brockton By-law 2026-030 (CON 2 NDR PT LOT 74 RP 3R;3001 PARTS 1, 2, & 3, 13420 Bruce Road 10)

.22 Notwithstanding their ‘R1’ zoning, those lands identified with special provision ‘R1-22-H’ shall be used in compliance with the ‘R1’ zone provisions contained in this By-law, excepting however that**:**

i. A lot coverage of 40% is permitted.

ii. A joint entrance width of +/-7.9m is permitted.

iii. The '-H Holding' symbol may be removed upon submission of a Record of Site Condition, with any recommendations being implemented, to the satisfaction of the Municipality of Brockton.

7.6 SPECIAL PROVISIONS – R2

Municipality of Brockton By-Law #2005-70 (Foreman Apartments, Plan 836 Part of Lot 1, Yonge Street E/S)

.1 Notwithstanding their ‘R2’ Zoning designation, those lands delineated as ‘**R2-1’** on Schedule ‘A’ to this By-law shall be used in accordance with the ‘R2’ Zone provisions contained in this By-law, excepting however that:

i. Minimum lot frontage shall be no less than 20.5 metres (67.27 feet);

ii. Section 3.28.1 shall not apply;

iii. Parking shall be permitted in the front yard but no part of any parking space shall be located closer than 9.1 metres (30 feet) from the front property line and no closer than 3.0 metres (10 feet) to the south interior lot line and 2.74 metres (9 feet) to the north interior lot line; and,

iv. A 2.44 metre (8 feet) high permanent, maintenance free board fence shall be erected and maintained along the full length of the south interior lot.

Municipality of Brockton By-Law #2010-04 (Turner and Williams c/o IBI Group, Plan 84, Part Park Lots 7 and 8, and Plan 162 Lot 26 being Part 2 on RP 3R-3464)

.2 Notwithstanding their ‘R2’ Zoning designation, those lands delineated as ‘**R2-2**’ on Schedule ‘A’ to this By-law shall be used in accordance with the ‘R2’ Zone provisions contained in this By-law, excepting however, that:

i. Minimum rear yard shall be no less than 6 metres.

Town of Walkerton By-law #92-35

.3 Notwithstanding their ‘R2’ Zoning designation, those lands delineated as **‘R2-3’** on Schedule ‘A’ to this By-law shall be used in accordance with the ‘R2’ Zone provisions contained in this By-law, excepting however, that:

i. Permitted use shall be limited to an ‘apartment building’;

ii. Maximum number of ‘dwelling units’ within ‘apartment building’ shall not exceed

twenty-four (24);

iii. Minimum front yard shall be no less than 9.0 metres;

iv. Minimum exterior side yard shall be no less than 9.0 metres;

v. Minimum interior side yard shall be no less than 6.4 metres; and,

vi. Minimum rear yard shall be no less than 11.5 metres.

Town of Walkerton By-law #92-35

.4 Notwithstanding their 'R2' Zoning designation, those lands delineated as **'R2-4'** on Schedule 'A' to this By-law shall be used in accordance with the 'R2' Zone provisions contained in this By-law, excepting however, that:

i. Permitted use shall be limited to an 'apartment building'; Minimum lot frontage shall be no less than 28 metres;

ii. Minimum interior side yard to an abutting lot shall be no less than 8.2 metres;

iii. A balcony attached to a 'dwelling unit' may project into the required side yard by no greater than 1.7 metres; and,

iv. Minimum separation distance between 'apartment buildings' shall be no less than 4.5 metres.

Town of Walkerton By-law #92-35

.5 Notwithstanding their 'R2' Zoning designation, those lands delineated as **'R2-5'** on Schedule 'A' to this By-law shall be used in accordance with the 'R2' Zone provisions contained in this By-law, excepting however, that:

i. Permitted use shall be limited to an 'apartment building';

ii. Minimum lot area shall be no less than 1,740 m^2;

iii. Minimum lot frontage shall be no less than 34.7 metres;

iv. Minimum front yard shall be 0 metres;

v. Minimum exterior side yard shall be 0 metres;

vi. Minimum rear yard shall be no less than 4.6 metres;

vii. Maximum lot coverage shall not exceed 42%; and,

viii. Only those buildings or structures existing on the date of passing of this By-law shall be permitted.

Town of Walkerton By-law #92-35

.6 Notwithstanding their 'R2' Zoning designation, those lands delineated as **'R2-6'** on Schedule 'A' to this By-law shall be used in accordance with the 'R2' Zone provisions contained in this By-law, excepting however, that:

i. Permitted use shall be limited to a 'residential care facility';

ii. Maximum number of beds shall be no greater than sixty (60);

iii. Minimum front yard shall be no less than 7.6 metres and no parking shall be permitted in the front yard;

iv. Minimum westerly interior side yard shall be no less than 3.0 metres;

v. Maximum lot coverage shall not exceed 23%;

vi. Minimum landscaped area/open space shall be no less than 50%;

vii. Maximum Height – 'Main Building' shall not exceed three (3) stories; and,

viii. Notwithstanding Section 3.26.1 the number of off-street parking spaces shall be one (1) space per three (3 beds).

Town of Walkerton By-law #92-35

.7 Notwithstanding their 'R2' Zoning designation, those lands delineated as **'R2-7'** on Schedule 'A' to this By-law shall be used in accordance with the 'R2' Zone provisions contained in this By-law, excepting however, that:

i. Permitted uses shall be a 'residential care facility' and/or an 'apartment building';

ii. Minimum northerly interior side yard shall be no less than 7.62 metres;

iii. Minimum rear yard shall be no less than 7.62 metres;

iv. Maximum height – 'Main Building' shall not exceed three (3) storeys or 11.4 metres, whichever is the lesser; and,

v. Notwithstanding Section 3.26.1 (xvi), the number of off-street parking spaces for a 'residential care facility' shall be one (1) space per patient room or resident room.

Town of Walkerton By-law #92-35

.8 Notwithstanding their 'R2' Zoning designation, those lands delineated as **'R2-8'** on Schedule 'A' to this By-law shall be used in accordance with the 'R2' Zone provisions contained in this By-law, excepting however that:

i. Permitted use shall be an 'apartment building'; and,

ii. Minimum side yard shall be no less than 6.1 metres.

Town of Walkerton By-law #92-35

.9 Notwithstanding their 'R2' Zoning designation, those lands delineated as **'R2-9'** on Schedule 'A' to this By-law shall be used in accordance with the 'R2' Zone provisions contained in this By-law, excepting however that:

i. Section 3.27.10 of this By-law shall not apply in order to prevent the location of a parking lot in the front yard, not closer than 1.25 metres (4.1 ft) to the front lot line.

Municipality of Brockton By-law #2004-37 (Hinsperger Condominiums – old 'Spool & Bobbin' site)

.11 Notwithstanding their 'R2' Zoning designation, those lands delineated as '**R2-10'** on Schedule 'A' to this By-law shall be used in accordance with the 'R2' Zone, excepting however, that:

i. The minimum exterior side yard shall be no less than 9.3 metres;

ii. The minimum rear yard setback shall be no less than 12.6 metres;

iii. That no formal Play Space for Apartments need be identified, provided that a similar amount of open space is provided on the property; and,

iv. Habitable rooms are not permitted below the Regional Storm Flood elevation for the Saugeen River.

By-law 2019-031 (1665426 Ontario Limited c/o Bill Clancy – Z-76-18.34 - Part of Lot 21, Concession 1 SDR, Parts 1 to 4, RP 3R-5553, geographic Township of Brant)

.11 Notwithstanding the uses permitted in the R2 zone, the following forms of housing shall be permitted in the following zones:

a) '**R2-11**' dwelling, townhouse:

b) '**R2-12**' dwelling, apartment building

The zone provisions that apply to the R2 zone will continue to apply except for the following which shall prevail in the event of conflict:

a) R2-12 minimum number of units: 60

b) R2-12 maximum number of units: 65

O. Reg. 515/22 Zoning Order – Municipality of Brockton, County of Bruce (This section applies to the lands located in the area shown as the Medium Density Residential Zone — Special Provision 14 (R2-13) on the map referred to in section 2)

.13 Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for uses permitted within the Medium Density Residential Zone — Special Provision 14 (R2-14) under the Zoning By-law.

The zoning requirements for the uses permitted under subsection (2) are the zoning requirements set out for the Medium Density Residential Zone — Special Provision 13 (R2-13) in the Zoning By-law with the following exceptions:

i. The minimum exterior side yard setback is 4.5 metres.

ii. The minimum interior side yard setback is 2.5 metres.

iii. The minimum rear yard setback to a covered deck is 4.5 metres.

iv. The total maximum lot coverage for all buildings and structures is 60 per cent.

v. The maximum lot coverage for a main building is 55 per cent.

vi. The maximum lot coverage for an accessory building or structure is 5 per cent.

Municipality of Brockton By-law 2023-024 (Barry's Construction, Z-2022-091, BRANT CON 1 NDR PT LOT 32;PLAN 38 PARK LOTS 26 27 AND;28 PT PARK LOT 25 PT RD;ALLOW PLAN 162 PT PARK LOTS;47 AND 48 AND RP 3R4975; WALKERTON CON 1 NDR PT LOTS;32 TO 35 PLAN 162 PT PARK;LOTS 47 AND 48 RP 3R9442 PT;PARTS 2 TO 5 RP 3R10640;PARTS 1 TO 4 6 8 TO 10 24 42

.14 Notwithstanding their R2 designation, those lands delineated as 'R2-14' on 'Schedule 'A' to this By-law shall be used in accordance with the 'R2' Zone provisions contained in this By-law, excepting however, that:

i) The minimum exterior side yard setback shall be 3.5 metres;

ii) The minimum interior side yard setback shall be 1.5 metres;

iii) The minimum rear yard setback shall be 6.0 metres; and

iv) The 'maximum lot coverage' shall be 60%.

Municipality of Brockton By-law 2025-024 (Spitzig c/o Cobide, Z-2024-078, PLAN 2 RANGE 1 2 PT LOTS 1;TO 3

.15 Notwithstanding their 'R2' Zoning designation, those lands delineated as 'R2-15-H' on Schedule 'A' to this By-Law, shall be used in accordance with the 'R2' Zone provisions contained in this By-Law excepting however that:

i. That Maple Street be considered the "Lot Line, Front" or 'Front Lot Line";

ii. For a Dwelling, Townhouse Street, Section 3.27.10 shall not apply to restrict the number of and distance between driveways, one entrance or driveway per Dwelling, Townhouse Street shall be permitted.

iii. The 'H-holding' symbol may be removed once the following conditions have been met:

1. That a Record of Site condition is accepted to the satisfaction of the Municipality of Brockton; and

2. That a Development Agreement to address site servicing is accepted to the satisfaction of the Municipality of Brockton.

SECTION 8 – HAMLET RESIDENTIAL (HR)

8.1 SCOPE

The provisions of Section 8 are generally applied on lands designated 'Hamlet' or 'Secondary Urban Area' on Schedule 'A': Land Use of the County of Bruce Official Plan.

8.2 USES PERMITTED

No person shall within any 'Hamlet Residential (HR)' zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following uses:

(a) Residential Uses

- Dwelling, Single Detached
- Dwelling, Semi-Detached
- Dwelling, Duplex
- Dwelling, Additional Residential Unit as per Section 3.8.3
- Group Home - Type One [in a Dwelling, Single Detached only]
- Home Occupation - Domestic and Professional Uses [in a Dwelling, Single Detached only]
- Home Occupation - Bed & Breakfast Establishment [in a Dwelling, Single Detached only]
- Short Term Rental, subject to Section 3.37.
- Public Park
- Uses, buildings and structures accessory to a permitted use as per Section 3.6
- Home Child Care
- Unlicensed Child Care

8.3 ZONE PROVISIONS

No person shall within any 'Hamlet Residential (HR)' zone use any lot or erect or use any building or structure except in accordance with the following provisions:

Table 13: NEW LOT OF RECORD - No Municipal Water Service Connected

Provisions	**Semi-Detached & Duplex**	**Single Detached Dwelling**
Minimum Lot Area	0.625 hectares (1.55 ac) **or** 0.313 hectares (0.77 ac) for each Semi-Detached Dwelling Unit to be erected on a separate lot of record	0.4 hectares (1.00 ac)
Minimum Lot Frontage	50 metres (164 ft) **or** 25 metres (82 ft) for each Semi-Detached Dwelling Unit to be erected on a separate lot of record	50 metres (164 ft)
Minimum Front Yard and Exterior Side Yard	6 metres (20.0 ft)	
Minimum Rear Yard	7.5 metres (25 ft)	
Minimum Side Yard	3 metres (10 ft) on one side & 1.5 metres (5 ft) on the other side[(a)(a)]	
Maximum Building Height Main Building	10 metres (33 ft)	
Maximum Lot	20%	

Coverage	

Footnotes

(a) The abutting side yard requirement for one unit of a Semi-Detached Dwelling on a separately titled lot shall be zero metres (0 ft).

Table 14: NEW LOT OF RECORD – Connected to Municipal Water Service

Provisions	**Semi-Detached & Duplex**	**Single Detached Dwelling**
Minimum Lot Area	0.41 hectares (1.01 ac) **or** 0.205 hectares (0.51 ac) for each Semi-Detached Unit to be erected on a separate lot of record	0.325 hectares (0.81 ac)
Minimum Lot Frontage	40 metres (131 ft) **or** 20 metres (66 ft) for each Semi-Detached Unit to be erected on a separate lot of record	40 metres (131 ft)
Minimum Front Yard and Exterior Side Yard	6 metres (52.5 ft)	
Minimum Rear Yard	7.5 metres (25 ft)	
Minimum Side Yard	3 metres (10 ft) on one side & 1.5 metres (5 ft) on the other side[(a)a)]	
Maximum Building Height Main Building	10 metres (33 ft)	
Maximum Lot Coverage	25%	

Footnotes

(a) The abutting side yard requirement for one unit of a Semi-Detached Dwelling on a separately titled lot shall be zero metres (0 ft).

Table 15: Existing Lot of Record

Provisions	**Semi-Detached & Duplex**	**Single Detached Dwelling**
Minimum Lot Area	Not applicable	
Minimum Lot Frontage	Not applicable	
Minimum Front Yard and Exterior Side Yard	7.5 metres (25 ft)	
Minimum Rear Yard	7.5 metres (25 ft)	
Minimum Side Yard	3 metres (10 ft) on one side & 1.5 metres (5 ft) on the other side[(a)]	
Maximum Building Height Main Building	10 metres (33 ft)	
Maximum Lot Coverage (b)	20%	

Footnotes

(a) The abutting side yard requirement for one unit of a Semi-Detached Dwelling on a separately titled lot shall be zero metres (0 ft).

(b) Where connected to partial municipal services Maximum Lot Coverage shall be 25%.

8.4 SPECIAL PROVISIONS

Township of Brant By-Law #96-1239 (Part Lot 19, Concession B)

.1 Notwithstanding their 'HR' Zoning designation, those lands delineated as '**HR-1**' on Schedule 'A' shall be used in accordance with the 'HR' Zone provisions contained in this By-Law excepting however that:

A maximum of two (2) semi-detached dwellings may be permitted on the lands;

No basements or cellars shall be permitted.

Township of Brant By-Law #86-1063 (Lot 23, Concession 'A')

.2 Notwithstanding their 'HR' Zoning designation, those lands delineated as **'HR-2'** on Schedule 'A' shall only be used for the purposes of an 'Apartment' as it existed on the date of passage of this By-Law, excepting however that:

i. 'Apartment' means a building or structure consisting of five (5) or more dwelling units, which units have a common entrance from the street level and the occupants of which obtain access to their dwelling units through common halls; and,

ii. The maximum number of dwelling units shall be six (6) - two-bedroom units.

Municipality of Brockton By-Law #2004-17 (Lots 51, 55 & 78, Plan 150 & Plan 258) Elmwood

.3 Notwithstanding their 'HR' Zoning designation, those lands delineated as **'HR-3'** on Schedule 'A' to this By-law shall only be used in accordance with the 'HR' Zone Permitted Uses and Zone Provisions contained in this By-Law excepting however that:

i. Section 3.21 'Watercourse Setbacks' shall not apply to buildings and structures existing as of the date of passage of this By-law.

Municipality of Brockton By-Law # 2010-21 (Luce, Part of Lot 71, Plan 258 (Part 1 on RP 3R 5622)

.4 Notwithstanding their 'HR' Zoning designation, those lands delineated as **'HR-4'** on Schedule "A" to this by-law shall be used in compliance with the 'HR' Zone provisions contained in this by-Law, excepting however, that:

i. The permitted uses shall be limited to an 'Apartment', as existing on the date of passage of this By-Law;

ii. For the purposes of this by-law, 'apartment' shall be defined as a building or structure consisting of five (5) or more dwelling units, which units have independent entrances to a front and rear yard; and

iii. Minimum lot frontage shall be no less than 26 metres.

.5 Notwithstanding their 'HR' zoning designation those lands delineated as '**HR-5'** on Schedule "A" to this By-Law shall be used incompliance with the 'HR' Zone provisions contained in this By-law, excepting however, that:

i. Minimum lot frontage shall be no less than 26 metres;

ii. Minimum front yard shall be no less than 7.5 metres;

iii. Minimum rear yard shall be no less than 10 metres; and,

iv. Minimum side yard shall be no less than 5 metres.

Township of Greenock By-law #93-4 (Part of Lots 27 & 28, Concession 1 SDR, geographic Township of Greenock)

.6 Notwithstanding their 'HR' Zoning designation, those lands delineated as **'HR-6'** on Schedule 'A' to this By-law shall be used in accordance with the 'HR' Zone provisions contained in this By-law, excepting however, that:

i. Minimum front yard shall be no less than 4.5 metres;

ii. Minimum westerly side yard shall be no less than 3.4 metres; and,

iii. Minimum rear yard shall be no less than 0.9 metres.

Municipality of Brockton By-law #2000-4 (Part of Lot 22, Concession A, being Parts 1 & 2 on 3R-7193 Cargill, geographic Township of Greenock)

.7 Notwithstanding their 'HR' Zoning designation, those lands delineated as **'HR-7'** on Schedule 'A' to this By-law shall be used in accordance with the 'HR' Zone provisions contained in this By-law, excepting however, that:

i. Minimum lot frontage shall be no less than 9.8 metres.

Municipality of Brockton By-law #2005-76 (Hehn/Kelly, Part of Lot 60, Concession 1 SDR, being Part 1 on 3R-562, geographic Township of Greenock)

.8 Notwithstanding their 'HR' Zoning designation, those lands delineated as **'HR-8'** on Schedule 'A' to this By-law shall be used in accordance with the 'HR' Zone provisions contained in this By-law, excepting however, that:

i. Minimum exterior side yard shall be no less than 6.0 metres for the 'dwelling unit' as it exists on the date of passing of this By-law;

ii. Minimum side yard shall be no less than 1.7 metres for the accessory building as it exists on the date of passing of this By-law;

iii. Minimum rear yard setback shall be no less than 5.1 metres for the accessory building as it exists on the date of passing of this By-law; and,

iv. Maximum lot coverage shall not exceed 12%.

.9 Notwithstanding their 'HR' Zoning designation, those lands delineated as **'HR-9'** on Schedule 'A' to this By-law shall be used in accordance with the 'HR' Zone provisions contained in this By-law, excepting however, that:

i. The following residential buildings shall be permitted: 'dwelling, single detached'; 'dwelling, duplex'; and 'dwelling, multiple'; and,

ii. Minimum rear yard setback shall be no less than 8.1 metres for the 'dwelling, multiple' as it exists on the date of passing of this By-law.

Municipality of Brockton By-law #2012-52 (Brunner/Becker, Part of Lot 34, Concession 10 being Part of Park Lot 1 RP 3R-1095, Part 11 3R-1856 and Part 5 3R-6863, Municipality of Brockton (geographic Township of Brant)

.10 Notwithstanding their 'HR' Zoning designation, those lands delineated as **'HR-10'** on Schedule 'A' to this By-law shall be used in accordance with the 'HR' Zone provisions contained in this By-law, excepting however, that:

i. Minimum lot area shall be 1.0 hectare; and,

ii. Site Plan Control Agreement shall be registered on title.

.11 Notwithstanding their 'HR' Zoning designation, those lands delineated as **'HR-11'** on Schedule 'A' to this By-law shall be in accordance with the 'HR' Zone provisions contained in this By-law, excepting however, that:

i. Minimum lot area shall be 1.0 hectare; and,

ii. Site Plan Control Agreement shall be registered on title.

Municipality of Brockton By-law #2020-050 (Z-2020-020 - 2564744 Ontario Ltd (D Clancy) – GREENOCK CON 7 PT LOT 5 RP;3R10159 PARTS 1 AND 2 (Greenock), Municipality of Brockton)

.12 a) That By-law No. 2013-26, as amended, is hereby further amended by deleting the provisions associated with Hamlet Residential Special (HR-12) in their entirety and replacing them with:

The lands zoned as **'HR-12-H'** on Schedule 'A' to this By-law shall be used in compliance with the 'H'R zone provisions contained in the By-law, excepting however:

i. That a tertiary sewage treatment system approved for use under the latest edition of the Ontario Building Code is required to service the three proposed dwelling. These units are typically capable of achieving nitrate effluent concentrations of 10 mg/L to 15 mg/L;

ii. That the minimum lot area be no less than +/-1514 sq. m;

iii. That the lot frontage be no less than +/-28.5m;

iv. That the minimum front yard be no less than +/-9m;

v. That the rear year be no less than +/-19m;

vi. That the minimum side yard be no less than +/-4m; and

vii. That the lot coverage be no greater than 25.5%.

b) That the H-Holding provision shall be removed upon the completion of a lot grading and drainage plan and the associated works have been implemented to the satisfaction of the Municipality of Brockton.

Municipality of Brockton By-law 2022-154 (Schmidt Z-2022-043, 53 CONCESSION 6 – CON 6 PT LOT 7 (Greenock) Municipality of Brockton, Roll Number 410431000212000)

.13 Notwithstanding their 'HR' Zoning designation, those lands delineated as **'HR-13'** and on Schedule 'A' to this By-law shall be used in accordance with the 'HR' Zone provisions contained in this By-law, excepting however, that:

i) The lot frontage shall be no less than 39 m

ii) That the lot area shall be no less than 0.4 ha

Municipality of Brockton By-law 2022-166 (Hickey Z-2022-041, 31 Queen St – CON A PT LOTS 24 & 25 RP;3R6384 PART 1 (Greenock) Municipality of Brockton, Roll Number 410431000237310)

.14 Notwithstanding their ‘HR’ Zoning designation, those lands delineated as ‘HR-14’ on Schedule ‘A’to this By-law shall be used in accordance with the ‘HR’ Zone provisions contained in this By-law, excepting however, that:

i) The lot frontage shall be no less than 39 m

ii) That the lot area shall be no less than 0.2 ha

SECTION 9 – INLAND LAKE RESIDENTIAL (LR)

9.1 SCOPE

The provisions of Section 9 are generally applied only on lands designated 'Inland Lake Development Area' on Schedule 'A': Land Use of the County of Bruce Official Plan.

9.2 USES PERMITTED

No person shall within the 'Inland Lake Residential (LR)' zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following uses:

(a) Residential Uses

- Dwelling, Single Detached
- Group Home - Type One
- Home Occupation –Domestic & Professional Uses in accordance with Section 3.9
- Home Occupation - Bed and Breakfast Establishment in accordance with Section 3.10
- Short Term Rental in accordance with Section 3.37.
- Public Park
- Uses, buildings and structures accessory to a permitted use as per Section 3.6
- Home Child Care
- Unlicensed Child Care

9.3 ZONE PROVISIONS

No person shall within any 'Inland Lake Residential (LR)' zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

Table 16: LR Zone Provisions

Provisions	Requirement
Minimum Lot Area	1hectare (2.47 acres) 0.4 hectares (0.99 ac)[(b)]
Minimum Lot Frontage	30 metres (98 ft)
Minimum Front Yard or Exterior Side Yard	6 metres (20 ft)
Minimum Rear Yard	7.5 metres (25 ft)
Minimum Side Yard	1.5 metres (5 ft)[(c)]
Maximum Building Height - Main Building	10 metres (33 ft)[(e)]
Maximum Lot Coverage	15%
Setback to Waters Edge[(a)]	15 metres
Watercourse Setbacks	Section 3.21 'Watercourse Setbacks' shall not apply.

Footnotes

(a) The Water's Edge shall apply to Lake Rosalind, Marl Lake, Pearl Lake and Dankert Lake.
(b) Applies to a 'Water Lot' only.
(c) Provided the sewage disposal system is located in the front yard and a garage, carport or

similar parking structure is provided. Where the sewage disposal system is located in the rear yard and/or no garage, carport or similar parking structure is provided there shall be one side yard of at least 3 metres (10 ft.).

(d) In no circumstance shall the 'Maximum Lot Coverage' provision exceed 15%.

(e) The 'Maximum Building Height – Main Building' for buildings and structures on a 'Water Lot' shall not exceed 10 metres and shall be solely measured and based on the height of the facade of the building or structure that fronts onto the water.

9.4 PROVISIONS FOR ISLAND DEVELOPMENT

Notwithstanding the provisions of the 'LR' zone, no person shall erect and/or use any building or structure on an island except in accordance with the following provisions:

Table 17: Island Development Additional Provisions

Minimum Lot Area Above High Water Mark	2 hectares (5 acres)
Minimum Sewage Disposal System Setback from High Water Mark	30 metres (100 ft)
Minimum Building Setback From High Water Mark	15 metres (49.2 ft)

9.5 SPECIAL PROVISONS

Township of Brant By-Law #96-1231 (Part Lot 66, 67, Concession 2 NDR)

.1 Notwithstanding their 'LR' Zoning designation, those lands delineated as '**LR-1**' on Schedule 'A' shall be used in accordance with the 'LR' Zone provisions contained in this By-Law excepting however that:

i. The normal water level of the lake shall mean an elevation of 272 metres above sea level.

ii. The finished floor level of the basement of a single detached dwelling shall be no lower than 1.5 metres above the normal water level of the lake;

Township of Brant By-Law #84-990, #86-1061, #89-1052 (Pt. Lot 32, 33, Con. 6 & Con. 7)

.2 Notwithstanding their 'LR' Zoning designation, those lands delineated as **'LR-2'** on Schedule 'A' shall only be used only for a 'seasonal dwelling' in accordance with the 'LR' Zone provisions contained in this By-Law excepting however that:

i. No frontage on a Class 1 or Class 2 road shall be required;

ii. Home Occupations and a Group Home - Type One are not permitted uses.

Township of Brant By-Law #97-1248 (Part of Lot 31 & 32, Concession 4 – Lake Rosalind)

.3 Notwithstanding their 'LR' Zoning designation, those lands delineated as **'LR-3'** on Schedule 'A' may be in accordance with the 'LR' Zone provisions contained in this By-Law excepting however that:

i. A 30-metre buffer, in its natural state, shall be maintained from the high water mark of Lake Rosalind.

Township of Brant By-Law #2004-31 (Part Lot 66, Concession 2 NDR)

.4 Notwithstanding their 'LR' Zoning designation, those lands delineated as '**LR-4'** on Schedule 'A' shall be used in accordance with the 'LR' Zone provisions contained in this

By-Law excepting however that:

i. The minimum lot area shall be 1.82 ha (4.5 acres

ii. The minimum setback from the high water mark of the lake for all buildings or structures shall be no less than 30 metres (98.41 ft).

By-law #2014-029 (Part Lot 32 Concession 4 Brant, Parts 1, 2 and 3 RP 3R7920 and Part 1 RP 3R9501) Allen Z-5-14.34

.5 Notwithstanding their 'LR' Zoning designation, those lands delineated as **'LR-5'** on Schedule 'A' shall be used in accordance with the 'LR' Zone provisions contained in this By-Law, excepting however that:

i. Minimum front yard setback shall be 4.5 metres (14.8 feet).

By-law 2019-049 (Part of Lot 68, Concession 3 NDR, being Parts 2 and 3, 3R1261, Brant) – Ballantyne / Smurk Inc. / Lippert (Z-50-18.34)

.6 Notwithstanding their 'LR' Zoning designation, those lands delineated as 'LR-6' on Schedule 'A' shall be used in accordance with the 'LR' Zone provisions contained in this By-Law, excepting however that:(

i. That the minimum lot area shall be no less than +/- 3140m2;
ii. That the minimum front yard shall be no less than +/- 5 m;
iii. That the property be serviced by a Level IV treatment unit and a Type A dispersal bed including additional phosphorus removal measures;
iv. That a lot grading and drainage plan be required to the satisfaction of the Chief Building Official; and
v. That the property be placed under Site Plan Control.

By-law 2022-031 (CON 3 NDR PT LOT 71 (Brant) [162 Lake Rosalind Road 1] Lantz Z-2021-094/OLT-22-003322

.7 Notwithstanding their 'LR' Zoning designation, those lands delineated as **'LR-7**' on Schedule 'A' shall be used in accordance with the 'LR' Zone provisions contained in this By-Law excepting however that:

i) The minimum lot area shall be .125 ha (.3 acres); and
ii) The maximum lot coverage for the lot shall be 26.5%; and
iii) The minimum side yard setback from the southerly lot line shall be no less than 3.6 metres and the minimum side yard setback from the northerly lot line shall be no less than 2.1 metres; and
iv) The maximum building height shall be 8.5 metres.

SECTION 10 - MOBILE HOME PARK RESIDENTIAL (MHP)

10.1 SCOPE

The provisions of Section 10 are generally applied only on lands designated 'Hamlet' on Schedule 'A': Land Use of the County of Bruce Official Plan.

10.2 USES PERMITTED

No person shall within any 'Mobile Home Park Residential (MHP)' zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following uses:

(a) Residential Uses

- One 'Dwelling, Accessory Detached' in accordance with Section 3.8.2 exclusively for the use of the owner, manager or a caretaker of the mobile home park.
- Mobile Home Park
- Mobile Home Park Lot
- Mobile Home
- Park Model Trailer
- Buildings, structures and uses accessory to a permitted use in accordance with Section 10.4 - Additional Provisions: Mobile Home Parks

10.3 ZONE PROVISIONS

No person shall use within a 'Mobile Home Park Residential (MHP)' zone any lot or erect, alter or use any building or structure except in accordance with the following zone provisions:

Table 18: Mobile Home Park Provisions

Provisions	Mobile Home Park
Minimum Lot Area	4 hectares (10 ac)
Minimum Lot Frontage	30 m (98 ft)
Minimum Front, Side & Rear Yards	7.5 m (25 ft)
Maximum Building Height	10 m (33 ft)
Maximum Density	25 mobile homes per gross hectare
Mobile Home Park Open Space	Not less than 5% of gross Park area

Table 19: Mobile Home Site

Provisions	Mobile Home Site
Minimum Lot Area	325 m^2 (1938 ft^2)
Minimum Lot Frontage	13 m (43 ft)
Minimum Setback – Front	3 m (10 ft)
Minimum Setback – Side	2 m (7 ft)
Minimum Setback- Rear	3 m (10 ft)
Maximum Lot Coverage	35%

10.4 ADDITIONAL PROVISIONS - MOBILE HOME PARKS

.1 Access & Roads

Each mobile home site within a mobile home park shall be located on an internal mobile home park road which shall have a dust free surface and shall be a minimum traveled width of 4 metres (13 ft) for one-way traffic and 6 metres (20 ft) for two-way traffic flow.

.2 Services

Each mobile home site/mobile home located within a mobile home park shall be provided with a communal or municipal water system, appropriate sewage disposal facilities, solid waste disposal, storm drainage, electrical service, street lighting, telephone and road maintenance.

.3 Parking

Each mobile home site shall be provided with one car parking space and visitor parking shall be provided on the basis of one space for every three (3) mobile home sites.

.4 Additions and Accessory Structures - Mobile Home Site

Additions to mobile homes and buildings and structures accessory to mobile homes shall be permitted provided that the yard setback and lot coverage provisions for the lot are maintained. No more than two (2) accessory buildings or structures shall be permitted on a mobile home site.

.5 Accessory Structures - Mobile Home Park

Buildings and structures accessory to mobile homes shall be permitted provided that the yard and setback provisions for the mobile home park are maintained. The minimum separation between a permitted accessory use and a mobile home site shall be no less than 10 metres (33 ft).

.6 Mobile Home Site Planting Area

A planting area having a minimum width of 1 metre (3 ft) and consisting of a dense screen of shrubs and evergreen trees, minimum 1 metre (3 ft) high when planted, providing a year-round visual barrier, shall be planted and maintained along the side and rear lot lines of all mobile home sites.

.7 Mobile Home Park Planting Area/Visual Screening

A Planting Area/Visual Screening shall be provided around a mobile home park as per Section 3.15.

.8 Site Plan Control

A mobile home park may be subject to Site Plan Control as per the Planning Act RSO 1990

10.5 SPECIAL PROVISIONS

SECTION 11 – HAMLET COMMERCIAL (HC)

11.1 SCOPE

The provisions of Section 11are generally applied only on lands designated 'Hamlet' or 'Secondary Urban Area' on Schedule 'A': Land Use of the County of Bruce Official Plan.

11.2 USES PERMITTED

No person shall within the 'Hamlet Commercial (HC)' zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- Residential Uses
  - Dwelling, Accessory Apartment in accordance with Section 3.8.1
  - Dwelling, single detached existing at the date of passage of this By-Law in accordance with Section 8 – Hamlet Residential (HR) Zone provisions.
  - Home Occupation - Domestic and Professional Uses in accordance with Section 3.9 [in a Dwelling, Single detached only].
  - Home Occupation - Bed & Breakfast Establishment in accordance with Section 3.10 [in a Dwelling, single detached only].

- Non-Residential Uses
  - Assembly Hall
  - Automobile Gas Bar
  - Automobile Repair Establishment
  - Automobile Sales Establishment
  - Automobile Service Station
  - Business or Professional Office
  - Child Care Centre
  - Clinic
  - Fitness Centre
  - Hotel/Motel
  - Laundromat
  - Marine, Recreation and
  - Small Engine Establishments
  - Personal Service Establishment
  - Public Park
  - Parking Lot
  - Public Park
  - Restaurant
  - Restaurant, Take-Out
  - Restaurant, Portable Food Outlet
  - Retail Store
  - Travel Trailer Sales Establishment
  - Veterinary Clinic – Small Animal
  - Buildings, structures and uses accessory to a permitted use in accordance with Section 3.6

11.3 ZONE PROVISIONS

No person shall within any 'Hamlet Commercial (HC)' zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

Table 20: HC Zone Provisions

Provisions	Lots with Municipal Water	Lots with No Municipal Water
Minimum Lot Area	0.328 hectares (0.81 ac)	0.5 hectares (1.24 ac)
Minimum Lot Frontage	30 metres (100 ft)	
Minimum Front Yard or Exterior Side Yard	7.5 metres (25 ft)	
Minimum Side Yard	5 metres (16.5 ft)	
Minimum Rear Yard	10 metres (33 ft)	
Maximum Building Height Main Building	10 metres (33 ft)	
Maximum Lot Coverage	30%	20%

11.4 ADDITIONAL PROVISIONS –Gasoline Pumps, Natural Gas and Propane Facilities

.1 Minimum setbacks for gasoline pumps, natural gas and/ or propane facilities
All gasoline pumps, natural gas and/ or propane facilities shall be setback a minimum of 7.5 metres (25 ft) from the curbing of the pump island to the street line.

.2 Entry Ramps
Notwithstanding the provisions of Section 3.27, there shall be no more than one entry ramp for each 15 metres (50 ft) of street frontage and the width of any entry ramp shall not exceed 9 metres (30 ft) at the street line.

.3 Minimum Front or Exterior Side Yard
Notwithstanding the provisions of Section 11.3, the minimum front or exterior side yard shall be 15 metres (50 ft).

.4 Surfacing
Notwithstanding the provisions of Section 3.26 the surfaces of all ramps, driveways, service areas and off-street loading areas shall be surfaced with a capped, hard top substance such as asphalt, or other stable surface treated to prevent the raising of dust and/or loose particles.

11.5 OFF-STREET PARKING REGULATIONS

Notwithstanding the minimum number of off-street parking spaces required by Section 3.26.1, where a dwelling is located in a non-residential building, a minimum of one parking space shall be provided for each dwelling contained therein on site.

11.6 SPECIAL PROVISIONS

Municipality of Brockton By-Law 2022-168 (204 Cargill Rd, PLAN 237 PT LOT 1 LOT 2 (Brant) Municipality of Brockton, Roll Number 410434000404300)

.1 Notwithstanding their 'HC' Zoning designation, those lands delineated as 'HC-1' on Schedule 'A' to this By-law shall be used in accordance with the 'HC' Zone provisions contained in this By-law, excepting however, that:

i) The existing lot area and frontage as it existed on November 29, 2022 is recognized and permitted to be the minimum lot area and frontage for a lot on private services

Township of Brant By-Law #87-1090 (Lang's - Part Lot 56, Plan 150, Elmwood)

.2 Notwithstanding their 'HC' Zoning designation, those lands delineated as **'HC-2'** on Schedule 'A' shall only be used for the purposes of a 'Trades Person's Shop' as it existed on the date of passage of this By-Law, and in accordance with the 'HC' Zone provisions contained in this By-Law.

Township of Brant By-Law #81-855 (Lot 34, Concession 10, Elmwood)

.3 Notwithstanding their 'HC' Zoning designation, those lands delineated as **'HC-3**' on Schedule 'A' shall only be used for the purposes of a 'Farm Implement Establishment' as it existed on the date of passage of this By-Law, and in accordance with the 'HC' Zone provisions contained in this By-Law.

Municipality of Brockton By-Law #2001-37 (Bard - Part of Lot 68, Part Lot 69, Plan 258, Elmwood)

.4 Notwithstanding their 'HC' Zoning designation, those lands delineated as **'HC-4-H'** on Schedule 'A' shall be used in accordance with the 'HC' Zone provisions contained in this By-Law, excepting however that:

i. The 'Non-Residential Uses' shall be limited to a 'Convenience Store', 'Retail Store', 'Personal Service Establishment', and a 'Business or Professional Office'.

ii. The 'maximum retail floor area per non-residential use' shall be limited to no more than 37.16 m^2 (400 ft^2);

iii. 'Section 3.15 Planting Area/Visual Screening' shall not apply;

iv. The 'minimum side yard' along the north side lot line shall be no less than 4.4 metres;

v. The 'minimum front yard' shall be no less than 7.6 metres;

vi. The 'H – Holding' provision may be removed once the following condition has been met:

a. A statement from the Municipality indicating that a satisfactory 'cash-in-lieu' of parking arrangement has been made with the owner(s) of the subject lands.

Municipality of Brockton By-law #2011-54 (Scott - Part of Lot 19, Concession B, Eden Grove)

.5 Notwithstanding their 'HC' Zoning designation, those lands delineated as **'HC-5'** on Schedule 'A' to this By-law shall be used in accordance with the 'HC' Zone provisions contained in this By-law, excepting however, that:

i. Uses permitted shall be limited to an 'automobile wrecking yard'.

Municipality of Brockton By-law #2011-86 (Scott – Part of Lot 19, Concession B, Eden Grove)

.6 Notwithstanding their 'HC' Zoning designation, those lands delineated as **'HC-6'** on Schedule 'A' to this By-law shall be used in accordance with the 'HC' Zone provisions contained in this By-law, excepting however, that:

i. Uses permitted shall be limited to 'landscaped open space'.

.7 Notwithstanding their 'HC' Zoning designation, those lands delineated as **'HC-7-H'** on Schedule 'A' to this By-law shall be used in accordance with the 'HC' Zone provisions contains in this By-law, excepting however, that:

i) 'Dwelling, Accessory Apartment' shall be a permitted residential use, however this use shall not be permitted until the 'H' Holding provisions are removed, and the 'H' Holding provisions shall only be removed by Council when:

1. It has been demonstrated to the satisfaction of the Municipal Zoning Administrator and the Saugeen Valley Conservation Authority that development and site alteration on the property can occur outside the natural hazards associated with the Teeswater River, or that mitigation can be provided in accordance with provincial standards where appropriate;

2. It has been demonstrated to the satisfaction of the Municipal Zoning Administrator and the Saugeen Valley Conservation Authority that the site has safe access appropriate for the nature of the development and the natural hazards associated with the Teeswater River;

3. It has been demonstrated to the satisfaction of the Municipal Zoning Administrator and the Saugeen Valley Conservation Authority that off-site parking can be provided, and that agreements relating to the provision of parking are in place between the property owner and external landowners to the satisfaction of the Municipal Zoning Administrator; and

4. It has been demonstrated to the satisfaction of the Saugeen Ojibway Nation that an Archaeological Assessment is not required. If an Archaeological Assessment is required, the assessment shall be:

- Conducted by an archaeologist licensed in the Province of Ontario;
- Confirmed by the appropriate Ministry to have been accepted into the Ontario Public Register of Archaeological Reports; and
- Confirmed to the satisfaction of the Municipal Administrator that the recommendations of the Archaeological Assessment (if any) have been implemented.

ii) Upon removal of the 'H' Holding provisions per clause i) above, the following provisions shall apply:

1. No more than five 'Dwelling, Accessory Apartment' units shall be permitted; and

2. Notwithstanding Section 3.8.1.2, the minimum 'Dwelling' 'floor area, gross' shall be 23 m2 for a dwelling consisting of a single room; and

iii) Buildings and structures existing as of August 10, 2021 which do not comply with the provisions of the By-law are hereby recognized. All future buildings and structures, or additions to existing buildings and structures, shall comply with the provisions of the By-law.

.8 Notwithstanding their 'HC' Zoning designation, those lands delineated as 'HC-8' on Schedule 'A' to this By-law shall be used in accordance with the 'HC' Zone provisions contained in this By-law, excepting however, that:

i) No more than four (4) 'Dwelling, Accessory Apartments' units shall be permitted; and,

ii) Buildings and structures existing as of November 25, 2025, which do not comply with the provisions of the By-law are hereby recognized. All further buildings and structures, or additions to existing buildings and structures, shall comply with the provisions of the By-law.

SECTION 12 - TRAVEL TRAILER PARK AND CAMPGROUND (TTP)

12.1 SCOPE

The provisions of Section 12 are generally applied to lands designated as 'Recreation & Open Space' on Schedule 'A' – Land Use of the Walkerton Community Official Plan or designated as 'Travel Trailer Park and Commercial Campground Area' on Schedule 'A': Land Use of the County of Bruce Official Plan.

12.2 USES PERMITTED

No person shall within a 'Travel Trailer Park and Campground (TTP)' zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses.

a) Residential Uses
- 'Dwelling, Accessory Detached' in accordance with Section 3.8.2 exclusively for the use of the owner or a caretaker.

b) Non-Residential Uses
- Campground

12.3 ZONE PROVISIONS

No person shall within any 'Travel Trailer Park and Campground (TTP)' zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

Table 21: TTP Zone Provisions

Provisions	Non-Residential Uses
Minimum Lot Area Campground	2 hectares (5 ac)
Maximum Lot Area Campground	12 hectares (30 ac)
Minimum Lot Frontage Campground	60 metres (197 ft)
Minimum Set Back All Uses - All Lot Lines	7.5 metres (25 ft)
Minimum Area of Campsite	235 m^2 (2530 ft^2)
Minimum Width of Campsite	15 metres (49 ft)
Maximum Density of Campsites per Campground	30 campsites per hectare (12 campsites per acre)
Maximum Number of Campsites per Campground	300
Minimum Open Space per Campground	17%

12.4 ADDITIONAL PROVISIONS - TRAVEL TRAILER PARK AND CAMPGROUND

.1 Access & Roads
Each campsite within a Travel Trailer Park and Campground shall be located on an internal access road which shall have a dust free surface and shall be a minimum travelled width of 4 metres (13 ft) for one-way traffic and 6 metres (20 ft) for two-way traffic flow.

.2 Services
The Travel Trailer Park and Campground shall provide a communal or municipal water system, appropriate sewage disposal facilities, solid waste disposal, storm drainage, telephone and road maintenance.

.3 Parking
Each campsite shall be provided with one car parking space and visitor parking shall be provided on the basis of one space for every three (3) campsites.

.4 Campsite Planting Area
A planting area having a minimum width of 1 metre (3 ft) and consisting of a dense screen of shrubs and evergreen trees, minimum 1 metre (3 ft) high when planted shall be planted and maintained along the side and rear of all campsites.

.5 Travel Trailer Park and Campground Planting Area/Visual Screening
A Planting Area/Visual Screening shall be provided around a mobile home park as per Section 3.15.

.6 Site Plan Control
A Travel Trailer Park and Campground may be subject to Site Plan Control as per the Planning Act RSO 1990.

12.5 SPECIAL PROVISIONS

SECTION 13 – COMMERCIAL ZONES (C1A, C1B, C2, C3, MU)

13.1 SCOPE

The provisions of the ‘Central Business District (C1)’ zone are generally applied to lands designated ‘Historic Walkerton’ and the provisions of the ‘Highway Commercial (C3)’ zoneare generally applied to lands designated ‘Highway Commercial’ on Schedule ‘A’ – Land Use Plan for the Walkerton Community Official Plan.

13.2 USES PERMITTED

No person shall within a 'Central Business District (C1A)' zone, Supporting Downtown Area (C1B), 'Transition Commercial (C2)' zone or 'Highway Commercial (C3)' zone use any lot or erect, alter or use any building or structure for any purpose except the following:

Table 22: Permitted Residential Uses in Commercial Zones

	Central Business District (C1A)	Supporting Downtown Area (C1B)	Transition Commercial (C2)	Highway Commercial (C3)
'Dwelling, Single Detached' existing at the date of passing of this By-Law as per Section 7.3 Provisions of the 'R1' Zone.	✓	✓	✓	✓
Dwelling, Single Detached, subject to the R1 zone provisions from Section 7.3	**Not Permitted**	✓ **(*1)**	**Not Permitted**	**Not Permitted**
'Dwelling, Semi-Detached', subject to the R1 zone provisions from Section 7.3	**Not Permitted**	✓ **(*1)**	**Not Permitted**	**Not Permitted**
'Dwelling, Townhouse', subject to the R2 zone provisions from Section 7.4	**Not Permitted**	✓	**Not Permitted**	**Not Permitted**
'Dwelling, Stacked Townhouse', subject to the R2 zone provisions from Section 7.4	**Not Permitted**	✓	**Not Permitted**	**Not Permitted**
'Dwelling, Apartment Building', subject to the R2 zone provisions from Section 7.4	✓ **(*2)**	✓	**Not Permitted**	**Not Permitted**
'Home Occupation- Domestic and Professional Use' in a Dwelling, Single Detached existing at the date of passing of this By-Law and as per Section 3.9	✓	✓	✓	✓
'Home Occupation - Bed & Breakfast Establishment' in a 'Dwelling, Single Detached' existing at the date of passing of this By-Law and as per Section 3.10	✓	✓	✓	✓

'Residential Care Facility'	**Not Permitted**	✓	**Not Permitted**	**Not Permitted**
Short Term Rental in a 'Dwelling, Single Detached' existing at the date of passing of this By-Law and as per Section 3.8	✓	✓	✓	✓
'Dwelling, Accessory Apartment' as per Section 3.8.1	✓	✓	✓	✓
Accessory Buildings & Structures as per Section 3.6	✓	✓	✓	✓
'Home Child Care' in a 'Dwelling, Single Detached' existing at the date of passing of this by-law as per Section 7.3 Provisions of the 'R1' and 'R2' Zones.	✓	✓	✓	✓
'Unlicensed Child Care' in a 'Dwelling, Single Detached' existing at the date of passing of this By-Law as per Section 7.3 Provisions of the 'R1' and 'R2' Zones.	✓	✓	✓	✓

Notes: 1. Only permitted where lot does not front Durham Street and abuts an existing residential use.

2. Only permitted when located in a mixed-use building with non-residential uses at grade fronting the street.

Table 23: Permitted Non-Residential Uses in Commercial Zones

	Central Business District A (C1A)	**Supporting Downtown Area (C1B)**	**Transition Commercial (C2)**	**Highway Commercial (C3)**
Accessory Buildings & Structures as per Section 3.6	✓	✓	✓	✓
Artisan Studio	✓	✓	✓	**Not Permitted**
Assembly Hall	✓	✓	✓	**Not Permitted**
Automobile Car Wash	**Not Permitted**	✓	✓	✓
Automobile Gas Bar	**Not Permitted**	✓	✓	✓
Automobile Sales	**Not**	✓	✓	✓

Establishment	**Permitted**			
Automobile Service Station	**Not Permitted**	✓	✓	✓
Bus Depot	**Not Permitted**		**Not Permitted**	✓
Business or Professional Office	✓	✓	✓	**Not Permitted**
Clinic	✓	✓	✓	**Not Permitted**
Commercial Motor Vehicle Repair Establishment	**Not Permitted**	✓	**Not Permitted**	✓
Commercial Motor Vehicle Sales Establishment	**Not Permitted**	✓	**Not Permitted**	✓
Convenience Store	✓	✓	✓	**Not Permitted**
Child Care Centre	✓	✓	✓	**Not Permitted**
Educational Facility	✓	✓	✓	**Not Permitted**
Fitness Centre	✓	✓	✓	**Not Permitted**
Funeral Home	✓	✓	✓	✓
Garden Centre	**Not Permitted**	✓	✓	✓
Hotel/Motel	✓	✓	✓	✓
Parking Lot	✓	✓	✓	✓
Personal Service Establishment	✓	✓	✓	**Not Permitted**
Place of Entertainment	✓	✓	✓	✓
Place of Worship	✓	✓	**Not Permitted**	**Not Permitted**
Public Building	✓	✓	✓	**Not Permitted**
Public Utility Building	**Not Permitted**	✓	✓	✓
Public Park	✓	✓	✓	✓
Recreation Centre	✓	✓	✓	✓
Recycling Depot	**Not Permitted**	✓	✓	✓
Rental Establishment	**Not Permitted**	**Not Permitted**	**Not Permitted**	✓
Restaurant	✓	✓	✓	✓
Restaurant, Take-Out	✓	✓	✓	✓
Retail Store	✓	✓	✓	**Not Permitted**
Retail, Large Format	**Not Permitted**	**Not Permitted**	**Not Permitted**	✓
Service Establishment	✓	✓	✓	✓

Tavern	✓	✓	✓	**Not Permitted**
Veterinary Clinic - Small Animal	✓	✓	✓	✓

13.3 ZONE PROVISIONS

No person shall within the 'C1', 'C2' or 'C3' zones use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

Table 24: Zone Provisions for Commercial Zones

	Central Business District A (C1A)	**Supporting Downtown Area (C1B)**	**Transition Commercial (C2)**	**Highway Commercial (C3)**
Minimum Lot Area	465 m^2 (5,005 ft^2)	465 m^2 (5,005 ft^2)	465 m^2 (5,005 ft^2)	2,000 m^2 (21,529 ft^2)
Minimum Lot Frontage	15 metres (50 ft)	15 metres (50 ft)	15 metres (50 ft)	30 metres (98 ft)
Minimum Front Yard	0 metres (0 ft)	0 metres (0 ft)	6 metres (20 ft)	7.5 metres (25 ft)
Minimum Exterior Side Yard	0 metres (0 ft)	0 metres (0 ft)	6 metres (20 ft)	7.5 metres (25 ft)
Minimum Interior Side Yard	0 metres (0 ft)	0 metres (0 ft)	1.2 metres (4 ft)	3 metres (10 ft) (c)
Minimum Rear Yard	6 metres (20 ft) (a)	6 metres (20 ft) (a)	7.5 metres (25 ft)	7.5 metres (25 ft)
Maximum Building Height – 'Main Building'	12 metres (33 ft)	12 metres (33 ft)	10 metres (33 ft)	10 metres (33 ft)
Minimum Building Height – 'Main Building'	Two Stories	Two Stories	None	None
Maximum Lot Coverage	Not Applicable	Not Applicable	40%	50%
Landscaped Open Space	Not Applicable	Not Applicable	As per Section 3.16 Landscaped Open Space	
Open Storage & Outdoor Display	Not Applicable	As per Section 3.17 Open Storage & Outdoor Display Areas		
Planting Area/Visual Screening	Not Applicable	As per Section 3.15 Planting Area/Visual Screening	As per Section 3.15 Planting Area/Visual Screening	

Footnotes

(a) Where the Rear Yard of a ‘C1’ zone abuts a lane or parking lot, the minimum rear yard may be reduced to 1.5 metres (5 ft).
(b) Where the Interior Side Yard of a ‘C1’ zone abuts a Residential, Open Space or Institutional Zone, the following restrictions shall apply:
    (i) the minimum side yard requirement for the abutting side yard within the Commercial Zone shall be 3 metres (10 ft);
    (ii) no open storage or outdoor display shall be permitted in the abutting side yard within the Commercial Zone.
(c) Where the Interior Side Yard of a ‘C3’ zone abuts a residential use or residential zone, the minimum Interior Side Yard requirement shall be 7.5 metres (25 ft).

13.4 ADDITIONAL PROVISIONS – Automobile Gas Bars & Automobile Service Stations

1. Minimum setbacks for gasoline pumps, natural gas and/ or propane facilities
   All gasoline pumps, natural gas and/ or propane facilities shall be setback a minimum of 7.5 metres (25 ft) from the curbing of the pump island to the street line.

2. Entry Ramps
   Notwithstanding the provisions of Section 3.27, there shall be no more than one entry ramp for each 15 metres (50 ft) of street frontage and the width of any entry ramp shall not exceed 9 metres (30 ft) at the street line.

3. Minimum Front or Exterior Side Yard
   Notwithstanding the provisions of Section 13.3, the minimum front or exterior side yard shall be 15 metres (50 ft).

4. Surfacing
   Notwithstanding the provisions of Section 3.27 the surfaces of all ramps, driveways, service areas and off-street loading areas shall be surfaced with a capped, hard top substance such as asphalt, or other stable surface treated to prevent the raising of dust and/or loose particles.

13.5 SPECIAL PROVISIONS – C1A

.1 Municipality of Brockton By-law #99-33 (Young, Part of Lot 73 North Side of Cayley Plan 7, Walkerton)

Notwithstanding their ‘C1A’ Zoning designation, those lands delineated as **‘C1A-1’** on Schedule ‘A’ to this By-law shall be used in accordance with the ‘C1’ Zone provisions contained in this By-law, excepting however, that:

i. Permitted uses shall be limited to a ‘business or professional office’ and one (1) ‘dwelling, accessory apartment’;
ii. Minimum lot area shall be no less than 510 m^2;
iii. Minimum front yard shall be no less than 4.6 metres;
iv. Minimum exterior side yard shall be no less than 5.2 metres; and,
v. Minimum rear yard shall be no less than 4.3 metres.

.2 Z-2020-007 Baptist Church By-law 2020-048

That Schedule 'A' to By-Law No. 2013-26, as amended, is hereby further amended by changing the zoning symbol on PLAN 7 S PT LOTS 71 & 72;CAYLEY N/S Geographic Town of Walkerton, Municipality of Brockton from Institutional (I) to Central Business District Special **(C1A-2)** as shown on Schedule 'A' attached hereto and forming a part of this By-law.

That By-law No. 2013-26, as amended, is hereby further amended by adding the following subsection to Section 13.5 thereof:

i. Notwithstanding, the residential uses are permitted to exceed 50% of the total ground floor area by +/-36 ft. sq.
ii. Notwithstanding Section 3.27, the proposed development is permitted to have a reduction in parking requirements to six (6) parking spots.

13.6 SPECIAL PROVISIONS – C1B

Town of Walkerton By-law #92-35

.1 Notwithstanding their 'C1' Zoning designation, those lands delineated as '**C1B-1**' on Schedule 'A' to this By-law shall be used in accordance with the 'C1' Zone provisions contained in this By-law, excepting however, that:

i. Permitted uses shall be a 'group home – type one'; and 'dwelling, single detached' existing at the date of passing of this By-law in addition to all other permitted uses in the 'C1' zone; and,
ii. Minimum side yard for an accessory building shall be no less than 0.15 metres.

By-law # 2015-085 - Jim McArthur Windows & Doors (28 Durham St. West)

.2 Notwithstanding their 'C1B' Zoning designation, those lands delineated as '**C1B-2**' on Schedule 'A' to this By-law shall be used in accordance with the 'C1' Zone provisions contained in this By-law, excepting however that:

i. Retail, Large Format;
ii. An Automobile repair establishment;
iii. For the purposes of this by-law, an automobile repair establishment shall be defined as follows:

"An automobile repair establishment means a building and/or lot used for the servicing, repair, cleaning, polishing and general maintenance of motor vehicles, including light trucks, and may include motor vehicle repair, the interior and/or exterior display and sale of up to five (5) new or used motor vehicles as well as a motor vehicle inspection station, but shall not include any other automobile use defined in By-Law 2013-26;

iv. Any products used in the maintenance and repair of motorized vehicles shall be stored in accordance with the applicable provisions of the Ministry of Environment and Climate Change's (MOECC) 'Environmental Protection Measures at Chemical Waste Storage Facilities;
v. In addition to the MOECC requirements, all products used in the maintenance of motor vehicles shall be stored indoors in sealed containers, a minimum of 1.25 metres above the ground floor level of the principal building, and disposed of in accordance with provincial and municipal by-law requirements;
vi. Prior to receiving an occupancy certificate under Section 34(6) of the Planning Act, for the use of any portion of the land or building for an automotive repair establishment, the following provisions must be met, notwithstanding Section 3.33(2) of Zoning By-Law 2013-26:
    a) All floor drains have been sealed or connected to a retention/separator tank or similar engineered system;
    b) Notification to the Municipality of Brockton that a Ministry of Environment and Climate change approved carrier, licensed to dispose of materials from the separator noted in (vi)a) has been retained for the site; and,
    c) All products used in the maintenance of motor vehicles shall be stored

indoors in seals containers, a minimum of 1.25 metres above the ground floor level of the principal building and disposed of in accordance with provincial and municipal by-law requirements.

Municipality of Brockton By-law #2009-58 (Binkley c/o Popp, Plan 7 Part of Lot 35, geographic Town of Walkerton)

.3 Notwithstanding their 'C1B' Zoning designation, those lands delineated as **'C1B-3'** on Schedule 'A' to this By-law shall be used in accordance with the 'R1' Zone provisions contained in this By-law, excepting however, that:

i. The minimum lot area shall be no less than 556 sq. metres;
ii. The maximum lot coverage shall be no greater than 36%; and,
iii. The exterior side yard setback shall be 0 metres.

Municipality of Brockton By-law XXX (24 Durham Street East and 106 Colborne Street North)

.4 Notwithstanding their 'C1B' Zoning designation, those lands delineated as **'C1B-4'** on Schedule 'A' to this By-law shall be used in accordance with the 'C1-B' Zone provisions contained in this By-law, excepting however, that:

i. A warehouse is a permitted use.

Municipality of Brockton By-law XXX (20 Peter Street North)

.5 Notwithstanding their 'C1B' Zoning designation, those lands delineated as **'C1B-5'** on Schedule 'A' to this By-law shall be used in accordance with the 'C1B' Zone provisions contained in this By-law, excepting however, that:

i. An animal food processing plant is a permitted use.

104 Catherine Street

.6 Notwithstanding their 'C1B' Zoning designation, those lands delineated as **'C1B-5'** on Schedule 'A' to this By-law shall be used in accordance with the 'C1-B' Zone provisions contained in this By-law, excepting however, that:

ii. A warehouse is a permitted uses.

iii. Outdoor storage is permitted in accordance with Section 3.17.

13.6 SPECIAL PROVISIONS – C2

Municipality of Brockton By-law #2001-23 (Children's Aid Society, Lots 24 and 25 and Part of Lots 23, 26 and 27 Plan 176 and Part of Lot 27 Plan 473, Walkerton)

.1 Notwithstanding their 'C2' Zoning designation, those lands delineated as **'C2-1'** on Schedule 'A' to this By-law shall be used in accordance with the 'C2' Zone provisions contained in this By-law, excepting however, that:

i. Residential uses shall be prohibited;

ii. Minimum interior side yard shall be no less than 4.4 metres;

iii. Minimum exterior side yard shall be no less than 7.6 metres;

iv. Minimum of 10% of the total lot area shall be Landscaped Open Space as per Section 3.16, in addition to Section 3.15; and,

v. All entrances to the property from Yonge Street shall be removed no later than September 2004 and the lot frontage along Yonge Street shall be landscaped; and,

vi. All parking located along McGivern Street between the street line and 'Main Building' shall be removed no later than September 2004 and the area shall be landscaped.

Municipality of Brockton By-law #2008-54 (Spitzig, Lot 23 Plan 373, Walkerton)

.2 Notwithstanding their 'C2' Zoning designation, those lands delineated as **'C2-2'** on Schedule 'A' to this By-law shall be used in accordance with the 'C2' Zone provisions contained in this By-law, excepting however, that:

i. Permitted uses shall be limited to a 'business or professional office' and a 'dwelling, accessory apartment'; and,

ii. Accessory buildings and structures shall be subject to Section 3.6.3.1.

By-law # 2019-028 Heritage Seniors (150 McNab Street)

.3 That Schedule 'A' to By-Law No. 2013-26, as amended, is further amended by changing the zoning on lands described as Pt Lot 24, N Cayley St, Plan 7; Part Lots 52 and 53 and River Bed, Plan 7; (Parts 2, 3, 10, 11, 14, and 15, Plan 3R-7946), Geographic Town of Walkerton, Municipality of Brockton, (150 McNab St) from Central Business District Cl to **C2-3**, as established on Schedule 'A' attached to this By-Law;

a) Uses permitted in the **C2-3** zone are those uses permitted in the Urban Residential R2 zone and in addition, the extent of the residential use shall be limited as follows:

i. Townhouse units, maximum: 4 units;
ii. Semi-detached units, maximum: 2 units (1 building);

b) Zone Provisions that shall apply to the C2-3 zone are the Zone Provisions that apply to the R2 zone and in addition, the following provisions which shall prevail in the event of conflict:

i. Area of lot allocated to residential use, minimum: 3600 m 2
ii. Lot frontage: not applicable;
iii. Front yard, minimum: 6 m
iv. Rear yard, minimum: 4 m
v. Side Yard, minimum: 2.5 m to property boundary, 0 m elsewhere
vi. Coverage, maximum: 40%
vii. Basements shall not be permitted

Note:

i) For the purpose of determining 'area of lot allocated to residential use' and rear yard, the boundaries of the land zoned Cl-7 shall be used.
ii) For the purpose of determining front yard, the closest edge of pavement for the common driveway servicing the residential units shall be used.

13.7 SPECIAL PROVISIONS – C3

Municipality of Brockton By-Law 2017-066 (Frook, Part Lot 45, Plan 162, Walkerton) – deleted Subsection 13.7.1 in its entirety and replaced with the following:

.1 Notwithstanding their 'C3' zoning designation, those lands delineated as '**C3-1'** on Schedule 'A' to this By-law shall be used in accordance with the 'C3' zone provisions

contained in this By-law, excepting however that:

i) In addition to the uses permitted in the 'C3' zone, the subject lands are further permitted 'business or professional office'; an "industrial bakery"; and, a 'fitness centre'; and,

ii) A 'business or professional office' unrelated to a 'C3' use on the subject lands shall not represent more than 35% of the 'floor area, gross' of a commercial building, up to a maximum of 464.5 m^2.

Municipality of Brockton (Superior Propane Inc., Lots 5 to 11 Plan 113, Walkerton)

.2 Notwithstanding their 'C3' Zoning designation, those lands delineated as **'C3-2'** on Schedule 'A' to this By-law shall be used in accordance with the 'C3' Zone provisions contained in this By-law, excepting however, that:

i. Permitted uses shall be limited to a 'bulk fuel depot', 'Gas Bar', 'Convenience Store' and accessory Office.

ii. Section 14 General Provisions for Industrial Zones shall apply; and,

iii. 'BP' zone provisions shall apply.

Municipality of Brockton (Trillcourt Investments Inc., Lots 14, 15,& 2 and Part of Lot 13 Plan 105 and Part of Robert Street, RP 3R-4386 Parts 1 & 2, RP 3R-5174 Part 1, Walkerton)

.3 Notwithstanding their 'C3' Zoning designation, those lands delineated as **'C3-3'** on Schedule 'A' to this By-law shall be used in accordance with the 'C3' Zone provisions contained in this By-law, excepting however, that:

i. Permitted uses shall be a 'business or professional office' in addition to all other 'C3' permitted uses.

Municipality of Brockton (Part of Park Lot V Plan 88 being Parts 1 & 2 on RP 3R-7722, Walkerton)

.4 Notwithstanding their 'C3' Zoning designation, those lands delineated as **'C3-4'** on Schedule 'A' to this By-law shall be used in accordance with the 'C3' Zone provisions contained in this By-law, excepting however, that:

i. Permitted uses shall be a 'public building' in addition to all other 'C3' permitted uses.

Municipality of Brockton (various properties, Walkerton)

.5 Notwithstanding their 'C3' Zoning designation, those lands delineated as **'C3-5'** on Schedule 'A' to this By-law shall be used in accordance with the 'C3' Zone provisions contained in this By-law, excepting however, that:

i. Permitted uses shall be a 'trades person's shop' in addition to all other 'C3' permitted uses.

Town of Walkerton By-law #92-35 (Part Lot 25, Concession 3 SDR, former Brant – Petro Canada)

.6 Notwithstanding their 'C3' Zoning designation, those lands delineated as **'C3-6'** on Schedule 'A' to this By-law shall be used in accordance with the 'C3' Zone provisions contained in this By-law, excepting however, that:

i. Permitted uses shall be limited to a 'bulk fuel depot , 'Gas Bar', 'Convenience Store' and accessory office use.

ii. Section 14 General Provisions for Industrial Zones shall apply; and,

iii. 'BP' zone provisions shall apply.

Municipality of Brockton By-law #2013-059 (Part Lot 25, Concession 3 SDR (Walkerton – MorrowZ17/13)

.7 Notwithstanding their 'C3' zoning designation, on those lands delineated as **'C3-7'** on Schedule 'A' to this By-law, permitted uses shall include, in addition to the uses permitted in the by-law:

i. Building Supply and Sales, defined as:
"the use of land, building or structure for the sale, storage and/or display of goods, merchandise or equipment used in building and construction but does not include the sale of appliances, audio-visual equipment, home furnishings or furniture."

ii. Trades Persons Shop

Municipality of Brockton By-law #2024-106 (CON 3 SDR PT LOT 25 RP 3R658;PART 4PT (Walkerton – Barry Z64)

.8 Notwithstanding their 'C3' Zoning designation, those lands delineated as 'C3-8' on Schedule 'A' to this By-law, shall be used in accordance with the 'C3' Zone provisions contained in this By-law excepting however that:

iii) A "business or professional office", "trades person's shop", and "retail store" are permitted in addition to the general uses of the Highway Commercial (C3) Zone.

SECTION 14 – GENERAL PROVISONS FOR INDUSTRIAL ZONES (BP, EMP, HI, M2, ACI, RCI)

14.1 Accessory Buildings & Structures

Accessory Buildings & Structures shall be located as per Section 3.6.

14.2 Parking Requirements

Parking requirements shall be determined as per Section 3.27.

14.3 Loading Requirements

Loading requirements shall be determined as per Section 3.28.

14.4 Water and Sewer Services

All Business Park (BP), Employment Area (EMP), Light Industrial (M1) and Heavy Industrial (M2) uses shall be connected to a municipal water and municipal sewer system where available.

14.5 Planting Area/Visual Screening

Planting Area/Visual Screening shall be provided as per the requirements of Section 3.15.

14.6 Landscaped Open Space

Landscaped Open Space shall be provided as per the requirements of Section 3.16.

14.7 Open Storage & Outdoor Display

Open Storage & Outdoor Display shall be provided as per the requirements of Section 3.17.

14.8 Provincial or County Street Right-of-Way Setbacks

Provincial or County Street Right-of-Way Setbacks shall be provided as per the requirements of Section 3.23.

14.9 Multiple Buildings on One Lot

In an Industrial Zone more than one ‘Main Building’ or structure shall be permitted on a lot provided that all other provisions of this By-law are adhered to.

14.10 Offices Accessory to a Permitted Use

A business office(s) serving the principle use(s) on a lot shall be permitted.

14.11 Buffer on Lands Adjoining Industrial or Residential Uses/ Zones

Buffers shall be provided as per the requirements of Section 3.3.

14.12 All Outside Fuel Storage & Re-fuelling

The surfaces of all ramps, service areas, off-street loading areas used for fuel storage and/or re-fuelling shall be surfaced with a capped, hard top substance such as asphalt, or other stable surface treated to prevent the seepage of any spilled fuel and/or other potential hazardous materials.

14.13 Minimum setbacks for gasoline pumps, natural gas and/ or propane facilities

All gasoline pumps, natural gas and/ or propane facilities shall be setback a minimum of 7.5 metres (25 ft) from the curbing of the pump island to the street line.

SECTION 15 – URBAN INDUSTRIAL ZONES (BP, EMP, M1, M2)

15.1 SCOPE

The provisions of the 'Business Park (BP)' and 'Light Industrial (M1)' Zones are generally applied to lands designated 'Business Park 1' and the provisions of 'Employment Area (EMP)' and 'Heavy Industrial (M2)' Zones are generally applied to lands designated 'Employment Area' on Schedule 'A' – Land Use Plan for the Walkerton Community Official Plan.

15.2 USES PERMITTED

No person shall within a 'Business Park 1 (BP)' Zone, 'Employment Area (EMP)'' Zone, 'Light Industrial (M1)' Zone or 'Heavy Industrial (M2)' Zone use any lot or erect, alter or use any building or structure for any purpose except the following:

Table 25: Uses Permitted Within Industrial Zones

	Light Industrial (M1)	Business Park (BP)	Heavy Industrial (M2)	Employment Area (EMP)
Residential Uses	**Not Permitted**			
Assembly Hall	**Not Permitted**	✓	**Not Permitted**	**Not Permitted**
Bulk Fuel Depot	**Not Permitted**	**Not Permitted**	**Not Permitted**	✓
Bulk Sales Establishment - Agriculture	✓	✓	✓	✓
Clinic	✓	✓	**Not Permitted**	**Not Permitted**
Commercial Motor Vehicle Repair Establishment	✓	✓	✓	✓
Commercial Motor Vehicle Sales Establishment	✓	✓	✓	✓
Commercial College	**Not Permitted**	✓	**Not Permitted**	**Not Permitted**
Computer/Data Processing Centre	**Not Permitted**	✓	**Not Permitted**	**Not Permitted**
Contractor's Yard	✓	✓	✓	✓

Factory Sales Outlet	✓	✓	✓	**Not Permitted**
Farm Implement Establishment	✓	✓	**Not Permitted**	✓
Hotel/Motel	**Not Permitted**	✓	**Not Permitted**	**Not Permitted**
Other Industrial, Class II Use Not Captured in this Table	**Not Permitted**	**Not Permitted**	✓	✓
Other Industrial, Class I Use Not Captured in this Table	✓	✓	✓	✓
Cannabis Production Facility	**Not Permitted**	**Not Permitted**	✓	✓
Marine, Recreation and Small Engine Establishment	✓	✓	✓	✓
Place of Entertainment	**Not Permitted**	✓	**Not Permitted**	**Not Permitted**
Public Building	**Not Permitted**	✓	**Not Permitted**	**Not Permitted**
Public Garage	✓	✓	✓	✓
Public Park	✓	✓	**Not Permitted**	**Not Permitted**
Public Utility Building	✓	✓	✓	✓
Recycling Centre and Depot	**Not Permitted**	✓	**Not Permitted**	✓
Rental Establishment	**Not Permitted**	✓	**Not Permitted**	✓
Retail, Large Format	**Not Permitted**	✓	**Not Permitted**	**Not Permitted**
Service Establishment	**Not Permitted**	✓	**Not Permitted**	**Not Permitted**
Technology Industry	✓	✓	**Not Permitted**	**Not Permitted**
Trades Persons' Shop	✓	✓	✓	✓
Transport Depot	**Not Permitted**	✓	**Not Permitted**	✓
Travel Trailer Sales	**Not**	✓	**Not**	**Not Permitted**

Establishment	**Permitted**		**Permitted**	
Veterinary Clinic	**Not Permitted**	✓	**Not Permitted**	**Not Permitted**
Veterinary Clinic - Small Animal	**Not Permitted**	✓	**Not Permitted**	**Not Permitted**
Funeral Home	**Not Permitted**	✓	**Not Permitted**	**Not Permitted**
Automobile Car Wash	**Not Permitted**	✓	**Not Permitted**	**Not Permitted**
Automobile Gas Bar	**Not Permitted**	✓	**Not Permitted**	**Not Permitted**
Automobile Repair Establishment	**Not Permitted**	✓	**Not Permitted**	**Not Permitted**
Automobile Sales Establishment	**Not Permitted**	✓	**Not Permitted**	**Not Permitted**
Automobile Service Station	**Not Permitted**	✓	**Not Permitted**	**Not Permitted**
Restaurant	**Not Permitted**	✓	**Not Permitted**	**Not Permitted**
Restaurant, Take out	**Not Permitted**	✓	**Not Permitted**	**Not Permitted**
Research Establishment / Laboratory	**Not Permitted**	✓	**Not Permitted**	✓
Fitness Centre	**Not Permitted**	✓	**Not Permitted**	**Not Permitted**
Wellness Centre	**Not Permitted**	✓	**Not Permitted**	**Not Permitted**
Business or Professional Office	**Not Permitted**	✓	**Not Permitted**	**Not Permitted**

15.3 ZONE PROVISIONS

No person shall within a 'Business Park 1 (BP)' zone, 'Business Park 2 (BP2)' zone, 'Light Industrial (M1)' zone or 'Heavy Industrial (M2)' zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

Table 26: Zone Provisions for Industrial Zones

		Light Industrial (M1)	Business Park 1 (BP)	Heavy Industrial (M2)	Employment Area (EMP)
Minimum Lot Area		750 m^2 8,073 ft^2		1,100 m^2 (11,841 ft^2)	
Minimum Lot Frontage		30 metres (98 ft)		30 metres (98 ft)	
Minimum Front Yard and Exterior Side Yard	(i) Abutting A Planned Development, Residential or Institutional zone or a residential or institutional use	6 metres (20 ft)		18 metres (59 ft)	
	(ii) All other cases			9 metres (29.5 ft)	
Minimum Interior Side Yard (see Footnote (a) and (b))	(i) Abutting a Planned Development, Residential or Institutional zone or a residential or institutional use	7.5 metres (25 ft)		10 metres (33 ft)	
	(ii) All other uses	4 metres (13 feet) one side and 1.2 metres (4 feet) other side		4 metres (13 feet) one side and 1.2 metres (4 feet) other side	
Minimum Rear Yard	(i) Abutting a Planned Development, Residential or Institutional zone or a residential or institutional use	7.5 metres (25 ft)		15 metres (49 ft)	
	(ii) All other cases			7.5 metres (25 ft)	
Maximum Lot Coverage		75%		65%	
Maximum Building Height	(i) Within 20 metres (66ft) of a Residential or Institutional zone or use	11 metres (36 ft)			
	(ii) All other cases	22 metres (72 ft)			

Footnotes

(a) For a 'Bulk Fuel Depot', the Minimum Interior Side Yard for all fuel storage areas and/or pumps shall be no less than 7.5 metres (25 ft).

(b) When any portion of a main building is greater than 12 metres (40 ft) in height, the Minimum Interior Side yard and Minimum Rear Yard setbacks shall be increased by 0.5 metres (1.6 feet) for every metre over 12 metres (40 ft).

15.4 SPECIAL PROVISIONS – M1

15.5 SPECIAL PROVISIONS – BP

Municipality of Brockton By-law #2012-90 (Brockton Municipal Complex – Part of Lots 32 to 35, Concession 1 NDR being Part of Part 2 on RP 3R-1885, Part of Parts 2 and 3 on RP 3R-2778 and Part 4 on RP 3R-2758, Brant and Part of Park Lots 47 and 48 Plan 162, Walkerton)

.1 Notwithstanding their 'BP' Zoning designation, those lands delineated as **'BP-1'** on Schedule 'A' to this By-law shall be used in accordance with the 'BP' Zone provisions contained in this By-law, excepting however, that:

i) Uses permitted shall include a 'municipal complex' in addition to uses permitted in the BP-2 Zone; and,

.2 Notwithstanding their 'BP' Zoning designation, those lands delineated as **'BP-2'** on Schedule 'A' to this By-law shall be used in accordance with the 'BP' Zone provisions contained in this By-law, excepting however, that:

i) Uses permitted shall be limited to: 'automobile sales establishment'; 'business or professional office'; 'commercial college'; 'computer/data processing centre 'convenience store'; 'fitness centre'; 'funeral home'; 'garden centre'; 'hotel/motel'; 'Place of Entertainment', 'restaurant'; 'restaurant, take-out'; 'research establishment/ laboratory'; 'retail, large format'; 'service establishment'; 'warehouse'; 'warehouse, mini storage'; 'rental establishment'; and, 'veterinary clinic'.

Various Lots

.3 Notwithstanding their 'BP' Zoning designation, those lands delineated as **'BP-3'** on Schedule 'A' to this By-law shall be used in accordance with the 'BP' Zone provisions contained in this By-law, excepting however, that:

i) Notwithstanding the uses permitted in the BP – Business Park zone under Section 15.2, the following additional uses shall be permitted on lands zoned BP-3 – Business Park Special: "Licensed Marihuana Growing Facility".

ii) On lands zoned BP-3 – Business Park Special, the property owner shall enter into a Site Plan Control Agreement that includes measures to limit the release of any odours to the satisfaction of the Municipality of Brockton.

.4 Notwithstanding their 'BP' zoning, those lands identified special provision 'BP-1' shall be used in compliance with the 'BP' zone provisions contained in this By-Law, excepting however that:

i. A Class II Industrial Facility is a permitted use.

ii. Notwithstanding the Open Storage Area provisions contained within section 3.17.1, on

lands zoned ‘BP-1, an Open Storage Area shall be permitted in the front yard (being Creighton Road), an Open Storage Area shall require a minimum front yard setback of 10 metres provided the Open Storage Area complies with all other requirements of the Zoning By-law, including the visual screening and accessory use provisions of section 3.17.1.

iii. If and when, the adjacent unopened road allowance becomes opened and maintained by the municipality, an Open Storage Area shall be permitted in the exterior side yard (begin Creighton Road), and Open Storage Area shall require a minimum exterior yard setback of 10 metres provided the Open Storage Area complies with all other requirements of the Zoning By0law, including the visual screening and accessory use provisions of section 3.17.1.

15.6 SPECIAL PROVISIONS – M2

15.7 SPECIAL PROVISIONS – EMP

SECTION 16 – HAMLET INDUSTRIAL (HI)

16.1 SCOPE

The provisions of Section 16 are generally applied only on lands designated ‘Hamlet’ or ‘Secondary Urban Area’ on Schedule ‘A’: Land Use of the County of Bruce Official Plan.

16.2 USES PERMITTED

No person shall within the ‘Hamlet Industrial (HI)’ zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- Residential Uses
- ‘Dwelling, Accessory Apartment’ in accordance with Section 3.8.1, exclusively for the use of the owner or a caretaker. A ‘Dwelling, Accessory Apartment’ shall not be permitted in association with a ‘Bulk Fuel Depot’, or ‘Public Garage’.

a. Non-Residential Uses
   i. Agricultural Produce Warehouse
   ii. Bulk Fuel Depot
   iii. Bulk Sales Establishment – Agricultural
   i. Commercial Motor Vehicle Repair Establishment
   i. Industry, Dry
   ii. Farm Implement Establishment
   iii. Food Processing,

b. Primary and Secondary
   iv. Greenhouse, Commercial
   v. Nursery
   vi. Public Garage
   vii. School Bus Storage
   viii. Trades Person’s Shop
   ix. Veterinary Clinic

16.3 ZONE PROVISIONS

No person shall within any ‘Hamlet Industrial (HI)’ zone use any lot or erect, alter or use

any building or structure except in accordance with the following provisions:

Table 27: HI Zone Provisions

Provisions	Non-Residential Uses
Minimum Lot Area	0.8 hectares (2.0 ac)
Minimum Lot Frontage	30 metres (98 ft)
Minimum Front Yard or Exterior Side Yard	15 metres (49.2 ft)
Minimum Side & Rear Yard	10 metres (33 ft)
Maximum Height - Main Building	10 metres (33 ft)
Maximum Lot Coverage	20%
Minimum Separation Distance from Accessory Detached Dwelling	30 metres (98 ft)

16.4 SPECIAL PROVISIONS

SECTION 17- AGRICULTURE COMMMERCIAL INDUSTRIAL (ACI)

17.1 SCOPE

The provisions of Section 17 are generally applied only on lands designated 'A – Agriculture' or 'R – Rural' on Schedule 'A': Land Use of the County of Bruce Official Plan. The intent of this zone is largely to facilitate the development of agriculture-related industrial and commercial uses.

17.2 USES PERMITTED

No person shall within the 'Agriculture Commercial Industrial (ACI)' zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

(a) Residential Uses

- 'Dwelling, Accessory Apartment' in accordance with Section 3.8.1 or a 'Dwelling, Accessory Detached' in accordance with Section 3.8.2, exclusively for the use of the owner or a caretaker. A 'Dwelling, Accessory Apartment' or a 'Dwelling, Accessory Detached' shall not be permitted in association with an 'Abattoir' or 'Livestock Assembly Yard'.

(b) Non-Residential Uses

- Abattoir
- Bulk Sales Establishment – Agricultural
- Equestrian Centre
- Farm Implement Establishment
- Farmer's Market
- Feed Mill & Elevator
- Food Processing, Primary
- Garden Centre
- Greenhouse, Commercial
- Livestock Assembly Yard
- Livestock Auction Barn
- Nursery
- On-Farm Diversified Use in accordance with Section 5.5.
- Portable Asphalt Plant or Portable Concrete Plant

- Produce Storage and Distribution centre
- Veterinary Clinic
- Wayside Pit or Wayside Quarry

(c) Accessory Uses'

- Retail sales are permitted as an 'accessory 'use to a Greenhouse, Nursery, Food Processing Facility.

17.3 ZONE PROVISIONS

No person shall within any 'Agriculture Commercial Industrial (ACI)' zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

Table 28: ACI Zone Provisions

Provisions	Non-Residential Uses
Minimum Lot Area	0.8 hectares (2.0 ac)
Minimum Lot Frontage	30 metres (100 ft)
Minimum Front Yard	15 metres (49.2 ft)
Minimum Side Yard	10 metres (33 ft)
Minimum Rear Yard	10 metres (33 ft)
Maximum Height - main building	10 metres (33 ft)
Maximum Lot Coverage	20%
Minimum Separation Distance From Accessory Detached Dwelling	30 metres (100 ft)

17.4 SPECIAL PROVISIONS

Township of Brant By-Law #81-855 (Lot 64, Concession 1 SDR, former Brant - Saugeen Great Escape)

.1 Notwithstanding their 'ACI' Zoning designation, those lands delineated as **'ACI-1'** on Schedule 'A', shall also include a 'Motel' and 'Restaurant' as they existed on the date of passage of this By-Law and in accordance with the 'ACI' Zone provisions contained in this By-Law.

Various Lots

.2 Notwithstanding their 'ACI' Zoning designation, those lands delineated as **'ACI-2'** on Schedule 'A' permitted use shall also include 'Automobile Repair Establishment', 'Automobile Sales Establishment' and 'Automobile Service Station'

Various Lots

.3 Notwithstanding their 'ACI' Zoning designation, those lands delineated as **'ACI-3'** on Schedule 'A' shall also include a 'Commercial Motor Vehicle Repair Establishment' and Automotive Repair Establishment' and in accordance with the 'ACI' Zone provisions contained in this By-Law, excepting however that:

i. the washing of 'commercial motor vehicles' shall be limited to those 'commercial motor vehicles' which are being serviced on-site or are owned and operated by the business

Various Lots

.4 Notwithstanding their 'ACI' Zoning designation, those lands delineated as **'ACI-4'** on Schedule 'A' permitted uses shall also include a 'Trades Person's Shop' and an accessory

retail use associated with the Trades Person Shop provided it is subordinate to and incidental to the 'Trades Persons Shop'.

Various Lots

.5 Notwithstanding their 'ACI' Zoning designation, those lands delineated as **'ACI-5**' on Schedule 'A' shall only be used for the purposes of a 'Bulk Fuel Depot' and 'Bulk Sales Establishment - Agricultural' as they existed on the date of passage of this By-Law, and in accordance with the 'ACI' Zone provisions contained in this By-Law.

Township of Brant By-Law #84-991 (Part Lot 35, Concession 1 SDR, former Brant - Freiburger Welding and Machine Shop)

.6 Notwithstanding their 'ACI' Zoning designation, those lands delineated as **'ACI-6'** on Schedule 'A' shall only be used for the purposes of a 'Industrial Use, Dry' and/or 'Saw or Planing Mill' as they existed on the date of passage of this By-Law, and in accordance with the 'ACI' Zone provisions contained in this By-Law.

Township of Brant By-Law #81-855 (Part Lot 4, Concession B, former Brant - Dunkeld Tavern)

.7 Notwithstanding their 'ACI' Zoning designation, those lands delineated as **'ACI-7'** on Schedule 'A' shall also include a 'Restaurant' and 'Golf Course, Miniature', as they existed on the date of passage of this By-Law, and in accordance with the 'ACI' Zone provisions contained in this By-Law.

Township of Brant By-Law #81-155 (North Part Lot 35, Concession 1 SDR, former Brant - Brant Drive-In)

.8 Notwithstanding their 'ACI' Zoning designation, those lands delineated as **'ACI-8'** on Schedule 'A' shall only be used for the purposes of a 'Take-Out Restaurant', as it existed on the date of passage of this By-Law, and in accordance with the 'ACI' Zone provisions contained in this By-Law.

Municipality of Brockton By-Law #2006-35 (Lot 9, Con 1 SDR, former Brant - Andy's Country Repairs)

.9 Notwithstanding their 'ACI' zoning designation, those lands delineated as **'ACI-9-H'** on Schedule 'A' to this By-Law shall be used in compliance with the 'ACI' zone provisions contained in this By-Law, excepting however that:

i) Permitted uses shall be limited to an 'Automobile Wrecking Yard', 'Automobile Repair Establishment' and 'Commercial Motor Vehicle Repair Establishment.

ii) The 'H - holding' symbol may be removed once the following conditions have been met:

1) A statement from a certified engineer stating that all floor drains which may become contaminated with materials from the repair/servicing shops, and are not directly connected to a new/existing domestic waste treatment system on the property is provided; and

2) A statement from a certified engineer stating that all floor drains which may become contaminated with materials from the repair/servicing shops, and have been connected to a 'total retention/separator tank' or similar engineered system is provided; and

3) A statement from a certified engineer stating that a 'total retention/separator tank' or a similar engineered system which separates oils, fuels, lubricants, cleaners & solvents etc. and stores all separated contaminants has been installed and is functioning according to its design specifications is provided; and

4) A current contract with a MOE - certified carrier engaged for the disposal of materials from the 'total retention/separator tank' or a similar engineered system is provided; and

5) A statement from the Fire Chief, Municipality of Brockton, stating that fire access to the property is satisfactory; and

6) A statement from the Chief Building Official, Municipality of Brockton, stating that a Planting area has been created as outlined in the Site Plan Control Agreement; and

7) A Site Plan Control Agreement has been registered on title.

Township of Brant By-Law #81-855 (Lot 16, Concession 3 NDR, Brant)

.10 Notwithstanding their 'ACI' Zoning designation, those lands delineated as **'ACI-10'** on Schedule 'A' permitted uses shall include a 'Salvage Yard'

Township of Brant By-Law #86-1061 (Part of Lot 55, Concession 1 NDR, former Brant - Morry's)

.11 Notwithstanding their 'ACI' Zoning designation, those lands delineated as **'ACI-11'** on Schedule 'A' shall only be used for the purposes of a 'Travel Trailer Sales Establishment' as it existed on the date of passage of this By-Law, and in accordance with the 'ACI' Zone provisions contained in this By-Law.

Township of Brant By-Law #95-1207 (Part Lot 74, Concession 3 NDR, former Brant - Powerline Marine)

.12 Notwithstanding their 'ACI' Zoning designation, those lands delineated as **'ACI-12'** on Schedule 'A' shall only be used for the purposes of a 'Marine, Recreation and Small Engine Establishment' and a 'Automobile Sales Establishment', as they existed on the date of passage of this By-Law, and in accordance with the 'ACI' Zone provisions contained in this By-Law, excepting however that:

i. There shall be erected and maintained along the northerly limit of the land commencing at the easterly limit and proceeding 241 feet westerly, a chain link fence having a minimum height of 4 feet. Said fence to have a continuous pipe installed along the top edge for its full length, in such a manner so as to cover the exposed top of the chain link. Said fence to provide an unlocked gate access of a minimum width of 14 feet at the approximate mid-point of the fence to allow access to the adjoining land.

Township of Brant By-law 2017-45 975312 Ontario Limited c/o Gertrude Remers (Part Lot 74, Concession 2 NDR, Brant) (013448 Bruce Rd 10)

.13 Notwithstanding their 'ACI' zoning designation, those lands delineated as **'ACI-13'** on Schedule 'A' shall be used in accordance with the 'ACI' zone provisions contained in this By-Law, excepting however:

i. Permitted uses shall include a 'Automotive Repair Establishment'; and,

ii. The ‘Minimum Front Yard’ setback shall be no less than 10.0 metres; and,

iii. The ‘Maximum Lot Coverage’ shall be no more than 35%; and,

iv. Notwithstanding the requirements of Section 3.21 Watercourse Setback, no building shall be erected within a distance of 10.0 metres of a ‘watercourse’; and,

v. Notwithstanding the requirements of Section 3.23.2, no building shall be erected within a distance of 10.0 metres from the right-of-way of County Road 10; and,

vi. ‘Landscaped Open Space’ shall be provided as per the requirements of Section 3.16; and,

vii. Section 3.17 Open Storage and Outdoor Display shall not apply.

By-law 2025-53 (2352 Highway 9, Con 2 SDR Lots 6 & 7 Brant Twp)

.14 Notwithstanding the ‘ACI’ zoning, those lands identified with special provision ‘**ACI-14’** shall be used in compliance with the ‘ACI’ zone provisions contained in this By-Law, expecting however that:

i) Permitted uses shall include:

‘Farm Implement Establishment’

‘Industrial Use, Dry

‘Bulk Sales Establishment - Agricultural’

ii) Open Storage shall be permitted up to 6m from the east lot.

iii) Open Storage Areas are permitted to cover up to 38% of the lot area.

iv) No Planting Area/Visual Screening shall be required along the south lot line and within 15m of Highway 9, and

v) Buildings and structures existing as of July 15, 2025, which do not comply with the provisions of the By-law are hereby recognized. All future buildings and structures, or additions to existing buildings and structures, shall comply with the provisions of the By-law.

Township of Brant By-Law #95-1216 (Part Lot 2, Concession ‘B’, former Brant - L. Bester)

.15 Notwithstanding their ‘ACI' Zoning designation, those lands delineated as **‘ACI-15'** on Schedule ‘A’ permitted uses shall also include a ‘Saw or Planing Mill’, ‘Industrial, Use Dry’ and uses accessory thereto.

Township of Brant By-Law #81-855 (Lot 74, Concession 3 NDR, former Brant - Stuff for Sale)

.16 Notwithstanding their ‘ACI' Zoning designation, those lands delineated as **‘ACI-16’** on Schedule ‘A’ permitted uses shall also include a ‘Retail Shop’.

Municipality of Brockton By-Law #2010-18 (Part Lot 74, Concession 2 NDR, former Brant – Price Bros. Welding)

.17 Notwithstanding their ‘ACI’ zoning designation, those lands delineated as **‘ACI-17’** on Schedule ‘A’ to this By-law shall be used in compliance with the ‘ACI’ Zone provisions contained in this By-Law, excepting however, that:

i. Permitted uses shall include a ‘Retail Store’ and‘Trades Person’s Shop’
ii. Minimum front yard shall be no less than 8.2 metres; and
iii. Minimum side yard shall be no less than 4.5 metres.

Township of Brant By-Law #2014-085 (Part Lot 36, Concession 1 NDR, former Brant – Ace N JJ)

.18 Notwithstanding their ‘ACI' Zoning designation, those lands delineated as **‘ACI-18’** on Schedule ‘A’ shall include a ‘Retail Store’ and accessory uses in accordance with the ‘ACI' Zone provisions contained in this By-Law, excepting however:

i. An accessory building located at the northeast corner of the property shall have:
   a. A minimum side yard setback of 1.83m (6ft)
   b. A minimum rear yard setback of 1.83m (6ft)
ii. A home industry is permitted and shall be in accordance with Section 3.11 except that:
   a. Maximum size is 82 sq. metres
   b. No parking devoted to the home industry is required
   c. External display area shall be permitted in accordance with Section 3.17 for commercial zones.

Municipality of Brockton By-Law # 2008-60 (Part Lot 37, Concession 1 NDR [being Part 1 on 3R-4011, Part 1 on 3R-6804 and Part 1 on 3R-7542], former Brant - Snyder)

. 19 Notwithstanding their ‘ACI’ zoning designation, those lands delineated as **‘ACI-19’** on Schedule “A” to this by-law shall be used in compliance with the ‘ACI’ Zone provisions contained in this By-Law, excepting however, that:

i. Permitted uses shall include a ‘Drywall Business’ and ‘Construction Business’;
ii. A 2.4 m (8 ft) solid maintenance free fence shall be provided / constructed along the eastern lot line for the full length / depth of the adjacent residential lot.

Township of Brant By-Law #81-855 (Part Lot 64, Concession 1, former Brant - Country Village)

.20 Notwithstanding their ‘ACI' Zoning designation, those lands delineated as ‘**ACI-20**’ on Schedule ‘A’ that in addition to the uses permitted in the ‘ACI' zone may also be used for a ‘Automobile Service Station’ or ‘Convenience Store’ in accordance with the ‘ACI' Zone provisions contained in this By-Law.

Municipality of Brockton By-law #2023-069 (CON 2 NDR PT LOT 74RP 3R734; PART 3 RP 3R4223 PART 29 (Former Township of Brant) 1L3476 Bruce Road 10)

.21 Notwithstanding their ‘ACI’ Zoning designation, those lands delinated as ‘ACI-21’ on Schedule ‘A’ to this by-law, shall be used in accordance with the ‘ACI’ Zone provisions contained in this By-law:

i. Permitted uses shall also include ‘Light Industrial and ‘Open Storage’ including for travel trailers, boats, recreational vehicles, and other similar on or off-road vehicles.

Township of Brant By-Law #86-1045, #87-1091 (Bruce County Highways, Ontario Hydro, Brant Township Garage etc.)

.22 Notwithstanding their ‘ACI’ Zoning designation, those lands delineated as **‘ACI-22'** on Schedule ‘A’ permitted uses shall also include a ‘public garage’.

By-law #2014-080 (Concession 1 NDR Part Lot 5, Brant – Huron Bay Z31/14)

.23 Notwithstanding their ACI zoning, those lands delineated as ‘**ACI-23’** and **‘ACI-23-H’** shall be used in compliance with the ACI zone provisions contained in this by-law, excepting however that:

i. An Agricultural General use shall also be permitted.

ii. The ‘H-holding’ symbol may be removed once the following conditions have been met:

a. A Site Plan Control Agreement has been registered on title. The Agreement may address setbacks, open space, landscaping and any other site development details deemed necessary by Council, to the satisfaction of the Municipality.

By-Law 2017-005 (Fritz – Part Lot 10, Concession 6, (Part 1, 3R-3240), geographic Township of Greenock)

~~.~~24 Notwithstanding their ‘ACI’ zoning, those lands delineated as ‘ACI-24’ on Schedule ‘A’ to this By-law shall be used in compliance with the ‘ACI’ zone provisions contained in this By-law, excepting however:

i) Residential uses shall be prohibited;

ii) In addition to the permitted uses in the ACI zone, the manufacturing of precast concrete, construction services and solar installation shall be permitted;

Municipality of Brockton By-law #2005-30 (Part of Lot 1 and Lot 2, Concession 5, former Greenock – Graf Animal Foods Ltd.)

.25 Notwithstanding their ‘ACI’ Zoning designation, those lands delineated as **‘ACI-25’** on Schedule ‘A’ to this By-law shall be used in accordance with the ‘ACI’ Zone provisions contained in this By-law, excepting however, that:

i. Residential uses shall be prohibited;

ii. Non-Residential uses shall include cold storage facility; ‘farm implement establishment’; turnip waxing facility; open storage and accessory uses, buildings and structures to a primary use;

iii. The following zone provisions apply:

a) Minimum front yard shall be no less than 15 metres;

b) Minimum interior side yard shall be no less than 5 metres;

c) Minimum rear yard shall be no less than 10 metres;

d) Maximum height shall be no greater than 15 metres;

e) The number of buildings and structures including accessory buildings and structures shall be limited to four (4); and,

f) No part of any ‘main building’ shall be located closer than 20 metres to a lot used for residential use.

By-Law 2017-062 (Part of Lot 74, Concession 2 NDR, geographic Township of Brant) – Hosskan Holdings / Kanters [July 2017 Z-31-17.34]

.26 Notwithstanding their ‘ACI’ zoning, those lands delineated as ‘ACI-26-H’ on Schedule ‘A’ to this By-law shall be used in compliance with the ‘ACI’ zone provisions contained in this By-law, excepting however:

i. Permitted uses shall be limited to “Trades Person’s Shop” (Electrician, Drywaller, plumber) but shall not include a Building Contractor’s Yard, Heavy Equipment Contractor’s Yard, or similar, or any type of automobile related services.

ii. Notwithstanding Section 3.26.10 Entrances /Driveways, no more than two (2) entrances shall be permitted. All Entrances/Driveways shall be located to the north side of the buildings and structures existing as of July 17 2017.

iii. Notwithstanding Section 3.16 Landscaped Open Space (In All Other Zones) no less than 6.5 metres in width of 'Landscaped Open Space' shall be provided along the Front yard. All other Provisions of 'Section 3.16 Landscaped Open Space' shall apply, excepting however, in place of 'Landscaped Open Space', a 1.82 metre (6 feet) high permanent maintenance free board fence shall be erected and maintained along the full length of the west and north interior lot lines;

iv. Section 3.27 Loading Regulations shall not apply;

v. Buildings and structures existing as of July 17 2017 which do not comply with the provisions of this By-law are hereby recognized. All future buildings and structures, or additions to existing buildings and structures, shall comply with the provisions of this By-law.

vi. The 'H–Holding' may be removed once the following conditions have been met:

1) The south entrance to the property has been eliminated; and
2) New curbing and renovations are completed; and
3) A statement from the Bruce County Highways Department stating that these works have been completed and are satisfactory.

SECTION 18- RURAL COMMERCIAL INDUSTRIAL (RCI)

18.1 SCOPE

The provisions of Section 18 are generally applied only on lands designated 'R – Rural' on Schedule 'A': Land Use of the County of Bruce Official Plan.

18.2 USES PERMITTED

No person shall within the 'Rural Commercial Industrial (RCI)' zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

(a) Residential Uses

- 'Dwelling, Accessory Apartment' in accordance with Section 3.8.1 or a 'Dwelling, Accessory Detached' in accordance with Section 3.8.2, exclusively for the use of the owner or a caretaker. A 'Dwelling, Accessory Apartment' or a 'Dwelling, Accessory Detached' shall not be permitted in association with an 'Abattoir', 'Livestock Assembly Yard', 'Public Garage' or 'Bulk Fuel Depot'.

(b) Non-Residential Uses

In addition to all Non-Residential Uses permitted in the 'ACI' zone the following shall also be permitted:

- Agricultural Produce Warehouse
- Bulk Sales Establishment - Agricultural
- Bulk Fuel Depot
- Garden Centre
- Greenhouse, Commercial
- Industrial, Dry limited to welding shops, blacksmith shops, and wood fabricating
- Kennel
- Livestock Auction Barn
- Marine, Recreation and Small Engine Establishments
- Public Garage
- Riding Stable/Equestrian Centre
- Salvage Yard
- Saw or Planing Mill
- School Bus Storage
- Septic Tank Service
- Space Extensive Recreational Commercial Use
- Trades Person's Shop
- Travel Trailer Sales Establishments
- Veterinary Clinic
- Warehouse

18.3 ZONE PROVISIONS

No person shall within any 'Rural Commercial Industrial (RCI)' zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

Table 29: RCI Zone Provisions

Provisions	Non-Residential Uses
Minimum Lot Area	0.8 hectares (2.0 ac)
Minimum Lot Frontage	30 metres (98 ft)
Minimum Front or Exterior Yard	15 metres (49.2 ft)
Minimum Side & Rear Yard	10 metres (33 ft)
Maximum Height B Main Building	10 metres (33 ft)
Maximum Lot Coverage	20%
Minimum Separation Distance from Accessory Detached Dwelling	30 metres (98 ft)

18.4 SPECIAL PROVISIONS

Township of Brant By-Law #2003-79 (Part Lot 50, Concession 1 NDR, former Brant)

.1 Notwithstanding their 'RCI' Zoning designation, those lands delineated as **'RCI-1'** on Schedule 'A' to this By-Law, shall be used in accordance with the 'RCI' Zone provisions contained in this By-Law excepting however that:

i. The permitted use(s) shall be limited to a ‘Small Engine Repair Business’;

ii. A “Small Engine Service Shop” shall be defined as an establishment wherein small engines, such as lawnmowers, chainsaws, tillers, snow blowers, or other similar items may be repaired or serviced but may not include the repair and servicing or recreational vehicles, automobiles, and trucks,

iii. The following will not be permitted:

- Automobile Car Wash;
- Automobile Service Station;
- Automobile Repair Establishment;
- Automobile Sales Establishment;
- Automobile Wrecking Yard;

iv. The minimum side yard setback shall be 3.8 meters (12.5 feet);

v. The minimum ground floor area shall be 63.2 m^2 (680 ft^2); and

vi. Section 3.21 Watercourse Setbacks (b) and (c) shall not apply.

Municipality of Brockton By-law #2001-36 (McNall, Lot 15, Concession 3, former Greenock)

.2 Notwithstanding their ‘RCI’ Zoning designation, those lands delineated as **‘RCI-2’** on Schedule ‘A’ to this By-law shall be used in accordance with the ‘RCI’ Zone provisions contained in this By-law, excepting however, that:

i. Residential Uses shall be limited to a ‘dwelling, accessory detached’ in accordance with Section 3.8.2;

ii. Non-Residential Uses shall be limited to a commercial/wholesale use solely dedicated to the sale, installation, distribution, storage and design of after-market automotive accessories; and accessory buildings and structures for the permitted use;

iii. No further additions to existing structures or construction/erection of new structures shall be permitted;

iv. The maximum ‘floor area, total’ for the non-residential uses shall be no greater than 486 m^2; and,

v. Minimum separation distance form accessory detached dwelling shall be as it existed on the date of passing of this By-law.

SECTION 19 - EXTRACTIVE INDUSTRIAL (M3)

19.1 SCOPE

The provisions of Section 19 are generally applied only on lands designated 'License Aggregate/Quarry Operation' on Schedule 'A': Land Use of the County of Bruce Official Plan.

19.2 USES PERMITTED

No person shall within the 'Extractive Industrial (M3)' zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

a) Residential Uses
- Prohibited

b) Non-Residential Uses
- General Agriculture
- Pit
- Portable Asphalt Plant
- Portable Concrete Plant
- Quarry
- Buildings, structures and uses accessory to a permitted use [i.e., open storage, scales, pump buildings, administration, equipment storage, and fuel pumps]
- Processing of natural materials extracted from the site including screening, sorting, washing, crushing, storing, and other similar operations allied to a 'Pit' or 'Quarry' operation.

19.3 ZONE PROVISIONS

No person shall within any 'Extractive Industrial (M3)' Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

Table 30: M3 Zone Provisions

Provisions	Non-Residential Uses
Minimum Lot Area	1 hectare (2.5 ac)
Minimum Lot Frontage	30 metres (98 ft)

19.4 ADDITIONAL PROVISIONS - EXTRACTIVE INDUSTRIAL

.1 No excavation shall occur within:
i. 15 metres (50 ft) to the boundary of the licensed area.
ii. 30 metres (98 ft) to any part of the boundary of the licensed area that abuts:
a) a Class 1 or 2 Street; or
b) land in use for residential purposes at the time the license was issued, or land zoned Residential or Institutional when an aggregate license is issued.
iii. 30 metres (98 ft) of a watercourse.

.2 All excavation faces are to be stabilized in so far as to prevent erosion into the excavation setback area and every excavation face shall be sloped to no greater than 45 degrees off horizontal.

.3 No mineral aggregate resource, aggregate pile, topsoil pile, overburden pile, or any

building or structure shall be located closer than:

i. 30 metres (98 ft) of the boundary of the licensed area; and
ii. 90 metres (295 ft) of the boundary of the licensed area abutting a Class 1 or 2 Street; or a residential dwelling existing at the time an aggregate license is issued, or land zoned Residential or Institutional when an aggregate license is issued

Where an interior lot line in an M3 zone abuts land held in separate ownership but is also zoned M3, no setback may be required.

.4 All machinery employed in the processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete or the production of secondary related products shall be located no closer than:

i. 30 metres (98 ft) of the boundary of the licensed area; and
ii. 90 metres (295 ft) of the boundary of the licensed area abutting a Class 1 or 2 Street; or a residential dwelling existing at the time an aggregate license is issued, or land zoned Residential or Institutional when an aggregate license is issued

.5 Berms that are intended to screen the adjoining lands from the operation on the site are exempt from Section 19.4.3.

.6 All berms shall be located at least three metres inside of the boundary of the licensed area.

.7 Adequate vegetation shall be established and maintained to control erosion of any topsoil or overburden on the site.

.8 Visual Buffering shall be provided in accordance with the following requirements:

i. Visual Buffering shall be planted and maintained along the boundary of the licensed area that abuts a street/road and along any boundary line within 60 metres (197 ft) of a 'Institutional Use' or a dwelling or Residential zone, except for entrances and exits; and
ii. Visual Buffering shall provide a year round visual barrier and shall be a minimum of 15 metres (50 ft.) in width and consist of a dense screen of shrubs and/or evergreen trees, a minimum of one metre (3 ft.) in height when planted and of a type that will attain a minimum height of 6 metres (20 ft.) at maturity; and
iii. Where required on a street corner of a corner lot, Visual Buffering shall be located in such a way as not to form an obstruction to traffic and as required by the sight visibility triangles required by this By-Law.

19.5 SPECIAL PROVISIONS

Township of Greenock By-law #96-17 (Lot 9, Concession 9)

.1 Notwithstanding their 'M3' Zoning designation, those lands delineated as **'M3-1'** on Schedule 'A' to this By-law shall be used in accordance with the 'M3' Zone provisions contained in this By-law, excepting however, that:

i. Minimum lot frontage shall be 0.0 metres (0.0 ft.); and,
ii. Minimum driveway setback from any property line shall be 0.0 metres (0.0 ft.).

Township of Greenock By-law #98-06 (Part of Lots 69 and 70 and Lots 71 and 72, Concession 1 SDR – Formosa Environmental Aggregate)

.2 Notwithstanding their ‘M3’ Zoning designation, those lands delineated as **‘M3-2-H’** on Schedule ‘A’ to this By-law shall be used in accordance with the ‘M3’ Zone provisions contained in this By-law, excepting however, that:

i. A ‘quarry’ licensed under the Aggregate Resources Act may be permitted;

ii. All ‘quarry’ operations shall comply with the plans approved through the Class A Quarry License issued under the Aggregate Resources Act;

iii. Permitted accessory uses shall include, but not be restricted to, a truck scale; a scale house with and office and locker room; a pump house; and a bagging/processing plant;

iv. Section 3.6.5 shall not apply;

v. The ‘H - holding’ symbol may be removed once the following conditions have been met:

a) The conditions of BCOPA #128 Bruce County Official Plan Amendment South are in force and effect; and,

b) Class A Quarry License and Site Plan issued under the Aggregate Resources Act are in effect.

SECTION 20 – RURAL AND URBAN INSTITUTIONAL (INR & IN)

20.1 SCOPE

The provisions of the Rural Institutional (INR) and Urban Institutional (IN) zones are generally applied to institutional development located in rural and urban areas of the Municipality.

20.2 USES PERMITTED

No person shall within a 'Rural Institutional (INR) zone or 'Urban Institutional (IN)' zone use any lot or erect, alter or use any building or structure for any purpose except the following:

Table 31: Permitted Uses in Institutional Zones

PERMITTED USES	INSTITUTIONAL-RURAL (INR)	INSTIUTIONAL – URBAN (IN)
'Dwelling, Accessory Apartment' as per Section 3.8.1	√	√
'Dwelling, Accessory Detached' as per Section 3.8.2, used only in association with 'Assembly Hall'	√	√
Assembly Hall	√	√
Cemetery	√	√
Clinic	**Not Permitted**	√
Child Care Centre	**Not Permitted**	√
Educational Facility	**Not Permitted**	√
Group Home – Type Two	**Not Permitted**	√
Hospital	**Not Permitted**	√
Public Building	**Not Permitted**	√
Public Park	√	√
Recreation Centre	**Not Permitted**	√
Residential Care Facility	**Not Permitted**	√
Accessory Buildings & Structures as per Section 3.6	√	√
Conservation Areas	√	√

20.3 ZONE PROVISIONS

No person shall within any 'Institutional – Rural (INR)' or 'Institutional - Urban (IN)' zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

Table 32: Institutional Zone Provisions

Provisions	Municipal and Municipal Sewer	Municipal Water	No Municipal Services
Minimum Lot Area	550 m^2 (5,920 ft^2)	0.4 hectares (1 ac)	0.8 hectares (2 ac)
Minimum Lot Frontage	15 metres (49 ft)	40 metres (131 ft)	40 metres (131 ft)
Minimum Front Yard	6.0 metres (20 ft)	10 metres (33 ft)	10 metres (33 ft)
Minimum Exterior Side Yard	6.0 metres (20 ft)	10 metres (33 ft)	10 metres (33 ft)
Minimum Interior Side Yard	5 metres (16 ft)		
Minimum Rear Yard	10 metres (33 ft)		
Maximum Building Height - 'Main Building'	10 metres (33 ft)		
Maximum Lot Coverage	40%	25%	20%

20.4 SPECIAL PROVISIONS – INR

Various Lots

.1 Notwithstanding their 'IN' Zoning designation, those lands delineated as **'INR-1'** on Schedule 'A' shall only be used for the purposes of a 'Cemetery', as it existed on the date of passage of this By-Law, and in accordance with the 'INR' Zone provisions contained in this By-Law.

Township of Brant By-Law #81-855 (Part Lot 30, Concession 14, Brant)

Township of Brant By-law #81-855 (Part Lot 34, Concession 9, Brant)

.2 Notwithstanding their 'INR' Zoning designation, those lands delineated as '**INR-2'** on Schedule 'A' shall only be used for the purposes of a 'assembly hall', as it existed on the date of passage of this By-Law, and in accordance with the 'INR' Zone provisions contained in this By-Law.

Township of Brant By-Law #2007-49/81-855 (Part Lot 31, Concession 5, former Brant)

.3 Notwithstanding their 'INR' Zoning designation, those lands delineated as '**INR-3'** on Schedule 'A' shall only be used for a 'Place of Worship' and 'Cemetery', in accordance with the 'INR' Zone provisions contained in this By-Law excepting however that the rear lot line shall be no closer than 262 metres from neighbouring livestock facilities (MDS I).

Township of Brant By-Law #81-855 (Part Lot 66, Concession 1 SDR, Brant – Hanover Knights of Columbus Hall)

.4 Notwithstanding their 'INR' Zoning designation, those lands delineated as '**INR-4'** on Schedule 'A' shall only be used for a 'Assembly Hall', as it existed on the date of passage of this By-Law, and in accordance with the 'INR' Zone provisions contained in this By-Law.

20.5 SPECIAL PROVISIONS – IN

Town of Walkerton By-law #92-35 (Walkerton, Walkerton Church of Latter Day Saints)

.1 Notwithstanding their 'IN' Zoning designation, those lands delineated as **'IN-1'** on Schedule 'A' to this By-law shall be used in accordance with the 'IN' Zone provisions contained in this By-law, excepting however, that:

i. Permitted uses shall be limited to an 'assembly hall' and accessory uses; and,
ii. No off-street parking shall be permitted in the required front yard.

Town of Walkerton By-law #92-35 (Walkerton)

.2 Notwithstanding their 'IN' Zoning designation, those lands delineated as **'IN-2'** on Schedule 'A' to this By-law shall be used in accordance with the 'IN' Zone provisions contained in this By-law, excepting however, that:

i. Permitted uses shall be limited to a 'parking lot' for an 'assembly hall'.

Town of Walkerton By-law #92-35 (Walkerton Community Centre)

.3 Notwithstanding their 'IN' Zoning designation, those lands delineated as **'IN-3'** on Schedule 'A' to this By-law shall be used in accordance with the 'IN' Zone provisions contained in this By-law, excepting however, that:

i. Permitted uses shall be the following: weekly farmer's market; community trade shows; exhibitions; auctions; agricultural society activities; 'public park'; recreational use – high intensity'; and an amusement midway in addition to all other 'IN' permitted uses.

Town of Walkerton By-law #2002-47 (Walkerton Firehall, Plan 7 Part of Lots 47, 48, 49, 50 and 54; Plan 7 Lots 51, 52 and 53; Plan 7 Lots 79, 80, 81 and 82; Plan 7 Part of Lot 83; closed portion of Robinson Street; and Plan 162 Part of Park Lot P, former Walkerton)

.4 Notwithstanding their 'IN' Zoning designation, those lands delineated as **'IN-4'** on Schedule 'A' to this By-law shall be used in accordance with the 'IN' Zone provisions contained in this By-law, excepting however, that:

i. Permitted uses shall be limited to a municipal firehall.

Municipality of Brockton By-law 2022-157 (Armory, 207 JANE ST - PLAN 7 PT PARK LOT 1 [PT 3 PLAN 3R10543], Walkerton, Roll Number 410436000313300)

.5 Notwithstanding their 'IN' Zoning designation, those lands delineated as **'IN-5'** on Schedule 'A' to this By-law shall be used in accordance with the 'IN' Zone provisions contained in this By-law, excepting however, that in addition to the permitted uses of the IN zone:

a) A business or professional office is permitted.

SECTION 21- RURAL AND URBAN OPEN SPACE (OSR & OS)

21.1 SCOPE

The provisions of Section 21 are generally applied only on lands designated 'Major Open Space' on Schedule 'A': Land Use of the County of Bruce Official Plan and lands designated 'Recreation and Open Space' on Schedule 'A' – Land Use for the Walkerton Community Official Plan.

21.2 USES PERMITTED

No person shall within any 'Rural Open Space (OSR)' or 'Urban Open Space' zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following uses:

Table 33: Permitted Uses in Open Space Zones

PERMITTED USES	RURAL OPEN SPACE (OSR)	URBAN OPEN SPACE (OS)
'Dwelling, Accessory Apartment' in accordance with Section 3.8.1 or a 'Dwelling, Accessory Detached' in accordance with a 'golf course' by an owner or caretaker of the principal use	✓	✓
Adventure Game	✓	**Not Permitted**
Agriculture General	✓	**Not Permitted**
Boat Launching & Docking	✓	✓
Conservation Area	✓	✓
Cross Country Ski Facility	✓	✓
Golf Course	✓	✓
Golf Course, Miniature	**Not Permitted**	✓
Golf Driving Range	✓	✓
Gun Club	✓	**Not Permitted**
Public Park	✓	✓
Snowmobile Club	✓	**Not Permitted**

21.3 ZONE PROVISIONS

No person shall within any 'Rural Open Space (OSR)' or 'Urban Open Space (OS)' zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

Table 34: Open Space Zones Provisions

Provisions	For All Services (Municipal or Private)
Minimum Lot Area	0.5 hectares (1.2 ac)
Minimum Front or Exterior Yard	15 metres (49.2 ft)
Minimum Side/Rear Yard	10 metres (33 ft)
Maximum Height - Main Building	10 metres (33 ft)
Maximum Lot Coverage	5%

21.4 ADDITIONAL SETBACKS- GUN CLUB

No 'Gun Club' shall be permitted within 250 metres (820 ft.) of any dwelling or Residential Zone or Institutional Use.

21.5 SPECIAL PROVISIONS - OSR

Township of Brant By-Law #81-855 (Lot 17, Concession 1 NDR, Brant)

.1 Notwithstanding their 'OSR' Zoning designation, those lands delineated as **'OSR-1'** on Schedule 'A' to this By-Law shall be used in accordance with the 'OSR' Zone provisions contained in this By-Law excepting however that:

i. Uses permitted shall be limited to a 'Golf Course' and 'Curling Club'.

Municipality of Brockton By-Law No. 2009-52 (Part Lots 68 – 70, Concession 1 NDR and Part Lots 70 and 71, Concession 2 NDR [being Parts 23 and 24 on Plan 171], former Brant – Hanover Walkerton Landfill)

.2 Notwithstanding their 'OSR' Zoning designation, those lands delineated as **'OSR-2'** on Schedule 'A' to this By-Law shall be used in accordance with the permitted uses and the regulations of the 'OSR' Zone contained in this By-Law, excepting however, that:

i. Uses accessory to and/or appurtenant to a 'sold waste disposal site' shall be permitted; and,

ii. Section 3.6.1 Prohibited Structures (Accessory Buildings) shall not apply except (1) one construction trailer shall be permitted as an accessory building.

21.6 SPECIAL PROVISIONS – OS

Municipality of Brockton By-law #2003-45 (Cunningham/Zettler/Brockton, Plan 195 Lots 17-27, 30-35, Part of Lots 15, 16, 28 and 36 and Part of Frank Street (Part 1 on RP 3R-5614) and Plan 162 Part of Park Lot 47 (Part 1 on RP 3R-7721, Cunningham Road, Walkerton)

.1 Notwithstanding their 'OS' Zoning designation, those lands delineated as **'OS-1'** on Schedule 'A' to this By-law shall be used in accordance with the 'OS' Zone provisions contained in this By-law, excepting however that:

i. Uses permitted shall be a 'public park' limited to passive recreation and shall not include any community centres, bleachers, swimming pools, bandstands, skating rinks, camping area, arenas, golf courses, bowling green, tennis courts or lacrosse box.

SECTION 22 - WASTE DISPOSAL (WD)

22.1 SCOPE

The provisions of the Waste Disposal (WD) Zone are generally applied on lands designated for such uses on Schedule 'A': Land Use of the County of Bruce Official Plan or on Schedule 'A' – Land Use Plan for the Walkerton Community Official Plan.

22.2 USES PERMITTED

No person shall within any 'Waste Disposal (WD)' zone use any lot or erect or use any building or structure for any purpose except one or more of the following uses:

(a) Residential Uses
- Prohibited

(b) Non-Residential Uses
- Communal Sewage Disposal System
- Composting Facility
- Portable Asphalt Plant or Portable Concrete Plant
- Recycling Centre
- Sewage Treatment Plant
- Solid Waste Disposal Site
- Uses accessory to the permitted use [open storage, scales, pump buildings, administration, equipment storage, and fuel pumps]
- Wayside Pit, Wayside Quarry

22.3 ZONE PROVISIONS

No person shall within any 'Waste Disposal (WD)' zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

Table 35: WD Zone Provisions

Provisions	Non-Residential Uses
Minimum Lot Area	2 hectares (5 ac)
Minimum Lot Frontage	20 metres (66 ft)
Minimum Setback from all Lot Lines (Buildings/Structures)	15 metres (50 ft)
Minimum Setback from Lot Line (All other activities)	30 metres (100 ft)
Maximum Building Height	10 metres (33 ft)
Maximum Lot Coverage (Buildings/Structures)	1%

22.4 PLANTING AREAS

Except for entrances and exits, planting areas having a minimum width of 15 metres (49.2 ft) and consisting of a dense screen of shrubs and evergreen trees, minimum 1 metre (3 ft) high when planted and of a type that will attain a minimum height of 6 metres (20 ft) at maturity and as well provide a year round visual barrier, shall be planted and maintained along any street lot line and along any lot line abutting any Residential or Institutional zone.

22.5 SPECIAL PROVISIONS

SECTION 23 - AIRPORT ZONE (AP)

23.1 USES PERMITTED

No person shall within the 'Airport (AP)' zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

i. Residential Uses
- 'Dwelling, Accessory Apartment' in accordance with Section 3.8.1 used only by an airport manager/owner or caretaker.

ii. Non-Residential Uses
- Automobile Rental Establishment
- Airport
- Aircraft Hangar
- Data Services
- Distribution Centre
- Industrial, Dry limited to the assembly/manufacture of complete aircraft
- Public Garage
- Restaurant
- Warehouse
- Buildings, structures and uses accessory to a Non-Residential Use limited to bulk fuel storage, airport service equipment maintenance garage, open storage area, parking lot, warehouse, terminal/business office and flight school.

23.2 ZONE PROVISIONS

No person shall within any 'Airport (AP)' zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

Table 36: AP Zone Provisions

Provisions	Non-Residential Uses
Minimum Lot Area	Not applicable
Minimum Lot Frontage	30 metres (100 ft)
Minimum Building Setbacks - All lot lines	30 metres (100 ft)

23.3 ADDITIONAL PROVISIONS - AIRPORT ZONE

23.3.1 No part of any parking space shall be located closer than 3 metres (10 ft) to any street lot line; or 9 metres (30 ft.) to any lot line.

23.3.2 No part of any bulk fuel storage, fuel pump or open storage area for combustible materials shall be located closer than 30 metres (100 ft.) to any lot line.

23.3.3 'Open Storage Areas' shall be in accordance with 'Section 3.17.1 Open Storage Areas'.

23.4 SPECIAL PROVISIONS

Township of Brant By-Law #90-1077 (Part Lot 64 and 65, Concession 2 NDR - Airport)
.1 Notwithstanding their 'AP' Zoning designation, those lands delineated as '**AP-1'** on

Schedule ‘A’ shall only be used in accordance with the following provisions:

i. **Uses Permitted**

No person shall within the ‘AP-1’ zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- Industrial, Dry limited to the assembly/manufacture of complete aircraft
- Bulk fuel storage
- Maintenance garage and storage for airport service equipment
- Aircraft Hangar
- Open storage area
- Parking lot
- Flight school
- Accessory Business Office
- Dwelling, Accessory Apartment’ in accordance with Section 3.8.1, to be used exclusively and solely in support of a Permitted Use. A ‘Dwelling, Accessory Apartment’ shall not be permitted in association with Bulk fuel storage, Parking lot or Open storage area.

ii. **Provisions**

Table 37: AP-1 Zone Provisions

Minimum Lot Area	0.8 hectares (2.0 ac)
Minimum Lot Frontage	30 metres (100 ft)
Minimum Front Or Exterior Yard	15.24 metres (50 ft)
Minimum Side Yard	7.62 metres (25 ft)
Minimum Rear Yard	7.62 metres (25 ft)
Maximum Building Height	As per ‘Section 3.12 Height Restrictions Around Municipal Airport’ but no greater than 10 metres (33 ft)
Maximum Lot Coverage	15%
Parking Space Requirements	3 parking spaces

iii. **Additional Provisions ‘AP-1’ Zone**

a) No part of any Parking Space shall be located closer than 3 metres (10 ft) to any street lot line; or 9 metres (30 ft) to any lot line.
b) No part of any bulk fuel storage, fuel pump or storage area for combustible materials shall be located closer than 7.62 metres (25 ft) to any lot line.
c) ‘Open Storage Areas’ shall be in accordance with ‘Section 3.17.1 Open Storage Areas’.

SECTION 24 - ENVIRONMENTAL PROTECTION (EP)

24.1 SCOPE

The provisions of the Environmental Protection (EP) Zone are generally applied to lands designated 'Hazard' on Schedule 'A': Land Use of the County of Bruce Official Plan or designated 'Environmental Protection' on Schedule 'A' – Land Use Plan for the Walkerton Community Official Plan.

24.2 USES PERMITTED

No person shall within the 'Environmental Protection (EP)' zone use any lot for any purpose except for one or more of the following uses:

(a) Non-Residential Uses

- Agriculture, General uses existing as of the date of passage of the zoning by-law
- Cross Country Ski Facility
- Conservation Area
- Public Park
- Boat Launching and Docking

24.3 STRUCTURES PROHIBITED

1. Notwithstanding any other provisions and definitions of this By-law, all buildings and structures shall be prohibited in an 'Environmental Protection (EP)' zone except for the following:

   i) Those necessary for flood and/or erosion control purposes in accordance with Section 24.3;
   ii) Existing Unenclosed picnic shelters;
   iii) Existing Washroom facilities associated with a Public Park or Conservation Area;
   iv) Existing Buildings for essential public services;
   v) Boat Launching and Docking.

2. Notwithstanding the above, where the Zoning Administrator and the SVCA are satisfied that a proposed non-habitable building or structure is situated outside the limits of a hazard and will not result in a risk to public health and safety, such building or structure may be permitted within the EP Zone without the requirement for a Zoning By-Law Amendment.

24.4 ZONE PROVISIONS

No person shall within any 'Environmental Protection (EP)' zone use any land or erect, alter or use any building or structure, except in accordance with the following provisions:

Table 38: Zone Provisions

Provisions	Flood Control Buildings
Minimum Building Setback from Any Lot Line	10 metres (33 ft)
Maximum Building Size	20 m^2 (215ft^2)
Maximum Building Height	3 metres (10 ft)

Explanatory Note

Ontario Regulation 169/06
Development, Interference with Wetlands and
Alterations to Shorelines and Watercourses.

Some of the lands within and adjacent to the Environmental Protection zone as shown on the By-Law schedules may be subject to the Conservation Authorities Act and O.Reg. 41/24. In accordance with the Act, where development and/or site activities are proposed within a Regulated Area, as shown on maps filed with the Conservation Authority where such mapping exists a permit from the SVCA may be required, before starting work. The SVCA should be contacted to determine the extent of the Regulated Area and whether the Conservation Authority Act and associated regulation apply.

24.5 SPECIAL PROVISIONS

Provincially Significant Wetlands

.1 Notwithstanding their 'EP' Zoning designation, those lands delineated as '**EP-1'** on Schedule 'A' to this By-Law, shall only be used for existing agricultural uses and 'forestry/silvaculture' and outdoor recreational activities which are non-intensive in nature and are compatible with the surrounding natural environment including uses such as nature interpretation, hiking and walking trails, cross-country skiing, fishing and hunting in accordance with the 'EP' Zone provisions contained in this By-Law, excepting however that notwithstanding the provisions of Section 4.7.1.7, the boundaries and uses of the 'EP-1' Zone shall not be altered except by a By-Law passed under Section 34 of the Planning Act, R.S.O 1990 as amended.

All buildings and structures shall be prohibited in a 'EP-1' zone except those necessary for flood and/or erosion control purposes in accordance with Section 24.3. Site alteration, such as filling or excavation is not permitted within the 'EP-1' zone except to allow existing agricultural uses to continue.

Township of Brant By-Law #96-1231 (Part Lot 66/67, Con 2 NDR - Lake Rosalind)

.2 Notwithstanding their 'EP' zoning designation, lands designated **'EP-2'** on Schedule 'A' to this By-Law, may be used for environmental protection uses in accordance with the 'EP' Zone provisions, excepting, however, that:

i. The maximum ground floor area shall be no more than 29.75 square metres;

ii. The lowest floor elevation shall not be at a level that is lower than 1.5 metres above the water's edge;

iii. The minimum setback from the water's edge shall be 10.7 metres.

Township of Brant By-Law #81-855 [Part Lot 66, Concession 1 SDR, former Brant - Saugeen Great Escape]

.3 Notwithstanding their 'EP' Zoning designation, those lands delineated as '**EP-3'** on Schedule 'A' shall only be used for the purposes of a 'Hotel/Motel' and 'Restaurant' as they existed on the date of passage of this By-Law. No further changes, additions, and alterations to the buildings or structures shall be permitted.

Township of Brant By-Law #86-1045 (Part Lot 13, Concession 10, former Brant)

.4 Notwithstanding their 'EP' Zoning designation, those lands delineated as **'EP-4'** on Schedule 'A' shall only be used for the purposes of a non-habitable agricultural equipment

and machinery storage building in accordance with the 'A1' Zone provisions excepting however than the maximum ground floor area shall be no more than 195.1 square metres. No further changes, additions, and alterations to the buildings or structures shall be permitted.

Township of Brant By-Law #97-1248 (Part Lot 31 & 32, Concession 4 - Lake Rosalind, former Brant)

.5 Notwithstanding their 'EP' Zoning designation, those lands delineated as **'EP-5'** on Schedule 'A' shall be maintained in its natural state.

Township of Brant By-Law #81-855 (Part Lot 66, Concession 1 SDR, former Brant – Hanover Knights of Columbus Hall)

.6 Notwithstanding their 'EP' Zoning designation, those lands delineated as **'EP-6'** on Schedule 'A' shall only be used for an 'Assembly Hall', as it existed on the date of passage of this By-Law. No further changes, additions, and alterations to the buildings or structures shall be permitted.

Township of Brant By-Law #83-929 (Part Lots 6 & 7, Concession 1 NDR, former Brant - Walkerton Wells)

.7 Notwithstanding their 'EP' Zoning designation, those lands delineated as **'EP-7'** on Schedule 'A' shall only be used for the purposes of a 'public utility building' as it existed on the date of passage of this By-Law, and in accordance with the 'EP' Zone provisions contained in this By-Law, excepting however that:

i. The maximum height of any buildings or structures shall not exceed 3.5 metres;

ii. The maximum number of buildings or structures shall not exceed three (3).

Municipality of Brockton By-Law #2006-35 (Part Lot 9, Concession 1 SDR, former Brant - Andy's Country Repair)

.8 Notwithstanding their 'EP' Zoning designation, those lands delineated as **'EP-8-H'** on Schedule 'A' shall be used in accordance with the 'EP' Zone provisions contained in this By-Law, excepting however that:

i. Uses permitted shall be limited to an 'Automobile Wrecking Yard'.

ii. No buildings or structures shall be permitted.

iii. The setbacks for the outdoor storage of scrap automobiles, or commercial motor vehicles, salvage or parts shall be no less than as they existed as of the date of the passing of this By-Law;

iv. The lands shall be subject to Site Plan Control; and

v. The 'H' provision may be removed once the following conditions have been met:

1. A statement from the Chief Building Official, Municipality of Brockton, stating that a Planting area has been created as outlined in the Site Plan Control Agreement; and

2. A Site Plan Control Agreement has been registered on title.

Pearl, Dankert, Rosalind and Marl Lakes

.9 Notwithstanding their ‘EP’ Zoning designation, those lands delineated as **‘EP-9’** on Schedule ‘A’ shall be used in accordance with the ‘EP’ Zone provisions contained in this By-Law, excepting however that ‘Agriculture, General’, ‘Cross Country Ski Facility’ and ‘Snowmobile Club’ and ‘Gun Club’ shall not be permitted.

Township of Brant By-Law #86-1046 (Lot 74, Concession 2 SDR, former Brant - Hanover Recreational)

.10 Notwithstanding their 'EP' Zoning designation, those lands delineated as **'EP-10'** on Schedule 'A' shall be used in accordance with the 'EP' Zone provisions contained in this By-Law excepting however that:

i. The permitted use(s) shall be limited to a ‘Recreation Centre’;

ii. A “Recreation Centre” means the use of land for such uses as public or private parks, playgrounds, playfields, racquetball club, tennis courts, lawn bowling greens, indoor and outdoor skating rinks, curling facilities, hockey arenas, athletic fields, field houses, recreational trails and similar uses together with necessary and accessory buildings and structures, but does not include a track for the racing of animals, motor vehicles, snowmobiles, all-terrain vehicles or motor cycles.

Township of Greenock By-law #91-07 (Part of Lot 51, Concession A and Part of Lot 33 Plan 7, former Greenock - former Stark Mill)

.11 Notwithstanding their ‘EP’ Zoning designation, those lands delineated as **‘EP-11’** on Schedule ‘A’ shall be used in accordance with the ‘EP’ Zone provisions contained in this By-law, excepting however that:

i. The following uses are permitted within the existing building: ‘Restaurant’ with a maximum ‘Floor Area, Total’ of 111.5 sq. metres; ‘Hotel/Motel’; ‘Tavern’; generation of electricity via the rehabilitation of hydraulic wheels; and ‘Dwelling, Accessory Apartment’ for the exclusive use of the owner, manager or caretaker of the primary use; and,

ii. The surrounding lands may be utilized for parking facilities, lighting facilities and walkways intended to provide public viewing of the subject lands.

Township of Greenock By-law #99-85 (Part of Lot 5, Concession 7, Chepstow - Mullin’s Farm Supply)

.12 Notwithstanding their ‘EP’ Zoning designation, those lands delineated as **‘EP-12’** on Schedule ‘A’ shall be used in accordance with the ‘EP’ Zone provisions contained in this By-law, excepting however that:

i. Permitted uses shall be limited to a ‘Farm Implement Establishment’ and a ‘Dwelling, Accessory Detached’;

ii. Maximum number of buildings on the subject lands shall be three (3);

iii. Maximum ‘Ground Floor Area, Total’ for the ‘Farm Implement Establishment’ shall be 475.7 sq. metres; and,

iv. Maximum ‘Ground Floor Area, Total’ for storage of farm implement machinery shall be 557.4 sq. metres.

Municipality of Brockton By-law #2001-36 (Lot 15, Concession 3, Greenock – McNall)

.13 Notwithstanding their 'EP' Zoning designation, those lands delineated as **'EP-13'** on Schedule 'A' to this By-law shall be used in accordance with the 'EP' Zone provisions contained in this By-law, excepting however, that:

i. Permitted uses shall be limited to a pump house for a private water well; and,

ii. Any filling, grading and/or excavation that would change the landform and/or natural vegetation characteristics of the zone are prohibited.

Municipality of Brockton By-law #2007-68 (Lot 11 and Part of Lot 12, Concession 9 and Part of Lot 12, Concession 10, former Greenock - Tony Lang Farms Ltd.)

.14 Notwithstanding their 'EP' Zoning designation, those lands delineated as **'EP-14'** on Schedule 'A' to this By-law shall be used in accordance with the 'EP' Zone provisions contained in this By-law, excepting however, that:

i. Permitted uses shall be limited to an existing 'dwelling' and an existing accessory building.

Municipality of Brockton By-law #2009-18 (Lots G, H, I and J, Concession 25, former Greenock - 1775163 Ontario Inc.)

.15 Notwithstanding their 'EP' Zoning designation, those lands delineated as **'EP-15'** on Schedule 'A' to this By-law shall be used in accordance with the 'EP' Zone provisions contained in this By-law, excepting however, that:

i. The construction of any new non-habitable buildings and/or structures for the purposes of flood and/erosion control, parks, conservation and sporting activities shall be prohibited; and,

ii. No filling, grading, excavating or site alteration shall be permitted except for the widening of the driveway upon approval from Saugeen Valley Conservation Authority.

Town of Walkerton By-law #92-35 (various properties)

.16 Notwithstanding their 'EP' Zoning designation, those lands delineated as **'EP-16'** on Schedule 'A' to this By-law shall be used in accordance with the 'EP' Zone provisions contained in this By-law, excepting however, that:

i. Private indoor/outdoor swimming pool uses shall be prohibited.

Municipality of Brockton By-law#2010-04 (Part Park Lots 7 and 8 Plan 84 and Lot 26 Plan 162 (being Part 2 on RP 3R-3464), former Walkerton)

.17 Notwithstanding their 'EP' Zoning designation, those lands delineated as **'EP-17'** on Schedule 'A' to this By-law shall be used in accordance with the 'EP' Zone provisions contained in this By-law, excepting however, that:

ii. Private indoor/outdoor swimming pool uses and unenclosed decks shall be prohibited.

SECTION 25- PLANNED DEVELOPMENT (PD)

25.1 USES PERMITTED

No person shall within a ‘Planned Development (PD)’ zone use any lot or erect, alter or use any building or structure, for any purpose except the following:

i) Uses, buildings and structures existing at the date of passing of this By-Law.

ii) Alteration and/or enlargement of an existing ‘dwelling’ and/or new accessory structures shall be as follows:

(a) On lands designated ‘Hamlet’ on Schedule ‘A’: Land Use of the County of Bruce Official Plan in accordance with the provisions of the ‘HR’ zone.

(b) On lands designated ‘Inland Lake Development Area’ on Schedule ‘A’: Land Use of the County of Bruce Official Plan in accordance with the provisions of the ‘LR’ zone.

(c) On lands in Walkerton in accordance with the provisions of the ‘R1’Zone.

iii) New ‘Dwellings, single detached’ and accessory structures on an existing lot not located in a Hamlet in accordance with the provisions of the ‘A1’ zone.

iv) Expansions to ‘Livestock Facilities’, ‘Manure or Material Storage’ or other agricultural buildings designed for housing livestock shall be prohibited.

v) Dwelling, Additional Residential Unit in accordance with Section 3.8.3, except that a detached Dwelling, Additional Residential Unit shall be located within a maximum distance of 15 metres from the principal dwelling.

25.2 SPECIAL PROVISIONS

By-law 2022-063 (Ernewein Farms Limited Z-2021-085 - 63 SIDEROAD 5 GREENOCK – CON 1 SDR PT LOTS 59 & 60 (Greenock))

.1 Notwithstanding their 'PD’ Zoning designation, those lands delineated as **'PD-1'** on Schedule 'A' to this By-law shall be used in accordance with the 'PD' Zone provisions contained in this By-law, excepting however, that:

i. A 'Dwelling, -Accessory Detached' shall be prohibited;

ii. That the lot area shall be no less than 35 ha. Areas zoned Al-131, Al-131-Hl, PD-1 and EP can be used in the calculation of lot area.

SECTION 26 - ENACTMENT

26.1 CONFLICT WITH OTHER BY-LAWS

In the event of any conflict or inconsistency between this By-Law and any other general or special By-Law of the Corporation, the provisions of this By-Law shall prevail.

26.2 REPEAL OF EXISTING BY-LAWS

From the coming into force of this By-law, all previous By-laws passed under Section 34 of the Planning Act, R.S.O. 1990 as amended, or a predecessor thereof, pertaining only to the lands identified on Schedule ‘A’ to this By-law, shall be deemed to have been

repealed except to the extent that any of the said By-laws prohibits the use of any land, building or structure for a purpose that is also prohibited by this By-law.

26.3 EFFECTIVE DATE

This By-Law shall come into effect on the date it is passed by Council subject to compliance with the provisions of The Planning Act, R.S.O. 1990 as amended.