



MUNICIPALITY OF SOUTHWEST MIDDLESEX

Comprehensive Zoning By-Law

No. 2011/065, as Amended

**CONSOLIDATED VERSION
AUGUST 2023**

This Office Consolidation includes all amendments adopted by Council before August 1st 2023. This Office Consolidation is prepared for purposes of convenience only and for accurate reference recourse should be had to original amending by-laws.

AMENDMENTS
ZONING BY-LAW No. 2011/65
Municipality of SOUTHWEST MIDDLESEX

	BY-LAW No.	APPLICATION No.	DATE ADOPTED	APPLICANT	LOCATION	ZONE CHANGE	MAP NO.	REMARKS
1	2011/079	P-14/2011(E) P-15/2011(E)	23/11/11	B. Davis	Pt Lot 3 & Pt Lot 4 Concession IV	A1 to A2 A1 to A3	A – 33	– surplus farm dwelling
2	2011/080	P-16/2011(G)	28/09/11	K. & P. Southern	Lot 16, RCP434	FR-H-2 to R3-H	B – 3	– permits 6-plex dwelling
3	2011/087	P-17/2011(M)	26/10/11	D. McRae & Sons Ltd	Pt Lot 2, Range I North	A1 to RR	A – 97	– lot enlargement
4	2011/093	P-18/2011(E)	25/11/11	Brunet Farms Ltd.	Pt Lot 7 Concession I	A1 to A3 A1 to A2	A – 67	– surplus farm dwelling
5	2011/094	P-6/2011(G)	25/11/11	1718794 Ontario Ltd (S. & M. Bajaj)	173 Main Street Pt Lot 24 Concession I	R1(1) to R3-2	B - 4	– permits multi-unit dwelling
6	2011/100	P-19/2011(M)	21/12/11	J. McEachren	Pt Lot 5 Concession IV	A1 to A2 A1 to A3	A - 37	– surplus farm dwelling
7	2012/003	P-9/2011(E) P-10/2011(E)	11/01/12	J. Rendulich	Pt Lot 24 Concession IV	A1 to A2 A1 to A3	A- 137	– surplus farm dwelling
8	2012/009	P-1/2012(E)	25/01/12	M. & C. Kouwenberg	Pt Lot 18 Range I North	A1 to A2 A1 to A3	A - 99	– surplus farm dwelling
9	2012/014	P-3/2013 P-4/2013	20/02/2013	Har-De-Bo Farms Ltd.	Pt Lot 9 Concession I	A1 to A3 A1 to A1-7	A – 66	– lot enlargement
10	2012/043	P-2/2012 P-3/2012	3/11/2012	John & Frances Howe	Pt. Lot 9, 10 Concession V	A1 to A2 A1 to A3	A - 20	– surplus farm dwelling
11	2012/049	P-4/2012 P-5/2012	23/02/2013	Bozena Bladek	Pt Lot 15, Range I North	FR-H-2 to R1(1)	C – 2	– permits single unit detached dwellings on two building lots
12	2012/050	P-6/2012	1/8/2012	John & Mary Vanderlinde	Pt. Lot 17, 18 Gore Concession	A1 to A2 A1 to A3	A - 89	– surplus farm dwelling
13	2012/068	P-7/2012 P-8/2012	24/10/2012	Darlene Brittain	Pt. Lot 9 Concession III	A1 to A2 A1 to A3	A – 48	– surplus farm dwelling
14	2012/075	P-12/2012 P-13/2012	16/02/2013	Ross & Melinda Hardy	Pt Lot 5, Range II North	A1 to A2 A1 to A3	A - 80	– surplus farm dwelling
15	2012/076	P-11/2012	24/7/2013	Kenneth McCallum Farms Ltd.	Pt. Lot 20 Concession V	A1 to A2 A1 to A3	A - 18	– surplus farm dwelling
16	2013/004	P-9/2012 P-10/2012	24/7/2013	Earl McEachren Farms Inc.	Pt. Lot 20 Concession IV	A1 to A2 A1 to A3	A - 29	– surplus farm dwelling
17	2013/006	P-1/2013 P-2/2013	23/02/2013	David & Deanna Kettlewell	Pt Lot 8 Concession IV	A1 to A2 A1 to A3	A - 32	– surplus farm dwelling
18	2013/053	P-8/2013 P-9/2013	26/6/2013	Geerts Farms Ltd	Pt. Lot 1 Range 1 North	A1 to A2 A1 to A3	A - 103	– surplus farm dwelling

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19	2013/052	P-10/2013 P-11/2013	11/09/2013	Dennis Roemmele	6315 Century Dr. N Pt Lot 3 Con3	A1 to RR A1 to A2	A – 44	– surplus farm dwelling
20	2013/064	P-5/2013 P-6/2013 P-7/2013	24/07/2013	Violet Coad, John Coad & Shelley Coad	21217 & 21243 Tait's Road Pt lot 21, R3S	A1 to A3 A1 to RR A1 to A2	A – 130	– two surplus farm dwellings
21	2013/098	P-12/2013	27/11/2013	Timothy & Judith Benoit	22566 Thames Rd Lot 12, Con 1	A1 to A3 A1 & A3 to A2 A1 to U	A – 66	– rectifies extent of lands zoned Public Utility (U)
22	2014/025	P-3/2014 P-4/2014	19/02/2014	R.W. Bowering Company Ltd. (Ray Bowering)	6215, 6303 & 6305 Glendon Drive (N Pt lots 3 & 4, Con 1)	A1 & M2 to A1-8 A1 to A3	A - 68	– surplus farm dwelling
23	2014/026	P-1/2014	08/10/2014	Vibrent Farms	6339 Irish Drive Pt Lot 2&3, R1N	A1 to A3 A1 to A2	A-103	– surplus farm dwelling
24	2014/027	P-2/2014	08/10/2014	Vibrent Farms	22515 Melbourne Rd – Con 1 Pt Lot 1&2	A1 to A3 A1 to A2	A-68	– surplus farm dwelling
25	2014/049	P-5/2014	07/05/2014	Rudavsky	4494 & 4506 Parkhouse Dr Con 1 Pt Lot 18	RR to A3	A-64	– to split an inadvertently merged property (each with a house)
26	2014/066	P-7/2014 P-8/2014	28/05/2014	Huckle	602 Longwoods Rd Pt Lot 26 R1N	A1 to A3 & A1-9	A-91	– site specific to allow the creation of lot under minimum lot area and frontage requirements
27	N/A	P-9/2014	N/A	Fulline Farm & Garden	278 Elizabeth St	N/A	N/A	– not adopted
28	2014/102	P-10/2014 P-11/2014	18/03/2015	Foley	2101 CPR Drive	A1 to A2 A1 to A3	A-47	– surplus farm dwelling
29	2014/105	P-12/2015	5/11/2014	634500 Ont Inc./ Gary Graham Transport	22336 Dundonald Rd Pt Lot 24 R1N	RC to M2- 1-H-3	A-76	– to permit an agriculturally related trucking operation
30	2015/011	P-2/2015 P-3/2015	24/06/2015	Eric Simpson	2801 Longwoods Rd	A1 to A2 & A1 to A3	A-110	– surplus farm dwelling
31	2015/041	P-4/2015 P-5/2015	27/05/2015	Michael & Mellisa VanGorp	23072 Old Airport Road	A1 to A2 & A1 to A3	A-50	– surplus farm dwelling
32	2015/059	P-6/2015 P-7/2015	02/09/2015	Walter Cosyns / Roger Cosyns Estate	510 Trillium Drive	A1 to A2 & A1 to A3	A-82	– surplus farm dwelling
33	2015/066	n/a	25/11/2015	General Amendment	Municipal-wide	various	various	– refer parent by-law
34	2015/073	P-8/2015 P-9/2015	02/09/2015	1855420 Ont. Inc. / Gysbers	21911 & 21909 Springfield Rd	A1 to RR	A-116	– surplus farm dwelling
35	2015/081	P-10/2015 P11/2015	23/09/2015	Oliver	5799 Hyndman Dr Pt Lot 7 R3S	A1 to A2 & A1 to A3	A-134	– surplus farm dwelling
36	2016/027	P-1/2016 P-2/2016	06/04/2016	Tom Jobson	2721 CPR Drive Pt Lot 9, Con III	A1 to A3-2 & A1 to A2	A-48	– surplus farm dwelling
37	2016/028	P-3/2016	27/04/2016	J. & G. McCahon	22387 Hagerty Road, Pt Lot 17, R2N	A3 to A1	A-84	– lot enlargement

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38	2016/042	P-4/2016	25/05/2016	Tim Zavitz	3607 Concession Drive, Glencoe	R1(1) to R2	B-6	– permits semi-detached dwelling
39	2016/063	P-5/2016 P-6/2016	07/09/2016	M. & L. Van Geffen	6264 Falconbridge Drive, Pt Lot 3, Con III	A1 to A3 & A1 to A2	A-44	– surplus farm dwelling
40	2016/066	P-8/2016 P-9/2016	27/07/2016	G. & B. Howe	21251 Thames Road, Pt Lot 13, R2S	A1 to A3 & A1 to A2	A-132	– surplus farm dwelling
41	2016/081	P-12/2016	21/12/2016	R. & H. Poole	5418 Parkhouse Drive, Pt. Lot 10, Con I	A1 to A3 & A1 to A2	A-66	– surplus farm dwelling
42	2016/089	P-11/2016	26/10/2016	Fulline Farm & Garden Equipment Ltd (Gerber Electric Ltd)	278 Elizabeth Street, Glencoe	R1(1) to C2-6-H-2	B-1	- permits electrical contractor
43	2017/018	P-1&2/2017	February 22, 2017	K-M & H Hoogendoorn	4943 Falconbridge Dr	A1 to A2 & RR	A-53	-surplus farm dwelling
44	2017/026	P-3&4/2017	September 20, 2017	R. McDonald	3497 Colstfoot Drive	A1 to A2 & A1 to A3	A-62	-surplus farm dwelling
45	2017/027	P-5&6/2017	March 29, 2017	J. Paardekooper	4218 Dobie Drive	A1-A2 & A3	A-131	-surplus farm dwelling
46	2017/037	P-7/2017	August 30, 2017	J. & S. Benjamins	4838 Switzer Drive	OS-5 to A3	A-114	- permits single family dwelling
47	2017/038	P-8/2017	April 26, 2017	634500 Ontario Ltd (Van Burgsteden)	202 Main Street Glencoe	C1-3	B-3	-permits "Motor Vehicle Sales Establishment"
48	2017/084	P-10&11/2017	October 25, 2017	S. Towers	4900 & 4902 Olde Drive	A1 to A1-9 & A1-10	A-19	Creation of a lot for agricultural purposes
49	2017/085	P-12/2017	August 30, 2017	B. Rapson	1828 Longwoods Road	C2 to R1(1)-4	C-1	-recognize main residential use & allowing limited commercial use
50	2017/104	P-13/2017	November 29, 2017	Welch	6395 Parkhouse Drive	OS revision	A-81	-revise permitted uses of site-specific zone to recognize the main uses of the land
51	2017/103	P-14&15/2017	November 29, 2017	P. Hailstone	22084 Big Bend Road	A1 to A2 & A3	A-95	-surplus farm dwelling
52	2017/111	P-16/2017	January 10, 2018	634500 Ont. Inc.	217 Talbot Street	FR-H-2 to R1(1)-5 & I-1-H-9	C-1	-permit the creation of a lot for a future nursing or rest home
53	2018/019	P-1&2/2018	April 4, 2018	Steven & Aleesha Gray	3112 Concession Drive	A1 to A2 & RR	A-61	-surplus farm dwelling
54	2018/060	P-4&5/2018	September 19, 2018	Brent & Andrea Mcleod	6052 Parkhouse Drive	A1 to A2 & RR	A-67	-surplus farm dwelling
55	2018/070	P-6/2018	September 26, 2018	Mark Fonger & Sherry Brown	6110 Olde Drive	I to RR-1	A-22	-change of use from church to residence
56	2018/076	P-7/2018	October 24, 2018	Brian & Micki Angyal	5344 Century Drive	A1 to A2 & RR	A-31	-surplus farm dwelling
57	2018/082	P-8/2018	October 31, 2019	Fennell Woodlands Inc.	21495 Thames Road	A1 to A2 & RR	A-124	-surplus farm dwelling

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58	2018/091	P-9/2018	December 19, 2018	Sarra Hare	207 Church Street	I to R1	C-1	-change use from church to residential
59	2019/009	P-1/2019	January 30 th , 2019	Kenneth Wilson	5736 Irish Drive	A1 to A3	A-20	-to better suit uses of subject lands and to fulfill conditions of the consent
60	2019/037	P-2/2019	October 16 th , 2019	Darlin Farms	Range 1N, South Part Lot 16	A1 to A2 & RR	A-100	-surplus farm dwelling
61	2019/038	P-3/2019	March 27 th , 2019	Trinity United Church	180 Main Street	I to C2	B-6	-change use from church to restricted commercial zone
62	2019/057	P-4/2019	May 29 th , 2019	St Charles Garnier Church	Plan 42, Lots 5 & 6, Part Lot 4, East King Street, South Church Street	R1(1), (FR-H-2) to (R3-3-H-2)	C-1	-permits four townhouse dwellings
63	2019/058	P-5/2019	February 12 th , 2020	Gerber Electric Ltd.	278 Elizabeth St	N/A	N/A	-updated permitted uses to section 7.5.6(b)
64	2019/101	P-6/2019	October 23 rd 2019	Charlton	3355 Lobelia Drive	A1 to A1-11-H-2	A-4	-permits additional uses in the A1 Zone
65	2019/067	P-7/2019	July 31 st 2019	Minnema Farms Ltd	5338 Longwoods Road	A1 to RR & A1 to A2-1	A-101	-permit creation of a residential lot for the purposes of disposing a surplus farm dwelling
66	2019/085	P-9/2019	February 12 th , 2020	Weber	22427 Pratt Siding Road	A1 to RR & A2	A-86	permit creation of a residential lot for the purposes of disposing a surplus farm dwelling
67	2020/010	P-2/2020	May 27 th , 2020	Vibrent Farms Ltd.	5800 Century Dr	A1 to A2 & A1 to RR	A-32	-surplus farm dwelling
68	2020/012	P-3/2020	February 26 th , 2020	The Municipality of Southwest Middlesex	301 Main St	U to C2-7	B-1	-permits a day care centre
69	2020/011	P-4/2020	March 10 th 2021	Stanley and Cameron Towers	4275 Olde Dr	A1 to A2 & A1 to RR	A-29	-surplus farm dwelling
70	2020/039	P-5/2020	June 24 th , 2020	Harvey & Kathy Wernham	280 Main St	R1(1) to R3-4-H-2	B-1	-permits seventeen townhomes
71	2020/076	P-8/2020	December 2 nd , 2020	Dennis and Susan Sinclair	4317 Parkhouse Dr	A1 to A2 & A1 to RR-2	A-77	-site specific surplus farm dwelling
72	2021/047	P-10/2020	November 24 th 2021	John Dobie	Part of Lot 1, Concession 1	FR-H-2 to (R1(1) H-1), & FR-H-2 to (R2-H-1), & FR-H-2 to (R3-H-1-H-10), & FR-H-2 to OS	B-8	-To permit the development of subdivision
73	2020/103	P-11/2020	May 12 th 2021	Strathroy Turf Farms Ltd.	5733 Falconbridge Dr	A1 to A2 & A1 to RR	A-55	-surplus farm dwelling
74	2020/104	P-12/2020	Two readings only as of December 16 th , 2020	Minnema Farms	6079 Longwoods Rd	A1 to A2 & A1 to RR	A-116	-surplus farm dwelling

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75	2020/105	P-13/2020	Two readings only as of December 16 th , 2020	Minnema Farms	3872 Parkhouse Dr	A1 to A2 & A1 to RR	A-63	-surplus farm dwelling
76	2020/106	P-14/2020	Two readings only as of December 16 th , 2020	Minnema Farms	23517 Dundonald Rd	A1 to A2 & A1 to RR	A-38	-surplus farm dwelling
77	2021/006	P-1/2021	March 24 th 2021	Brett Sharpe	21941 Hagerty Road	C1 to C2-8	C-1	-permit dwelling with reduced setbacks
78	2023/025	P-5/2021	April 26 th , 2023	Utopia Custom Homes	Registrar's Compiled Plan 431, Part Lot 13, Registered Plan 33R11167 Parts 1, 2 & 3	FR-H-2 to R1(3)-H-1, & FR-H-2 to R2-H-1, & FR-H-1 to R2-3-H-1, & FR-H-2 to OS	B-4	-To permit single family and semi-detached dwellings as well as open space land through plan of subdivision 39T-SM2101
79	2021/053	P-7/2021	January 12 th 2022	Eric McNally	24179 Pratt Siding Road	A1 to RR & A1 to A2	A-10	-Surplus farm dwelling
80	2021/052	P-8/2021	November 24 th 2021	Donna Mader	6410 Glendon Drive	A1 to RR-3 & A1 to A2	A-56	-Surplus farm dwelling
81	2021/054	P-9/2021	October 13 th 2021	MacDougall Family Farms	4986 Hyndman Drive	A1 to RR & A1 to A2	A-124	-Surplus farm dwelling
82	2021/069	P-10/2021	September 29 th 2021	Arrowwood Farms	6460 Riverside Drive	A1-6 to A1-6(H-11a))	A-142	-To permit the addition of a 'pavilion shelter related to an agricultural use and a banquet hall'
83	2021/070	P-11/2021	October 27 th 2021	David McEachren	4087 Olde Drive	A1 to RR & A1 to A2	A-28	-Surplus farm dwelling
84	2021/093	P-13/2021	October 27 th 2021	Timothy Zavitz	RCP 374, Lot 36, RP 34RD32 Part 36	R1(1)-H-1 to R2-2-H-1	B-2	-To permit construction of a two-unit dwelling and limit permitted dwelling types
85	2021/094	P-14/2021	October 27 th 2021	1822039 Ontario Inc., c/o Timothy Zavitz	Concession 2, Part Lot 23, RD 32, Part 30, RCP 374 Lot 30	R1(1)-H-1 to R2-2-H-1	B-2	-To permit construction of a semi-detached dwelling and limit permitted dwelling types
86	2021/095	P-15/2021	April 13 th , 2022	Vibrent Farms Ltd.	20601 & 20589 Melbourne Road (County Road 9)	A1- RR	A-145	-Surplus farm dwelling
87	2021/105	P-16/2021	Two readings only as of November 24 th 2021	KLM Holdings Ltd. c/o Marco De Melo	196 McRae Street	R1(1) to R2-3-H-8-H-11b), & R1(1) to R2-4, & R1(1) to R2-5-H-8-11b)	B-4	-To permit infill residential development with site specific zoning standards
88	2022/019	P-1/2022	February 23 rd , 2022	ELM Children's Centre	162 Main Street	I to C2-9	B-6	-To permit the former day care building to be utilized as a single unit dwelling, and to recognize the deficient lot line setback for the two existing accessory buildings

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89	2022/027	P-4/2022	Two readings only as of March 23 rd 2022	Treipex Farms Ltd.	21016 & 21023 Dundonald Road	A1 to RR & A2-2	A-136	-Surplus farm dwelling
90	2022-058	P-5/2022	August 24 th , 2022	Brenda Ring	678 Longwoods Road	A1 to A2 & A1 to RR-4	A-91	-Surplus farm dwelling
91	2022-059	P-8/2022	Two readings only as of June 22 nd 2022	William & Marra VanBurgsteden	2465 Longwoods Rd	A1 to RR-5 and A1 to A2	A-109	-Surplus farm dwelling
92	2022-078	P-11/2022	August 24 th , 2022	Riley Gosden	2732 Argyll Drive	I to RR-6	A-10	-To permit a single detached dwelling
93	2022-085	P-12/2022	September 28 th , 2022	Glencoe Agricultural Society	142 Mill Street	I to (I-2)	B-3	To permit the placement of a 15m ² (160 sq ft) shopping container located 7.6 m (25 ft) from the front lot line and 35 m (120 ft) from the exterior lot line
94	2022/091	P-13/2022	October 26 th , 2022	2530628 Ontario Inc/ c.o Andrew Colafranceschi	Plan 127, Lots 26, 27 & part Lot 28	C1 to R3-5	C-3	-to permit the establishment of four residential townhome units with accessory commercial uses
95	2022-101	P-14/2022	December 14 th , 2022	Jeoffry & Jodi Bedore	3427 Concession Drive	M3-3 to M3-3-H-11a	A-75	-to permit an additional use and recognize setback from existing building
96	2023/030	P3-2023	May 24 th , 2023	Scott & Tara Tack	239 John Street	R1(1) to R2-2	B-2	-to permit the construction of a semi-detached dwelling
97	2023/062	P4-2023	July 26 th 2023	Gold Leaf Properties Inc.	195 South Street	R1(1)H-1 to R3-6-H-8-H-10-H-10	B-7	-to permit construction of townhomes with site specific zone provisions

TEMPORARY USE BY-LAWS
ZONING BY-LAW No. 2011/65
Municipality of SOUTHWEST MIDDLESEX

	BY-LAW No.	APPLICATION No.	DATE ADOPTED	APPLICANT	LOCATION	Permission Given	MAP NO.	EXPIRY DATE
1	2014/046	P-6/2014	19/03/2014	Janssens	5885 Falconbridge Drive	Seasonal housing for migrant workers	A - 55	March 18, 2024
2	2014/126	P-13/2014	26/11/2014	Fulline Farm & Garden	278 Elizabeth St, Glencoe	Storage of specific commodities and products	B-1	November 26, 2017
3	2015/060	P-1/2015	24/06/2015	Aliah & Mohammed Omid	22760 Pratt Siding Road	Privately-operated community centre	D	June 23, 2018
4	2016/067	P-10/2016	27/07/2016	K. Kirkland & D. Campbell	21855 Hagerty Road, Wardsville	Mobile home (garden suite) for a maximum of 20 years	C-3	July 27, 2036
5	2017/048	P-9/2017	31/05/2017	Elizabeth Rudavsky	2569 Knapdale Drive	Use of Travel Trailer on existing residential property for accommodations of persons for maximum period of 1 year while house is being built	A-36	May 31, 2018
6	2018/052	P-3/2018	July 25, 2018	Tracy Ward & George Lockhart	1034 Longwoods Road	Use of Travel Trailer on existing residential property for accommodations of persons for maximum period of 1 year while house is being built	A-92	July 25, 2019
7	2019/081	P-8/2019	July 31 st , 2019	Stonham	2349 Concession Drive	Permits the placement of a travel trailer on an existing residential property to be used for the accommodation of persons on a temporary basis.	A-59	July 31st, 2020
8	2019/108	P-10/2019	November 27 th , 2019	T. Ward & G. Lockhart	1034 Longwoods Road	Permits the placement of a travel trailer on an existing residential property to be used for the accommodation of persons on a temporary basis.	A-92	November 27th, 2020
9	2021/007	P-2/2021	January 27 th 2021	T. Ward & G. Lockhart	1034 Longwoods Road	Permits the placement of a travel trailer on an existing residential property to be used for the accommodation of persons on a temporary basis.	A-92	January 27th, 2022

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10	2021/034	P-3/2021	September 29 th 2021	JM. and C. Charlton	3355 Lobelia Drive	Permits a max of 4 travel trailers on designated nature lodge sites	A-4	September 29th 2024 (Permitted May 1st to October 31st each year)
11	2021/045 2021/046	P-6/2021	May 26 th 2021	Municipality of Southwest Middlesex	3683 Bute Street and Plan 308 Lot 9	To permit single detached dwellings on private sanitary holding tanks for a temporary basis	B-8	August 14, 2023 (3683 Bute Street) May 26th 2024 (lot 9)
12	2021/079	P-12/2021	September 29 th 2021	Amanda Thompson & Roland Luckas	908 Longwoods Road (County Road 2)	To permit the placement of a garden suite (granny flat)	A-92	September 29th, 2031
13	2022/061	P-7/2022	June 22 nd 2022	Tara & Philip Roberts	5773 Parkhouse Dr	To permit two single detached dwellings on an agricultural lot for a period not to exceed one year while a new residence is built	A-80	June 22nd, 2023
14	2022/065	P-10/2022	July 27 th 2022	Mark & Heather Winship	22877 Big Bend Road	To permit two single detached dwellings on an agricultural lot for a period not to exceed two years while a new residence is built	A-59	July 27th, 2024
15	2023-053	P-5/2023	June 28 th 2023	Philip & Tara Roberts	5773 Parkhouse Drive	To permit two single detached dwelling on an agricultural lot for an additional period of one year while a new residence continues being constructed	A-80	June 28th, 2024

REMOVAL OF HOLDING SYMBOL
ZONING BY-LAW No. 2011/65
Municipality of SOUTHWEST MIDDLESEX

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1	2011/089		02/11/11	Wayne Turner	Pt. Lot 19, RCP 369, Glencoe	R1(1)-H-1 to R1(1)	B - 7	- to permit single unit dwelling
2	2012/036		09/05/2012	Kim & Paul Southern	230 Walker Street, Glencoe	R3-H to R3	B - 3	- to permit multi-unit dwelling
3	2015/020		25/03/2015	Richards	6525 Longwoods Road, Melbourne	HR-H-1 to HR	F	- to permit single unit dwelling
4	2015/82		23/09/2015	Castlemore Homes	151 Ontario Street S., Wardsville	R1(1)-H-1 to R1(1)	C - 3	- to permit single unit dwelling
5	2015/83		23/09/2015	Castlemore Homes	177 Grant Street E., Wardsville	R1(1)-H-1 to R1(1)	C - 3	- to permit single unit dwelling
6	2016/043		25/05/2016	2447126 Ont Ltd (Gary Graham Transport)	22336 Dundonald Road	M2-1-H-3 to M2-1	A - 76	- to permit a truck depot
7	2016/079		21/09/2016	John Hudson	237 Elizabeth Ave., Wardsville	FR-H-2 to FR	C-1	- to permit single unit dwelling
8	2017/015		February 15, 2017	Grace & Hielke Bakker	6483, 6491, 6498, 6506, 6507 & 6523 Krista Lane	RR-H-4 to RR	A-56	-potential to permit single unit dwelling – must meet the conditions of the existing development agreement dated July 14, 2014 (By-law 2014/019) in order for building permit to be issued.
9	2017/073		June 28, 2017	Southwest Middlesex	Pt Lot 27, RCP431, Pts 1- 5 & Pt of Pt 6, Plan 33R18639	R1(1)-H-1 to R1(1)	B-4	-to permit single unit dwelling
10	2018/068		September 19, 2018	Brian & Suzanne LaGuff	Plan 292, Block L, Lot 1	R1(1)-3-H-8 to R1(1)	B-4	-to permit single unit dwelling
11	2018/077		October 24, 2018	Sam Kirschner	22017 Hagerty Road	R1(1)-H-1 to R1(1)	C-1	-to permit single unit dwelling

	BY-LAW No.	APPLICATION No.	DATE ADOPTED	APPLICANT	LOCATION	ZONE CHANGE	MAP NO.	REMARKS
12	2019/110		December 4, 2019	Utopia Custom Homes Inc.	Concession 1, Northwest ½ Lot 1, RP33R10316, Part 1, Tanya Drive	R1(1)-H-1 to R1(1)	B-6	-to permit subdivision construction
13	2020/005	P1-2020	January 22, 2020	Mike Cummings	343 Appin Road	FD-H-2 to FD	B-5	-to permit an accessory building
14	2020/027	P6-2020	April 22, 2020	Alexander & Jordan Van Heck	Plan 42, Lots 5 & 6, Part Lot 4, East King Street, South Church Street	R3-3-H-2 to R3-3	C-1	-to permit multi-unit dwelling
15	2020/034	P7-2020	June 10, 2020	Vibrent Properties Inc.	Range 1, North Part Lot 2	HR-H-1 to HR	F	-to permit single unit dwellings
16	2021/035	P4-2021	April 21 st 2021	John Mark and Cheryl Charlton	3355 Lobelia Drive	A1(11)-H-2 to A1(11)	A-4	-to permit agri-tourism business
17	2022/015	P2-2022	February 9 th 2022	Kemtopia Homes	282 Main Street	R3-4-H-2 to R3-4	B-1	-to permit residential development of 17 townhomes
18	2022/016	P3-2022	February 9 th 2022	Glenn Meadows	Registered Plan 34PL314, Lots 64-75, Lots 77-81, Lots 83-105, & Lot 'B'	R1(1)-H-1 to R1(1)	B-1	-to permit residential development of single detached dwellings
19	2022/040	P6-2022	May 11 th 2022	Arrowwood Farms	6460 Riverside Drive	A1-6-H-11 to A1-6	A-142	-to permit expansion of agricultural events facility
20	2022/070	P9-2022	July 27 th 2022	Filed by Municipality on behalf of multiple property owners	Registered compiled plan 374 Lots, 7-10, 30, 35, 36, 40 John Street	(R1(1)-H-1) & (R2-2-H-1) to (R1(1)) & (R2-2)	B-2	-to permit residential development
21	2023/018	P2-2023	April 12 th 2023	Ontario Plant Propagation Limited	3875 Parkhouse Drive	M1-H-3 to M1	B-8	-to permit agricultural development

MINOR VARIANCES/PERMISSIONS
ZONING BY-LAW No. 2011/65
Municipality of SOUTHWEST MIDDLESEX

	APPLICATION No.	APPLICANT	LOCATION	MAP NO.	REMARKS
1	A-1/2012	B. Martin & A. Keall-Martin	6434 Glendon Dr Pt Lot 1 Concession II	A-56	permits storage shed in front yard
2	A-2/2012	P Hosie	22909 Dundonald Con II, Pt Lot 23 & 24	A-51, B-1	grants relief from minimum lot area and frontage
3	A-1/2013	M. Hoogendoorn	5029 Falconbridge, Con II, Pt Lot 13	A-53	grants relief from MDS II - proposed manure storage
4	A-1/2014	W. & F. Galbraith	5315 Olde Dr, Con IX, Pt. Lot 11	A-31	withdrawn
5	A-2/2014	M & M Melo	5774 Parkhouse, Con VI, Pt Lot 7	A-67	grants relief from side yard width – addition to dwelling
6	A-1/2015	Schouten Farms Ltd.	5299 Parkhouse Dr, Pt Lot 11 R11N	A-79	grants relief from MDS II – proposed hog barn
7	A-2/2015	J. & J. Beam	26 McMaster Place Appin	E	grants relief from maximum height of an accessory building
8	A-3/2015	L. & N. Vos	3762 Newbriggen Dr., Pt Lot 24 R2N	A-76	deferred
9	A-4/2015	J. Vandenberg	21573 Springfield Rd. Pt Lot 5 R11S	A-126	grants relief to permit accessory building in a front yard
10	A-1/2016	J. & B. Talbot	23989 Dundonald Rd., Pt Lot1, Con VI	A - 16	grants relief from maximum height of an accessory building
11	A-1/2017	A. & R. Vanderjeugd	195 King Street Glencoe	B-3	Grants relief from Section 6.2.1. to permit a reduced side-yard width of 3.0 m (9.8 ft)
12	A-2/2017	D. & E. Pigeon	6091 Olde Drive	A-32	Grant relief from Section 6.2.1(3)iii to permit the construction of an accessory building with a minimum setback of 22 m from the local road; Section 6.2.1(12) to permit the construction of an accessory building with a maximum floor area of 205 m ² ; Section 6.3.2b) to permit the construction of an accessory building closer to the front lot line than the minimum distance required for the main building on the lot; Section 6.3.2c) to permit the construction of an accessory

	APPLICATION No.	APPLICANT	LOCATION	MAP NO.	REMARKS
					building in the front yard; and, Section 6.3.2d) to permit the construction of an accessory building closer to the road than the dwelling is to that road.
13	A-3/2017	K. & A. Moore	2563 Concession Drive	A-73	Grant relief from Section 4.22(b)iv to permit the floor area of a second dwelling unit within an accessory building to be a maximum of 93 m ² (1,000sq.ft); Section 5.2.1(9) to permit an accessory building with a maximum floor area of 297m ² (3,197sq.ft); and Section 5.3.4(c) to permit a floor area of 204m ² (2,196sq.ft) within an accessory building to be used for a home occupation
14	A-4/2017	Z. Willis	52 Middlemiss Avenue	G	Grant relief from Section 6.2.1(12) to permit the floor area of an accessory building to be a maximum of 111 m ² ; Section 6.3.2(c) to permit an accessory building to be erected in the exterior side yard of the corner lot; and, Section 6.3.2(h) to permit the height of an accessory building to be a maximum of 5.1m, subject to the following condition: a) That the owner enter into an agreement with the Municipality to bring the subject property into conformity with the Municipality of Southwest Middlesex Yard Maintenance By-law within 6 months after the waiting period for appeal.
15	A-5/2017	M. & P. Plaine	194 Reycraft Avenue	B-7	Grant relief from Section 6.2.1(4) of the Zoning By-law to permit a front yard depth of 6.9 m and Section 6.2.1(5) of the Zoning By-law to permit interior side yard widths of 1.28 m and 1.26 m.
16	A-6&7/2017	SWM	23 & 25 Tanya Drive	B-6	Grant relief from Section 4.13 (d) of the Zoning By-law to recognize a deficient setback of 2.3 m between an existing single unit dwelling and a municipal tile drain; AND FURTHER THAT Application for Minor Variance A-7/2017, filed by the Municipality of Southwest Middlesex for the property located at 27 Tanya Drive, for relief from Section 4.13 (d) of the Zoning By-law to recognize a deficient setback of 1.25 m between an existing single unit dwelling and a municipal tile drain, is also granted
17	A-1/2018	W. & D. Moskal	1856 Longwoods Road	C-1	Grant relief from Section 6.2.1 of the Municipality of Southwest Middlesex Comprehensive Zoning By-law to permit a reduced front yard depth to 3.9 m (12.8 ft) and a reduced floor area for a dwelling to 80.1 sq m (862 sq ft) be GRANTED, subject to the following condition: THAT the applicant receive a permit from the Lower Thames Valley Conservation Authority to allow the construction of the proposed dwelling on the subject lands.

	APPLICATION No.	APPLICANT	LOCATION	MAP NO.	REMARKS
18	A-2/2018	Utopia Custom Homes Inc (Marco DeMelo)	185 Elizabeth Street	B-4	Section 6.2.1(A6) of the Municipality of Southwest Middlesex Comprehensive Zoning By-law to permit a reduced exterior side yard width to 6.02 m (19.8 ft) be GRANTED, subject to the following condition - That the owner enter into a development agreement with the Municipality to facilitate the residential development of the lands to address railway noise mitigation requirements including the provision for air-conditioning, exterior cladding facing the railway achieving a minimum STC rating of 54 or equivalent (e.g. masonry), acoustically upgraded windows facing the railway with appropriate specifications, locating noise sensitive rooms away from the railway side; and that the said agreement be registered against the title of the subject lands. Furthermore, that an environmental easement be registered on title in a form satisfactory to CN.
19	A-3/2018	Ryan Tuer & Karen McLagan	2533 Longwoods Road	A-109	Relief from section 5.2.1(C9) and Section 5.3.4 c) of the Municipality of Southwest Middlesex Comprehensive Zoning By-law to permit an increased floor area for an accessory building used and occupied by a home occupation from 200 sq m to 242.5 sq m be GRANTED, subject to the following condition – THAT the applicant obtain a permit from the Lower Thames Conservation Authority to allow for the proposed accessory building.
20	A-4/2018	Gary Field Homes Inc. (authorized agent for Kees and Rien Kouwenberg)	4323 & 4325 Longwoods Road	A-113	Relief from Section 5.2.1(3i) of the Municipality of Southwest Middlesex Comprehensive Zoning By-law to permit a setback of 27.6 metres from the centre line of Longwoods Road (County Road No. 2) be GRANTED.
21	A-5/2018	Randy & Hannah Horton	179 Graham Street	B-4	Relief from Section 6.2.1(4.a) of the Municipality of Southwest Middlesex Comprehensive Zoning By-law to permit a reduced front yard depth of 4.5m (14.7 ft), be GRANTED.
22	A-6/2018	Withdrawn	6573 Jubilee Drive	n/a	n/a
23	A-7/2018	Jason McLellan	6570 Thompson Drive	A-56	Relief from Sections 6.3.2c), 6.3.2d) and 6.3.2h) of the Municipality of Southwest Middlesex Comprehensive Zoning By-law to permit the construction of an accessory building located within the front yard of the subject property with a height of 5.8 m (19 ft)

	APPLICATION No.	APPLICANT	LOCATION	MAP NO.	REMARKS
24	A-1/2019	Bebensee Estate	884 Longwoods Road	A-92	Relief from minimum lot area and the minimum lot frontage requirements
25	A-2/2019	Melchers Construction	265 Main Street	B-4	-to permit 27 parking spaces
26	A-3/2019	Utopia Homes	67 Tanya Drive	B-6	-to permit encroachment of a covered porch
27	A-4/2019	Mike & Erin Cummings	343 Appin Road	B-5	-to permit the construction of an accessory building and to permit the accessory use of a swimming pool within the Future Development zone
28	A-1/2020	Wayne Turner (authorized agent for Southwest Middlesex)	215 South Street	B-4	-to permit the construction of a single unit dwelling with a reduced rear yard setback of 4.86 m (15.9 ft)
29	A-1/2021	Jean Glover	Concession 3 S Part Lot 2	A-44	-to permit a severance and lot addition with a reduced minimum lot area of 28.8 ha (71.2 ac)
30	A-2/2021	Edward and Michelle Vandergrout	6430 Falconbridge Dr	A-44	-to permit a severance and lot addition with a reduced minimum lot frontage of 149 m (488.8 ft) and a reduced minimum lot area of 2.3511 ha (5.8097 ac)
31	A-3/2021	Monica Van Vooren	196 McKellar Street	B-4	-to recognize an existing dwelling with a minimum Side Yard Width – Exterior of 4.14 m (13.6 ft) ; a minimum Front Yard Depth of 7.0 m (23 ft); and a minimum Rear Yard Depth of 4.91 m (16.1 ft)
32	A-4/2021	Municipality of Southwest Middlesex	301 Main Street, Glencoe	B-1	-to recognize the construction of a day care centre with a front yard setback of 6.94 m (22.7 ft) for the Southwest Middlesex Day Care Centre
33	A-5/2021	Macksville Farms Ltd.	4900 Olde Drive	A-19	-to permit the construction of a dairy barn addition with a setback from 4902 Olde Drive of 142.45 m (467 ft), whereas required MDS setback is 204 m (670 ft); and a manure setback from 4902 Olde Drive of 172.84 m (567 ft), whereas required MDS setback is 284 m (931 ft)

	APPLICATION No.	APPLICANT	LOCATION	MAP NO.	REMARKS
34	A-6/2021	Welch Farms Inc.	6372 Falconbridge Drive	A-44	-to permit the construction of a replacement porch with an interior side yard setback of 0.5 m (1.6 ft), whereas a minimum interior side yard setback required is 3 m (9.8 ft)
35	A-7/2021	McCahon Brothers Ltd.	22388 Hagerty Road	A-85	-To permit the construction of a single large grain bin with an overhead bin with a road setback of 20m (65.6 ft), whereas the required setback from County Road 1 is 33 m (108.3 ft).
36	A-8/2021	Jason & Stephanie Edwards	2961 Concession Dr	A-74	-WITHDRAWN
37	A-9/2021	Michael Smith	30 McMaster Place	E	-To permit the construction of an accessory building with a maximum floor area of 118.95 m ² (1,280 sq ft), whereas the maximum floor area of an accessory building permitted is 100 m ² (1,076 sq ft).
38	A-10/2021	Dave & Michelle McCullough	273 Appin Rd	B4	-To permit construction of an accessory building with a maximum floor area of 119m ² (1,280 sq ft), whereas the maximum floor area of an accessory building permitted is 100 m ² (1,076 sq ft), and a maximum height of 5.09 m (16.7 ft), whereas the maximum height permitted is 4.5 m (14.7 ft).
39	A-1/2022	Arrowwood Farms	6460 Riverside Dr	A42	To permit the establishment of a pavilion with a maximum floor area of 325 sq m (3,500 sq ft), whereas the maximum floor area permitted is 279 sq m (3,000 sq ft)
40	A-2/2022	Joe & Cherie Luis	6523 Krista Lane	A56	To permit the establishment of an accessory building that is located in the front yard, exceeds the maximum ground floor area, and height requirements.
41	A-3-2022	Dr. William Loyens	252 Currie Street	B3	To permit the establishment of a 3.5 m ² business sign located approximately 3.7 m from both the front and exterior side lot lines (within the sight visibility triangle, in accordance with the concept plan).

	APPLICATION No.	APPLICANT	LOCATION	MAP NO.	REMARKS
42	A-4-2022	David McEachren	4087 Olde Drive	A-28	<ul style="list-style-type: none"> • A total maximum ground floor area for accessory buildings of 1,220 m² (13,140 sq ft), whereas Section 6.3.2f) states that accessory buildings shall not exceed the maximum floor area prescribed in Section 6.2.1 being (200 m²/ 2,153 sq ft); and • A lot coverage of 14.6%, whereas Section 6.3.2g) states that accessory building shall not exceed 10% coverage of the lot area; and • A height of 5.8 m (19 ft), whereas Section 6.3.2h) states that accessory buildings shall not exceed four and a half (4.5) metres (14.6 ft) in height; and • A height of 8.5 m (28 ft), whereas Section 6.3.2h) states that accessory buildings shall not exceed four and a half (4.5) metres (14.6 ft) in height.
43	A-5-2022	Derek & Emily Malcolm	155 Water Street	B-6	<ul style="list-style-type: none"> • to recognize an existing deficient frontage of 29.7 m (97 ft) for the entirety of the townhouse block, whereas the minimum frontage permitted in the 'Residential Third Density (R3) Zone' is 30 m (98 ft); • to recognize existing deficient interior side yard setbacks of 1.13 m (3.7 ft) on the west (unit 4) and 3 m (9.8 ft) on the east (unit 1), whereas the minimum interior side yard setback required in the 'R3 Zone' is 4.5 m (14.7 ft); and • a maximum lot coverage for accessory buildings for unit 1 of 11.3%, whereas the maximum lot coverage for accessory buildings is 10%
44	A-6-2022	Dennis Paff	22879 Melbourne Road	A-56	<ul style="list-style-type: none"> • to permit the construction of a 16 m² (172 sq ft) dwelling addition with a 32 m (105 ft) setback from the centreline of an arterial road, whereas the minimum setback permitted from the centreline of an arterial road is 38 m (125 ft); and • to permit the construction of a 56 m² (603 sq ft) carport attached to the east side of the dwelling with an internal side yard setback of 9.7 m (32 ft), whereas the minimum internal side yard setback required for lots having less than 100 m (328 ft) is 10 m (33 ft)
45	A1-2023	Faye Eisan	1761 Concession Drive	A-72	<ul style="list-style-type: none"> • to permit the construction of a single unit dwelling with a setback of 30.58 m (100 ft) from centerline of an arterial road, whereas the minimum setback permitted from the centerline of an arterial road is 38m (125ft) and a rear yard setback of 5m (16.4 ft), whereas the minimum rear yard setback required in the RR zone is 10 m (33ft)

	APPLICATION No.	APPLICANT	LOCATION	MAP NO.	REMARKS
46	A2-2023	Derrick and Nicole Vergeer	45 McMaster Place	E	<ul style="list-style-type: none"> to permit the construction of a 109.25m² addition onto an existing accessory building, which would result in an accessory building with a total ground floor area of 215m² whereas the maximum ground floor area for an accessory building in the HR zone is 100m²
47	A3-2023	Nevin Poultry Farm Ltd	22436 Thames Road	79	<ul style="list-style-type: none"> to permit the construction of a 1,159.4 m² (12,480 sq ft) laying hen barn with a MDS II setback of 157.47 m, whereas 216 m is required
48	A4-2023	Edward Rowe	194 McKellar Street	B-4	<ul style="list-style-type: none"> to permit the construction of a 134.5 m² (1,448 sq ft) addition onto an existing 114 m² (1,227 sq ft) single detached dwelling, which would result in a lot coverage of 31.3%, whereas the maximum lot coverage permitted in the 'Residential First Density (R1(1)) Zone' is 30%
49	A5-2023	Doug Scrimgeour	25141 Old Airport Road	A-3	<ul style="list-style-type: none"> to permit construction of an accessory building with a setback from centerline of a local road (Old Airport Rod) of 24 m (79 ft), whereas the required setback from centerline of a local road in the 'General Agricultural (A1) Zone' is 28 m (92 ft) and a setback from centerline of a collector road (Dundondal Road/County Road 80) of 27 m (89 ft), whereas the required setback from centerline of a collector road in the 'General Agricultural (A1) Zone' is 33m (108 ft)

PURPOSE AND EFFECT
BY-LAW NO. 2011/065
MUNICIPALITY OF SOUTHWEST MIDDLESEX
ZONING BY-LAW

By-law No. 2011/065 of the Municipality of Southwest Middlesex is a comprehensive zoning by-law passed by Council on 27 July 2011 pursuant to Section 34 of the Planning Act, R.S.O., 1990 as amended or revised from time to time.

The By-law regulates the use of land and the character, location and use of buildings and structures throughout the Municipality. It divides the Municipality into a number of specific land use zones. For each zone, the permitted uses and the regulations governing these uses (namely, the siting and size of buildings and structures) are listed.

If a use is not specifically permitted by the By-law, it is deemed to be prohibited with the exception of certain public uses. If the existing use of a property is not listed as a permitted use and does not qualify as a public use, then the use is a non-conforming or an illegal use depending upon when it was established. Non-conforming uses are protected and allowed to continue. Expansions to enlarge or extend non-conforming uses, however, require public notice and the approval of the Municipality.

The zone maps or schedules which form part of the By-law identify individual properties and the zoning which applies to them. Regulations which apply to more than one land use zone or throughout the Municipality regardless of how lands are zoned are contained in a separate section, entitled General Regulations.

Amongst other more specific changes, the new Zoning By-law contains up-dated and revised definitions, new standards for development, new and revised land use zones and improved mapping. In addition, the By-law implements various provisions of the Municipality's Official Plan. Under the provisions of the Planning Act, the Zoning By-law must conform to Municipality's the Official Plan, the Official Plan of the County of Middlesex, and be consistent with the Provincial Policy Statement.

The By-law does not exempt any person or corporation from having to comply with the requirements of the Ontario Building Code, the Lower Thames Valley Conservation Authority or the St. Clair Region Conservation Authority. It also does not exempt any person or corporation from having to comply with other by-law of the Municipality or from obtaining any necessary or required license, permit or approvals from any other authority or public agency having jurisdiction in the Municipality. Amendments may be made at any time to the Zoning By-law in response to development proposals, requests for changes in land use and other planning issues that may arise. The Official Plan establishes the basis for evaluating and adopting such amendments. Depending on the nature of the proposed amendment, surrounding property owners or residents of the Municipality as-a-whole are notified and given an opportunity to express their support of,

or opposition to, the proposed amendment. All amendments to the By-law must be in conformity with the Southwest Middlesex Official Plan and the Official Plan of the County of Middlesex and must be consistent with the Provincial Policy Statement.

This By-law replaces By-law No. 3192, being the Zoning By-law of the former Township of Mosa, By-law No. 17-78, being the Zoning By-law of the former Township of Ekfrid, By-law No. 1100 being the Zoning By-law of the former the Village of Glencoe, and By-law No. 660, being the Zoning By-law of the former Village of Wardsville and all amendments thereto. Minor variances granted to these previous by-laws, however, continue to remain in effect.

Zoning By-Law No. 2011/065

Municipality of Southwest Middlesex

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1.0 INTERPRETATION & ADMINISTRATION

1.1 TITLE

This By-law shall be known as the “Municipality of Southwest Middlesex Zoning By-law”.

1.2 LANDS AFFECTED

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

1.3 SCOPE

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

1.4 INTERPRETATION

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

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

1.5 MEASUREMENTS

All standards of measurement applied in this By-law shall be subject to the normal rules of rounding numbers, within the degree of precision specified by the number of digits following the decimal point, if any, so that:

- a) for a whole number, measurements of less than 0.5 shall be rounded downward to the next whole unit;
- b) for a whole number, measurements of 0.5 and greater shall be rounded upward to the next whole unit;

- c) for a number having one decimal place, measurements of less than 0.05 shall be rounded downward to the next one-tenth unit;
- d) for a number having one decimal place, measurements of 0.05 and greater shall be rounded upward to the next one-tenth unit; and
- e) for numbers expressed as a ratio or as a percentage, rounding shall not be applied.

1.6 LICENCES AND PERMITS

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

1.7 REMEDIES

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

Where a person or corporation, guilty of an offense under this By-law has been directed to remedy any violation and is in default of doing any matter or thing required, such matter or thing shall be done at his or its expense. Where a person or corporation has refused or neglected to reimburse the Municipality for the cost of such work, thing or matter done, the same may be recovered by the Municipality in like manner as taxes.

1.8 APPLICATION OF OTHER LEGISLATION

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

1.9 VALIDITY

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

2.0 DEFINITIONS

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

2.1 ABATTOIR

shall mean a building erected, used or intended for the slaughtering of animals for the purposes of processing meat into food for human consumption and/or where meat products are produced, processed, handled, sold or stored.

2.2 ACCESSORY

when used to describe a use, building, or structure shall mean a use, building, or structure that is:

- a) incidental, subordinate and exclusively devoted to a main use, building or structure;
- b) located on the same lot as the main use, building or structure;
- c) unless specified otherwise in this By-law, not used for human habitation.

2.3 ACCESSORY DWELLING UNIT

shall mean a self-contained space or enclosure within a single unit dwelling erected, used or intended for habitation by a person or household and which contains at least one (1) room, a kitchen and lavatory facilities designated for the use of its occupants.

2.4 ADULT ENTERTAINMENT ESTABLISHMENT

shall mean a building or structure erected, used or intended for use in the pursuance of any trade, calling, business or occupation, for the purpose of a live performance, exhibition or activity designed to appeal to erotic or sexual appetites or inclinations, a principal feature or characteristic of which is the nudity or partial nudity of any person, and in respect of which the word nude, naked, topless, bottomless or sexy, or any other word, picture, symbol or representation having like meaning or implication is used on a sign advertisement or advertisement device and, without limiting the generality of the foregoing, includes any performance, exhibition or activity involving striptease dancers, go-go dancers, exotic dancers, wet clothing contests or best body parts contests and additionally includes a body rub parlour but not a massage therapy establishment.

2.5 AGRICULTURAL SALES ESTABLISHMENT

shall mean the use of land, buildings or structures for the purposes of the sale of goods, materials or services that support or are otherwise associated with agricultural uses including, but not limited to, the sale, processing and storage of feed, fertilizer and chemical products.

2.6 AGRICULTURAL USE

shall mean the cultivation of land, the production of crops and the processing and selling of such products and the breeding, care, raising and keeping of livestock and the selling of such livestock or the products of such livestock and, without limiting the generality of the foregoing, includes apiaries, aquaculture, greenhouses, fish hatcheries, fur farming, market gardening, rabbitries, sod farming, production of maple syrup and the raising and the harvesting of bush, field, tree or vine crops.

2.7 ALTER

shall mean, when used in reference to a building or structure, to change any one or more of the internal or external dimensions of such building or structure or to change the type of construction of the exterior walls or roof thereof, and when used in reference to a lot, shall mean to change the width, depth, or area thereof or to change the frontage, depth, or area of any required yard, setback, or parking area, or to change the location of any boundary of such lot with respect to a road, whether such alteration is made by conveyance or alienation of any portion of the said lot or otherwise.

2.8 ANIMAL CLINIC

shall mean a building erected, used or intended for, use by a veterinarian and his assistants for the purpose of providing for the care and treatment of pets raised or housed for recreational or hobby purposes, and, without limiting the generality of the foregoing, includes dogs, cats, and birds but does not include livestock.

2.9 ANIMAL HOSPITAL

shall mean a building erected, used or intended for use by a veterinarian and his assistants for the purpose of providing for the care and treatment of livestock and may include an animal clinic.

2.10 APARTMENT DWELLING

shall mean a dwelling, consisting of four (4) or more dwelling units which units have a common entrance from the street level and the occupants of which have the right to use, in common, halls and/or stairs and/or elevators and yards.

2.11 ART GALLERY

shall mean a building erected, used or intended for the public display of works of art such as paintings, sculpture, pottery, glass and weaving are displayed for public viewing.

2.12 ARTERIAL ROAD

shall mean a road, under the jurisdiction of the County, constructed and maintained to accommodate high volumes of vehicular traffic over long distances, where maintaining traffic flow is given priority over access to abutting properties.

2.13 AUCTION SALES ESTABLISHMENT

shall mean the use of land, buildings or structures for the retail sale of articles or goods to the members of the public bidding the highest offer for the article or goods during the sale proceedings.

2.14 BAKE SHOP

shall mean a building where bakery products are offered for sale, some or all of which may be prepared on the premises.

2.15 BALCONY

shall mean a stage or platform, other than a stoop, projecting from the main wall of a building and accessible only from inside such building.

2.16 BANQUET HALL

shall mean a building erected, used or intended for use as a meeting place or for social purposes by the public for which rental charges are paid, and may include associated facilities such as dining rooms and beverage rooms.

2.17 BASEMENT

shall mean that portion of a building between two (2) floor levels which is partly underground but which has at least one-half (1/2) of its height from finished floor to finished ceiling above grade.

2.18 BED & BREAKFAST ESTABLISHMENT

shall mean a single unit detached dwelling in which not more than four (4) rooms are made available by the person or persons occupying the said dwelling for the accommodation of the travelling or vacationing public and within which meals may be offered.

2.19 BOARDING HOUSE OR ROOMING HOUSE

shall mean a dwelling, in which the proprietor resides and supplies lodging for hire or gain to more than two (2) persons and may include the provision of meals to such persons.

2.20 BUFFER STRIP

shall mean lands used for no other purpose than the planting and maintaining of a continuous row of evergreen trees, not less than two (2.0) metres high at maturity and the remainder of which is used for landscaping and/or the planting of ornamental shrubs, flowering shrubs, flower beds or a combination thereto.

2.21 BUILDING

shall mean a structure, whether temporary or permanent, erected, used or intended for sheltering any use or occupancy and consisting of a wall, roof and floor, or any one or more of these, or a structural system serving the functions thereof, including all the works, fixtures and service systems appurtenant thereto, but shall not include a boundary wall, fence, travel trailer, camping trailer, truck camper, motor home or tent.

2.22 BUILDING LINE

shall mean a line within a lot drawn parallel to a lot line which establishes the minimum distance between the lot line and building or structure which may be erected. Where the lot line is a curve, the building line shall be a line drawn parallel to the chord of the arc constituting the lot line.

2.23 BUILDING SUPPLY OUTLET

shall mean the use of land, buildings or structures or combination thereof for the storage, milling and sale of a broad range of building materials, tools and related items.

2.24 BULK SALES ESTABLISHMENT

shall mean the use of land, buildings or structures for the purpose of buying, selling, and storing fuel oil, wood, lumber, building materials or similar bulk commodities but excludes any manufacturing, assembling or processing of these commodities.

2.25 BUTCHER SHOP

shall mean a retail store for keeping or preparing fresh or cured meat for sale by retail but shall not include premises where only pre-packaged meat or meat products are offered for sale.

2.26 CAMPGROUND OR TRAILER PARK

shall mean the use of land for seasonal recreational activity as grounds for the camping or parking of tents, motor homes, travel trailers, park models or truck campers but not mobile homes and consisting of at least five (5) camping sites.

2.27 CAR WASH

shall mean a building erected, used or intended for the installation and operation of automatic or semi-automatic equipment for the washing of motor vehicles, machinery and equipment.

2.28 CATERER'S ESTABLISHMENT

shall mean a building in which food and beverages are prepared for consumption off the premises and are not served to customers on the premises or to take-out.

2.29 CELLAR

shall mean that portion of a building between two (2) floor levels which is partly or wholly underground but which has more than one-half (1/2) of its height from finished floor to finished ceiling below grade.

2.30 CEMETERY

shall mean the use of land, buildings, or structures or combinations thereof for the interment of the deceased or in which human bodies have been buried and may include a crematorium, mausoleum and a columbarium.

2.31 CHURCH

shall mean a building erected, used or intended for religious worship and may include a church hall, church auditorium, parish hall, church day nursery, mosque or synagogue.

2.32 CLINIC

shall mean a building erected, used or intended for the purposes of medical or dental practice and, without limiting the generality of the foregoing, may include the offices or consulting rooms of members of the medical or dental professions or of a chiropractor.

2.33 CLUB

shall mean a building erected, used or intended for use as a meeting place for the members of an organization, association, fraternal order or similar group, not operated for profit and wherein athletic facilities, banquet facilities, dining rooms and beverage rooms may be provided.

2.34 COLLECTOR ROAD

shall mean a road, under the jurisdiction of the County, constructed and maintained to provide linkages between arterial roads and local roads where maintaining traffic flow and access to abutting properties are given equal priority.

2.35 COMMERCIAL USE

shall mean the use of land, buildings or structures or combination thereof for the purposes of buying and/or selling commodities and supplying services for profit or intended for profit.

2.36 COMMUNITY CENTRE

shall mean a building erected, used or intended for community activities and not for commercial purposes, the control of which is vested in the Municipality, a local board or trustees.

2.37 CONTRACTOR'S YARD OR SHOP

shall mean the use of land, buildings or structures or combination thereof for use by any building trade or other construction or service contractor for the purpose of:

- a) storing equipment, vehicles, or materials and may include construction and heavy equipment and commercial motor vehicles but not including derelict motor vehicles; or
- b) performing shop work or assembly work; or
- c) the base of operations for persons who are employed by or associated with the business, including the assembly or rally of such persons for transportation to a work site off the premises.

2.38 CONSERVATION AREA

By-Law
#2015/066

shall mean lands owned by a conservation authority, which may or may not be open to the public, for the protection, maintenance and enhancement of the natural environment including soil, water, vegetation and wildlife.

2.39 CONSERVATION AUTHORITY

shall mean the Lower Thames Valley Conservation Authority or the St. Clair Region Conservation Authority.

2.40 CONVERTED DWELLING

shall mean a dwelling originally designed as a single unit detached dwelling which because of its size or design is or is capable of being converted by partition and the addition of sanitary facilities and cooking facilities into more than one (1) dwelling unit.

2.41 CORNER LOT

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

2.42 COUNTY

shall mean The Corporation of the County of Middlesex.

2.43 CUSTOM WORKSHOP

shall mean a building, or portion thereof, where goods are produced to special order and sold on the premises, but shall not include a building or structure where the manufacture of goods is performed on a mass production or assembly line basis.

2.44 DAY CARE CENTRE

shall mean a building erected, used or intended for accommodating more than five (5) children who are not of common parentage, primarily for the purpose of providing temporary care, or guidance, or both care and guidance, for a continuous period not exceeding twenty-four hours, where the children are:

- a) under eighteen (18) years of age in the case of a day care center for children with a developmental disability, and
- b) under ten (10) years of age in all other cases.

2.45 DEAD STOCK DEPOT/TRANSFER STATION

By-Law
#2015/066

shall mean the use of land, buildings or structures for the purposes of the collection, storage and disposal of dead farm animals in accordance with the Dead Animal Disposal Act and regulations thereto.

2.46 DECK

shall mean a structure made of wood, concrete or other material projecting from a building or freestanding, open to the sky, and intended for the purpose of outdoor dining, lounging and other similar accessory uses.

2.47 DOG KENNEL

shall mean the use of land, buildings or structures or combination thereof within which four (4) or more dogs more than sixteen (16 weeks) of age are housed, groomed, bred, boarded, trained or sold and operating in accordance with the Municipality's Dog Licensing and Control By-law.

2.48 DOG POUND

shall mean the use of land, buildings or structures or combination thereof, for the purpose of impounding dogs pursuant to a by-law of the Municipality, and where such dogs are kept for a minimum redemption period as defined in the Animals for Research Act.

2.49 DOUBLE DUPLEX DWELLING

shall mean a dwelling that is divided horizontally into four (4) dwelling units each of which has an independent entrance either directly or through a common vestibule.

2.50 DRIVE-IN RESTAURANT

shall mean a building, erected, used or intended for the sale of food or refreshments to the general public, and where such food or refreshment may be made available to a person while in his motor vehicle or while within the building, and where provision may be made for the consumption of such food or refreshment by the person while in his motor vehicle, within the building or elsewhere on a lot.

2.51 DRIVEWAY

shall mean a private passageway for a motor vehicle, having at least one end thereof connected to a road, and providing the principal means of vehicular access to a lot.

2.52 DRY CLEANING ESTABLISHMENT

shall mean a building erected, used or intended for dry cleaning, dry dyeing, cleaning or pressing of articles or goods of fabric is carried on and in which only non-flammable solvents are used which emit no odours or fumes, and in which no noise or vibration causes a nuisance within or outside the premises.

2.53 DUPLEX DWELLING

shall mean a dwelling that is divided horizontally into two (2) dwelling units each of which has an independent entrance either directly or through a common vestibule.

2.54 DWELLING

shall mean a building, occupied or capable of being occupied exclusively as a home, residence or sleeping place by one or more persons and shall include a factory-built modular dwelling

designed and constructed in accordance with the specifications of the Canadian Standards Association CAN/CSA-A277 but shall not include living quarters for a caretaker, watchman, or other person or persons which are accessory to a non-residential building or structure.

2.55 DWELLING UNIT

shall mean one or more habitable rooms occupied or capable of being occupied by a person or household as an independent and separate housekeeping establishment in which separate kitchen and sanitary facilities are provided for the use of such person or household, with a private and secure entrance from outside the building or from a common hallway or stairway inside the building in which the dwelling unit is located.

2.56 EFFECTIVE DATE

shall mean the date that this By-law shall be deemed to come into full force and effect pursuant to the provisions of the Planning Act.

2.57 ERECT

shall mean to build, construct, reconstruct, alter or relocate and, without limiting the generality of the foregoing, shall include any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, structurally altering any existing building or structure by an addition, deletion, enlargement or extension.

2.58 ESTABLISHED BUILDING LINE

shall mean the building line established by the average setback of any five (5) existing dwellings erected on any one side of a continuous one hundred and fifty (150) metre strip of land fronting on a road.

2.59 EXISTING

shall mean existing as of the date of the passing of this By-law.

2.60 EXTERIOR SIDE YARD

shall mean a side yard immediately adjoining a street.

2.61 FACTORY OUTLET

shall mean a building accessory to an industrial use wherein products manufactured, produced, processed or stored on the premises are kept or displayed for wholesale or retail sale, or wherein orders are taken for the delivery of such products.

2.62 FARM OR IRRIGATION POND

shall mean a body of water located outdoors, contained by natural or artificial means and designed, used or intended for agricultural purposes including irrigation and watering for livestock but not for recreational purposes.

2.63 FARM EQUIPMENT SALES & SERVICE

shall mean the use of land, buildings or structures or combination thereof where farm vehicles and equipment are stored for the purpose of sale, lease, or hire and where such vehicles and equipment are repaired or serviced for purposes of being maintained in an operable condition.

2.64 FARM FUEL SALES

shall mean the use of land, buildings or structures or combination thereof where fuel specifically intended for use in farm vehicles and equipment is stored for the purpose of dispensing and sale, and may include the storage and sale of gasoline, diesel fuel, propane, natural gas and lubricants.

2.65 FEED MILL

shall mean a building erected, used or intended for use for the preparation, processing, preserving, grading or storing of agricultural products for eventual consumption by livestock or domestic pets, and may include the retail and wholesale sale of such products.

2.66 FIRST STOREY

shall mean the storey that has its floor closest to grade and its ceiling more than 1.8 m above grade.

2.67 FITNESS CENTRE

shall mean a building erected, used or intended for facilities, machines and equipment made available to the public or to members, for a fee, for the purposes of physical training and improving physical health and fitness.

2.68 FLEA MARKET

shall mean the use of lands, buildings or structures or combination thereof where stalls or areas are partitioned off and rented or otherwise provided for the selling of articles, goods or things that are either homemade, homegrown, handcrafted, old, obsolete, antique or used and may include the selling of food prepared and intended for consumption on the premises.

2.69 FLOOR AREA

shall mean the sum of the areas of all floors of a building measured from the outside of all exterior walls exclusive of any attic, basement, garage, verandah, porch or sunroom unless such enclosed porch or sunroom is an integral part of the building and habitable in all seasons, and excluding any floor area with a floor to ceiling height of less than two (2.0) metres.

2.70 FOOD PROCESSING PLANT

shall mean a building in which agricultural products are prepared, processed, preserved, graded or stored for eventual human consumption.

2.71 FORESTRY USE

shall mean the raising and harvesting of wood and, without limiting the generality of the foregoing, shall include the raising and cutting of fuel wood, pulp wood, lumber, Christmas trees and other forest products.

2.72 FRONT YARD

shall mean a yard extending across the full width of the lot between the front lot line of the lot and the nearest main wall of any main building or structure on the lot. **FRONT YARD DEPTH** shall mean the least horizontal dimension between the front lot line of the lot and the nearest main wall of any main building or structure on the lot.

2.73 FRUIT AND VEGETABLE STAND

shall mean a structure designed, used and intended for the purpose of the sale of agricultural products and readily portable and open to the air on at least one side, accessory to an agricultural use.

2.74 FUNERAL HOME

shall mean a building erected, used or intended for the preparation of corpses by a licensed undertaker for interment and includes facilities for accommodating the public.

2.75 GARDEN CENTRE

shall mean the use of land, buildings or structures or combination thereof for the purpose of selling trees, shrubs and plants, lawn and garden equipment, furnishings and supplies.

2.76 GAS BAR

shall mean the use of land, buildings or structures or combination thereof for the sale of gasoline, propane, oil and allied products for motor vehicles and the introduction of such liquids into motor vehicles and may include the sale of small items required for the operation of motor vehicles, but does not include provisions for motor vehicle repairs, oil changes, lubrications, or similar mechanical services.

2.77 GENERAL RETAIL STORE

shall mean a retail store within which is conducted the selling of groceries, cigarettes, tobacco, confectionery goods, sundry items and other general merchandise, and may include part of a motor vehicle service establishment or gas bar.

2.78 GOLF COURSE

shall mean the use of land for the purpose of playing golf and buildings and structures accessory thereto and without limiting the generality of the foregoing, includes a driving range, a miniature golf course or combination thereof.

2.79 GRADE

shall mean the average elevation of proposed or finished ground adjoining or adjacent to all exterior walls of a building.

2.80 GRAIN HANDLING FACILITY

shall mean the use of land, buildings or structures or combination thereof for the commercial drying, cleaning, handling or storing of crops.

2.81 GROUP HOME

shall mean a dwelling in which a minimum of three (3) and a maximum of five (5) persons, excluding staff or the receiving household, live under responsible supervision consistent with their needs and licensed or approved under the laws of the Province of Ontario or the Government of Canada or otherwise under the jurisdiction of the Ontario Ministry of Community and Social Services and, without limiting the generality of the foregoing, may include satellite residences for seniors and accommodation for the developmentally handicapped.

2.82 HALF STOREY

shall mean the portion of a building located wholly or partly within a sloping roof, having side walls not less than one (1.0) metre in height, and a ceiling with a minimum height of two (2.0) metres over an area equal to at least fifty (50) percent of the area of the floor next below.

2.83 HALFWAY HOUSE

shall mean a dwelling in which a maximum of five (5) persons, excluding staff or the receiving household, live under responsible supervision consistent with their needs and licensed or approved under the laws of the Province of Ontario or the Government of Canada for psychiatric patients who are transitionally or permanently discharged from a psychiatric hospital; persons who have been placed on probation under the provisions of the Probation Act, the Criminal Code of Canada, the Young Offenders Act, or who have been released on parole under the provisions of the Ministry of Correctional Services Act or the Parole Board of Canada or persons who have been charged under the Young Offenders Act but who have been placed in open or secure custody.

2.84 HAZARD LAND

shall mean land that is subject to flooding or land with steep slopes, or that is rocky, low-lying, marshy, unstable, hazardous, subject to erosion or to natural or artificial perils, and includes land lying below the regulatory floodline.

2.85 HEIGHT

shall mean, when used with reference to a building or structure, the vertical distance between the horizontal plane through grade and a horizontal plane through:

- a) the highest point of the roof assembly in the case of a building with a flat roof, a deck roof or a domed roof;

- b) the average level of a sloped roof, between ridges and the eaves, provided that such roof having a slope of less than twenty (20) degrees with the horizontal shall be considered a flat roof;
- c) in a multi-peaked sloped roof, the average level between the ridge of the highest peak and the eaves;
- d) the average level between eaves and ridges in the case of a roof type not covered in subsections a), b) or c).

2.86 HEREIN

shall mean within this By-law.

2.87 HOME OCCUPATION

shall mean an occupation, accessory to a residential use, for gain or support and owned, managed and conducted by persons residing on the lot on which the home occupation is conducted along with those persons whom reside elsewhere as may be specified herein. Where a home occupation is permitted within a dwelling, such uses may include the offices, workrooms or consulting rooms of a business profession, trade, craft or hobby but such uses do not include or permit group instruction or a retail store with the exception of the sale of arts, crafts and other handmade articles or things. Where a home occupation is permitted within an accessory building, such uses may also include a carpentry shop, a welding shop, a machine shop, a service shop or a contractor's yard or shop.

2.88 HOTEL

shall mean a building, erected, used or intended for the purposes of catering to the needs of the public by supplying food and furnishing sleeping accommodation consisting of not less than six (6) guest rooms and may include a tavern.

2.89 HOUSEHOLD

shall mean a single and independent housekeeping unit occupying and using only one dwelling unit.

2.90 INDUSTRIAL MALL

shall mean a building or group of buildings erected, used or intended for use which are held in single ownership or by members in a condominium corporation or cooperative, and divided into units for separate and independent occupancy by industrial uses for which common loading and parking facilities and other common services may or may not be provided.

2.91 INDUSTRIAL USE

shall mean the use of land, buildings or structures or combination thereof for the purpose of manufacturing, assembling, making, preparing, inspecting, ornamenting, finishing, treating, altering, repairing, distributing, warehousing, storing, or adapting for sale any goods, substance, article or thing, including the storage of building and construction equipment and materials.

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2.92 INSTITUTIONAL USE

shall mean the use of land, buildings or structures or combination thereof for public or social purposes but not for the purpose of gain or profit and may include governmental, religious, educational, charitable, philanthropic or other similar but non-commercial uses.

2.93 INTERIOR LOT

shall mean a lot other than a corner lot.

2.94 INTERIOR SIDE YARD

shall mean a side yard other than an exterior side yard.

2.95 LANDING STRIP

shall mean the use of land, accessory to an agricultural or residential use, for the purpose of those residing thereon for the landing and taking off of non-commercial aircraft and may include buildings and structures accessory thereto.

2.96 LANDSCAPED OPEN SPACE

shall mean the use of land for the growth and maintenance of grass, flowers, shrubbery and other landscaping materials, both natural and artificial, accessory to a building or structure, and includes any surfaced walk, patio, or similar area, but does not include any access driveway or ramp, parking lot, deck or any open space beneath or land within any building or structure.

2.97 LAUNDRY ESTABLISHMENT

shall mean a building erected, used or intended for the drying, ironing and finishing of laundered goods and where no odours, fumes, noise or vibration which create a nuisance outside the business are emitted and may include a self-service, coin operated laundromat.

2.98 LIBRARY

shall mean a library, branch library, bookmobile, or distributing station operating under the Public Libraries Act.

2.99 LIVESTOCK

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

2.100 LIVESTOCK MARKETING YARD

shall mean the use of land, buildings or structures or combination thereof for the temporary confinement of livestock for the purpose of sale, auction and distribution.

2.101 LOCAL ROAD

shall mean a road, under the jurisdiction of the Municipality, constructed and maintained to accommodate low volumes of vehicular traffic and provide linkages to arterial roads and to collector roads where access to abutting properties is given priority over maintaining traffic flow.

2.102 LOT

shall mean a parcel or tract of land which is

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

2.103 LOT AREA

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

2.104 LOT COVERAGE

shall mean that percentage of the area of a lot covered by the perpendicular projection onto a horizontal plane of all buildings and roofed or otherwise covered structures but excluding arbors, pergolas, trellises and similar structures and balconies, canopies and overhanging eaves which are two (2.0) metres or more in height above finished grade.

2.105 LOT FRONTAGE

shall mean the horizontal distance between the side lot lines of a lot measured at right angles. Where such side lot lines are not parallel, the lot frontage shall be measured perpendicularly to the line joining the mid-point of the front and the centre of the rear lot line at a point six (6.0) metres back from the front line, and where such side lot lines meet, lot frontage shall be measured perpendicularly to the line joining the apex of the triangle formed by the side lot lines and a point six (6.0) metres back from the front lot line.

2.106 LOT DEPTH

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

2.107 LOT LINES

shall mean the boundary lines of a lot defined as follows:

- a) Front Lot Line, shall mean, except in the case of a corner lot, the line dividing the lot from the street. In the case of a corner lot, the shorter boundary line abutting the street shall be deemed the front lot line and the longer boundary line abutting the street shall be deemed to be the side lot line. In case each of such lot lines should be of equal length, the front lot line shall be deemed to be the front lot line as established in the block by prior construction. In the case of a through lot, the shorter boundary dividing the lot from the street shall be deemed the front lot line and the opposite longer boundary shall be deemed the rear lot line. In case each of such lot lines should be of equal length, the front lot line shall be deemed to be the front lot line as established in the block by prior construction.
- b) Rear Lot Line, shall mean the lot line of a lot having four (4) or more lot lines which is farthest from or opposite to the front lot line.
- c) Side Lot Line, shall mean a lot line other than a front or rear lot line. In the case of a corner lot, the side lot line dividing the lot from the street shall be deemed to be the exterior side lot line and the other side lot line shall be deemed to be the interior side lot line.

2.108 MACHINE SHOP

shall mean a building erected, used, or intended for the servicing or repair of equipment and machinery and/or small engines.

2.109 MAIN BUILDING

shall mean the building erected, used or intended for the permitted and principle use of the lot or part thereof.

2.110 MAIN WALL

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

2.111 MARKET GARDEN

shall mean the use of land, buildings or structures or combination thereof for the purpose of buying and selling fruits and vegetables.

2.112 MICRO BREWERY

shall mean a building or structure erected, used or intended for the making of beer and/or wine and offered for retail sale for consumption off the premises.

2.113 MINIMUM DISTANCE SEPARATION (MDS I AND MDS II)

shall mean formulae attached hereto in Schedule "H" used for the purposes of determining, in the case of MDS I, the minimum distance required for non-agricultural uses establishing or expanding in proximity to livestock facilities located on a separate lot, and in the case of MDS II, the minimum distance required for establishing or expanding livestock facilities in proximity to non-agricultural uses located on a separate lot.

2.114 MINI-STORAGE WAREHOUSE

shall mean a building containing individual storage units accessible by the user and used for the storage of goods, wares, merchandise, non-perishable foodstuffs, substances, articles or things but shall not include the storage of fuels, solvents, paints or other inflammable substances.

2.115 MOBILE FOOD OUTLET

shall mean a self-propelled motor vehicle or a unit towed by a motor vehicle, from which food and refreshments are made available to the general public for a fee.

2.116 MOBILE HOME

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shall mean a building designed and constructed in accordance with the specifications of the Canadian Standards Association CAN/CSA-Z240 for year-round occupancy as a dwelling; transported or designed to be transported on its own or in one (1) or more separate sections or modules each on its own wheels, on a flatbed or by other means and joined together to form one (1) dwelling unit and its running gear comprising the hitch and wheel assembly, if any, removed and placed on a totally enclosed concrete foundation which extends below the frost line and which is constructed in accordance with the Ontario Building Code or equivalent.

2.117 MOBILE HOME PARK

shall mean the use of land for the placement of mobile homes on leased sites.

2.118 MOTEL

shall mean a building, or two (2) or more detached buildings erected, used or intended for the purpose of catering to the needs of the travelling public by furnishing sleeping accommodation with or without supplying food.

2.119 MOTOR HOME

shall mean a motor vehicle chassis designed to provide temporary living quarters for recreation, camping and travel purposes.

2.120 MOTOR VEHICLE

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shall mean a wheeled self-propelling device for the transportation of passengers and goods and without limiting the generality of the foregoing, includes automobiles, trucks, buses, ambulances, hearses, motor homes and tractors.

2.121 MOTOR VEHICLE SALES ESTABLISHMENT

shall mean the use of land, buildings or structures or combination thereof where motor vehicles are kept for sale and where motor vehicles may be oiled, greased and where repairs essential to the operation of motor vehicles are performed.

2.122 MOTOR VEHICLE SERVICE ESTABLISHMENT

shall mean the use of land, buildings or structures or combination thereof for the sale of gasoline, propane, oil, grease, antifreeze, tires, batteries and other accessories for motor vehicles where

motor vehicles may be oiled, greased or cleaned, or have their ignition adjusted, tires inflated or batteries charged or where only minor or running repairs essential to the operation of motor vehicles are performed.

2.123 MULTIPLE UNIT DWELLING

shall mean a dwelling of three (3) or more dwelling units.

2.124 MUNICIPAL DRAIN

shall mean a drainage works as defined by the Drainage Act.

2.125 MUNICIPALITY

shall mean the Corporation of the Municipality of Southwest Middlesex.

2.126 MUSEUM

shall mean a building erected, used or intended for use as a repository for historical artifacts, relics or documents which may be periodically placed on display for public viewing.

2.127 MUSHROOM FARM

shall mean the use of land for the purpose of growing mushrooms for gain or profit.

2.128 NET FLOOR AREA

shall mean that portion of the floor area of a building which is used exclusively for a non-residential use defined or specifically permitted herein but excluding:

- a) any part of such building used for any other non-residential use defined herein or specifically permitted elsewhere in this By-law;
- b) any part of such building used as a dwelling unit, a public concourse or a common hallway or stairway not used exclusively by the said non-residential use;
- c) any part of such building used solely for the storage of electrical equipment or of equipment to heat, cool or otherwise control the environment of such building or a portion thereof; or
- d) the thickness of any exterior walls of such building.

2.129 NON-AGRICULTURAL

shall mean, when used in reference to a use, building or structure, shall mean used, intended or designed for purposes other than those of an agricultural use.

2.130 NON-COMPLYING

shall mean a building or structure which does not agree with the regulations herein but does not include a non-conforming use, building or structure.

2.131 NON-CONFORMING

shall mean a use, building or structure which is not a use, building or structure permitted in the zone in which the said use, building or structure is situated.

2.132 NURSING HOME or REST HOME

shall mean a building in which the proprietor supplies lodging and provides nursing, medical and similar care and treatment, if required.

2.133 OCCUPANCY

shall mean to reside in as owner or tenant on a permanent or temporary basis.

2.134 OFFICE

shall mean a building erected, used or intended for the management, direction or conducting of an agency, business, profession, labour or fraternal organization but excludes such uses as retail trade; the manufacturing, assembly or storage of goods; or places of assembly and amusement.

2.135 OUTDOOR AMENITY AREA

shall mean contiguous landscaped space accessible to a dwelling or dwelling unit and situated on the same lot therewith, designed, used or intended to be used for the passive enjoyment and recreational needs of the occupants.

2.136 OUTDOOR FURNACE

shall mean an outdoor appliance designed, used or intended for burning solid fuel for the purpose of the heating of buildings but shall not include a heating device used in the operation of a sugar bush or the production of maple syrup.

2.137 OUTSIDE STORAGE

shall mean the storage of goods, materials or equipment in the open air on a lot or portion thereof.

2.138 PAINTBALL PARK

shall mean the use of lands for the purposes of organized outdoor recreational activity in which the participants engage in interactive play using low speed paint ball guns firing or capable of firing non-hazardous, environmentally friendly propellant, protective gear and other equipment as may be necessary or required, where members of opposing teams attempt to secure a common flag, or variations thereof.

2.139 PARKING LOT

shall mean an area, whether or not enclosed, exclusive of isles, entrances and exit lanes, accessible to an aisle, street or road and designed, used or intended for the purposes of the temporary parking of motor vehicles.

2.140 PARKING SPACE

shall mean a space, whether or not enclosed, having a minimum width and a minimum length as prescribed herein, exclusive of aisles, entrance and exit lanes, accessible to a street or road and designed, used or intended for the purpose of the temporary parking or storage of a motor vehicle.

2.141 PARKING SPACE, ACCESSIBLE

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shall mean an accessible parking space designed, used or intended for the purpose of the temporary parking or storage of a motor vehicle by persons who require or use wheelchairs, canes, crutches, walkers or other mobility assistance devices and who may require additional aisle space to accommodate a lift or ramp.

- a) Type A Parking Space shall mean an accessible parking space intended to accommodate a motor vehicle equipped with a mechanical lift and/or wheelchair ramp, and which incorporates a delineated space adjacent to the motor vehicle for the deployment of the lift and/or ramp.
- b) Type B Parking Space shall mean an accessible parking space intended to accommodate a motor vehicle which does not require additional space to accommodate a lift and/or ramp.

2.142 PARK MODEL

shall mean a dwelling, designed and constructed in accordance with the specifications of the Canadian Standards Association CAN/CSA – Z241 for recreational camping or seasonal occupancy and not year-round occupancy.

2.143 PERMITTED

shall mean permitted by this By-law.

2.144 PERSON

shall include an individual, an association, a firm, a partnership, an incorporated company, municipal corporation, agent or trustee and their heirs, executors, or other legal representatives of a person to whom or which the context of this By-law may apply according to law.

2.145 PERSONAL CARE ESTABLISHMENT

shall mean a building wherein a service is performed directly to an individual and includes, without limiting the generality of the foregoing, a barber shop, a beauty salon, a tanning salon and the premises of a manicurist, beautician, chiropractor, massage therapist and similar personal care services.

2.146 PERSONAL SERVICE ESTABLISHMENT

shall mean a building wherein a service is provided for the alteration, care, making of and repair of wearing apparel and includes, without limiting the generality of the foregoing, a shoe repair shop, and a tailor or dressmaking shop.

2.147 PLACE OF ENTERTAINMENT OR AMUSEMENT

shall mean a building erected, used or intended for use as a bowling alley, billiard or pool room, amusement arcade, internet café or any combination thereof.

2.148 PLANTING STRIP

shall mean an area used for the planting and maintaining of a continuous row of evergreen trees, not less than one (1.0) metre in height at time of planting and not less than two (2.0) metres in height at maturity, and the remainder of which is used for landscaping and the planting of ornamental shrubs, flowering shrubs, flower beds or a combination thereof.

2.149 PORCH

shall mean a roofed, open gallery or portico attached to the exterior of a building.

2.150 PRIVATE GARAGE

shall mean a building or structure, erected, used or intended for the storage of a motor vehicle and the storage of household equipment incidental to residential occupancy, wherein no service for profit is rendered; and where such building or structure is within two (2.0) metres of the main building, it shall be deemed to be attached to or part of the main building and not an accessory building.

2.151 PRIVATE PARK

shall mean a park other than a public park, regardless of whether or not such park is maintained or operated for gain or profit, but excludes an amusement park.

2.152 PRIVATE ROAD

shall mean an improved highway, street or road which affords the principal means of vehicular access to a lot and which is not under the jurisdiction of the Municipality, the County or the Province.

2.153 PRIVATE SCHOOL

shall mean a school, other than a public school or commercial school, recognized as a private school under the Education Act and under the jurisdiction of a board of trustees or governors and may include a boarding school.

2.154 PROPANE TRANSFER FACILITY

shall mean the use of land where propane is stored for the purpose of dispensing and sale.

2.155 PUBLIC AUTHORITY

shall mean the:

- a) Municipality,
- b) County,

- c) Government of Canada,
- d) Province of Ontario,
- e) St. Clair Region Conservation Authority,
- f) Lower Thames Valley Conservation Authority

and any other agency, board, commission, committee or other body established or exercising any power or authority under any general or special statute of Ontario or the Government of Canada with respect to any of the affairs or purposes of the Municipality or a portion thereof, and includes any committee or local authority established by by-law of the Municipality.

2.156 PUBLIC GARAGE

shall mean the use of land, buildings or structures or combination thereof where motor vehicles are kept or stored for remuneration or repair, including the repair of motor vehicle bodies, frames or motors, and the cleaning, painting, servicing, upholstering, and washing of such vehicles, and may include the sale of accessories for motor vehicles.

2.157 PUBLIC PARK

shall mean lands owned and maintained by a public authority for the enjoyment, health and well-being of the public and normally open to the public and may include a conservation area.

2.158 PUBLIC SCHOOL

shall mean a school operated by and under the jurisdiction of a public authority.

2.159 REAR YARD

shall mean a yard extending across the full width of the lot between the rear lot line of the lot and the nearest main wall of any main building or structure on the lot. **REAR YARD DEPTH** shall mean the least horizontal dimension between the rear lot line of the lot and the nearest main wall of any main building or structure on the lot.

2.160 REGULATORY FLOODLINE

shall mean the limits of the floodplain established from time to time by the conservation authority having jurisdiction.

2.161 REQUIRED

shall mean required by this By-law.

2.162 RESIDENTIAL USE

shall mean the use of a building or structure as a dwelling.

2.163 RESTAURANT

shall mean a building erected, used or intended for the serving of food or refreshments to the public where the serving and consumption of food or refreshments takes place entirely within

such building or at outside tables immediately adjacent to such building and may include a dining lounge licensed under the Liquor License Act.

2.164 RESTRICTED AGRICULTURAL USE

shall mean an agricultural use with the exception of the breeding, raising and care of livestock governed by the Nutrient Management Act and regulations pursuant thereto; fur farming and mushroom farming.

2.165 RETAIL STORE

shall mean a building, erected, used or intended for the selling or buying of goods, wares, merchandise, articles, or things at retail and/or the providing of a service, primarily to or from the public.

2.166 RETIREMENT RESIDENCE

shall mean a residence providing accommodation primarily for persons or couples over 60 years of age where each living unit has a private bedroom, private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided.

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2.167 RIDING SCHOOL

shall mean the use of land, buildings, or structures or combination thereof for the purpose of riding, training, showing, and boarding of horses and where persons are given instructions in the riding of horses and other aspects of horsemanship.

2.168 ROAD

shall mean an open common and public road, lane, highway or commons vested in the Municipality, the County, the Province of Ontario or any other public authority having jurisdiction over the same, and includes a bridge or any other structure forming part of a road on, over, or across which a road passes, and a road constituting a common element in a registered plan of condominium, but does not include an unopened road allowance.

2.169 SALVAGE YARD

shall mean the use of land, buildings or structures or combination thereof, where motor vehicles, merchandise, articles, goods or things are stored for the purpose of salvage, kept for sale and/or processed and/or re-cycled for further use and, without limiting the generality of the foregoing, may include a junk yard, a scrap metal yard, and a motor vehicle wrecking yard.

2.170 SATELLITE DISH

shall mean a parabolic or spherical antenna used for the purposes of receiving television or microwave transmissions or other signals from orbiting satellites or other similar devices.

2.171 SAWMILL

shall mean the use of land, buildings or structures for the sawing, planing, sanding and finishing of wood and wood products.

2.172 SECONDARY FARM OCCUPATION

shall mean an agriculturally-related occupation conducted on a lot, where the main use of the lot is for agricultural purposes, within an accessory building by persons residing in a dwelling situated on the said lot along with those persons who reside elsewhere as may be specified herein.

2.173 SEMI-DETACHED DWELLING

shall mean a dwelling that is divided vertically above grade into two (2) dwelling units, each of which has an independent entrance either directly or through a common vestibule.

2.174 SERVICE SHOP

shall mean a building where appliances and household machinery are sold, serviced, or repaired and includes the business premises of a tradesman such as a carpenter, an electrician, a plumber and similar trades but excludes any manufacturing, processing or wholesaling.

2.175 SETBACK

shall mean the horizontal distance from the centre line of the street allowance, measured at right angles to such centre line, to the nearest part of any building or structure on a lot.

2.176 SETTLEMENT AREA

shall mean areas identified in the Municipality's Official Plan as settlement areas namely the Urban Area of Glencoe, the Community Area of Wardsville and the Hamlets of Appin, Melbourne, Middlemiss and Pratt Siding as delineated on Schedule "B" through Schedule "G" inclusive to this By-law.

2.177 SEWAGE TREATMENT PLANT

shall mean the use of land, buildings or structures or combination thereof for the collection and treatment of sanitary sewage, in accordance with a 'Certificate of Approval' issued by the Ministry of Environment.

2.178 SHIPPING CONTAINER

shall mean a container designed and constructed in accordance with the International Organization for Standardization (ISO) or similar organization intended for and used in the transportation and shipping industry which may be used for the storage of goods, wares, merchandise, substances, articles or things accessory to an agricultural, commercial or industrial use.

2.179 SHOPPING CENTRE

shall mean a building or group of buildings designed, erected and managed as a unit and which building or buildings are designed to function as a unit accommodating a minimum of five (5) separate and independent commercial uses.

2.180 SIDE YARD

shall mean a yard extending from the front yard to the rear yard and from the side lot line of the lot to the nearest main wall of any main building or structure on the lot. **SIDE YARD WIDTH** shall mean the least horizontal dimension between the side lot line of the lot and the nearest main wall of any main building or structure on the lot.

2.181 SIGN

shall mean a name, identification, description, device, display or illustration which is affixed to, or represented directly or indirectly upon a building, structure or lot and which directs attention to an object, product, place, activity, person, institution, organization or business.

2.182 SINGLE UNIT DWELLING

shall mean a completely detached dwelling used or intended for occupancy by not more than one (1) household living independently.

2.183 STORAGE CONTAINER

shall mean a pre-fabricated, heavy gauge steel, fully assembled structure intended for the storage of goods, wares, merchandise, substances, articles or things accessory to an agricultural, commercial or industrial use.

2.184 STOREY

shall mean the portion of a building:

- a) that is situated between the top of any floor and the top of the floor next above it, or
- b) that is situated between the top of the floor and the ceiling above the floor, if there is no floor above it.

2.185 STREET

refer to the definition of **ROAD**.

2.186 STREET LINE

shall mean the limit of the road allowance and is the dividing line between a lot and a road.

2.187 STRUCTURE

shall mean any material, object or work erected as a unit or constructed or put together of connected or dependent parts or elements whether located under, on, or above the surface of the ground, and includes a car shelter and similar structures but does not include an air conditioning unit, a boundary wall, fence, hot tub, sign or swimming pool.

2.188 SWIMMING POOL

shall mean a body of water located outdoors contained in whole by artificial means, in which the depth of the water at any point is capable of exceeding 0.6 metres, and has a surface area greater than one (1.0) square metre, and used or capable of being used for swimming, bathing or diving but does not include a fish pond.

2.189 TAKE-OUT RESTAURANT

shall mean a building, erected, used or intended for the serving of food or refreshments to the public where the servicing and consumption of food or refreshments takes place entirely off the premises.

2.190 TARGET RANGE

shall mean the use of land, buildings or structures or combination thereof licensed by the Solicitor General of Ontario, for the purposes of the recreational discharge of fire arms, and may include an indoor/outdoor rifle range, pistol range, trap range, skeet range, and archery range.

2.191 TAVERN

shall mean a building erected, used or intended for the sale of alcoholic beverages to the public to be consumed on the premises and operating under the Liquor License Act.

2.192 THROUGH LOT

shall mean a lot bounded on two opposite sides by roads; provided, however, that if any lot qualifies as being both a corner lot and a through lot, such lot shall be conclusively deemed to be a corner lot.

2.193 TOP-OF-BANK

shall mean a line determined at a point where the oblique plane of the slope meets the horizontal plane.

2.194 TOWNHOUSE DWELLING

shall mean a dwelling that is divided vertically into three (3) or more dwelling units, each of which has independent entrances, to a front and rear yard immediately abutting the front and rear walls of each dwelling unit.

2.195 TRAVEL TRAILER

shall mean a portable structure, including a camping trailer, designed, used, or intended for the living, sleeping, eating, or accommodation of persons therein for seasonal recreational activity and constructed such that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle.

2.196 TRIPLEX DWELLING

shall mean a dwelling that is divided horizontally and/or vertically into three (3) separate dwelling units each of which has an independent entrance either directly from the outside or through a common entrance but excludes a converted dwelling.

2.197 TRUCK CAMPER

shall mean a portable structure designed to be loaded onto, or affixed to, the bed or chassis of a truck, and capable of providing temporary living quarters for recreation, camping or travel use.

2.198 TRUCK TERMINAL

shall mean the use of land, buildings or structures where trucks, buses and/or transports are stored, rented, leased, kept for hire, or parked for remuneration or from which trucks and/or transports are dispatched as common carriers, or where goods are stored temporarily for further shipment.

2.199 TWO-UNIT DWELLING

shall mean a dwelling erected, used or intended for occupancy by not more than two (2) households living independently of each other in separate dwelling units but excludes a semi-detached dwelling or a duplex dwelling.

2.200 USE

shall mean, when used as a noun, the purpose for which any land, building or structure is erected, used, or intended to be used, or for which it is occupied, used or maintained. When used as a verb, or as in the expression "to use", shall mean anything done or permitted to be done by the owner or occupant of any land, building or structure, directly or indirectly, or by or through any trustee, tenant, servant, or agent, acting for or with the knowledge or consent of such owner or occupant, for the purpose of making use of the said land, building, or structure.

2.201 UTILITY STATION

shall mean the use of land, buildings or structures or combination thereof associated with the supply and distribution of utilities and, without limiting the generality of the foregoing, may include a water or sewage pumping station, a water storage reservoir, an electric power transformer station, a telephone repeater station and a micro wave tower.

2.202 WAREHOUSE

shall mean a building erected, used or intended for the storage of goods, wares, merchandise, articles or things and may include the selling or distribution thereof at wholesale.

2.203 WASTE DISPOSAL SITE

shall mean any land, or land covered by water, licensed under the Environmental Protection Act, upon, into, or through which, or building or structure in which, waste is deposited or processed, and any machinery and equipment or operation required for the treatment or disposal of waste.

2.204 WATERCOURSE

shall mean a natural channel for a stream of water but does not include a drain as defined under the Drainage Act.

2.205 WAYSIDE PIT OR QUARRY

shall mean a pit or quarry opened and used by a public road authority, its agents or contractors, in accordance with a permit issued under the Aggregate Resources Act, solely for the purpose of a particular project or road construction contract.

2.206 WETLAND

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Shall mean lands that are seasonably or permanently covered by shallow water as well as lands where the water table is close to or at the surface such that the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants.

2.207 WILDLIFE PRESERVE

shall mean lands where plants, animals and other organisms, excluding fish, survive in self-sustained populations, and from which they derive services such as cover, protection or food.

2.208 YARD

shall mean a space, appurtenant to a building or structure, located on the same lot as the main building or structure, and which space is open, structurally uncovered and unoccupied from the ground to the sky except for such accessory buildings, structures or uses as are specifically permitted by this By-law.

2.209 ZONE

shall mean an area delineated on a Zone Map and established and designated by this By-law for a specific use.

2.210 ZONE MAP

shall mean a map or maps incorporated in this By-law and showing graphically the location, size and boundaries of zones established by this By-law together with other explanatory text and symbols.

3.0 ZONES AND ZONE MAPS

3.1 ESTABLISHMENT OF ZONES

For the purpose of this By-law, the maps hereto annexed as Schedule “A”, Map 1 to Map 147 inclusive; Schedule “B”, Map 1 to Map 8 inclusive; Schedule “C”, Map 1 to Map 6 inclusive; Schedule “D”; Schedule “E”; Schedule “F”, Map 1 to Map 2 inclusive, and Schedule “G” shall be referred to as the zone maps of the Municipality of Southwest Middlesex Zoning By-law and the zone maps shall be divided into one or more of the following zones:

ZONE CATEGORY	SYMBOL
Agricultural Zones	
General Agricultural	A1
Agricultural	A2
Restricted Agricultural	A3
Residential Zones	
Residential First Density	R1
Residential Second Density	R2
Residential Third Density	R3
Lifestyle Residential	LR
Hamlet Residential	HR
Rural Residential	RR
Future Residential	FR
Commercial Zones	
Core Commercial	C1
Restricted Commercial	C2
Highway Commercial	C3
Hamlet Commercial	HC
Rural Commercial	RC
Industrial Zones	
General Industrial	M1
Farm Industrial	M2
Rural Industrial	M3
Other Zones	
Institutional	I
Open Space	OS
Public Utility	U
Future Development	FD

3.2 USE OF ZONE SYMBOLS

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

3.3 HOLDING SYMBOLS

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

Where the holding symbol “H” is accompanied by a numbered suffix (e.g. H-1, H-2) as shown on the zone maps, removal of the “H” symbol shall be contingent upon the following matters being concluded.

a) H-1 Residential Zones

Applies to parcels of undeveloped lands zoned for residential purposes (e.g. R1, HR) in settlement areas as shown on Schedule “B” through Schedule “G” inclusive. Removal of the H-1 symbol contingent on the owner entering into a subdivider’s or similar agreement with the Municipality to address the installation of services, the construction of roads and other developer obligations and responsibilities.

b) H-2 Future Residential (FR) and Future Development (FD) Zones

Applies to parcels of undeveloped lands zoned Future Residential (FR) and Future Development (FD) on various zone maps. Removal of the H-2 symbol to allow a single unit detached dwelling contingent upon the submission of a site plan which demonstrates the location of the dwelling, which would not compromise the orderly development of the parcel in the future.

c) H-3 Commercial & Industrial Zones

Applies to parcels of undeveloped lands zoned for commercial or industrial purposes (e.g. C3, M1). Removal of the H-3 symbol contingent upon the owner entering into a site plan agreement with the Municipality in accordance with the provisions of the Planning Act.

d) H-4 Rural Residential (RR) Zone: Krista Lane

Applies to undeveloped lots on Krista Lane zoned Rural Residential (RR), in part of Lot 1, Concession II (Ekfrid) as shown on Schedule “A”, Map No. 56. Removal of the H-4 symbol from an individual lot or lots contingent upon the owner entering into an agreement with the Municipality governing such matters as site grading, drainage, installation of services and other matters as set out in the agreement dated 29, May 2002 and as thereafter amended by agreement dated 25 September 2002 and by agreement dated 14 July 2014 between John Diezen, Hielke Bakker and Grace

Bakker and the Municipality pertaining to the lands.

e) H-5 Restricted Agricultural (A3) Zone: Centreville Drive and Hagarty Road

Applies to lands included in part of Registered Plan 203, registered in 1865 and described as the 'Village of Centreville', comprising part of Lot 17, Range II North (Mosa) as shown on Schedule "A", Map No. 84 and partially deemed not to be a plan of subdivision for the purposes of the Planning Act by the former Township of Mosa by By-law No. 3124 dated 19 January 1976. Removal of the H-5 symbol contingent upon a legal opinion being provided of the status of the lots and unopened road allowances within the area zoned A3-H-5.

f) H-6 Open Space (OS-4) Zone: Longwoods Road west of Wardsville

Applies to the site of the former Highland Hills Golf Course (since abandoned) zoned 'site-specific' Open Space (OS-4) in part of Lot 18, Range I North (Mosa) as shown on Schedule "A", Map No. 93. Removal of the H-6 symbol contingent upon the owner entering into a site plan agreement with the Municipality.

g) H-7 Restricted Agricultural (A3) Zone: Carroll Drive west of Melbourne Drive

Applies to a flood susceptible undeveloped lot on Carroll Drive zoned A3, comprising part of Lot 2 and part of Lot 3, Range VI South (Ekfrid) as shown on Schedule "A" Map No. 146. Removal of the H-7 symbol contingent upon the owner being issued the necessary permit from the Lower Thames Valley Conservation Authority pursuant to O.Reg. 152/06.

h) H-8 Proximity to a Railway

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Applies to undeveloped residential lots situated in close proximity to the CN railway. Removal of the H-8 symbol contingent upon any inhabited buildings being erected incorporating noise and vibration attenuation measures to the satisfaction of the Municipality.

i) H-9 Institutional Zone

Applies to parcels of undeveloped lands zoned for institutional purposes. Removal of the H-9 holding symbol is contingent upon the owner entering into a site plan or similar agreement with the Municipality in accordance with the provisions of the Planning Act.

j) H-10 Residential Lands

Applies to parcels of undeveloped lands zoned for residential purposes (e.g. R1, HR) in settlement areas as shown on Schedule 'B' through Schedule 'G' inclusive. Removal of the H-10 symbol contingent on the owner entering into a site plan agreement with the Municipality to address the installation of services, the construction of roads and other developer obligations and responsibilities.

k) H-11a Agricultural Lands

Applies to agricultural parcels of land containing agriculturally-related uses, on-farm

diversified uses, and limited non-agricultural uses. Removal of the H-11a symbol is contingent on the owner entering into a site plan agreement with the Municipality to address developer obligations and responsibilities.

m) H-12 Servicing

Applies to undeveloped lands. Removal of the H-12 symbol is contingent upon confirmation of adequate municipal water and sanitary services.

3.4 COMPOUND ZONES

Where two or more zone symbols divided by a “/” are shown on the zone maps as applying to a lot, the lot may be used for any use permitted in any one of the zones included in the compound zone symbol, or for any combination of uses thereto, subject to the following:

- a) the general use regulations and the special use regulations applicable to the zones included in the compound zone shall apply;
- b) in the case of a conflict between a combination of uses from two (2) or more zones, the greater or more restrictive regulations shall apply.

3.5 MULTIPLE ZONES

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

3.6 SPECIAL USE REGULATIONS

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

3.7 ‘SITE-SPECIFIC’ ZONES

All zones may be subdivided into one or more defined areas within which greater or lesser restrictions shall apply. These ‘site-specific’ zones shall be identified by reference to the symbol of a zone together with a number so as to differentiate ‘site-specific’ zones within a zone from each other and from other areas within the zone. Within a ‘site-specific’ zone, all requirements of this By-law including the General Regulations (Section 4) and the General Use Regulations and the Special Use Regulations applicable to the zone within which the ‘site-specific’ zone is located shall apply and, unless a contrary intention appears otherwise, the following shall apply:

- a) if the ‘site-specific’ zone establishes regulations different from the General Regulations of this By-law including the General Use Regulations and Special Use Regulations applicable to the zone within which the defined area is located, the exceptions shall supersede and prevail over such corresponding regulations of this By-law;
- b) if the ‘site-specific’ zone permits one (1) or more uses for the defined area, such permitted use or uses shall be the only purpose or purposes for which land, building

or structures within the defined area shall be used unless the contrary intention appears otherwise;

- c) if the 'site-specific' zone specifically permits one (1) or more uses in addition to those otherwise permitted in the zone within which the defined area is located, any and all of the other exceptions applicable to the defined area shall also apply to the additional permitted use or uses and not only to the uses not otherwise permitted in the zone;
- d) where a 'site-specific' zone is followed by reference to the name of the owner, tenant, company name or other description shown in italics and contained in parentheses, the said reference is intended for information purposes only and does not constitute part of this By-law.

3.8 INTERPRETATION OF ZONE BOUNDARIES

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

- a) unless otherwise shown, the boundary of the zones as shown on the zone maps are the centre lines of the road allowances or lot lines and the projection thereof;
- b) where zone boundaries are indicated as approximately parallel to the line of any road and the distance from such road is not indicated, such zone boundaries shall be construed as being parallel to such road and the distance therefrom shall be determined by the use of the scale shown on the zone maps;
- c) unless otherwise indicated, a road, lane, railway or electrical transmission line right-of-way, or watercourse included on the zone maps, is included within the zone of the adjoining lands on either side thereof; and where such road, lane, right-of-way, or watercourse serves as a boundary between two (2) or more different zones, a line midway in such road, lane or watercourse and extending in the general direction of the long division thereof is considered the boundary between zones unless specifically indicated otherwise;
- d) in the event a road or street shown on a zone map is closed, the lands formerly on the said road or street shall be included within the zone of the adjoining property on either side of the said closed road or street, and the zone boundary shall be the former centre line of the said closed road or street;
- e) where zone boundaries appear to follow a lot line, they shall be deemed to follow the lot line.

4.0 GENERAL REGULATIONS

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

4.1 ACCESSORY USES, BUILDINGS AND STRUCTURES

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

4.2 CONSTRUCTION USES

Uses, buildings and structures incidental to construction are permitted in any zone provided they:

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

4.3 ENTRANCE REGULATIONS

No person shall erect any building or structure or otherwise use any lot in any zone unless such lot abuts a road, or a reserve on the opposite side of which is located a road, or unless such lot has access to a road by means of a legally registered right-of-way or easement over an abutting lot, and unless the County or the Municipality, as the case may be, has issued an entrance permit or otherwise granted permission to provide access for vehicular traffic from such lot or from such abutting lot, as the case may be, to the said road. Notwithstanding the foregoing, a building or structure may, however, be erected on a lot within a registered plan of subdivision in accordance with a subdivision agreement in respect of such plan of subdivision, or on a lot created by consent and in accordance with an agreement with the Municipality, despite the fact that the road on which the lot has access to has not been assumed and is not being maintained by the Municipality.

4.4 ESTABLISHED BUILDING LINES

Notwithstanding any other provisions of this By-law;

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

4.5 EXISTING LOTS

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

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

4.6 EXPROPRIATIONS AND DEDICATIONS

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

4.7 GROUP HOMES

Within a settlement area, no group home shall be established within 250 m of another group home while outside a settlement area, no group home shall be established within 1000 m of another group home and, in all cases, no group home shall be established within 500 m of a halfway house.

4.8 HALFWAY HOUSES

Within a settlement area, no halfway house shall be established within 500 m of another halfway house while outside a settlement area, no halfway house shall be established within 5000 m of another halfway house and, in all cases, no halfway house shall be established within 500 m of a group home or a school.

4.9 HAZARD LANDS

No buildings or structures, with the exception of bridges and buildings or structures erected, used or intended for flood or erosion control purposes, shall be erected or used on hazard lands.

4.10 HEIGHT EXCEPTIONS

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

4.11 LOTS ALTERED HAVING GREATER COMPLIANCE

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

4.12 MINIMUM DISTANCE TO A RAILWAY

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Where in this By-Law, the minimum distance for a dwelling or a building to a railway is stipulated, the minimum distance shall be the least horizontal distance measured from the nearest active and through rail line (excluding what is commonly referred to as a spur line or siding) to the nearest main wall of the said dwelling or building.

4.13 MUNICIPAL DRAINS AND NATURAL WATERCOURSES

No building or structure, with the exception of those designed, used, or intended for flood or erosion control purposes, shall be erected or used:

- a) closer than seven and one-half (7.5) metres from the top-of-bank of a municipal drain having a width of less than four and one-half (4.5) metres from top-of-bank to top-of-bank;
- b) closer than eighteen and one half (18.5) metres from the top-of-bank of a municipal drain having a width of between four and one-half (4.5) metres and seven and one-half (7.5) metres from top-of-bank to top-of-bank;
- c) closer than thirty (30) metres from the top-of-bank of a municipal drain which is seven and one-half (7.5) metres or more from top-of-bank to top-of-bank;
- d) closer than 4.5 metres from the centreline of a municipal tile drain;
- e) closer than seven and one-half (7.5) metres from the top-of-bank of a natural water course or within eighteen and one half (18.5) metres from the centre line of the natural water course whichever is the greater.

4.14 NON-COMPLYING BUILDINGS AND STRUCTURES

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Where a building or structure has been erected on an existing lot or on a lot created as a result of a consent being given in accordance with the provisions of the Planning Act following the effective date and having less than the minimum lot frontage and/or area, minimum setback, front yard depth, side yard width or rear yard depth or where such building or structure has more than the maximum height or more than the maximum lot coverage permitted herein, the said building or structure may be used, altered, repaired or renovated provided such standards are not further reduced or extended and all other standards herein are complied with.

4.15 NON-CONFORMING USES

Nothing in this By-law shall apply:

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

- c) to prevent the alteration or repair of any building or structure or part of any such building or structure which does not comply with this By-law, so long as such alteration or repair does not increase the height, size or volume or change the use of such building or structure.

4.16 OIL AND GAS WELLS

No building or structure shall be erected or used within seventy-five (75) metres of an oil or gas well unless such building or structure is related to the production of oil or gas in accordance with the Oil, Gas and Salt Resources Act.

4.17 OUTDOOR FURNACES

Where permitted by this By-law, no outdoor furnace shall:

- a) be erected within ten (10) metres of a lot line;
- b) be erected within one hundred and fifty (150) metres of a dwelling situated on a separate lot.

4.18 PARKING REGULATIONS

4.18.1 Required Parking Spaces

The parking space requirements provided in the following table shall apply to all uses, buildings and structures in all zones with the exception of the Core Commercial (C1) Zone. The number of required spaces shall be calculated per square metre (m²) of the floor area of the main building except where expressed otherwise. Parking spaces shall be provided at the time a use is established or changed or a building or structure is erected or enlarged.

	USE	REQUIREMENT
1	abattoir	1 per 25 m ² of retail floor space plus 1 per each employee employed on the largest shift
2	animal clinic	1 per 30 m ²
3	animal hospital	1 per 45 m ²
4	apartment dwelling	1.5 per dwelling unit
5	art gallery	1 per 50 m ²
6	auction sales establishment	1 per 30 m ²
7	bake shop	1 per 25 m ²
8	banquet hall	1 per 7 seats or 1 per 35 m ² , which ever is the greater
9	bed & breakfast establishment	2 plus 1 per guest room
10	boarding house or rooming house	0.5 per guest room
11	church	1 per 5 seats or the equivalent bench space or 1 per 10 m ² where there is no fixed seating, which ever is the greater
12	clinic	1 per 20 m ²
13	club	1 per 7 seats or 1 per 35 m ² whichever is the greater
14	converted dwelling	1.5 per dwelling unit
15	day care centre	1 per 40 m ²
16	dog kennel	1 per 30 m ²
17	double duplex dwelling	1.25 per dwelling unit
18	drive-in restaurant	1 per 10 m ²
19	dry cleaning establishment	1 per 35 m ²

20	duplex dwelling	1.5 per dwelling unit
21	dwelling unit	1 per unit
22	fitness centre	1 per 30 m ²
23	flea market	1 per 30 m ²
24	food processing plant	1 per each employee employed on the largest shift
25	funeral home	1 per 20 m ²
26	garden centre	1 per 30 m ² plus 1 per 100 m ² outside display space
27	gas bar	1
28	general retail store	1 per 25 m ²
29	golf course	4 per hole
30	group home	1 plus 0.5 per bed
31	half-way house	1 plus 0.5 per bed
32	hotel	1.5 per guest room
33	industrial use	1 per each employee employed on the largest shift
34	laundry establishment	1 per 35 m ²
35	machine shop	1 per 25 m ²
36	market garden	1 per 30 m ² plus 1 per 100 m ² of outside display space
37	micro brewery	1 per 40 m ² of processing area
38	mini-storage warehouse	5
39	motel	1.5 per guest room
40	multiple unit dwelling	1.25 per dwelling unit
41	museum	1 per 50 m ²
42	nursing home or rest home	1 per 2.5 beds
43	office	1 per 30 m ²
44	paintball park	1 per 50 m ² of playfield
45	personal care establishment	1 per 20 m ²
46	personal service establishment	1 per 15 m ²
47	place of entertainment or amusement	1 per 35 m ²
48	school, elementary	3 plus 1 per classroom
49	school, secondary or private	3 per classroom
50	restaurant	1 per 10 m ²
51	retail store	1 per 25 m ²
52	retirement residence	0.5 per unit
53	semi-detached dwelling	2 per dwelling unit
54	service shop	1 per 50 m ²
55	shopping centre	1 per 25 m ²
56	single unit dwelling	2
57	take-out restaurant	1 per 10 m ²
58	tavern	1 per 10 m ²
59	townhouse dwelling	1.5 per dwelling unit
60	triplex dwelling	1.5 per dwelling unit
61	two-unit dwelling	1.5 per dwelling unit
62	warehouse	1 per each employee employed on the largest shift

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4.18.2 Accessible Parking Spaces

Accessible parking spaces shall, in the case of a Type A, have a minimum width of 3.4 m and, in the case of a Type B, have a minimum width of 2.4 m and shall be provided adjacent to the primary entrance of the building they are intended to serve and clearly signed or marked as Accessible Parking Spaces. The number of accessible parking spaces required shall be part of the total parking requirement in accordance with the following:

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Required Spaces	Required No. of Spaces for Accessible Parking	
	Type A	Type B
1 – 50	1	1
51 – 75	1	2
76 – 100	2	2

To facilitate access to the motor vehicle, every accessible parking space shall have an access aisle, 1.5 m in width, extending the full length of the parking space and be clearly identifiable by high tonal contrast diagonal lines, concrete or other hard distinguishing surface treatment to discourage parking on or within them which access aisle may be shared by two accessible parking spaces.

→ All designated accessible parking spaces shall be signed or marked in accordance with the Integrated Accessibility Standards Regulation and the Highway Traffic Act and in the case of Type A spaces signed or marked as “Van Accessible”.

4.18.3 Location

The location of a parking space required herein shall be located on the same lot or within the same building or structure as the use building or structure for which the said parking is required.

4.18.4 Dimensions of Parking Spaces

A parking space required herein shall have a minimum width of 2.7 m and a minimum length of 5.5 m except that in the case of a parking space for the disabled which shall have a minimum width of 3.7 m and minimum length of 5.5 m.

4.18.5 Additions to Existing Uses

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

4.18.6 Calculation of Required Parking Spaces

When calculating the number of required parking spaces, the following shall apply:

- a) where a building, structure or lot accommodates more than one use, the required parking spaces shall be the sum of the required parking spaces for the individual uses. Parking spaces for one use shall not be considered as providing the required parking spaces for any other use.
- b) where seating accommodation is provided by benches, 0.6 m of bench space shall be equivalent to one (1) seat.
- c) if calculation of the required parking spaces results in a fraction, the required parking spaces shall be the next highest whole number notwithstanding Section 1.5 of this By-law to the contrary.

4.19 PROHIBITED USES

The following shall be prohibited in any zone except where specifically permitted otherwise.

- a) a mobile home;
- b) the use of truck, bus, coach, railway car, shipping container or streetcar body or any portions thereof for the purposes of any use permitted by this By-law;
- c) the use of any travel trailer, truck camper or motor home for the living, sleeping, or eating or accommodation of persons.

4.20 PUBLIC USES

With the exception of any facility used for the transmission or distribution of electricity, this By-law shall not apply to the use of any land or to the erection, alteration or use of any building or structure for the purpose of public service by a public authority or public utility as long as:

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

4.21 SATELLITE DISHES

A satellite dish, other than a satellite dish having a diameter of one (1.0) metre or less and mounted on a building, structure, fence or boundary wall, may be erected and used in any zone, provided it:

- a) is not erected in an elevated position which exceeds the maximum height requirement for an accessory building or structure, regardless of the method of elevation used;
- b) complies with the requirements for an accessory building or structure of the zone in which it is located;
- c) is located, in the case of lands zoned Residential First Density (R1), Residential Second Density (R2), Residential Third Density (R3) or Hamlet Residential (HR), in a rear yard or in an interior side yard.

4.22 SECOND DWELLING UNITS

Where in this By-law a single unit dwelling or a semi-detached dwelling is listed as a permitted use, a second dwelling unit shall also be permitted either within that dwelling or within a building accessory to the said dwelling subject to the following:

- a) Where the second dwelling unit is located within a single dwelling unit or semi-detached dwelling:
 - i. an independent entrance to the second dwelling unit from outside the dwelling shall be provided;

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- ii. a minimum ceiling height of 2.0 m shall be maintained where located in a basement or cellar;
 - iii. and where the dwelling unit will be situated in a basement or cellar, the finished floor level of such basement or cellar shall not be below the level of any municipal sanitary sewer or storm sewer servicing the dwelling in which such dwelling unit would be located;
 - iv. the floor area of the dwelling unit shall not exceed 40% of the floor area of the dwelling to a maximum of 75 m²;
 - v. a minimum of one parking space dedicated to the dwelling unit shall be provided; and
 - vi. the requirements of the Ontario Building Code shall be complied with.
- b) Where the second dwelling unit is located within an accessory building:
- i. the requirements herein with respect to an accessory building shall be complied with;
 - ii. the dwelling unit shall not exceed a floor area of 75 m²;
 - iii. in a settlement area, it shall be connected to the municipal water supply system and the municipal sanitary sewage system where such services are available;
 - iv. and where the dwelling unit will be connected to a private on-site water well, the said water well shall be capable of producing a minimum of 18.9 litres/minute;
 - v. and where connection to the municipal sanitary sewage system is not available, the dwelling unit shall be connected to an approved private on-site sewage system;
 - vi. a minimum of one parking space dedicated to the dwelling unit shall be provided; and
 - vii. the requirements of the Ontario Building Code shall be complied with.

4.23 SCHOOL BUS HUTS OR SHELTERS

Where permitted by this By-law, a school bus hut or shelter shall:

- a) not exceed five (5.0) m² in floor area;
- b) not exceed three (3.0) m in height;
- c) not be situated closer than one (1.0) m from a lot line.

4.24 SEWAGE TREATMENT PLANTS AND WASTE DISPOSAL SITES

No building or structure used or intended for residential occupancy shall be erected within one hundred (100) metres of a sewage treatment plant or five hundred (500) metres of a waste disposal site.

4.25 SHIPPING CONTAINERS

Where permitted by this By-law as an accessory use, no shipping container shall:

- a) be erected within ten (10) metres of a lot line;
- b) be erected within one hundred (100) metres of a dwelling on a separate lot;
- c) exceed the maximum floor area and/or the maximum coverage requirement for an accessory building or structure of the zone in which it is situated;
- d) be erected in a front yard or an exterior side yard.

4.26 SIGHT VISIBILITY TRIANGLES

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Except in the Core Commercial (C1) Zone, no building or structure shall be erected and no shrubs or foliage planted in such manner as to impede the vision of a motorist approaching the intersection, between a height of one (1.0) metre and three (3.0) metres above the centre line grade of intersecting roads in the triangular area bounded by the front lot line, the exterior side lot line and a line joining the points along said lines nine (9.0) metres distant from the point of intersection of the said lines.

4.27 SWIMMING POOLS AND TENNIS COURTS

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

- a) no swimming pool or tennis court shall, except in the case of lands zoned General Agricultural (A1), be located in any yard other than in an interior side yard or a rear yard;
- b) no swimming pool or tennis court shall be located closer than one and one-half (1.5) metres to any rear lot line or side lot line;
- c) no part of a swimming pool shall exceed a height of two (2.0) metres above grade, exclusive of appurtenances or facilities such as diving boards or slides.

4.28 WAYSIDE PITS AND QUARRIES

A wayside pit or quarry shall be permitted in any zone.

4.29 YARD ENCROACHMENTS AND OBSTRUCTIONS

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

- a) accessory buildings or structures specifically permitted in a required yard;
- b) architectural adornments including, but not necessarily limited to, sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters and roof trusses projecting not more than one-half (0.5) metre into any required yard except that no eaves of any

building located within a residential zone shall be located closer than one-third (0.3) metres to any lot line;

- c) functional and ornamental structures including, but not necessarily limited to drop awnings, clothes poles, ornamental fountains, statues, monuments, cenotaphs, memorials, planters, garden trellis, fences, hedgerows, satellite dishes having a diameter of one (1.0) metre or less, and legal signs;
- d) unenclosed fire escapes or outside staircases in which the stair steps and floors are latticed in such a manner that the proportion of voids to solids is not less than two to one and in which guards consist only of hand rails and the structural members necessary to their support, and which do not project more than one and one-half (1.5) metres into any required yard;
- e) awnings, atriums and bay windows projecting not more than one (1.0) metre into any required yard, other than any required interior side yard, in the Residential First Density (R1) Zone or the Residential Second Density (R2) Zone and which do not project into any required sight visibility triangle;
- f) open roofed porches, uncovered decks and balconies projecting not more than two and one-half (2.5) metres into any required front yard, rear yard, exterior side yard or setback and which do not project into any required sight visibility triangle. Enclosures to any porch projecting into a required yard or setback shall be limited to one (1.0) metre in height exclusive of roof supports, but this shall not prohibit the enclosure of a porch or terrace by latticing, screening or similar method provided at least fifty percent (50%) of the surface area is open and unobstructed to the air;
- g) central air conditioning or heat pump units, provided that such unit is located within three (3.0) metres of the main building in a front yard or an exterior side yard, or a minimum of 1.2 metres from any other side or rear lot line;
- h) un-enclosed ramps for the physically challenged.

5.0 AGRICULTURAL ZONES

GENERAL AGRICULTURAL (A1) ZONE

The General Agricultural (A1) Zone applies to the majority of lands designated 'Agricultural' in the Municipality's Official Plan. It includes productive agricultural land under active cultivation as well as non-active farmland, pasture land, woodlands, ravine lands and other natural areas despite the fact they may not be used or capable of being used for agricultural purposes. Permitted uses in the A1 zone include a broad range of agricultural activities from the cultivation of land and production of crops to the breeding, raising and care of livestock. Other uses such as forestry, riding schools, dog kennels and wildlife preserves are also permitted in recognition that such uses are appropriately located in the rural area and are complementary or not in conflict with agricultural uses. Lands zoned A1 are typically large, parcels greater than 1 ha (2.5 acres) in size except where such parcels have been previously zoned A3 in the Zoning By-law of the former Township of Ekfrid and former Township of Mosa. Where new agricultural parcels are proposed to be created, the minimum lot area of each parcel is 40 hectares (100 acres). Livestock buildings and structures and additions thereto as well as manure storage facilities are required to comply with Minimum Distance Separation II.

AGRICULTURAL (A2) ZONE

The Agricultural (A2) Zone is virtually identical to the General Agricultural (A1) Zone with the exception that dwellings, as well as uses which normally require, or are associated with, a dwelling, are not permitted. It also applies in areas designated 'Agricultural' in the Municipality's Official Plan. Lands zoned A2 have been the subject of a consent to dispose of a surplus farm dwelling on condition that any subsequent dwelling would be prohibited on the remaining lands in accordance with the Provincial Policy Statement (PPS), the County of Middlesex Official Plan and the Municipality's Official Plan. The minimum lot area of a parcel zoned A2 is the area of the parcel as of the date of registration of the lot created to dispose of the surplus farm dwelling.

RESTRICTED AGRICULTURAL (A3) ZONE

The Restricted Agricultural (A3) Zone applies in areas designated 'Agricultural' in the Municipality's Official Plan to parcels ranging in size from 4,000 sq. m (1 acre) to 1 hectares (2.5 acres). The A3 zone also applies to lots created by consent to dispose a surplus farm dwelling where the size of the lot is greater than 1 hectare. Agricultural uses are permitted with the exception of the breeding, raising and care of livestock governed by the provisions of the Nutrient Management Act, fur farming and mushroom farming.

5.1 PERMITTED USES, BUILDINGS AND STRUCTURES

5.1.1 Main Uses, Buildings and Structures

No lands, buildings or structures shall be erected or used in the zone prescribed except for the purposes set out in the table below.

		A	B	C
	USES, BUILDINGS & STRUCTURES	A1	A2	A3
1	agricultural use	✓	✓	
2	bed & breakfast establishment	✓		✓
3	converted dwelling	✓		✓
4	dog kennel	✓		✓
5	forestry use	✓	✓	✓
6	group home	✓		✓
7	halfway house	✓		✓
8	mushroom farm	✓	✓	
9	restricted agricultural use			✓
10	riding school	✓		✓
11	sawmill	✓	✓	
12	single unit dwelling	✓		✓
13	wildlife preserve	✓	✓	

5.1.2 Accessory Uses, Buildings and Structures

The accessory uses, buildings and structures set out in the table below shall only be permitted in the zones prescribed.

		A	B	C
	USES, BUILDINGS & STRUCTURES	A1	A2	A3
1	farm or irrigation pond	✓	✓	✓
2	fruit and vegetable stand	✓		✓
3	home occupation	✓		✓
4	landing strip	✓	✓	
5	outdoor furnace	✓		✓
6	private garage	✓		✓
7	satellite dish	✓		✓
8	school bus hut or shelter	✓		✓
9	secondary farm occupation	✓		✓
10	shipping container	✓	✓	
11	swimming pool	✓		✓

5.2 GENERAL USE REGULATIONS

5.2.1 Standards

The standards set out in the table below shall apply in the zones prescribed unless otherwise stipulated herein to the contrary.

		A	B	C
	STANDARDS	A1	A2	A3
1	Minimum Lot Area (m² unless otherwise indicated)	40 ha	①	4000
2	Minimum Lot Frontage (m)	300	②	30
3	Minimum Setback (m) i) arterial road ii) collector road iii) local road	38 33 28	38 33 28	38 33 28
4	Side Yard Width - Interior (m)	15 ^③ 10 ^④	15 ^③ 10 ^④	4.5
5	Rear Yard Depth (m)	15	15	10
6	Maximum Lot Coverage (%)	20	20	20
7	Maximum Height (m)	10.5 ^⑤		10.5
8	Minimum Floor Area (m²) of a Dwelling	100		100
9	Maximum Floor Area (m²) of an Accessory Building			200
10	Maximum Number of Dwellings Per Lot	1		1
11	Minimum Distance from a Dwelling to a Railway (m)	120		120

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FOOTNOTES

①	the area of the lot on the date it was registered
②	the frontage of the lot on the date it was registered
③	for lot frontages > 100 m
④	for lot frontages < 100 m
⑤	dwellings only

5.3 SPECIAL USE REGULATIONS

5.3.1 Accessory Buildings and Structures

Accessory buildings or structures in the General Agricultural (A1) Zone and the Agricultural (A2) Zone shall be governed by the provisions of Section 5.2.1 whereas accessory buildings or structures in the Restricted Agricultural (A3) Zone shall not:

- a) be erected closer to the front lot line or the exterior side lot line than the minimum distance required for the dwelling on the lot;
- b) be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- c) be erected closer to the road than the dwelling is to that road;
- d) be erected closer than three (3.0) metres to an interior side lot line;
- e) be erected closer than one (1.0) metre to a rear lot line;
- f) exceed the maximum floor area prescribed in Section 5.2.1;
- g) exceed ten (10) percent coverage of the lot area;
- h) exceed six (6.0) metres in height or contain more than two storeys;
- i) be erected within two (2.0) metres of the dwelling;
- j) be considered an accessory building if attached to the dwelling in any way.

Where an accessory building in the Restricted Agricultural (A3) Zone, as a result of a consent being given, exceeds the maximum floor area for an accessory building, the said building shall be deemed to be permitted and may be used, repaired or renovated.

5.3.2 Livestock Buildings and Structures and Manure Storage Facilities for Livestock – Minimum Distance Separation (MDS II)

No livestock building or structure or manure storage facility shall be erected, altered or used except in accordance with Minimum Distance Separation II (MDS II) as determined in accordance with the Schedule “H” attached hereto.

5.3.3 Dog Kennels

The following provisions shall apply to dog kennels:

- | | | |
|----|--|-------|
| a) | minimum distance from a dwelling located on a separate lot outside a settlement area | 300 m |
| b) | minimum distance from a settlement area | 450 m |

5.3.4 Home Occupations

The following provisions shall apply to home occupations:

- a) shall be permitted only within a dwelling, or within an accessory building;

- b) the floor area of the dwelling including the basement area used for the home occupation shall not exceed twenty-five (25) percent of the floor area of the dwelling or forty (40) square metres, whichever is the lesser;
- c) the floor area of the accessory building used for the home occupation shall not exceed two hundred (200) square metres;
- d) the external character of the dwelling as a residence shall not change or a nuisance, particularly in regard to noise, odour, traffic or parking shall not be created;
- e) outside storage shall only be permitted in an interior side yard or a rear yard provided it does not exceed a contiguous area of one hundred (100) square metres;
- f) the maximum number of persons engaged in the home occupation but who reside on a lot other than the lot on which the home occupation is conducted shall be limited to one (1).

5.3.5 Secondary Farm Occupations

The following provisions shall apply to secondary farm occupations:

- a) shall be permitted within an accessory building;
- b) shall not exceed a maximum of three hundred (300) square metres in floor area;
- c) shall be located on the lot, behind and to the rear of dwelling on the lot, shall be located a maximum of fifty (50) metres from the dwelling on the lot;
- d) shall be located a minimum distance of one hundred fifty (150) metres from a dwelling situated on a separate lot;
- e) outside storage shall not exceed a contiguous one hundred fifty (150) square metres and shall be located immediately behind and to the rear of the building in which the secondary farm occupation is conducted;
- f) the maximum number of persons engaged in the secondary farm occupation but who reside on a lot other than the lot on which the secondary farm occupation is conducted shall be limited to three (3).

5.3.6 Single Unit Dwellings – Minimum Distance Separation (MDS I)

No single unit dwelling shall be erected or used except in accordance with Minimum Distance Separation I (MDS I) as determined in accordance with the Schedule “H” attached hereto. The foregoing shall not apply to the alteration of an existing dwelling or the replacement of an existing dwelling with a new dwelling provided the new dwelling is situated no closer to a livestock building or structure or manure storage facility situated on a separate lot than the dwelling being altered or replaced.

5.4 GENERAL AGRICULTURAL (A1) ZONE – ‘SITE-SPECIFIC’ ZONES

5.4.1 a) Defined Area (*Randy’s MRV, 1566 CPR Drive*)

A1-1 as shown on Schedule “A”, Map No. 34

b) Permitted Uses

public garage
all other permitted uses of the A1 zone

c) Maximum Floor Area

public garage 800 m²

5.4.2 a) Defined Area (*Appin Tree Farm & Garden Centre, 5808 Glendon Drive*)

A1-2 as shown on Schedule “A”, Map No. 55

b) Permitted Uses

garden centre
all other permitted uses of the A1 zone

5.4.3 a) Defined Area (*Winship Pools, 2212 Concession Drive*)

A1-3 as shown on Schedule “A”, Map No. 59

b) Permitted Uses

retail store for the sale of swimming pool equipment and supplies
all other permitted uses of the A1 zone

c) Maximum Floor Area

retail store 300 m²

5.4.4 a) Defined Area (*James Gould, 2904 Concession Drive*)

A1-4 as shown on Schedule “A”, Map No. 61

b) Permitted Uses

public garage
all other permitted uses of the A1 zone

c) Maximum Floor Area

public garage 500 m²

5.4.5 a) Defined Area (*Hosta Choice Gardens Inc., 4897 Irish Drive*)

A1-5 as shown on Schedule “A”, Map No. 100

b) Permitted Uses

garden centre
all other permitted uses of the A1 zone

5.4.6 a) Defined Area (*Harvest Table and Blueberry Farm, 6460 Riverside Drive*)

A1-6 as shown on Schedule “A”, Map No. 142

b) Permitted Uses

banquet hall
caterer’s establishment
pavilion shelter related to an agricultural use and banquet hall
all other permitted uses of the A1 zone

c) Maximum Floor Area

banquet hall 160m² (1,722 sq ft)
pavilion shelter 279 sq m (3,000 sq ft)

d) Maximum Number of Seats

banquet hall and pavilion shelter combined total 150

e) Minimum Number of Parking Spaces

100

5.4.7 a) Defined Area (*Har-De-Bo Farms Ltd., Pt. Lot 9, Con I*)

A1-7 as shown on Schedule “A”, Map No. 66

b) Minimum Lot Area 35 ha

c) Minimum Lot Frontage 200 m

5.4.8 a) Defined Area (*R.W. Bowering Company Ltd., 6215 Glendon Drive*)

A1-8 as shown on Schedule “A”, Map No. 68 to this By-law.

b) Permitted Uses

dead stock depot/transfer station

sewage contracting business
all other permitted uses of the A1 zone

c) Definition

The following definition shall apply:

Dead stock depot/transfer station

shall mean the use of land, buildings or structures for the purposes of the collection, storage and disposal of dead farm animals in accordance with the Dead Animal Disposal Act and regulations thereto.

5.4.9a a) Defined Area (Robert Huckle)

A1-9a as shown on Schedule “A”, Map No. 91 to this By-law.

- | | |
|--------------------------------|-------|
| b) Minimum Lot Area | 20 ha |
| c) Minimum Lot Frontage | 150 m |

5.4.9b a) Defined Area (4900 Olde Drive)

A1-9b as shown on Schedule “A”, Map No. 19 to this By-law.

- | | |
|--------------------------------------|---------|
| b) Side Yard Width – Interior | 0.2 m |
| c) Rear Yard Width | 10.28 m |

5.4.10 a) Defined Area (4902 Olde Drive)

A1-10 as shown on Schedule “A”, Map No. 19 to this By-law.

- | | |
|----------------------------|--------|
| b) Minimum Lot Area | 18.4ha |
|----------------------------|--------|

5.4.11 a) Defined Area (3355 Lobelia Drive)

A1-11 as shown on Schedule “A”, Map No. 4 to this By-law

b) Permitted Uses

5 nature lodges
3 farm suites
seasonal group events
all other permitted uses of the A1 zone

c) Restrictions for Nature Lodges and Farm Suites

The nature lodges and farm suites shall not contain both an individual washroom and/or cooking facilities, however communal washroom and/or cooking facilities shared amongst the suites and nature lodges shall be permitted.

d) Minimum Setback from the General Agricultural (A1) Zone 1 m

e) Maximum Floor Area of Secondary Farm Occupation

Notwithstanding Section 5.3.5 of this By-law, a secondary farm occupation shall not exceed a maximum floor area of 360 m².

f) Notwithstanding Section 5.1 and 4.19 on lands shown on Schedule “A” (Map 4), a maximum of four travel trailers, may be permitted for a temporary period not exceeding three years from the date of passing of this by-law (September 29th 2021), subject to the following provisions:

- i. The total amount of structures (nature lodges or personal travel trailers) shall not exceed 5 during this 3-year time period and must be contained to the designated nature lodge spaces;
- ii. The travel trailers shall only be permitted to be brought on-site from May 1st – October 31st each year;
- iii. The travel trailers shall not be used as living accommodations (maximum 15 consecutive days)

5.4.12 a) Defined Area (5773 Parkhouse Drive)

A1-12-T as shown on Schedule “A”, Map No. 80

b) Notwithstanding Section 5.2.1 on land shown on Schedule “A” (Map 80), a second detached residential dwelling may be permitted for a temporary period not exceeding one (1) year from the date of passing of this by-law (expires June 28th 2024) to allow the owner to continue to live in the existing dwelling while a new dwelling is being built. The existing residence would be removed upon the expiration of the one-year period or the occupancy of the new single detached dwelling, whichever occurs first. Upon expiry of the temporary period of one (1) year from the date of passing of this by-law.

5.4.13 a) Defined Area (22877 Big Bend Road)

A1-13-T as shown on Schedule “A”, Map No. 59

b) Notwithstanding Section 5.2.1 on land shown on Schedule “A” (Map 59), a second detached residential dwelling may be permitted for a temporary period not exceeding two (2) years from the date of passing of this by-law (expires July 27th 2022) to allow the owner to continue to live in the existing dwelling while a new dwelling is being built. The existing

residence would be removed upon the expiration of the one-year period or the occupancy of the new single detached dwelling, whichever occurs first. Upon expiry of the temporary period of two (2) years from the date of passing of this by-law.

5.5 AGRICULTURAL (A2) ZONE – ‘SITE-SPECIFIC’ ZONES

5.5.1 a) Defined Area (5338 Longwoods Road)

A2-1 as shown on Schedule “A”, Map No. 101

b) Side Yard Width-Interior 4.73 m

5.6 RESTRICTED AGRICULTURAL (A3) ZONE – ‘SITE-SPECIFIC’ ZONES

5.6.1 a) Defined Area (Roger Ramandt, 2130 Concession Drive)

A3-1 as shown on Schedule “A”, Map No. 59

b) Permitted Uses

Public garage
all other permitted uses of the A3 zone

5.6.2 a) Defined Area (Tom Jobson, 2721 CPR Drive)

A3-2 as shown on Schedule “A”, Map No. 48

b) Permitted Uses

converted dwelling
single unit dwelling

c) Accessory Uses, Buildings and Structures

home occupation
outdoor furnace
private garage
satellite dish
school bus hut or shelter
swimming pool

5.6.3 a) Defined Area (908 Longwoods Road)

A3-3 as shown on Schedule “A”, Map No. 92

- b)** Notwithstanding Section 5.1 on lands shown on Schedule 'A' (Map 92), a garden suite (granny flat), may be permitted for a temporary period not exceeding 10 years from the date of passing of this by-law (expires September 29th 2031).

6.0 RESIDENTIAL ZONES

RESIDENTIAL FIRST DENSITY (R1) ZONE

The Residential First Density (R1) Zone applies exclusively to lots used or proposed to be used for single unit dwellings in the settlement areas of Glencoe and Wardsville on, for the most part, lands designated 'Residential' in the Municipality's Official Plan. Within the R1 zone, standards apply to such matters as lot area, frontage, setbacks from property lines, height and coverage. Lands zoned R1 are, or are intended to be, fully serviced by a municipal water supply system and municipal sanitary sewage system. There are two variations of the R1 zone. The R1(1) zone has a minimum lot frontage of 15 m (50 feet) and a minimum lot area of 450 sq m (4840 sq ft) while the R1(2) zone has a minimum lot frontage of 12 m (40 feet) and a minimum lot area of 350 sq m (3765 sq ft) . Minimum setbacks and other standards are adjusted accordingly.

RESIDENTIAL SECOND DENSITY (R2) ZONE

The Residential Second Density (R2) Zone applies to low density residential development on full municipal services in the settlement areas of Glencoe and Wardsville. The corresponding land use designation in the Municipality's Official Plan is 'Residential'. Dwellings are restricted to single unit dwellings and two unit dwellings in a number of different configurations (e.g. semi-detached dwellings, duplex dwellings, converted dwellings). Group homes are also permitted. Within the R2 zone, standards apply to such matters as lot area, frontage, setbacks from property lines, coverage and height. Standards vary based on dwelling type.

RESIDENTIAL THIRD DENSITY (R3) ZONE

The Residential Third Density (R3) Zone applies to medium density residential development in the settlement areas of Glencoe and Wardsville. The corresponding land use designation in the Municipality's Official Plan is, in most instances, 'Residential'. Development is restricted to multiple unit dwellings in a variety of configurations (e.g. townhouses, triplexes, apartment dwellings) that do not exceed a height greater than three storeys. Within the R3 zone, standards apply to such matters as lot area, lot frontage, setbacks, coverage and height.

LIFESTYLE RESIDENTIAL (LR) ZONE

The Lifestyle Residential (LR) Zone applies to so-called lifestyle communities permitted by the Municipality's Official Plan in the settlement areas of Glencoe and Wardsville. The corresponding land use designation in the Official Plan is 'Residential'. These communities are often referred to as adult communities, gated communities and retirement communities. They often include recreational facilities for their inhabitants and roads and other services are provided and maintained by the owner/manager of the community or collectively by the inhabitants represented by a Board of Directors under the Condominium Act. There are no such existing developments of this nature in the Municipality.

HAMLET RESIDENTIAL (HR) ZONE

The Hamlet Residential (HR) Zone applies to residential development comprising single unit dwellings and converted dwellings in the settlement areas of Appin, Melbourne, Middlemiss and Pratt Siding. The corresponding land use designation in the Municipality's Official Plan is 'Hamlet'. Minimum lot area and minimum lot frontage requirements are stipulated for the creation of new lots depending on whether the lot is serviced by a municipal water supply system or by

a private well. Unlike Glencoe and Wardsville, none of the hamlets are serviced by a municipal sanitary sewage system.

RURAL RESIDENTIAL (RR) ZONE

The Rural Residential (RR) Zone applies to residential lots designated 'Agricultural' and 'Rural Residential' in the Municipality's Official Plan where the size of such lots does not generally exceed 4,000 square metres (approximately 1 acre). Permitted uses are restricted to single unit dwellings and converted dwellings. Bed and breakfast establishments, home occupations and other accessory uses are also permitted. The RR zone would also be applied, depending on lot size, to a new lot being created by consent for the purposes of disposing a surplus farm dwelling. Within the RR zone, the minimum lot area is 2000 sq m (0.5 acres) and the minimum lot frontage is 30 m (100 feet).

FUTURE RESIDENTIAL (FR) ZONE

The Future Residential (FR) Zone applies to large undeveloped parcels in settlement areas designated 'Residential' in the Municipality's Official Plan. The zone which would ultimately be applied to these lands would be determined upon submission of a development plan approved by the Municipality and other authorities having jurisdiction. In the interim, no buildings or structures are permitted.

6.1 PERMITTED USES, BUILDINGS AND STRUCTURES

6.1.1 Main Uses, Buildings and Structures

No lands, buildings or structures shall be erected or used in the zone prescribed except for the purposes set out in the table below.

		A	B	C	D	E	F	G
	USES, BUILDINGS & STRUCTURES	R1	R2	R3	LR	HR	RR	FR
1	apartment dwelling			✓				
2	bed & breakfast establishment		✓				✓	
3	boarding house or rooming house		✓	✓				
4	converted dwelling		✓	✓		✓	✓	
5	double duplex dwelling			✓				
6	duplex dwelling		✓					
7	group home		✓					
8	mobile home				✓			
9	multiple unit dwelling			✓				
10	nursing home or rest home			✓				
11	retirement residence			✓				
12	semi-detached dwelling		✓					
13	single unit dwelling	✓	✓		✓	✓	✓	✓
14	townhouse dwelling			✓				
15	triplex dwelling			✓				
16	two-unit dwelling		✓					

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6.1.2 Accessory Uses, Buildings and Structures

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		A	B	C	D	E	F	G
	USES, BUILDINGS & STRUCTURES	R1	R2	R3	LR	HR	RR	FR
1	second dwelling unit	✓	✓			✓	✓	
2	home occupation	✓	✓			✓	✓	
3	outdoor furnace						✓	
4	private garage	✓	✓	✓	✓	✓	✓	
5	satellite dish	✓	✓	✓	✓	✓	✓	
6	school bus hut or shelter						✓	
7	swimming pool	✓	✓	✓	✓	✓	✓	

The accessory uses, buildings and structures set out in the table below shall only be permitted in the zones prescribed.

6.2 GENERAL USE REGULATIONS

6.2.1 Standards

The standards set out in the table below shall apply in the zones prescribed unless otherwise stipulated herein to the contrary.

		A	B	C	D	E	F	G	H	I
		R1			R2	R3	LR	HR	RR	FR
		R1(1)	R1(2)	R1(3)						
1	Minimum Lot Area (m ²)	450	350	320	350 ^① 300 ^② 600 ^③	200 ^④	4 ha	2000 ^⑤ 1000 ^⑥	2000	
2	Minimum Lot Frontage (m)	15	12	11	12 ^① 10.5 ^② 20 ^③	30	50	25	30	
3	Minimum Setback (m) i) arterial road ii) collector road iii) local road								38 33 28	
4	Front Yard Depth (m)	7.5	6	4.5 ^⑩ 6	6	7.5	10	7.5	10	
5	Side Yard Width - Interior (m)	1.2+0.5 ^⑦	1.0+0.5 ^⑦	1.2	1.0+0.5 ^⑦	4.5 ^⑧ 7.5 ^⑨	7.5	2.0	3.0	
6	Side Yard Width - Exterior (m)	7.5	6	6 ^①	6	7.5	10	7.5		
7	Rear Yard Depth (m)	7.5	7.5	4.5 ^⑩ 6	7.5	10.5	7.5	10	10	
8	Maximum/Minimum Density (uph)						20			
9	Maximum Lot Coverage (%)	30	40	40	35	35	40	30	30	
10	Maximum Height (m)	10.5	10.5	^① 4.0	10.5 4.0	10.5 4.0	5.0	10.5	10.5	
11	Minimum Floor Area (m ²) of a Dwelling	100	75	90			75	100	100	
12	Max. Floor Area (m ²) of an Accessory Building	100	100	75	100		10	100	200	
13	Minimum Landscaped Open Space (%)	30	30	30	30	30	30	30		
14	Maximum Number of Dwellings per Lot	1	1	1	1 ^①			1	1	
15	Minimum Distance from a Dwelling to a Railway (m)	30	30	30	30	30	30	30	120	

FOOTNOTES	
①	single unit and converted dwellings
②	semi-detached dwelling (per dwelling unit)
③	duplex and two unit dwellings
④	per dwelling unit
⑤	where a municipal water supply system is not available
⑥	where a municipal water supply system is available
⑦	for each additional or partial storey above the first storey
⑧	double duplex, triplex, townhouse dwelling
⑨	all other cases
⑩	for a dwelling
⑪	for a garage

6.3 **SPECIAL USE REGULATIONS**

6.3.1 **Municipal Services**

In the R1, R2, R3, and LR zones, no dwelling shall be erected or used unless such dwelling is connected to the municipal water supply system and the municipal sanitary sewage system.

6.3.2 **Accessory Buildings and Structures**

Accessory buildings or structures shall not:

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- a) be used for human habitation except as otherwise permitted herein for a second dwelling unit;
- b) be erected closer to the front lot line or the exterior side lot line than the minimum distance required for the main building on the lot;
- c) be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- d) be erected closer to the road than the dwelling is to that road;
- e) be erected closer than one half (0.5) metre to any lot line except that a common semi-detached private garage or carport may be centred on the mutual lot line;
- f) exceed the maximum floor area prescribed in Section 6.2.1;
- g) exceed ten (10) percent coverage of the lot area;
- h) exceed four and a half (4.5) metres in height or contain more than two storeys;
- i) be erected within one (1.0) metre of the main building;
- j) be considered an accessory building if attached to the main building in any way.

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6.3.3 Accessory Buildings in the Rural Residential (RR) Zone

Where an accessory building in the Rural Residential (RR) Zone, as a result of a consent being given, exceeds the maximum floor area for an accessory building, the said building shall be deemed to be permitted and may be used, repaired or renovated.

6.3.4 Home Occupations

The following provisions shall apply to home occupations:

- a) shall be permitted within a dwelling or within an accessory building;
- b) the floor area of the dwelling including the basement area used for the home occupation shall not exceed twenty-five (25) percent of the floor area of the dwelling or forty (40) square metres, whichever is the lesser;
- c) the floor area of an accessory building used for the home occupation shall not exceed seventy-five (75) square metres except in the Rural Residential (RR) Zone where the floor area shall not exceed one hundred (100) square metres;
- d) the character of the dwelling as a residence shall not change or a nuisance, particularly in regard to noise, odour, traffic or parking shall not be created;
- e) mechanical equipment shall not be used, the operation of which would result in any noise, fumes, dust or odours perceptible outside the dwelling or accessory building;
- f) the maximum number of persons engaged in the home occupation but who reside on a lot other than the lot on which the home occupation is conducted shall be limited to one (1).

6.3.5 Single Unit Dwellings – Minimum Distance Separation (MDS I)

In the Rural Residential (RR) Zone, no single unit dwelling shall be erected or used except in accordance with Minimum Distance Separation I (MDS I) as determined in accordance with the Schedule “H” attached hereto. The foregoing shall not apply to the alteration of an existing dwelling or the replacement of an existing dwelling with a new dwelling provided the new dwelling is situated no closer to a livestock building or structure or manure storage facility than the dwelling being altered or replaced.

6.3.6 Single Unit Dwellings – Minimum Separation Distance – Peak of Mosa

On a lot created following the effective date, no dwelling shall be erected within two hundred (200) metres of an existing dwelling on lands zoned Rural Residential (RR) in Concession IX to Concession XIII inclusive on Schedule “A”, Map 1 to Map 6 inclusive.

6.3.7 Single Unit Dwellings – Future Residential (FR) Zone

The extension or enlargement of an existing single unit dwelling and the erection of buildings or structures accessory thereto shall be permitted in accordance with the regulations of the Residential First Density (R1(1)) Zone and Section 6.3.2 respectively as set out herein. The erection of a new single unit dwelling after the effective date shall not be permitted unless and

until the 'H' symbol has been removed in accordance with Section 3.3 and the provisions of the Planning Act.

6.4 RESIDENTIAL FIRST DENSITY (R1) ZONE – 'SITE-SPECIFIC' ZONES

6.4.1 a) Defined Area (*7 Glen Ave*)

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R1(1)-1-H-8 as shown on Schedule "B", Map No. 3

b) Permitted Uses

construction and assembly of concrete forms in an existing building
all other permitted uses of the R1 zone

c) Minimum Distance from a Dwelling to a Railway 15.0 m

6.4.2 a) Defined Area (*Bed & Breakfast*)

R1(1)-2 as shown on Schedule "B", Map No. 8

b) Permitted Uses

bed & breakfast establishment
all other permitted uses of the R1 zone

6.4.3 a) Defined Area (*M. J. Ansari Real Estate, 215 South Street*) (*Kenneth Dubuque, 219 South Street*)

R1(2)-1 as shown on Schedule "B", Map No. 4

b) Front Yard Depth 5.0 m

c) Rear Yard Depth 6.0 m

6.4.4 a) Defined Area (*King & Graham*)

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R1(1)-3-H-8 as shown on Schedule "B", Map No. 4

b) Minimum Distance from a Dwelling to a Railway 10.0 m

6.4.5 a) Defined Area (*1828 Longwoods Road, Wardsville*)

R1(1)-4 as shown on Schedule "C", Map No. 1

b) Permitted Uses

single unit dwelling
bed and breakfast establishment
boarding house
office

general retail store
retail store
personal care establishment
personal service establishment

- 6.4.6 a) Defined Area (217 Talbot Street, Wardsville)**
R1(1)-5 as shown on Schedule “C”, Map No. 1
- b) Location requirements for accessory buildings and structures**
Existing accessory building shall be permitted in the front yard of the subject property in a location closer to the front lot line than the main building.
- 6.4.7 a) Defined Area (207 Church Street)**
R1(1)-6 as shown on Schedule “C”, Map No. 1
- b) Front Yard Depth** 6.7 m
- c) Exterior Side Yard Depth** 4.3 m
- 6.4.8 a) Defined Area (3683 Bute Street, Glencoe)**
R1(1)-7 as shown on Schedule “B”, Map No.
- b) Temporary Use**
Notwithstanding Section 6.3.1 on lands shown on Schedule ‘B’ (Map 8), temporary holding tanks for sanitary purposes may be permitted for a temporary period not exceeding two (2) years and eighty (80) days from the passing of this By-law (May 26, 2021)
- 6.4.9 a) Defined Area (Plan 308 Lot 9 (Montrose Street), Glencoe)**
R1(1)-8(t) as shown on Schedule “B”, Map No.
- b) Temporary Use**
Notwithstanding Section 6.3.1 on lands shown on Schedule ‘B’ (Map 8), temporary holding tanks for sanitary purposes may be permitted for a temporary period not exceeding three (3) years from the date of this by-law passing (May 26, 2021)

6.5 RESIDENTIAL SECOND DENSITY (R2) ZONE – ‘SITE-SPECIFIC’ ZONES

- 6.5.1 a) Defined Area (Greg Knight, 247 Walker Street)**
R2-1 as shown on Schedule “B”, Map No. 3
- b) Rear Yard Depth**
- accessory buildings and structures 4.0 m
- 6.5.2 a) Defined Area (237, 239, 241, John Street)**

R2-2 as shown on Schedule “B”, Map No. 2

b) Permitted Uses

Converted dwelling
Duplex dwelling
Semi-detached dwelling
Single detached dwelling
Two-unit dwelling

6.5.3 a) Defined Area (*Regular Compiled Plan 431, Part Lot 13, Registered Plan 33R11167 Parts 1,2 & 3 Glencoe*)

R2-3-H-1 as shown on Schedule ‘B’, Map No. 4

b) Minimum Lot Frontage: 8.2 m

6.6 RESIDENTIAL THIRD DENSITY (R3) ZONE – ‘SITE-SPECIFIC’ ZONES

6.6.1 a) Defined Area (*768212 Ontario Limited, 173 Symes Street*)

R3-1 as shown on Schedule “B”, Map No. 4

b) Permitted Uses

apartment dwelling

c) Minimum Off-Street Parking Spaces 7

6.6.2 a) Defined Area (*Bajaj/Reycraft, 173 Main Street*)

R3-2 as shown on Schedule “B”, Map No. 4

b) Permitted Uses

apartment dwelling

c) Minimum Lot Frontage 25 m

d) Side Yard Width - Interior 4.0 m

e) Side Yard Width - Exterior 6.0 m

f) Required Parking Spaces 1.25 per dwelling unit

g) Rear Yard Depth 6.0 m

h) Maximum Lot Coverage 40%

- 6.6.3 a) Defined Area** (Plan 42, Lots 5 & 6, Part Lot 4, East King Street, South Church Street)
R3-3 as shown on Schedule “C”, Map No. 1
- b) Side Yard Width-Exterior** 4.5 m
- 6.6.4 a) Defined Area** Registrar’s Compiled Plan 413, Part Lot 5, Plan 33R-20652
R3-4 as shown on Schedule “B”, Map No. 1
- b) ‘Block 2’ being the block of townhomes located in the southwest corner of the subject lands shall have a Side Yard Width-Interior of** 1.2 m
- c) Rear Yard Depth** 4.5 m
- d) Minimum Lot Frontage** 19.2 m
- e) Minimum Landscaped Open Space of 1 m along all lot lines abutting a Residential First Density (R1) Zone**
- f) Minimum outdoor amenity space** 95 m²
- 6.6.5 a) Defined Area** (Plan 127, Lots 26, 28 & Part Lot 28, Wardsville)
R3-5 as shown on Schedule “C”, Map No. 3
- b) Permitted Main Uses**
Townhouse dwelling units with accessory uses
Maximum number of units four (4)
- c) Permitted Accessory Commercial Uses**
Home occupation
Bake shop
Caterer’s establishment
Clinic
Retail store
Personal care establishment
Personal service establishment
Office
- d) Accessory Use Provisions**
- I. The floor area for an accessory commercial use shall not exceed 30 m² (323 sq ft)
 - II. Notwithstanding section 4.18.1, a minimum of 1 parking space shall be required per 30 m² (323 sq ft), located on the subject lands
 - III. Person who reside on the lot are the only person permitted to engage in the accessory use
 - IV. The character of the dwelling as a residence shall not change or nuisance, particularly in regard to noise, odour, traffic or parking shall not be created

- V. No product on display and no sign shall be permitted other than 1 non-illuminated sign of 0.5 m² in size attached to the dwelling unit, to advertise the accessory use to the public

e) **Minimum Landscaped Open Space of 1 m along all lot lines abutting a Residential First Density (R1) Zone**

f) **Minimum outdoor amenity space** 95 m²

6.6.6 a) Defined Area (195 South Street)
R3-6-H-8-H-10-H-12 as shown on Schedule 'B', Map No. 7

b) **Permitted Uses:**
townhome dwellings

c) **Minimum lot area per dwelling unit:** 450 m²

d) **Minimum lot frontage:** 17m

e) **Minimum interior side yard setback:** 2m

f) **Minimum distance between townhome dwelling blocks:** 4m

g) **Minimum rear yard setback:** 6.9m

h) **Maximum lot coverage:** 38%

i) **Maximum building height:** One-storey

j) **Minimum Landscaping:** A strip on land not less than 1.8m wide consisting of a continuous, unpierced hedgerow of evergreens and shrubs, not less than 1.2m high at the time of planting shall be required along all lot line abutting the 'Residential Density One (R1)'

k) **Minimum number of visitor parking spaces:** 3 spaces

l) **Notwithstanding any future severance or lot division, the provisions of this by-law and zone will be assessed on the zone as a whole**

6.7 LIFESTYLE RESIDENTIAL (LR) ZONE – 'SITE-SPECIFIC' ZONES

6.8 HAMLET RESIDENTIAL (HR) ZONE – 'SITE-SPECIFIC' ZONES

6.8.1 a) Defined Area (*Melbourne Agricultural Society*)
HR-1-H as shown on Schedule "F" to this By-law

b) **Permitted Uses**
parking lot

all other permitted uses of the HR zone

6.8.2 a) Defined Area (Audrey Welsh)

HR-2 as shown on Schedule "G" to this By-law

b) Minimum Lot Frontage 0 m

c) Front Lot Line

shall be the lot line abutting Mill Street

d) Minimum Setback

from a body of water 15 m

6.9 RURAL RESIDENTIAL (RR) ZONE – 'SITE-SPECIFIC' ZONES

6.9.1 a) Defined Area (6110 Olde Dr)

RR-1 as shown on Schedule "A", Map No. 22

b) Front Yard Depth 5.92 m

c) Rear Yard Depth 7.11 m

6.9.2 a) Defined Area (4317 Parkhouse Dr)

RR-2 as shown on Schedule "A", Map No. 77

b) Maximum accessory building height

viii. Driveshed as exists on October 28th 2020

ix. Barn as exists on October 28th 2020

6.9.3 a) Defined Area (6410 Glendon Drive)

RR-3 as shown on Schedule "A", Map No. 56

b) Front Yard Depth 2m

6.9.4 a) Defined Area (678 Longwoods Rd)

RR-4 as shown on Schedule “A”, Map No. 91

- b) Minimum Front Yard Depth 4.37m
- c) Minimum setback from an arterial road to the existing dwelling as of the date of the passing by-law 22.37m

6.9.6 a) Defined Area (2732 Argyll Drive)

RR-6 as shown on Schedule “A”, Map No. 10

- b) Minimum setback from a local road to the existing dwelling as of the date of the passing by-law: 20 m (66 ft)

6.10 FUTURE RESIDENTIAL (FR) ZONE – ‘SITE-SPECIFIC’ ZONES

7.0 COMMERCIAL ZONES

CORE COMMERCIAL (C1) ZONE

The Core Commercial (C1) Zone applies primarily to lands comprising the historic downtown cores in the settlement areas of Glencoe and Wardsville and designated 'Commercial' in the Municipality's Official Plan. Within the C1 zone, a broad range of commercial uses are permitted which, for the most part, are engaged in the selling and offering of goods and services. A wide range of commercial uses are permitted as well as institutional uses and residential uses. Due to the compact and intensive nature of development characteristic of the downtown cores and the desirability of maintaining such compactness and intensity, minimum setbacks do not generally apply and maximum building coverage is permitted. To ensure commercial uses remain prominent at 'street level', residential uses are restricted to locations above the first floor with the exception of free-standing multiple unit dwellings.

RESTRICTED COMMERCIAL (C2) ZONE

The Restricted Commercial (C2) Zone applies to lands situated in the settlement areas of Glencoe and Wardsville adjacent to the downtown core and designated 'Commercial' in the Municipality's Official Plan. Within the C2 zone, a more limited range of commercial uses is permitted compared to the C1 zone. In addition, minimum setbacks and a reduced maximum lot coverage are applied to reflect and maintain the less intensive development characteristic of these areas and, in some instances, to form a transition between the historic downtown cores and neighbouring residential or highway commercial areas.

HIGHWAY COMMERCIAL (C3) ZONE

The Highway Commercial (C3) Zone applies to lands situated in the outlying areas of settlement areas on arterial and collector roads. In the settlement areas of Glencoe and Wardsville, these lands are designated 'Commercial' in the Municipality's Official Plan. Within the C3 zone, a range of vehicular-oriented commercial uses are permitted considered suitable to these areas and which rely upon large lot areas to accommodate building coverage, off-street parking, outside storage and display. Unlike commercial development in the downtown cores of Glencoe and Wardsville, minimum setbacks are applied to ensure, amongst other matters, adequate building setbacks, on-site landscaping and parking.

HAMLET COMMERCIAL (HC) ZONE

The Hamlet Commercial (HC) Zone applies to lands situated in the settlement areas of Appin, Melbourne, Middlemiss and Pratt Siding designated as 'Hamlet' in the Municipality's Official Plan. Within the HC zone, commercial uses are permitted characterized by those which are small in scale and which are compatible with the predominantly residential character of these small settlement areas. Due to the unavailability of a municipal sanitary sewage system and, in the case of Middlemiss, a municipal water supply system, minimum lot areas apply to the creation of new lots.

RURAL COMMERCIAL (RC) ZONE

The Rural Commercial (RC) Zone applies to lands situated outside of the designated settlement areas in the rural area of the Municipality. It applies to non-agriculturally related commercial uses largely in existence prior to the adoption of the Municipality's Official Plan which serves to generally prohibits such uses due to their potential incompatibility with agriculture and their impact on the loss of agricultural land for non-agricultural related purposes.

7.1 PERMITTED USES, BUILDINGS AND STRUCTURES

7.1.1 Main Uses, Buildings and Structures

No lands, buildings or structures shall be erected or used in the zone prescribed except for the purposes set out in the table below.

		A	B	C	D	E
	USES, BUILDINGS & STRUCTURES	C1	C2	C3	HC	RC
1	adult entertainment establishment	✓		✓		
2	animal clinic		✓	✓		✓
3	animal hospital					✓
4	art gallery	✓				
5	auction sales establishment	✓		✓		✓
6	bake shop	✓	✓		✓	
7	banquet hall			✓		
8	bed & breakfast establishment	✓	✓			
9	boarding house or rooming house	✓	✓			
10	building supply outlet			✓		✓
11	car wash			✓		
12	caterer's establishment	✓	✓	✓		
13	church	✓	✓			
14	clinic	✓	✓			
15	club	✓	✓	✓	✓	
16	contractor's yard or shop					✓
17	converted dwelling		✓			
18	custom workshop	✓			✓	✓
19	day care centre		✓			
20	drive-in restaurant			✓		
21	dry cleaning establishment	✓	✓	✓		
22	dwelling unit	✓	✓		✓	✓
23	farm equipment sales & service			✓		✓
24	farm fuel sales			✓		
25	fitness centre	✓	✓	✓		
26	flea market	✓		✓	✓	✓
27	funeral home		✓			
28	garden centre			✓		✓
29	gas bar		✓	✓	✓	✓
30	general retail store	✓	✓	✓	✓	✓
31	group home		✓			
32	halfway house		✓			

		<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>
33	hotel	✓				
34	institutional use	✓	✓		✓	
35	laundry establishment	✓	✓	✓		
36	market garden			✓		✓
37	micro brewery	✓	✓	✓		
38	mini-storage warehouse			✓		
39	mobile food outlet	✓		✓		
40	motel			✓		
41	motor vehicle sales establishment		✓	✓	✓	
42	motor vehicle service establishment			✓	✓	
43	multiple unit dwelling		✓			
44	museum	✓				
45	office	✓	✓		✓	
46	parking lot	✓	✓		✓	
47	personal care establishment	✓	✓		✓	
48	personal service establishment	✓	✓		✓	
49	place of entertainment or amusement	✓	✓	✓		
50	private school		✓			
51	public garage	✓	✓	✓	✓	
52	restaurant	✓	✓	✓	✓	
53	retail store	✓	✓	✓	✓	
54	service shop	✓	✓	✓	✓	
55	single unit dwelling		✓			
56	take-out restaurant	✓	✓	✓		

7.1.2 Accessory Uses, Buildings and Structures

The accessory uses, buildings and structures set out in the table below shall only be permitted in the zones prescribed.

		<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>
	USES, BUILDINGS & STRUCTURES	C1	C2	C3	HC	RC
1	satellite dish	✓	✓	✓	✓	✓
2	shipping container			✓		✓
3	single unit dwelling					✓

7.2 GENERAL USE REGULATIONS

7.2.1 Standards

The standards set out in the table below shall apply in the zones prescribed unless otherwise stipulated herein to the contrary.

	STANDARDS	C1	C2	C3	HC	RC
1	Minimum Lot Area (m ²)		500	2000	2000	4000
2	Minimum Lot Frontage (m)		15	30	30	40
3	Minimum Setback (m) i) arterial road ii) collector road iii) local road			38 33 28		38 33 28
4	Front Yard Depth (m)		7.5	7.5		10
5	Side Yard Width - Interior (m)	4.5 ^①	4.5 ^① 3.0 / 1.0 ^②	4.5	4.5 ^①	5.0
6	Side Yard Width - Exterior (m)		7.5	7.5		10
7	Rear Yard Depth (m)	6.0 ^① 3.0 ^③	6.0 ^① 3.0 ^③	10.5	6.0 ^① 3.0 ^③	7.5
8	Maximum Lot Coverage (%)	90	40	40	40	4.0
9	Maximum Height (m)	12	12	12	12	12
10	Minimum Landscaped Open Space (%)		10	10	10	

	FOOTNOTES
①	where the yard abuts a residential or institutional zone
②	3.0 m on one side and 1.0 m on the other side
③	all other cases

7.3 SPECIAL USE REGULATIONS

7.3.1 Accessory Buildings and Structures

Accessory buildings and structures shall not:

- a) be erected closer to the front line or a side lot line than the minimum distance required for the main building or structure on the lot;
- b) be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- c) be erected closer than one (1.0) metre to any lot line;
- d) exceed ten (10) percent lot coverage;

- e) exceed four and one half (4.5) metres in height or contain more than two storeys.

7.3.2 Dwelling Units

On lands zoned Core Commercial (C1), a dwelling unit shall only be permitted if located within and above the ground floor of the building in which it is situated.

7.3.3 Gatehouses and Kiosks

A gatehouse, kiosk or similar structure accessory to a main use and not more than ten (10) square metres in floor area shall be permitted in any required setback, front yard or exterior side yard.

7.3.4 Lands Abutting a Railway

Where lands abut a railway in the Commercial Core (C1), Restricted Commercial (C2), Highway Commercial (C3) or Hamlet Commercial (HC) Zone, no side yard width or rear yard depth shall be required.

7.3.5 Minimum Distance from Dwellings and Dwelling Units to a Railway

No dwelling or dwelling unit within a building shall be erected within thirty (30) metres of a railway.

7.3.6 Single Unit Dwellings

The alteration of an existing single unit dwelling or the erection or alteration of buildings accessory thereto shall be permitted in accordance with the regulations of the Residential First Density R1(1) Zone.

7.3.7 Outside Storage

Outside storage as an accessory use shall not:

- a) be permitted within any required yard;
- b) be permitted within three (3.0) metres of a lot line;
- c) exceed twenty-five (25) percent of the area of the lot on which it is located.

7.3.8 Location of Drive-In Restaurants (Glencoe – Schedule ‘B’)

Drive-in restaurants shall be restricted in C1 and C2 zones on Schedule “B” to the following locations:

- a) on lands zoned C1, C1-1, C1-2 and C2 north of Symes Street;
- b) on lands zoned C1-1 south of Graham Street on the easterly side of Main Street;

- c) on lands zoned C2 south of the CN railway on the westerly side of Main Street between and including Graham Street (closed) and lands zoned Institutional (I);
- d) on lands zoned C2 south of Water Street on the westerly side of Main Street;
- e) on lands zoned C2 and C2-4 on corner lots south of the CN railway on both sides of Main Street.

7.3.9 Minimum Lot Area – Drive-in Restaurants

- a) on corner lots zoned C2 notwithstanding Section 4.5 to the contrary 1500m²

7.3.10 Minimum Lot Frontage – Drive-in Restaurants 30 m

7.4 CORE COMMERCIAL (C1) ZONE – ‘SITE-SPECIFIC’ ZONES

7.4.1 a) Defined Area (*Randal Martin, 260 Main St; Dawn Services Corp, 189 Main St*)

C1-1 as shown on Schedule “B”, Map No. 3 & Map No. 4

b) Permitted Uses

motor vehicle sales establishment
all other permitted uses of the C1 zone

7.4.2 a) Defined Area (*G. & S. Enterprises, 254 Main Street*)

C1-2 as shown on Schedule “B”, Map No. 3

b) Permitted Uses

dwelling units located on the ground floor not closer than 10 m to a front wall
all other permitted uses of the C1 zone

7.4.3 a) Defined Area (*Neil Moorby, 202 Main St*)

C1-3 as shown on Schedule “B”, Map No. 3

b) Permitted Uses

gas bar
motor vehicle sales establishment
all other permitted uses of the C1 zone

7.4.4 a) Defined Area (*Ken Fitt, 1759 Longwoods Road*)

C1-4 as shown on Schedule “C”, Map No. 3

b) Permitted Uses

multiple unit dwelling
all other permitted uses of the C1 zone

7.5 RESTRICTED COMMERCIAL (C2) ZONE – ‘SITE-SPECIFIC’ ZONES

7.5.1 a) Defined Area (*Gerber Electric Limited, 139 Symes Street*)

C2-1 as shown on Schedule “B”, Map No. 3

b) Permitted Uses

clinic
club
day nursery
dwelling units connected to and forming an integral part of a main building
institutional use
office
one single unit dwelling
propane transfer facility
retail store
warehouse

7.5.2 a) Defined Area (*The Pole Corporation, 156 Symes Street*)

C2-2 as shown on Schedule “B”, Map No. 3

b) Permitted Uses

car wash
mini-storage warehouse
all other uses permitted in the C2 zone

7.5.3 a) Defined Area (*south side of McRae St, east of Victoria St*)

C2-3 as shown on Schedule “B”, Map No. 4

b) Permitted Uses

car wash
contractor’s yard or shop
mini-storage warehouse
public garage
service shop
warehouse
all other uses permitted in the C2 zone

- 7.5.4 a) Defined Area** (*Hosie D Donuts, 151 Main Street*)
- C2-4 as shown on Schedule “B”, Map No. 7
- b) Permitted Uses**
- drive-in restaurant
all other uses permitted in the C2 zone
- 7.5.5 a) Defined Area** (*Sam Kirschener, 1733 Longwoods Road*)
- C2-5 as shown on Schedule “C”, Map No. 3
- b) Permitted Uses**
- motor vehicle sales establishment in an existing building
all other uses permitted in the C2 zone
- 7.5.6 a) Defined Area** (*Fulline Farm & Garden Equipment Ltd – Gerber Electric Ltd., 278 Elizabeth Street*)
- C2-6-H-2 as shown on Schedule “B”, Map No. 1
- b) Permitted Uses**
- electrical contracting business
propane transfer facility as an accessory use
warehouse
- 7.5.7 a) Defined Area** (*301 Main Street, Glencoe*)
- C2-7 as shown on Schedule “B”, Map No. 1
- b) Permitted Uses**
- day care centre
- 7.5.8 a) Defined Area** (*21941 Hagerty Road, Wardsville*)
- C2-8 as shown on Schedule “C”, Map No. 1
- b) Front Yard Depth** 6m
c) Side Yard Width-Exterior 6m
- 7.5.9 a) Defined Area** (*162 Main Street, Glencoe*)
- C2-9 as shown on Schedule “B”, Map No. 6

- b) **Minimum setback from an interior side yard of an existing accessory building as of February 23rd 2022:** 0.3 m (1 ft)

7.6 HIGHWAY COMMERCIAL (C3) ZONE – ‘SITE-SPECIFIC’ ZONES

7.6.1 a) Defined Area (*Sam Kirschner, 1709 Longwoods Road*)

C3-1 as shown on Schedule “C”, Map No. 3

b) Permitted Uses

contractor’s yard or shop
one dwelling unit
truck terminal
all other permitted uses of the C3 zone

c) Maximum Number of Dwelling Units 1

7.7 HAMLET COMMERCIAL (HC) ZONE – ‘SITE-SPECIFIC’ ZONES

7.8 RURAL COMMERCIAL (RC) ZONE – ‘SITE-SPECIFIC’ ZONES

7.8.1 a) Defined Area (*Chelmak’s Carpet & Floor, 5782 Glendon Drive*)

RC-1 as shown on Schedule “A”, Map No. 55

b) Permitted Uses

antique sales
garden centre
office
retail store for the sale of flooring and related items

7.8.2 a) Defined Area (*Barry Graham, 4917 Glendon Drive*)

RC-2 as shown on Schedule “A”, Map No. 65

b) Permitted Uses

public garage
outside storage area of vehicles, boats and related parts

c) Maximum Area outside storage 500 m²

7.8.3 a) Defined Area (*Appin BBQ, 5961 Glendon Drive*)

RC-3 as shown on Schedule "A", Map No. 67

b) Permitted Uses

butcher shop
caterer's establishment
single unit dwelling

7.8.4 a) Defined Area (*Glencoe Animal Hospital, 21938 Dundonald Road*)

RC-4 as shown on Schedule "A", Map No. 98

b) Permitted Uses

animal clinic
animal hospital
single unit dwelling

8.0 INDUSTRIAL ZONES

GENERAL INDUSTRIAL (M1) ZONE

The General Industrial (M1) Zone applies to lands situated in the settlement areas that are designated 'Industrial' in the Municipality's Official Plan or used for industrial purposes. The zone applies both in the case of lands already developed for industrial purposes as well as lands on which future industrial development is intended, including the Municipality's recently established industrial park in the south end of Glencoe. Within the M1 zone, a wide range of industrial uses is permitted as well as certain commercial uses that are considered compatible with industrial areas or share similar attributes with industrial uses. Uses include bulk sales establishments, contractor's yards or shops, industrial uses, machine shops and public garages and warehouses. Standards apply with respect to lot area, lot frontage, setbacks from property lines and lot coverage. Buffering, landscaping, surface drainage and parking areas are usually addressed separately as a matter of site plan control.

FARM INDUSTRIAL (M2) ZONE

The Farm Industrial (M2) Zone applies primarily to agriculturally related commercial and industrial uses on lands designated 'Agricultural' in the Municipality's Official Plan. Permitted uses include abattoirs, agricultural sales establishments, feed mills, grain handling facilities and livestock marketing yards. The Official Plan permits agriculturally related commercial and industrial uses in areas designated 'Agricultural' where it is necessary that they be in close proximity to agricultural operations or where the potential for conflict makes such uses unsuited to settlement areas. Standards apply with respect to lot area, lot frontage, setbacks from property lines and lot coverage. Buffering, landscaping, surface drainage and parking areas are usually addressed separately as a matter of site plan control.

RURAL INDUSTRIAL (M3) ZONE

The Rural Industrial (M3) Zone applies to non-agriculturally related commercial and industrial uses in the rural area of the Municipality. A range of industrial uses are permitted including bulk sales establishments, contractor's yards or shops, machine shops and service shops. Similar to the RC zone, the M3 zone applies to non-agriculturally related industrial and industrial-like uses largely in existence prior to the adoption of the Municipality's Official Plan which serves to generally prohibit such uses due to their potential incompatibility with agriculture and their impact on the loss of agricultural land for non-agricultural related purposes. Standards apply with respect to lot area, lot frontage, setbacks from property lines and lot coverage. Buffering, landscaping, surface drainage and parking areas are usually addressed separately as a matter of site plan control.

8.1 PERMITTED USES, BUILDINGS AND STRUCTURES

8.1.1 Main Uses Buildings and Structures

No lands, buildings or structures shall be erected or used in the zone prescribed except for the purposes set out in the table below.

		A	B	C
	USES, BUILDINGS & STRUCTURES	M1	M2	M3
1	abattoir		✓	
2	agricultural sales establishment		✓	
3	animal hospital		✓	
4	auction sales establishment			✓
5	building supply outlet	✓		
6	bulk sales establishment	✓		✓
7	car wash	✓		
8	contractor's yard or shop	✓		✓
9	custom workshop	✓		✓
10	dog pound			✓*
11	dry cleaning establishment	✓		
12	farm equipment sales & service		✓	
13	farm fuel sales		✓	
14	feed mill		✓	
15	food processing plant		✓	
16	grain handling facility		✓	
17	industrial use	✓		✓
18	livestock marketing yard		✓	
19	machine shop	✓		✓
20	micro brewery	✓		
21	mini-storage warehouse	✓		✓
22	motor vehicle service establishment	✓		
23	outside storage	✓		✓
24	propane transfer facility	✓		
25	public garage	✓		
26	salvage yard	✓		✓*
27	sawmill			✓
28	service shop	✓		
29	sewage treatment plant			✓*
30	truck terminal	✓		✓
31	warehouse	✓		✓
32	waste disposal site			✓*
33	wayside pit or quarry		✓	✓

* only in site-specific zones

8.1.2 Accessory Uses, Buildings and Structures,

The accessory uses, buildings and structures set out in the table below shall only be permitted in the zones prescribed.

		A	B	C
	USES, BUILDINGS & STRUCTURES	M1	M2	M3
1	factory outlet	✓	✓	✓
2	satellite dish	✓	✓	✓
3	shipping container	✓	✓	✓
4	single unit dwelling			✓

8.2 GENERAL USE REGULATIONS

8.2.1 Standards

The standards set out in the table below shall apply in the zones prescribed unless otherwise stipulated herein to the contrary.

		A	B	C
	STANDARDS	M1	M2	M3
1	Minimum Lot Area (m ²)	2000	4000	4000
2	Minimum Lot Frontage (m)	30	40	40
3	Minimum Setback (m) i) arterial road ii) collector road iii) local road		38 33 28	38 33 28
4	Front Yard Depth (m)	7.5	12	12
5	Side Yard Width - Interior (m)	7.5	7.5	7.5
6	Side Yard Width - Exterior (m)	7.5	12	12
7	Rear Yard Depth (m)	15 ^① 7.5 ^②	12 ^① 7.5 ^②	12 ^① 7.5 ^②
8	Maximum Lot Coverage (%)	50	35	35
9	Minimum Landscaped Open Space (%)	10	10	10

	FOOTNOTES
①	where the yard abuts a residential or institutional zone
②	all other cases

8.3 SPECIAL USE REGULATIONS

8.3.1 Accessory Buildings and Structures

Accessory buildings and structures shall not:

- a) be erected closer to the front line or a side lot line than the minimum distance required for the main building or structure on the lot;

- b) be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- c) be erected closer than one (1.0) metre to any lot line;
- d) exceed ten (10) percent lot coverage;
- e) exceed four and one half (4.5) metres in height or contain more than two storeys.

8.3.2 Buffer Strip

Where a lot or portion thereof in the General Industrial (M1) Zone abuts a lot or portion thereof in a residential zone, a strip of land not less than three (3.0) metres in width adjacent to the lot or portion thereof zoned for residential purposes shall not be used for any other purpose other than a buffer strip.

8.3.3 Gatehouses and Kiosks

A gatehouse, kiosk or similar structure accessory to a main use and not more than ten (10) square metres in floor area shall be permitted in any required setback, front yard or exterior side yard.

8.3.4 Lands Abutting a Railway

Where lands abut a railway in the General Industrial (M1), Farm Industrial (M2) or Rural Industrial (M3) Zone, no Side Yard Width or Rear Yard Depth shall be required.

8.3.5 Factory Outlet

A factory outlet as an accessory use shall not:

- a) exceed thirty-five (35) percent of the total floor area of the main building;
- b) exceed a maximum floor area of thirty (30) square metres.

8.3.6 Outside Storage

Outside storage as an accessory use shall not:

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

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8.3.7 Wayside Pits or Quarries

A wayside pit or quarry shall not;

- a) be established within sixty (60) metres of a residential zone.

8.4 GENERAL INDUSTRIAL (M1) ZONE – ‘SITE-SPECIFIC’ ZONES

8.4.1 a) Defined Area (*Glencoe Auto Recyclers Inc., 249 McKellar Street*)

M1-1 as shown on Schedule “B”, Map No. 4

b) Permitted Uses

salvage yard

8.4.2 a) Defined Area (*A. & M. Lumber Ltd., 22790 Pratt Siding Road*)

M1-2 as shown on Schedule “D”

b) Permitted Uses

contractor’s yard or shop
machine shop
public garage

8.5 FARM INDUSTRIAL (M2) ZONE – ‘SITE-SPECIFIC’ ZONES

8.5.1 a) Defined Area (*2447126 Ontario Ltd – Gary Graham Transport*)

M2-1 as shown on Schedule “A”, Map No. 76

b) Permitted Uses

animal clinic
animal hospital
auction sales establishment
building supply outlet
farm equipment sales and service
flea market
garden centre
market garden
truck terminal for agriculturally-related products

8.6 RURAL INDUSTRIAL (M3) ZONE – ‘SITE-SPECIFIC’ ZONES

8.6.1 a) Defined Area (*Jefferey Wilson, 23229 Melbourne Road*)

M3-1 as shown on Schedule “A”, Map No. 44

b) Permitted Uses

public garage
salvage yard
single unit dwelling

8.6.2 a) Defined Area (*Municipal Landfill Site*)

M3-2 as shown on Schedule “A”, Map No. 45

b) Permitted Uses

waste disposal site

8.6.3 a) Defined Area (*3427 Concession Drive*)

M3-3-H-11a as shown on Schedule “A”, Map No. 75

b) Permitted Uses

dog pound
dog kennel
single unit dwelling

c) Minimum setback between dog kennel and a dwelling on a separate parcel: 92 m

8.6.4 a) Defined Area (*Glencoe STP*)

M3-4 as shown on Schedule “A”, Map No. 76

b) Permitted Uses

sewage treatment plant

8.6.5 a) Defined Area (*Municipal Landfill Site, 3945 Trillium Drive*)

M3-5 as shown on Schedule “A”, Map No. 98

b) Permitted Uses

agricultural use
forestry use
waste disposal site

8.6.6 a) Defined Area (*Wilfred Wolfe, 6419 Longwoods Road*)

M3-6 as shown on Schedule “A”, Map No. 117

b) Permitted Uses

salvage yard
single unit dwelling

8.6.7 a) Defined Area (*Wardsville STP*)

M3-7 as shown on Schedule “C”, Map No. 3

b) Permitted Uses

sewage treatment plant

9.0 INSTITUTIONAL, OPEN SPACE, PUBLIC UTILITY & FUTURE DEVELOPMENT ZONES

INSTITUTIONAL (I) ZONE

The Institutional (I) Zone applies to, and may be found in, virtually all land use designations in the Municipality's Official Plan where an institutional use either exists or is proposed. A range of institutional uses is permitted ranging from municipal buildings, churches, schools, group homes, nursing and rest homes and facilities owned and operated by a non-profit organization. Uses similar in character to institutional uses (e.g. funeral homes) are also permitted. Standards apply with respect to lot area, lot frontage, setbacks from property lines and lot coverage.

OPEN SPACE (OS) ZONE

The Open Space (OS) Zone applies to and may be found in virtually all land use designations in the Municipality's Official Plan and applies generally to lands used or proposed to be used for, parks and outdoor recreational purposes and cemeteries where buildings and structures are limited. In some cases (e.g. golf courses, campgrounds and trailer parks, paintball parks), certain outdoor recreational uses are only permitted on specific parcels as opposed to as-of-right on lands zoned OS. The use of lands zoned OS for residential purposes is restricted to those situations where accommodation is necessary for a caretaker whose presence is required on-site. Certain open space uses (e.g. campgrounds or trailer parks, golf courses, paintball parks) are not permitted as-of-of right but rather in 'site-specific' zones only.

PUBLIC UTILITY (U) ZONE

The Public Utility (U) applies to lands throughout the Municipality occupied by a utility station which, by definition, includes a water or sewage pumping station, a water storage reservoir, an electric power transformer station, a telephone repeater station and a micro-wave tower. These and similar infrastructure facilities are permitted in all land use designations in the Municipality's Official Plan.

The use of land by the Municipality, the County of Middlesex, the St. Clair Region Conservation Authority, the Lower Thames Conservation Authority and other public authorities and public utilities are permitted, however, in any zone subject to the general provisions of the By-law regarding public uses. The Municipality may however, from time to time and subject to the requirements of the Planning Act, zone such lands Public Utility (U) for identification purposes as part of a general or 'housekeeping' amendment to the Zoning By-law.

FUTURE DEVELOPMENT (FD) ZONE

The Future Development (FD) Zone applies to undeveloped lands in the settlement areas where the future use and form of development has yet to be determined. At such time as a proposals for development is submitted and approved by the Municipality and the authorities having jurisdiction, a change in zoning to the appropriate zone would be considered.

9.1 PERMITTED USES, BUILDINGS AND STRUCTURES

9.1.1 Main Uses, Buildings and Structures

No lands, buildings or structures shall be erected or used in the zone prescribed except for the purposes set out in the table below.

		A	B	C	D
	USES, BUILDINGS & STRUCTURES	I	OS	U	FD
1	agricultural use				✓
2	banquet hall	✓			
3	cemetery	✓	✓		
4	church	✓			
5	club	✓			
6	conservation area		✓		
7	community centre	✓	✓		
8	day care centre	✓			
9	forestry use		✓		✓
10	funeral home	✓			
11	group home	✓			
12	half-way house	✓			
13	institutional use	✓			
14	library	✓			
15	museum	✓			
16	nursing home or rest home	✓			
17	private park		✓		
18	private school	✓			
19	public park	✓	✓		
20	public school	✓			
21	target range		✓		
22	single unit dwelling				✓
23	utility station			✓	
24	wildlife preserve		✓		

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9.1.2 Accessory Uses, Buildings and Structures

The accessory uses, buildings and structures set out in the table below shall only be permitted in the zones prescribed.

		A	B	C	D
	USES, BUILDINGS & STRUCTURES	I	OS	U	FD
1	dwelling unit	✓	✓		
2	satellite dish	✓			
3	single unit dwelling	✓	✓		
4	swimming pool	✓	✓		

9.2 GENERAL USE REGULATIONS

9.2.1 Standards

The standards set out in the table below shall apply in the zones prescribed unless otherwise stipulated herein to the contrary.

		A	B	C	D
	STANDARDS	I	OS	U	FD
1	Minimum Lot Area (m²)	2000 ^① 550 ^②			
2	Minimum Lot Frontage (m)	30			
3	Minimum Setback (m) i) arterial road ii) collector road iii) local road	38 33 28	38 33 28	38 33 28	
4	Front Yard Depth (m)	10	15 ^① 7.5 ^②	1.0	
5	Side Yard Width - Interior (m)	4.5	15 ^① 7.5 ^②	1.0	
6	Side Yard Width – Exterior (m)	10	15 ^① 7.5 ^②	1.0	
7	Rear Yard Depth (m)	10	15 ^① 7.5 ^②	1.0	
8	Maximum Lot Coverage (%)	35	35		
9	Maximum Height (m)	12	10.5		
10	Minimum Landscaped Open Space (%)	30			

	FOOTNOTES
^①	outside a settlement area
^②	within a settlement area

9.3 SPECIAL USE REGULATIONS

9.3.1 Accessory Buildings and Structures

Accessory buildings and structures shall not:

- be erected closer to the road than the minimum setback required for the main building to that road;
- be erected closer to the front lot line or a side lot line than the minimum distance required for the main building or structure on the lot;
- erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- be erected closer than one (1.0) metre to any lot line;
- exceed ten (10) percent lot coverage;

- f) exceed four and one-half (4.5) metres in height or contain more than two (2) storeys;
- g) be erected within two (2.0) metres of a the main building.

9.3.2 Dwelling Units

A dwelling unit as an accessory use shall:

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

9.3.4 Gatehouses and Kiosks

A gatehouse, kiosk or similar structure accessory to a main use and not more than ten (10) square metres in floor area shall be permitted in any required setback, front yard or exterior side yard.

9.3.5 Single Unit Dwellings as an Accessory Use

A single unit dwelling as an accessory use shall only be permitted where the size of the lot exceeds one thousand (1,000) square metres over and above the minimum lot area requirement of Section 9.2.1.

9.3.6 Single Unit Dwellings - Future Development (FD) Zone

The extension or enlargement of an existing single unit dwelling and the erection of buildings or structures accessory thereto shall be permitted in accordance with the regulations of the Residential First Density (R1(1)) Zone and Section 6.3.2 respectively as set out herein. The erection of a new single unit dwelling shall not be permitted unless and until the 'H' symbol has been removed in accordance with Section 3.3 and the provisions of the Planning Act.

9.4 INSTITUTIONAL (I) ZONE – 'SITE-SPECIFIC' ZONES

9.4.1 a) Defined Area

I-1-H-9 as shown on Schedule "C", Map No. 1

b) Permitted Uses

nursing or rest home

c) Minimum Lot Frontage

6.1 m

- 9.4.2 a) Defined Area (142 Mill Street)**
I-2 as shown on Schedule “B”, Map No. 3
- b) Permitted Uses**
shipping container as an accessory use
all other permitted uses in the Institutional (I) Zone
- c) Shipping Container Provisions**

Notwithstanding Section 4.25, the following provisions apply:
- i. Maximum number of shipping containers permitted: 1
 - ii. Minimum Front yard setback: 7.6 m (25 ft)
 - iii. Maximum floor area: 15 m² (160 sq ft)
 - iv. Minimum setback from a dwelling on a separate lot: 40 m (131 ft)

9.5 OPEN SPACE (OS) ZONE – ‘SITE-SPECIFIC’ ZONES

- 9.5.1 a) Defined Area (*A.W. Campbell Conservation Area*)**

OS-1 as shown on Schedule “A”, Map No. 2
- b) Permitted Uses**

campground or trailer park
all other permitted uses of the OS zone
- 9.5.2 a) Defined Area (*Donald Scott, Thompson Drive*)**

OS-2 as shown on Schedule “A”, Map No. 56
- b) Permitted Uses**

conservation area
- c) Permitted Buildings & Structures**

buildings and structures prohibited
- 9.5.3 a) Defined Area (*Gentleman Creek Golf Course, 6395 Parkhouse Drive*)**

OS-3 as shown on Schedule “A”, Map No. 81
- b) Permitted Uses**

banquet hall
special events, including limited overnight camping and parking
existing agricultural uses
all other permitted uses of the OS zone

9.5.4 a) Defined Area (*formerly Highland Hills Golf Course, Longwoods Road*)

OS-4-H-6 as shown on Schedule “A”, Map No. 93

b) Permitted Uses

golf course
all other permitted uses of the OS zone

9.5.5 a) Defined Area (*Jefferson Junction Family Campground, 4838 Switzer Drive*)

OS-5 as shown on Schedule “A”, Map No. 114

b) Permitted Uses

campground or trailer park
mobile home park
propane transfer facility

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c) Maximum Number of Mobile Homes

22

9.5.6 a) Defined Area (*Big Bend Conservation Area*)

OS-6 as shown on Schedule “A”, Map No. 128

b) Permitted Uses

campground or trailer park
all other permitted uses of the OS zone

9.5.7 a) Defined Area (*Adrenaline Paintball, 6457 Riverside Drive*)

OS-7 as shown on Schedule “A”, Map No. 145

b) Permitted Uses

agricultural use
paintball park

c) Minimum Distance Separation II (MDS II)

for the purposes of a paintball park, Minimum Distance Separation II (MDS II) shall not apply to any livestock building or structure situated on a separate lot.

9.5.8 a) Defined Area (*Wardsville Golf Course, 1948 Longwoods Road*)

OS-8 as shown on Schedule “A”, Map No. 94 and Schedule “C”, Map No. 2 to this By-law

b) Permitted Uses

golf course
banquet hall

9.5.9 a) Defined Area (*Krista Lane*)

OS-9 as shown on Schedule “A”, Map No. 56

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b) Permitted Uses

wetland

c) Permitted Buildings and Structures

none

9.6 PUBLIC UTILITY (U) ZONE – ‘SITE-SPECIFIC’ ZONES

9.7 FUTURE DEVELOPMENT (FD) ZONE – ‘SITE-SPECIFIC’ ZONES

10.0 ENACTMENT

10.1 CONFLICT WITH OTHER BY-LAWS

Where a provision of this By-law conflicts with a provision of another by-law in force in the Municipality, the provision that establishes the higher standard shall prevail.

10.2 REPEAL OF EXISTING BY-LAWS

All previous by-laws passed under Section 34 of the Planning Act by the former Township of Mosa, the former Township of Ekfrid, the former Village of Glencoe and the former Village of Wardsville, 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.

10.3 MINOR VARIANCES AND PERMISSIONS

Notwithstanding Section 10.2 of this By-law to the contrary, where a minor variance or permission has been granted under Section 45 of the Planning Act or a predecessor thereof from one or more of the permitted uses or standards of the Township of Mosa Zoning By-law No. 3192, the Township of Ekfrid Zoning By-law No. 17-78, the Village of Glencoe Zoning By-law No. 1100 or the Village of Wardsville Zoning By-law No. 660, as amended, the variance or permission granted shall be deemed to continue to be in effect, and the use of lands or the erection of any building or structure to which said variance or permission applies shall be deemed to conform and comply with the permitted uses and standards of this By-law.

10.4 SEVERABILITY

In the event that any clause or provision of this By-law, including anything contained in the attached schedules, is for any reason, deemed ultra vires by any Court of competent jurisdiction, the same shall not affect the validity of the By-law as a whole or any part thereof other than the section, clause or provision so declared to be invalid and it is hereby declared to be the intention that all the remaining sections, provisions, and clauses of this By-law shall remain in full force and effect.

10.5 EFFECTIVE DATE

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




Read a **FIRST, SECOND AND THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL** on
this 27th day of July 2011.

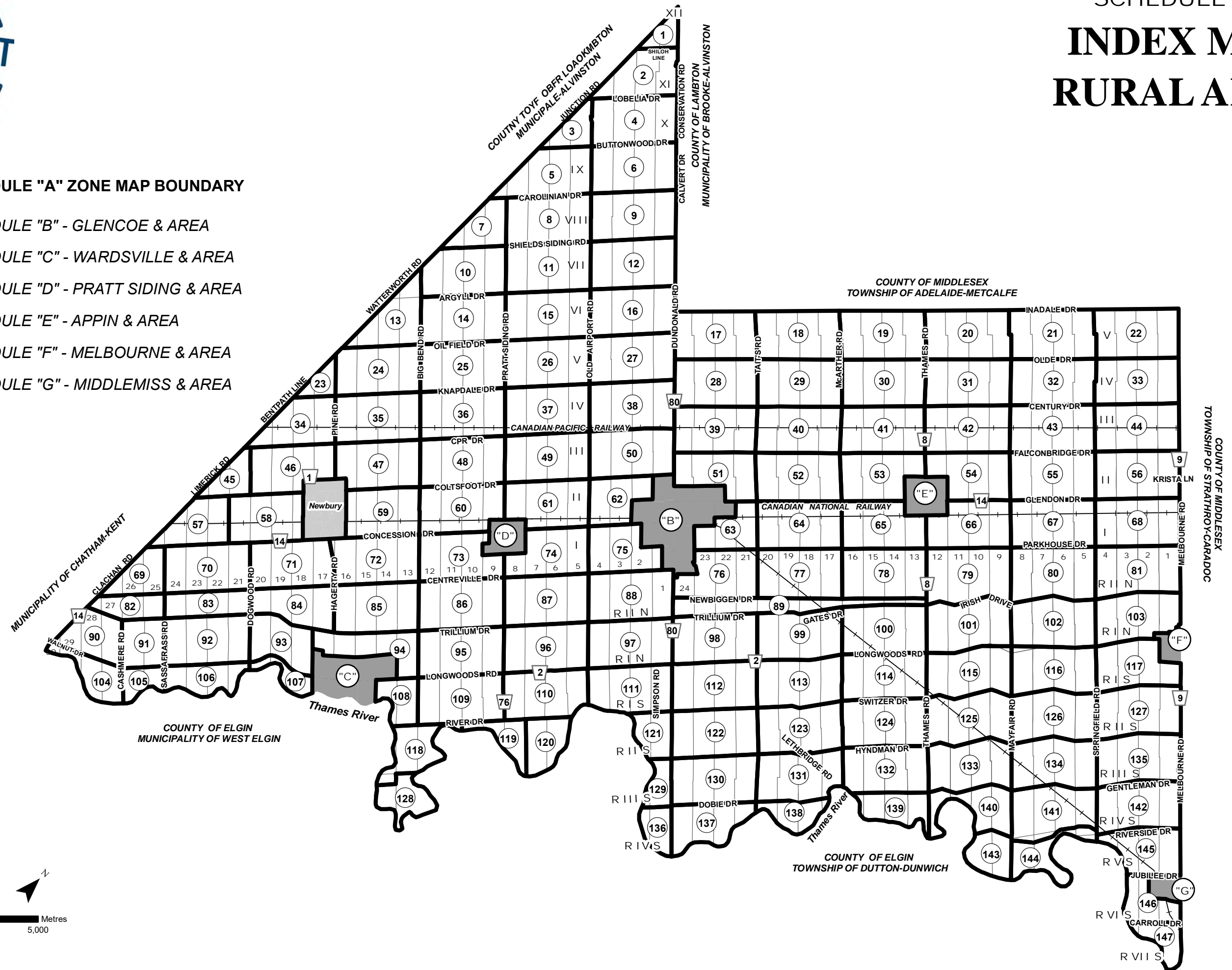
Doug Reycraft
MAYOR

Janneke Newitt
CLERK

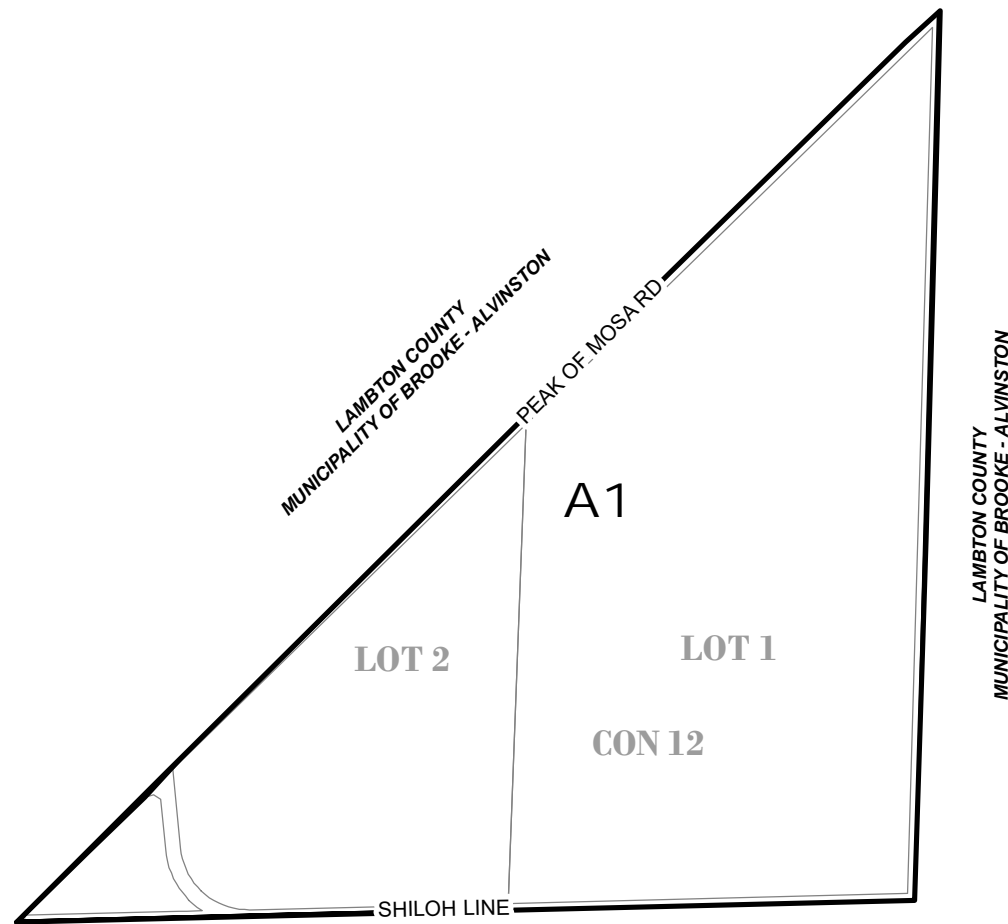


SCHEDULE "A"
INDEX MAP
RURAL AREA

-  **SCHEDULE "A" ZONE MAP BOUNDARY**
-  **SCHEDULE "B" - GLENCOE & AREA**
-  **SCHEDULE "C" - WARDSVILLE & AREA**
-  **SCHEDULE "D" - PRATT SIDING & AREA**
-  **SCHEDULE "E" - APPIN & AREA**
-  **SCHEDULE "F" - MELBOURNE & AREA**
-  **SCHEDULE "G" - MIDDLEMISS & AREA**



SCALE 1:100,000
0 1,250 2,500 5,000 Metres

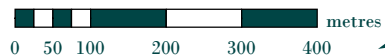


Map No. 2

Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

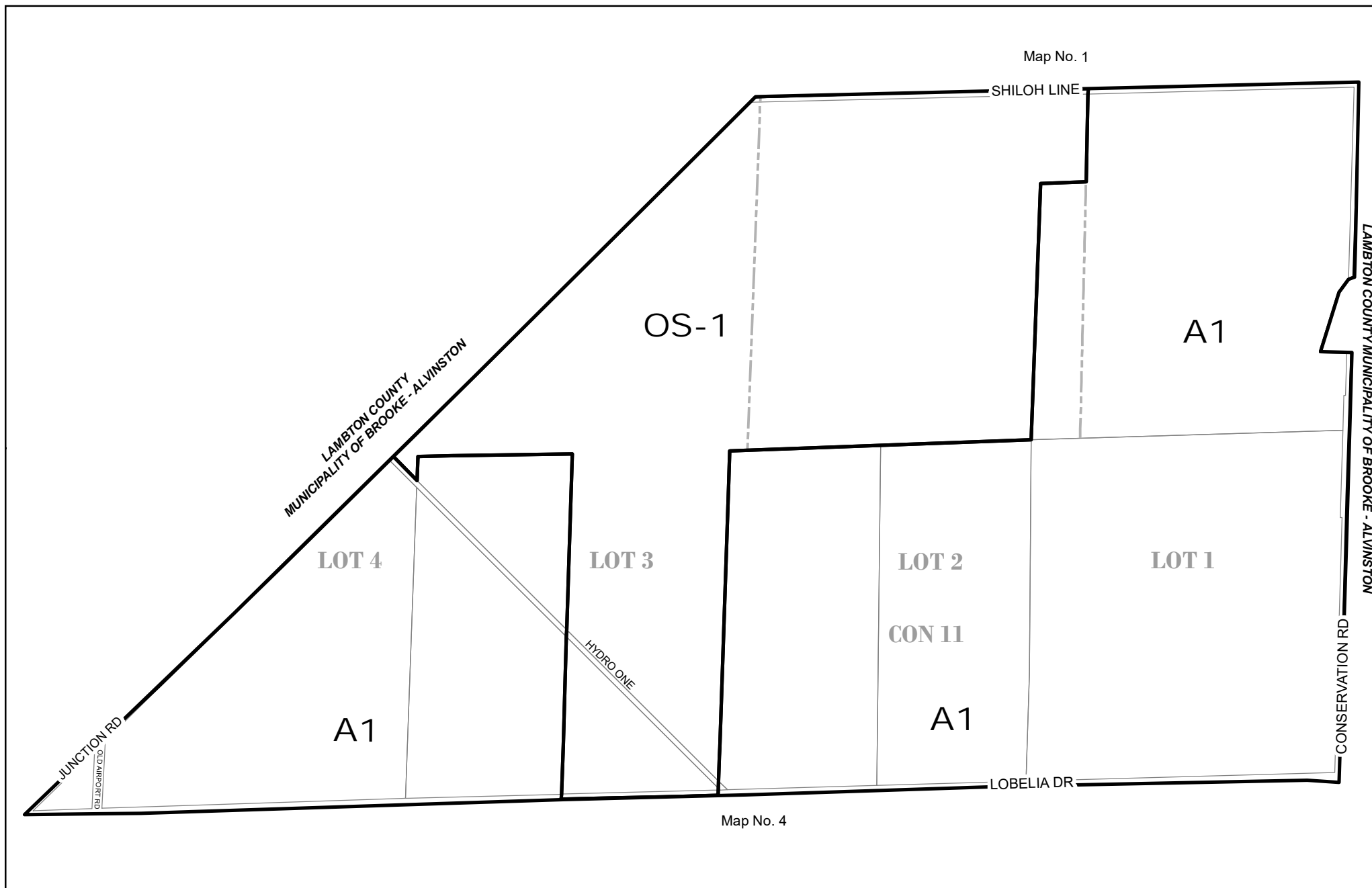
SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 1



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

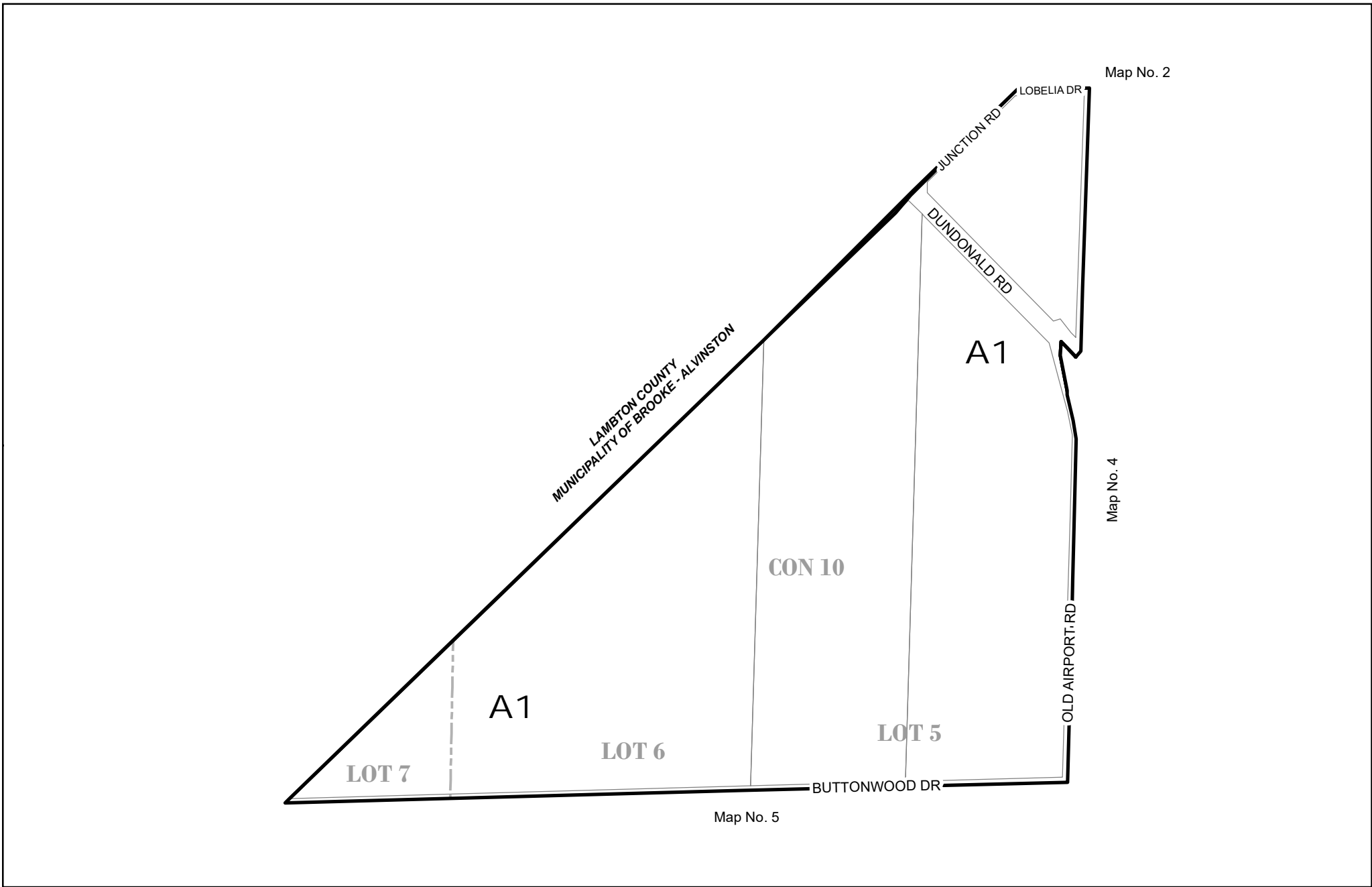
SCHEDULE "A"

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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 2

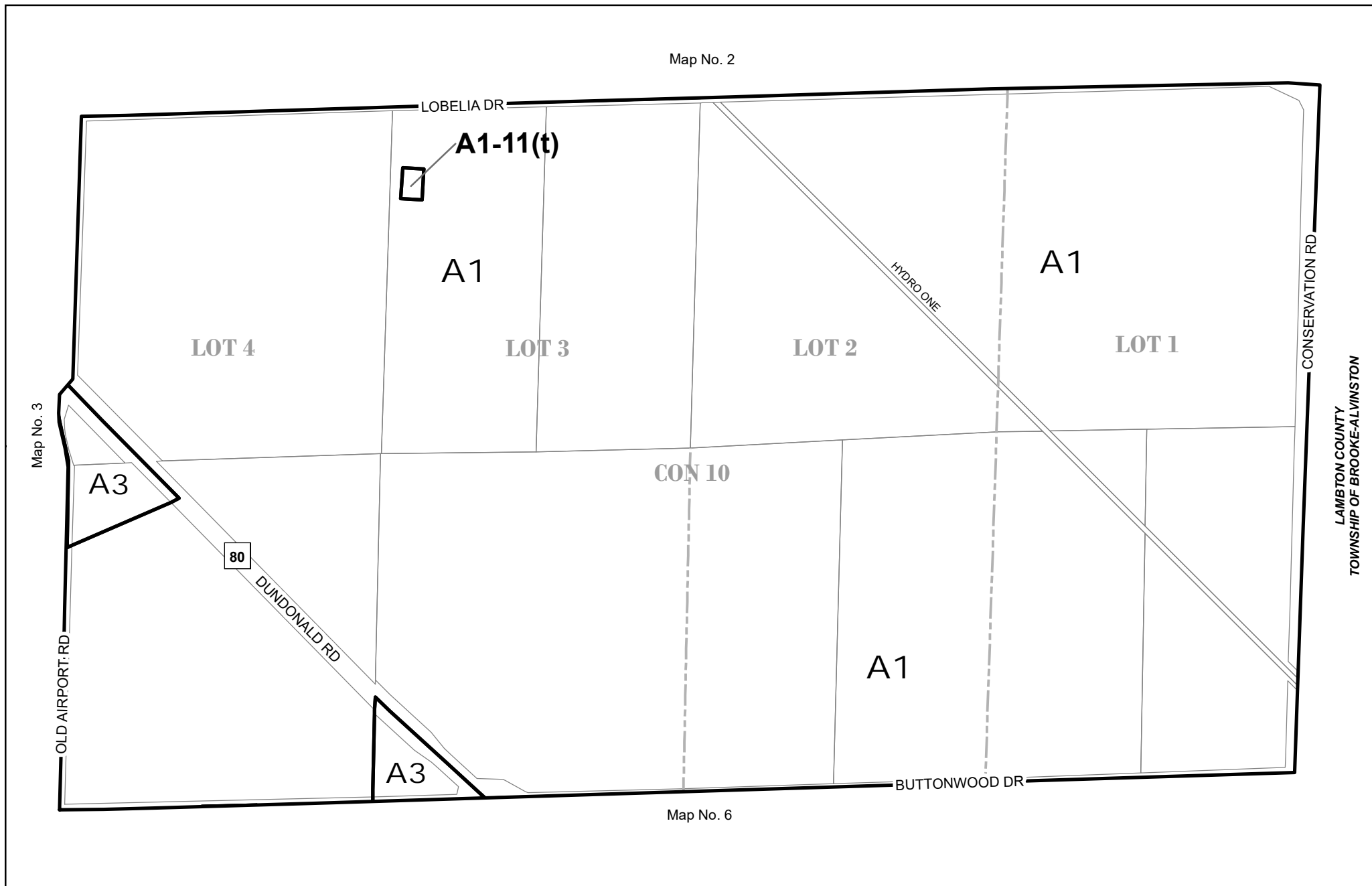


Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

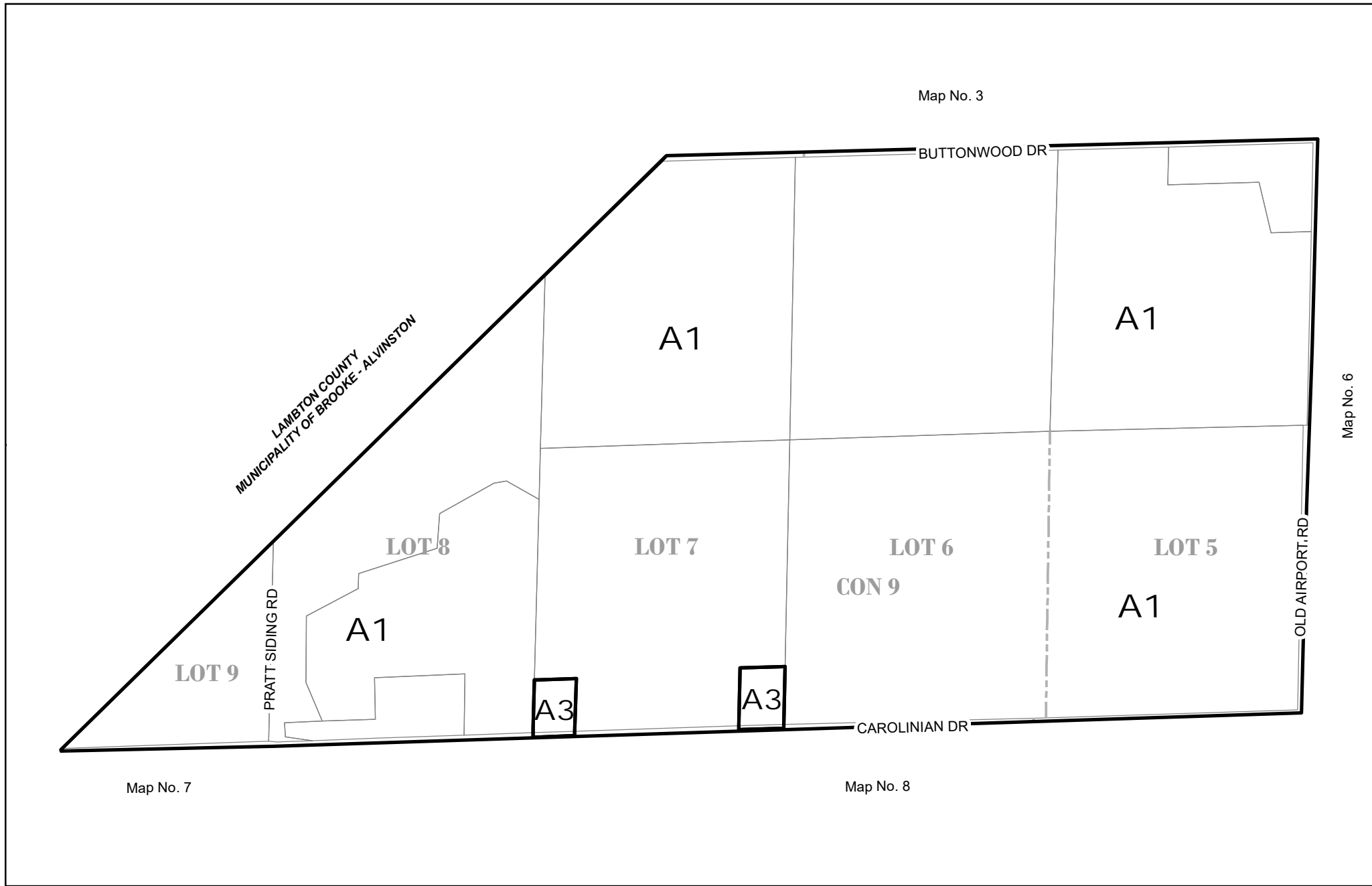
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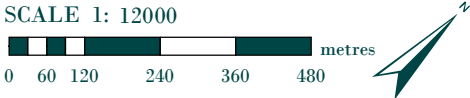
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CONSOLIDATED VERSION, AUGUST 2023

Map No. 4



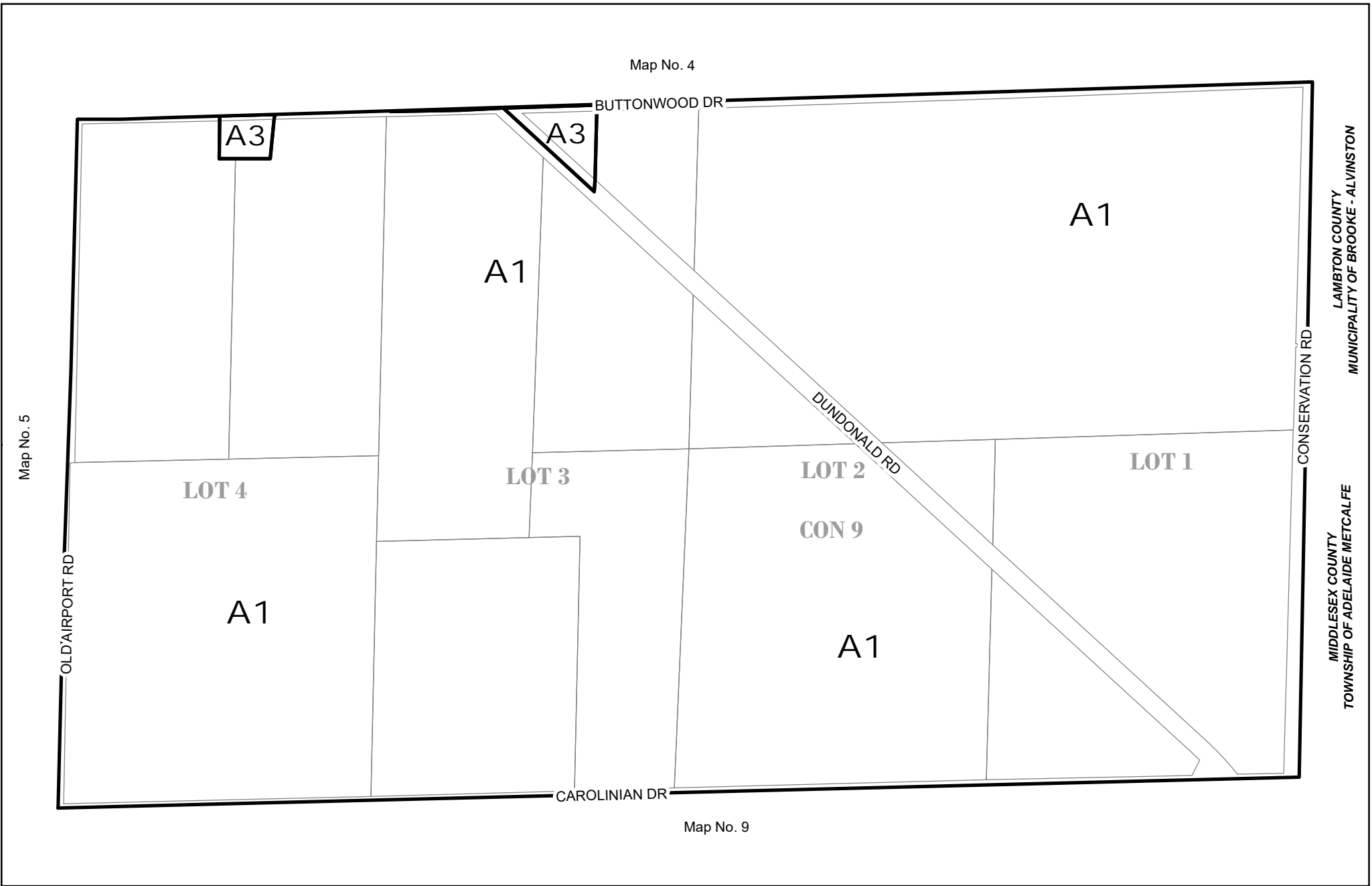
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



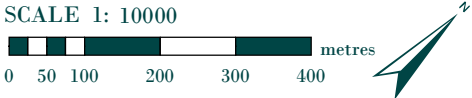
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CONSOLIDATED VERSION, AUGUST 2023

Map No. 5



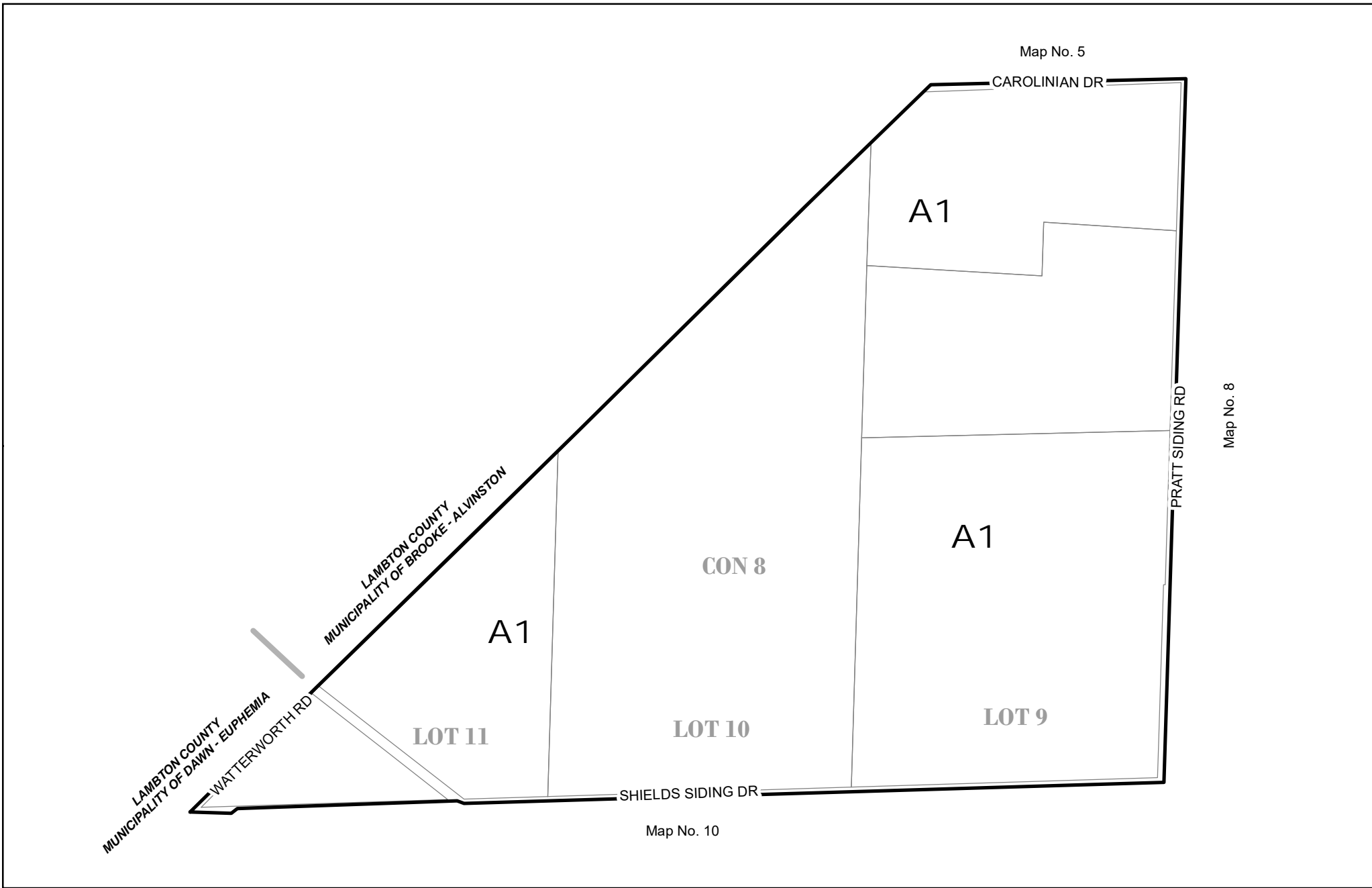
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



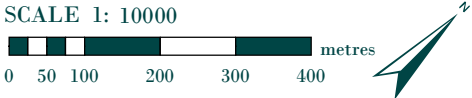
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CONSOLIDATED VERSION, AUGUST 2023

Map No. 6

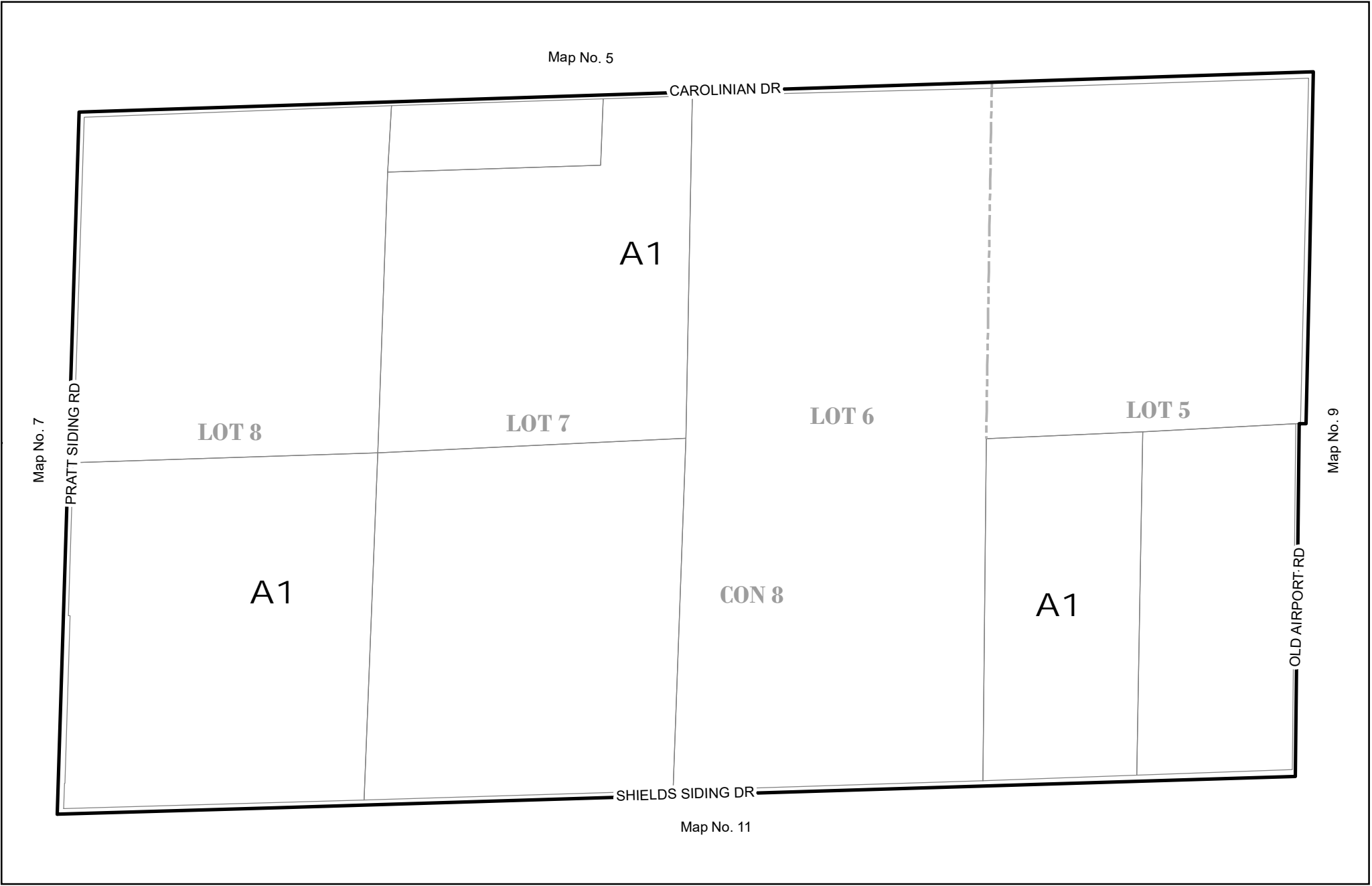


Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"

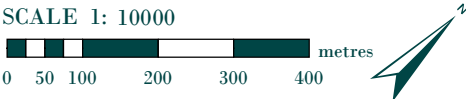


Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
 CONSOLIDATED VERSION, AUGUST 2023



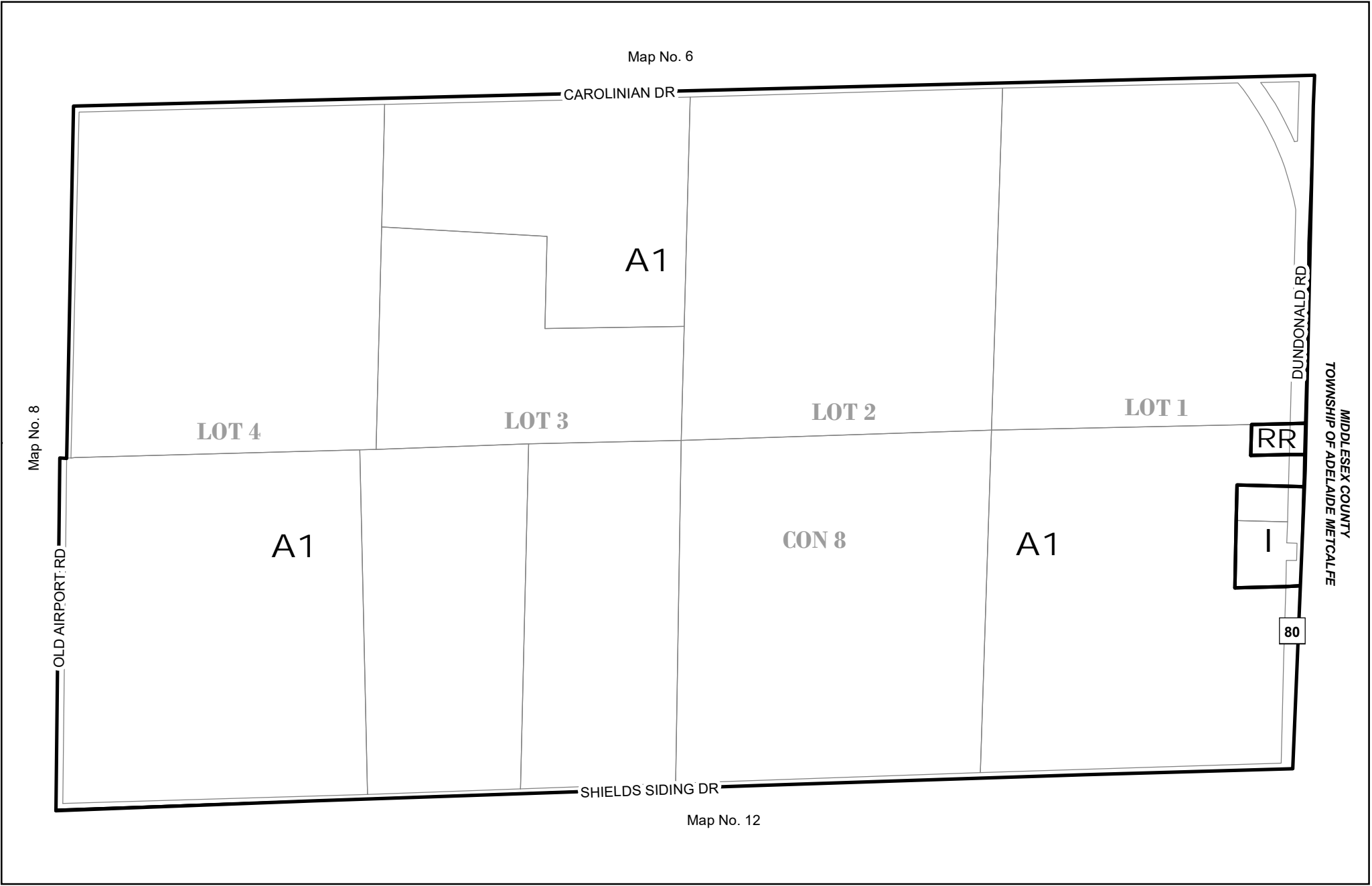
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



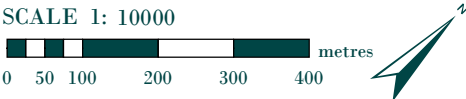
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CONSOLIDATED VERSION, AUGUST 2023

Map No. 8

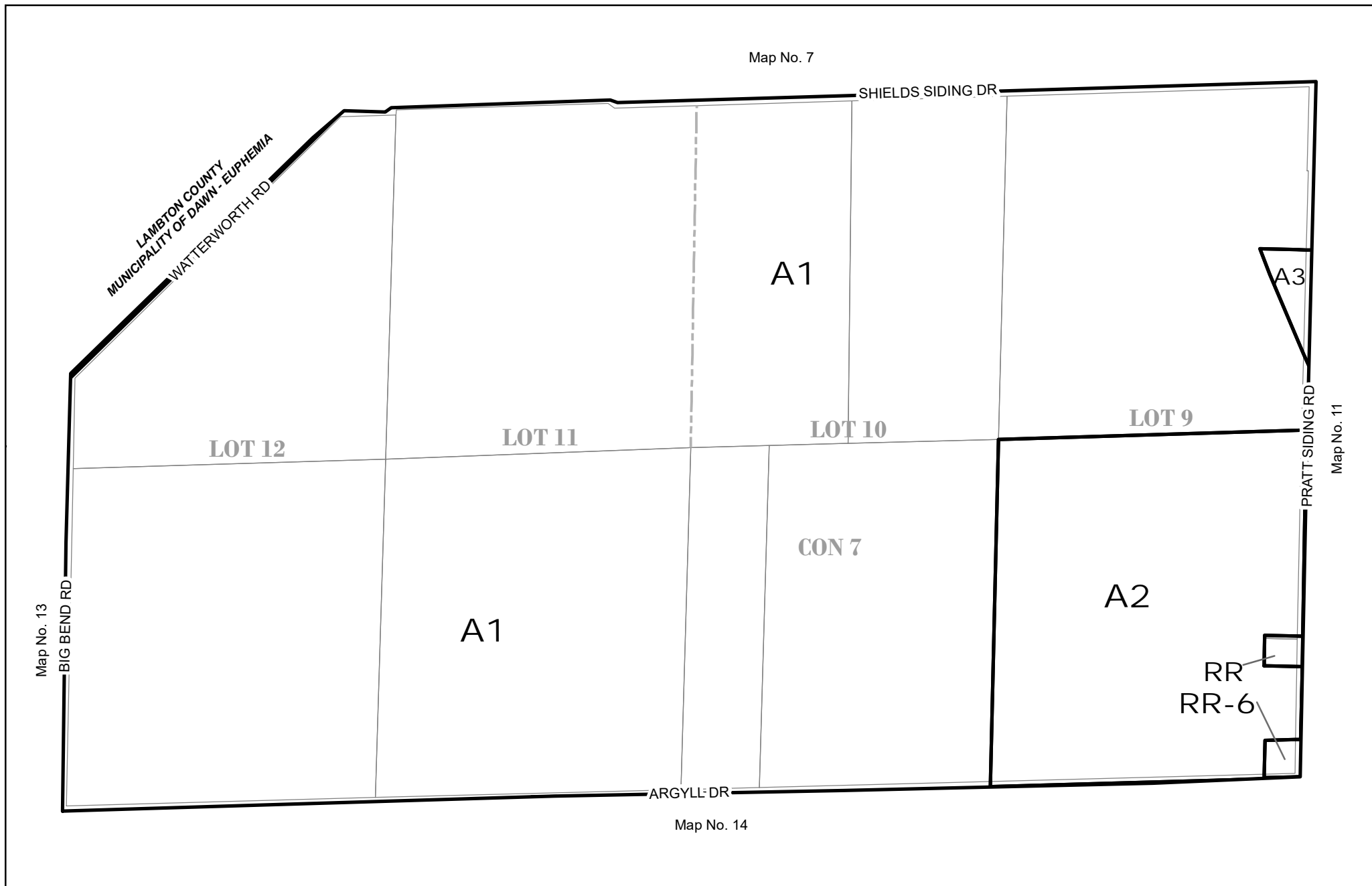


Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



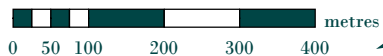
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

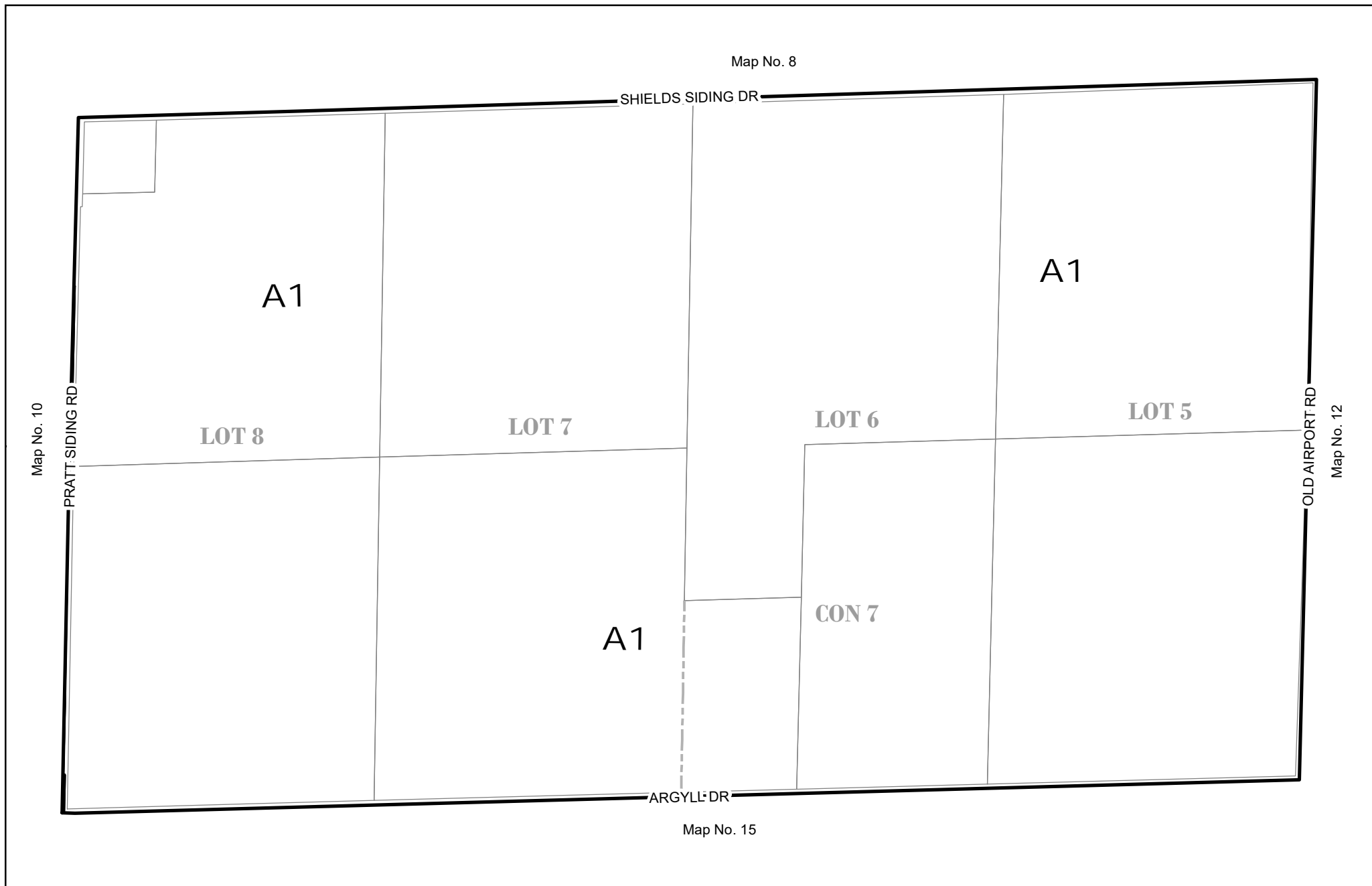
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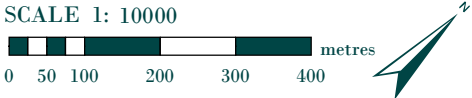
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 10



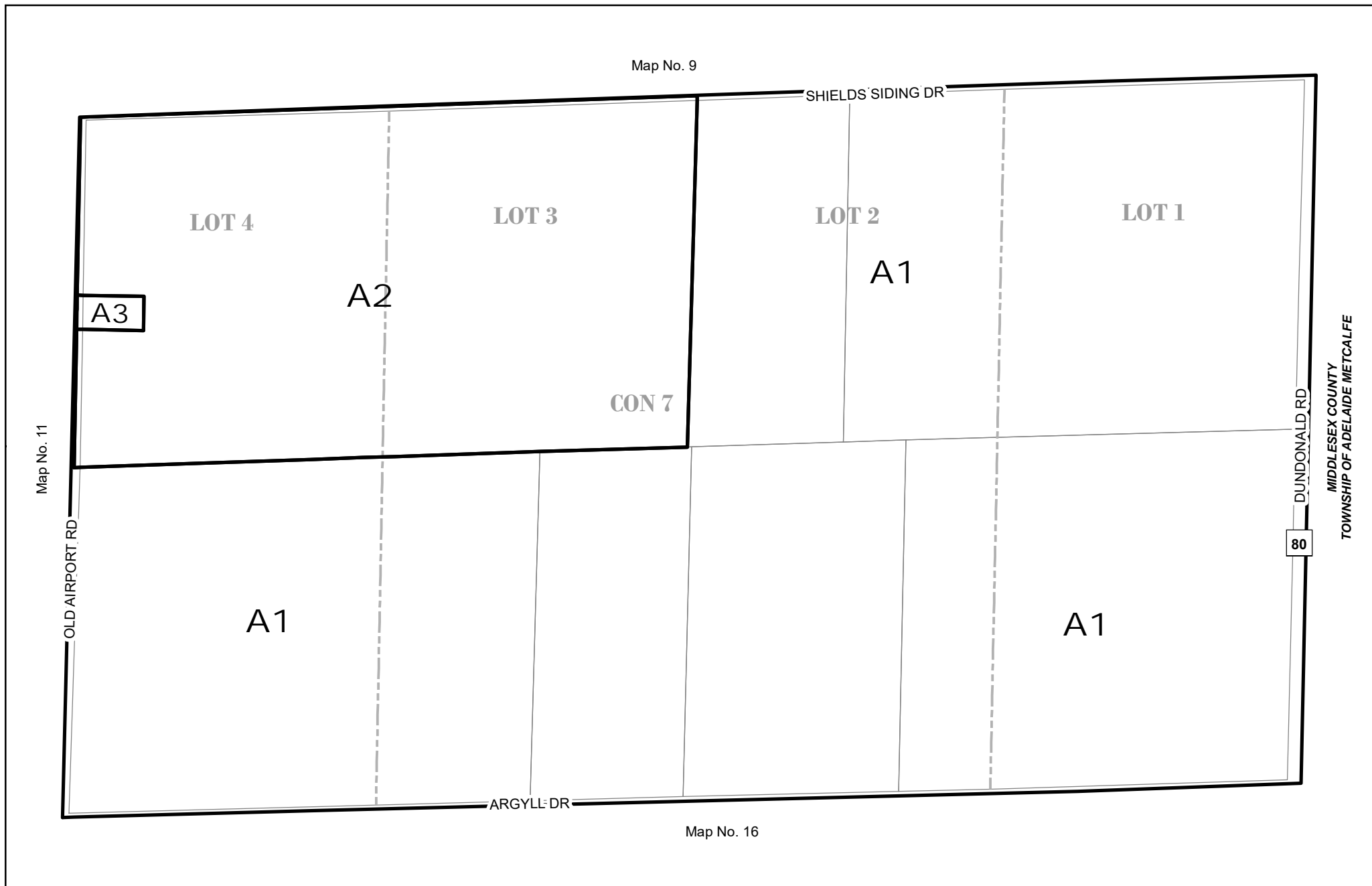
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
 CONSOLIDATED VERSION, AUGUST 2023

Map No. 11



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

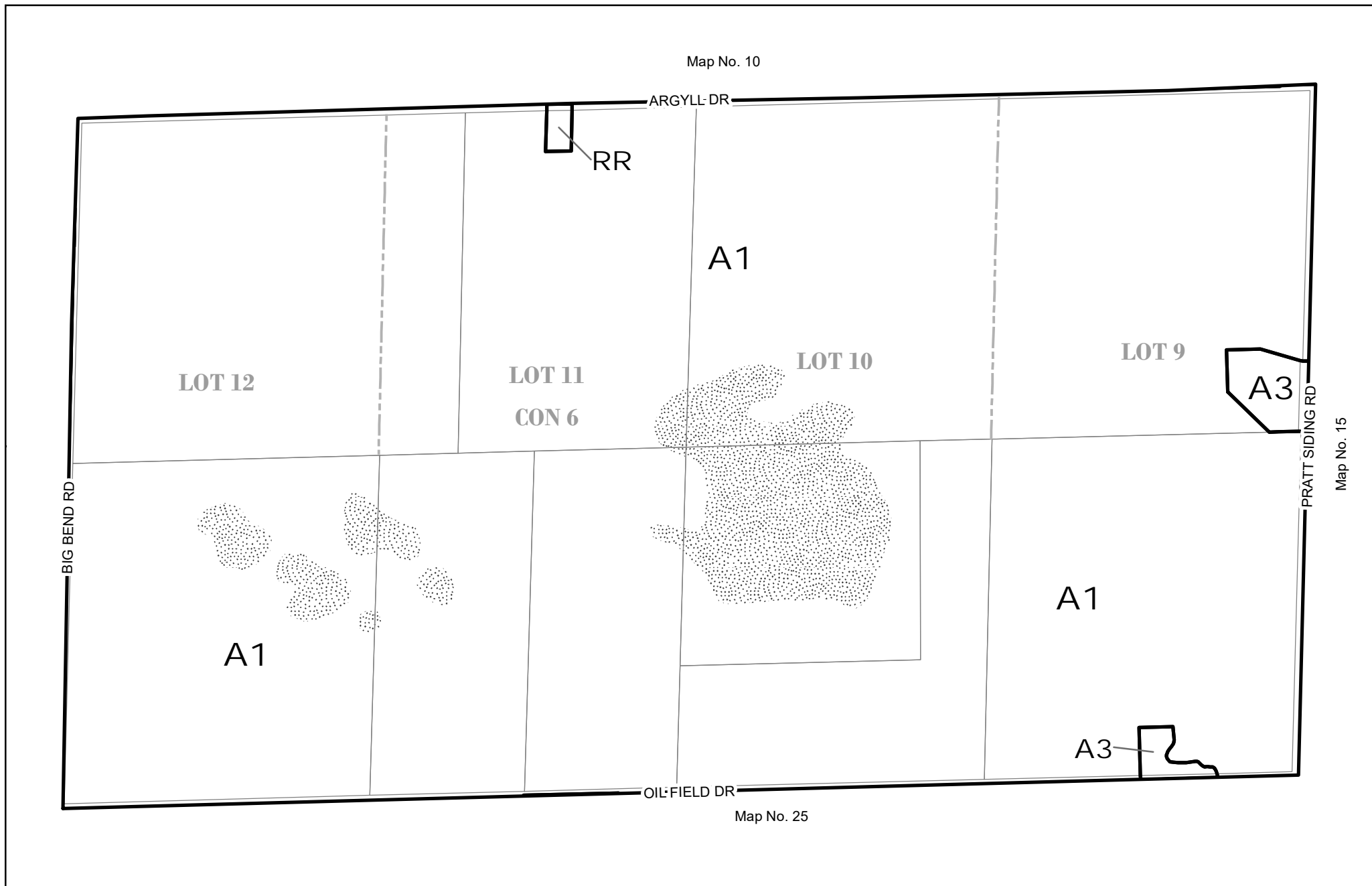
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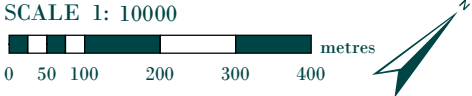
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 12



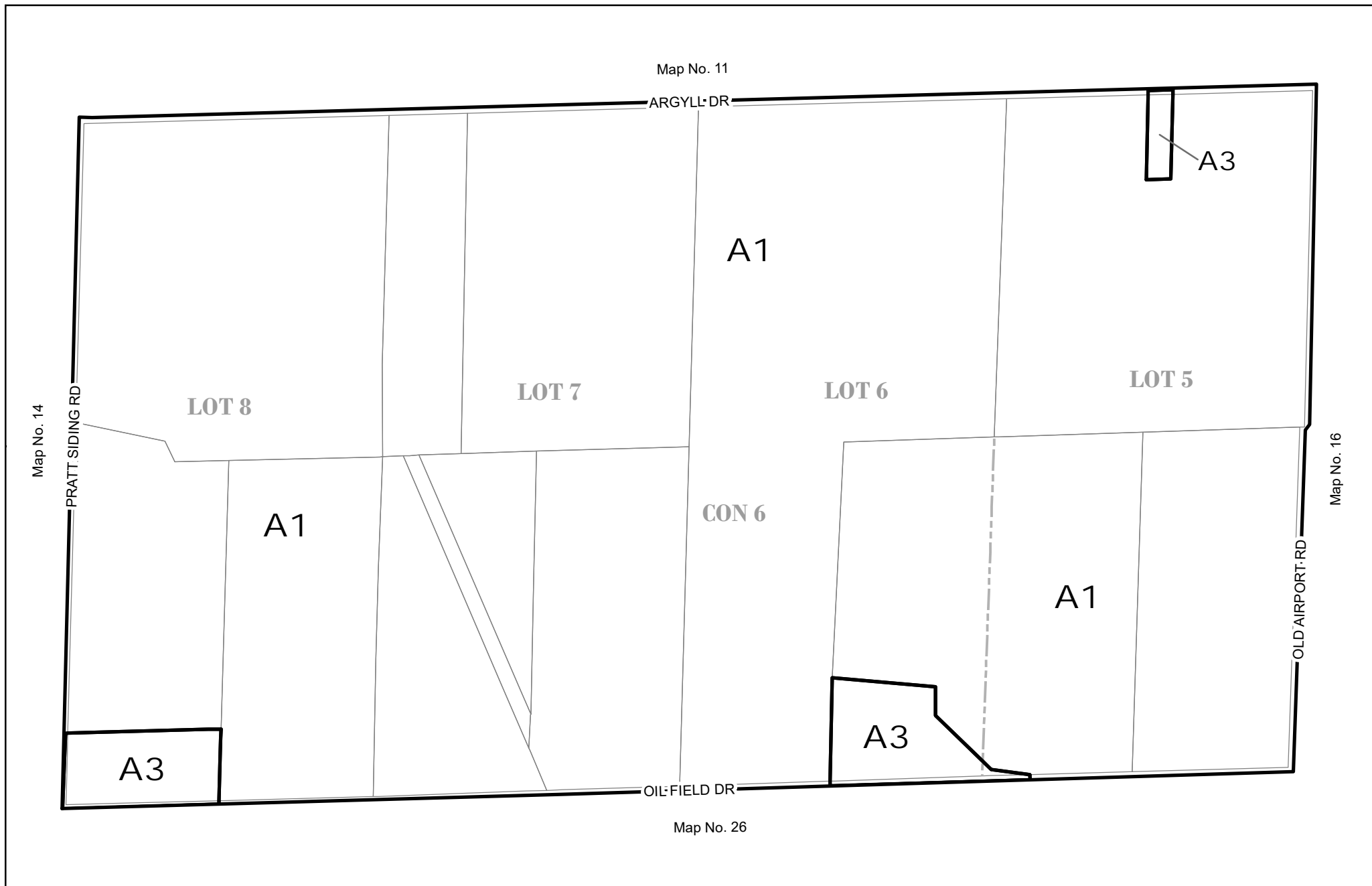
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



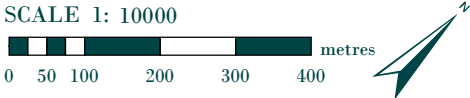
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CONSOLIDATED VERSION, AUGUST 2023

Map No. 14



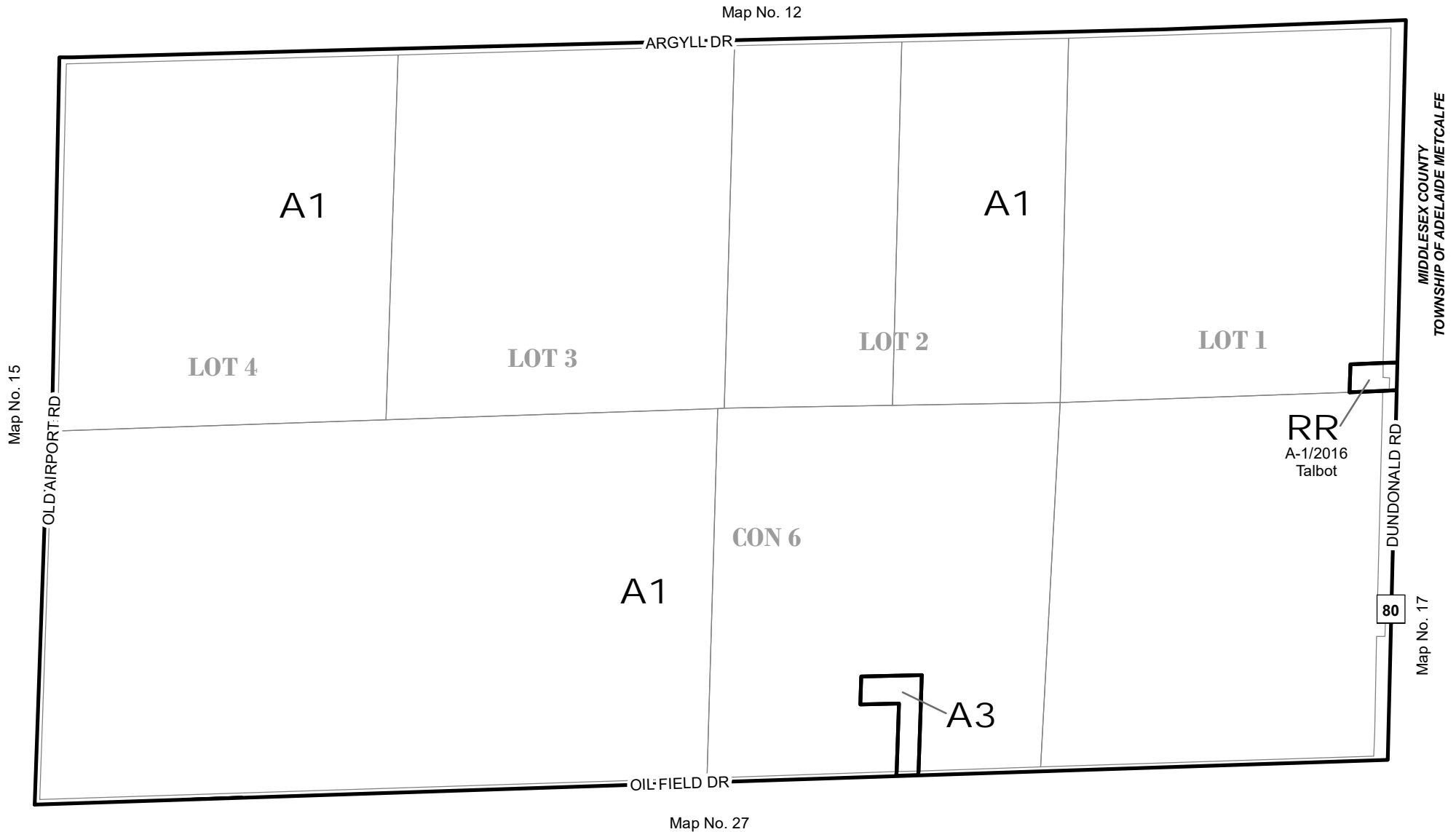
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
 CONSOLIDATED VERSION, AUGUST 2023

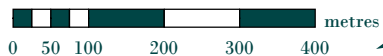
Map No. 15



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 16

MIDDLESEX COUNTY
TOWNSHIP OF ADELAIDE METCALFE



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"

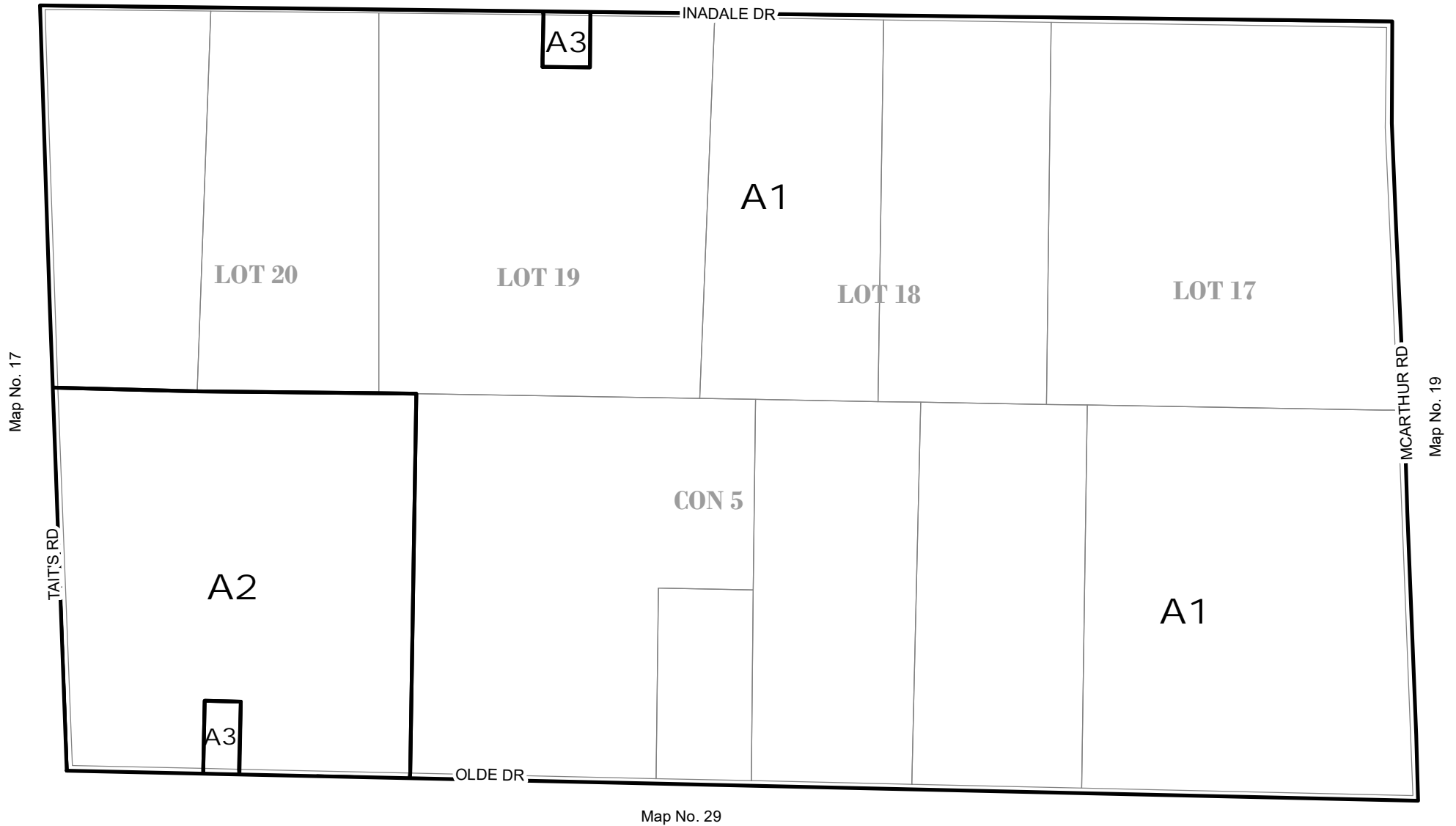
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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 17

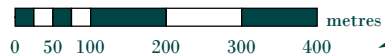
MIDDLESEX COUNTY
TOWNSHIP OF ADEALIDE METCALFE



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"

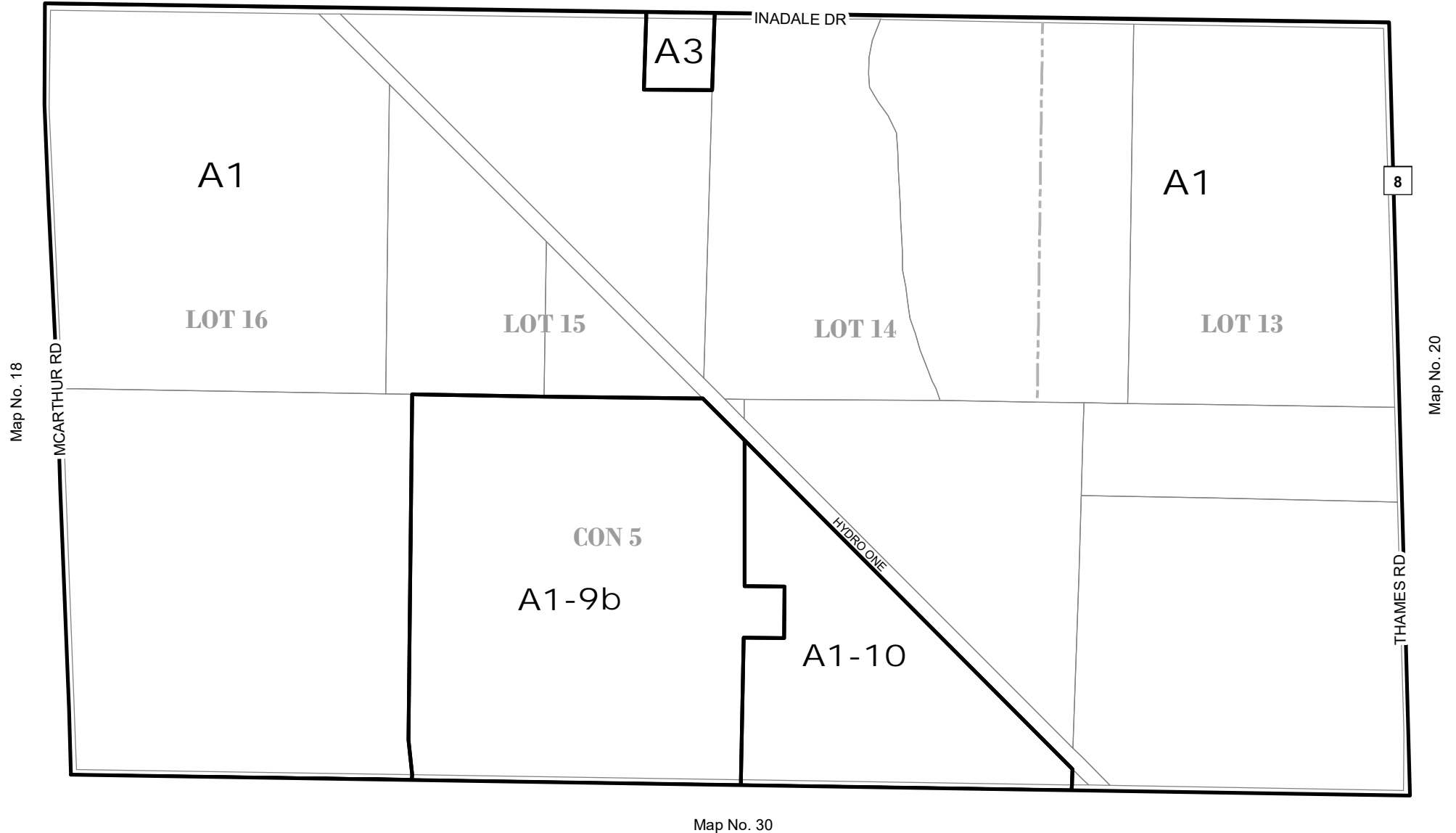
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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 18

MIDDLESEX COUNTY
TOWNSHIP OF ADELAIDE METCALFE



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"

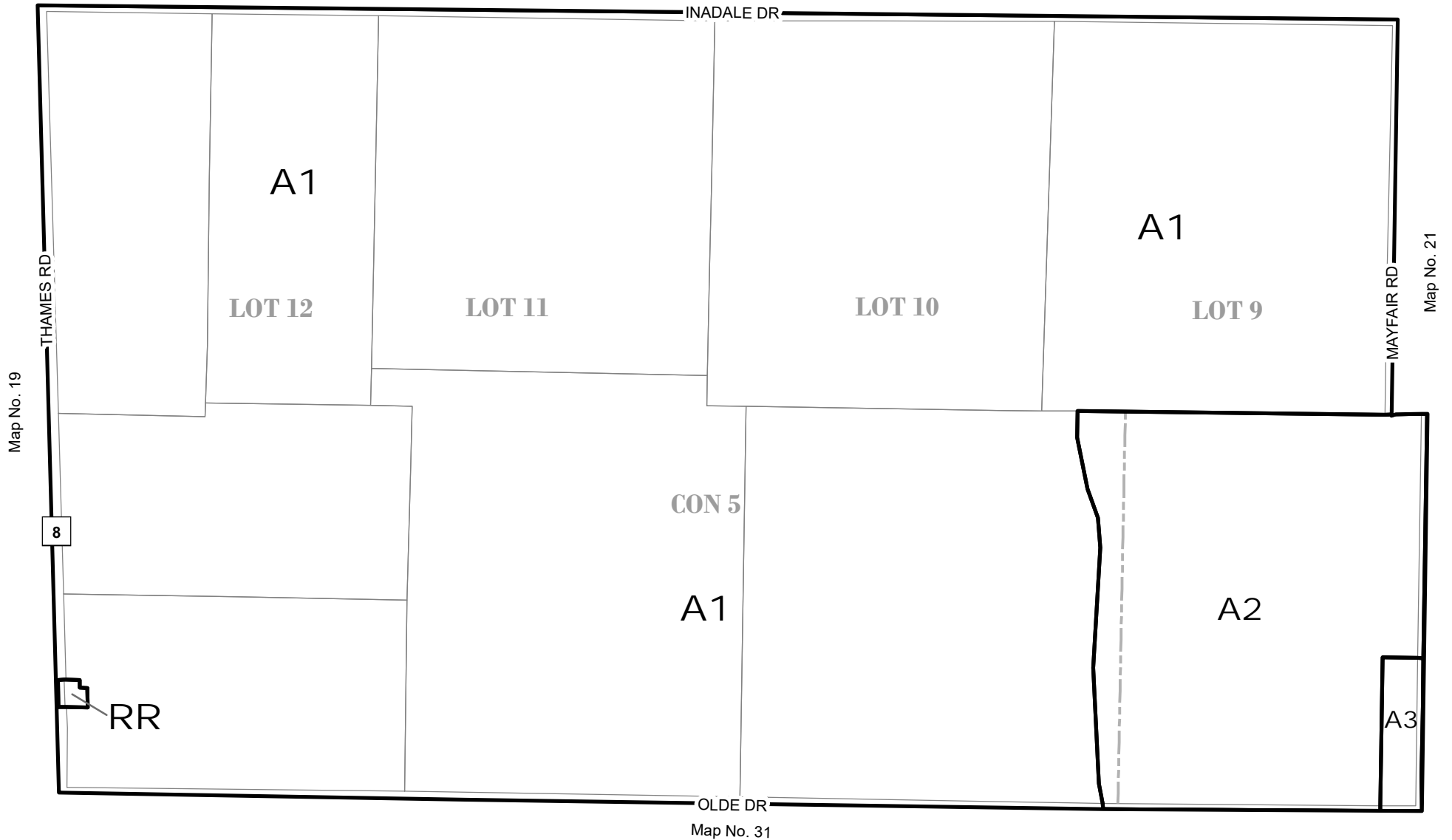
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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 19

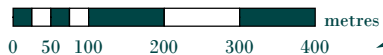
MIDDLESEX COUNTY
TOWNSHIP OF ADELAIDE METCALFE



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"

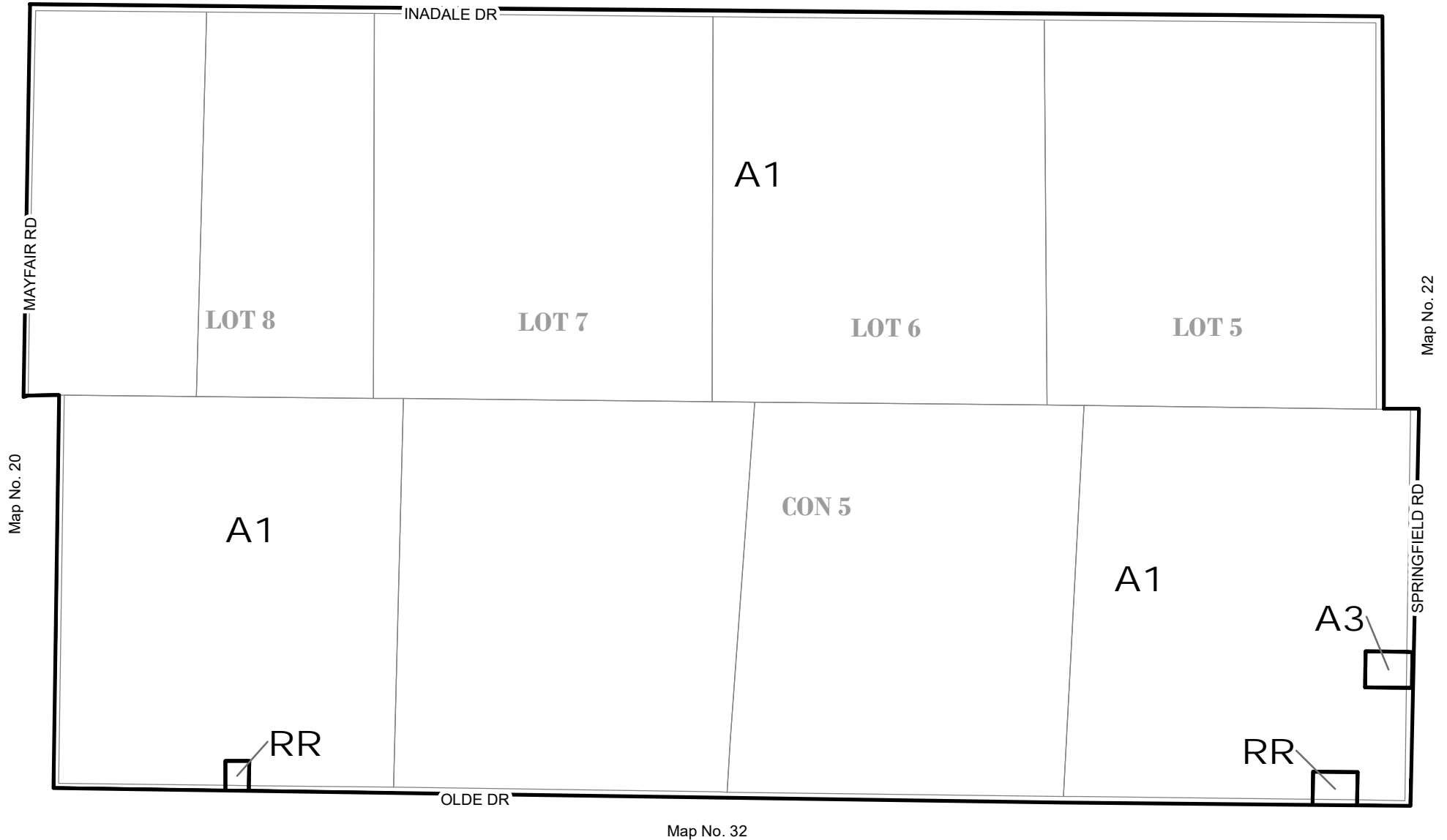
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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 20

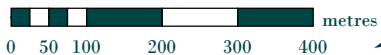
MIDDLESEX COUNTY
TOWNSHIP OF ADELAIDE METCALFE



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 21

PLAT MAP

100 ACRES

SPRINGFIELD RD

MELBOURNE RD

INADALE DR

OLDE DR

LOT 4

LOT 3

LOT 2

LOT 1

CON 5

CON 4

CON 3

CON 2

CON 1

RR

RR-1

RR

RR

A1

A1

A1

9

Map No. 21

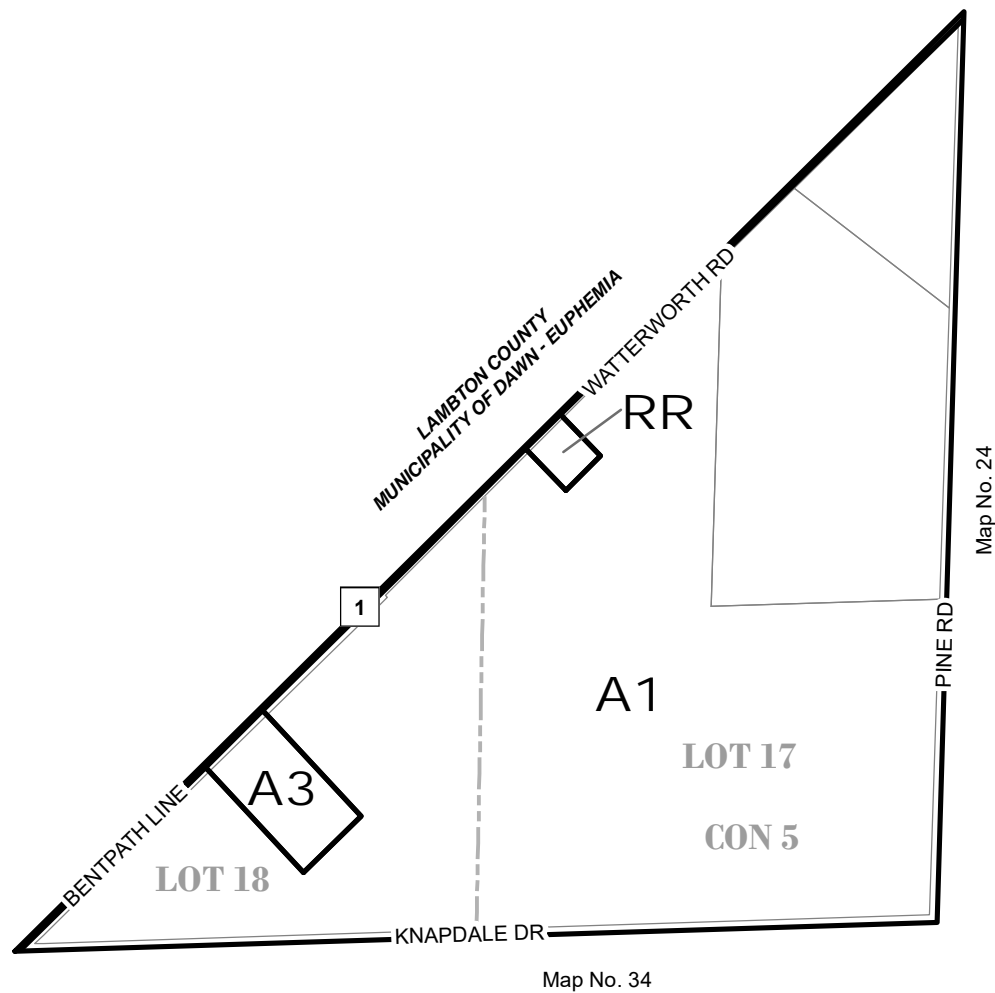
**MIDDLESEX COUNTY
TOWNSHIP OF STRATHROY-CARADOC**

1

SCHEDULE "A"



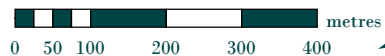
Map No. 22



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

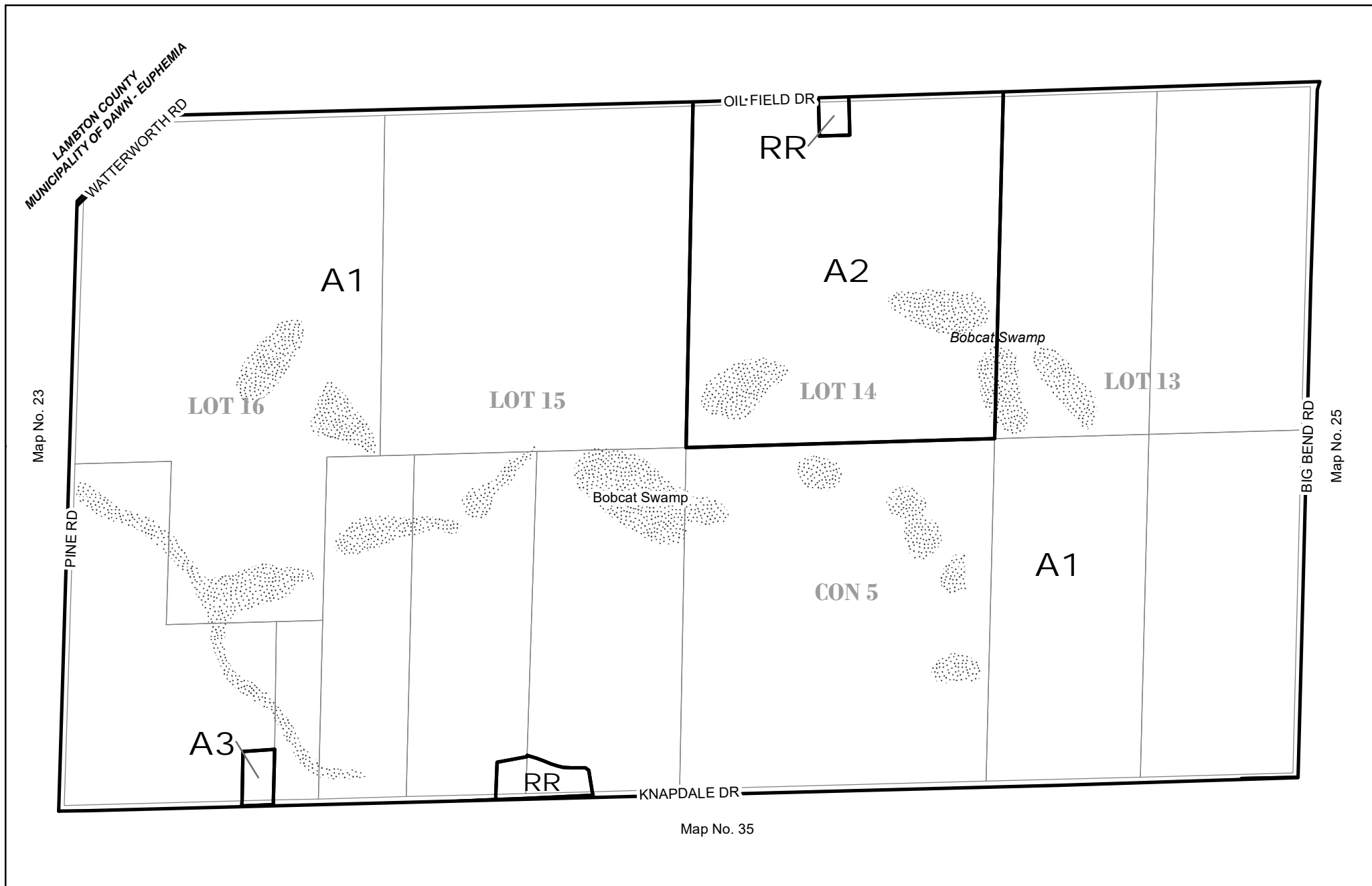
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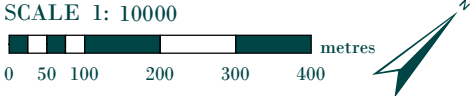
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 23



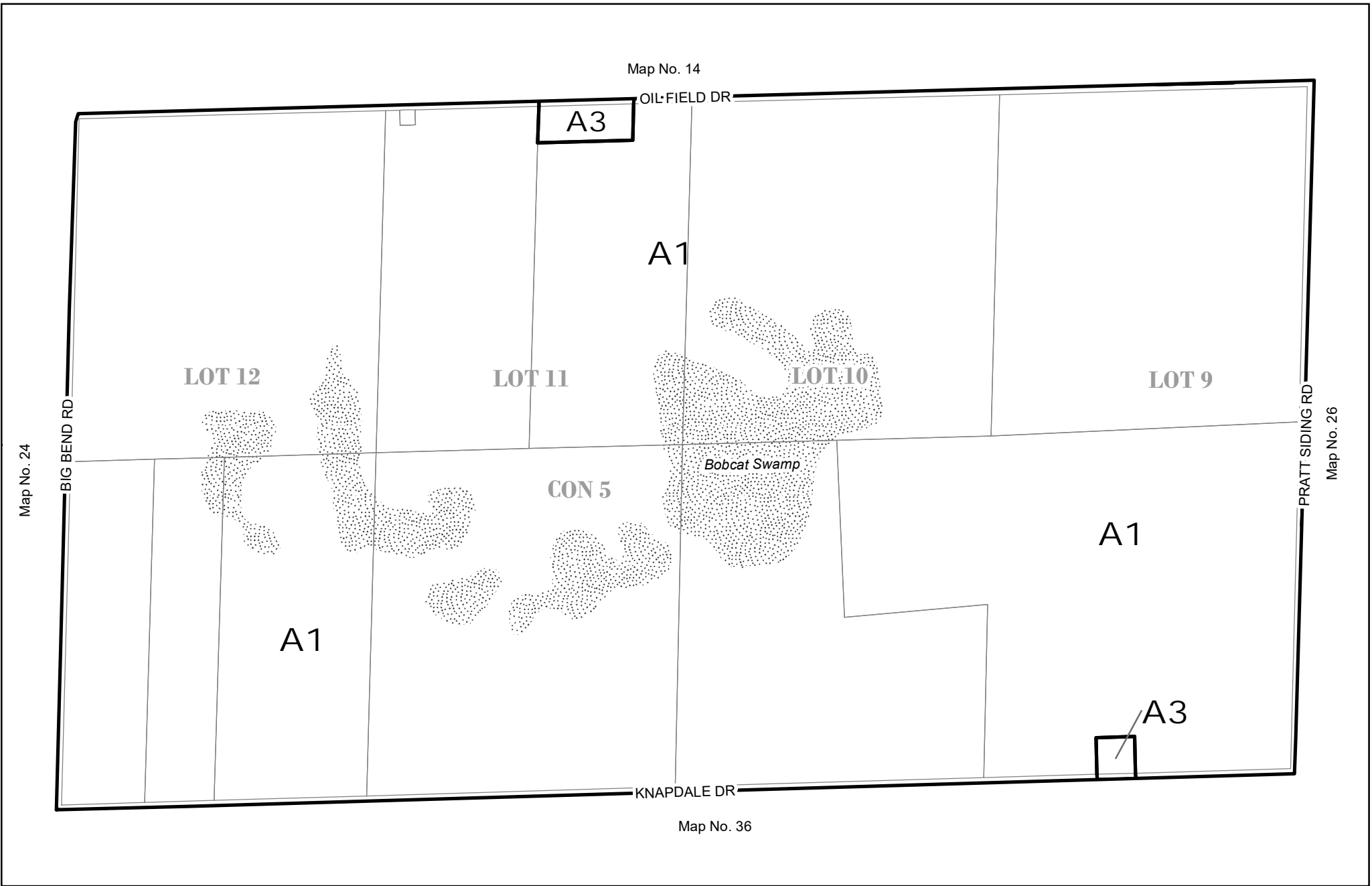
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



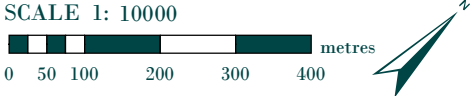
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
 CONSOLIDATED VERSION, AUGUST 2023

Map No. 24



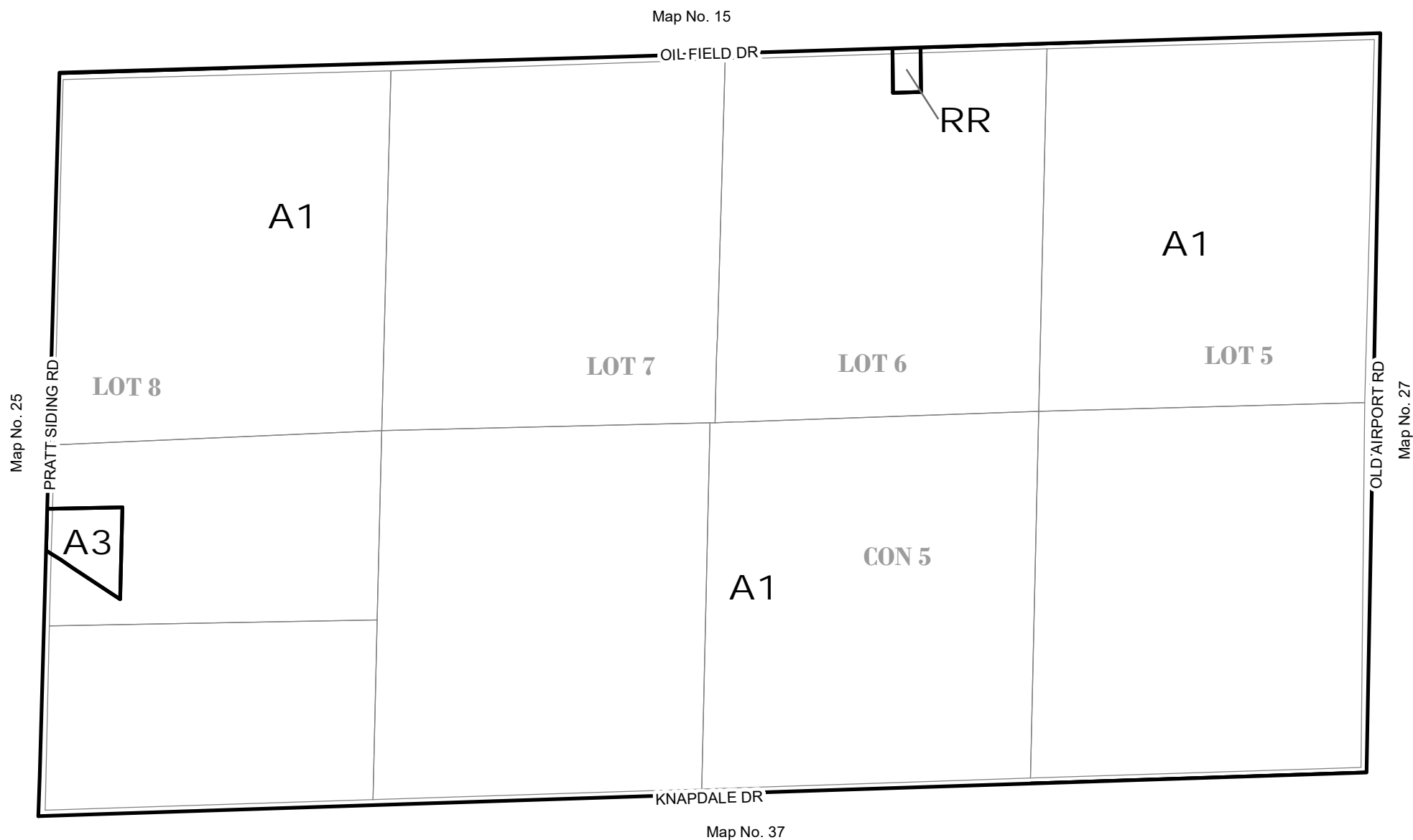
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

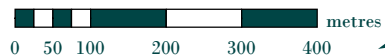
Map No. 25



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

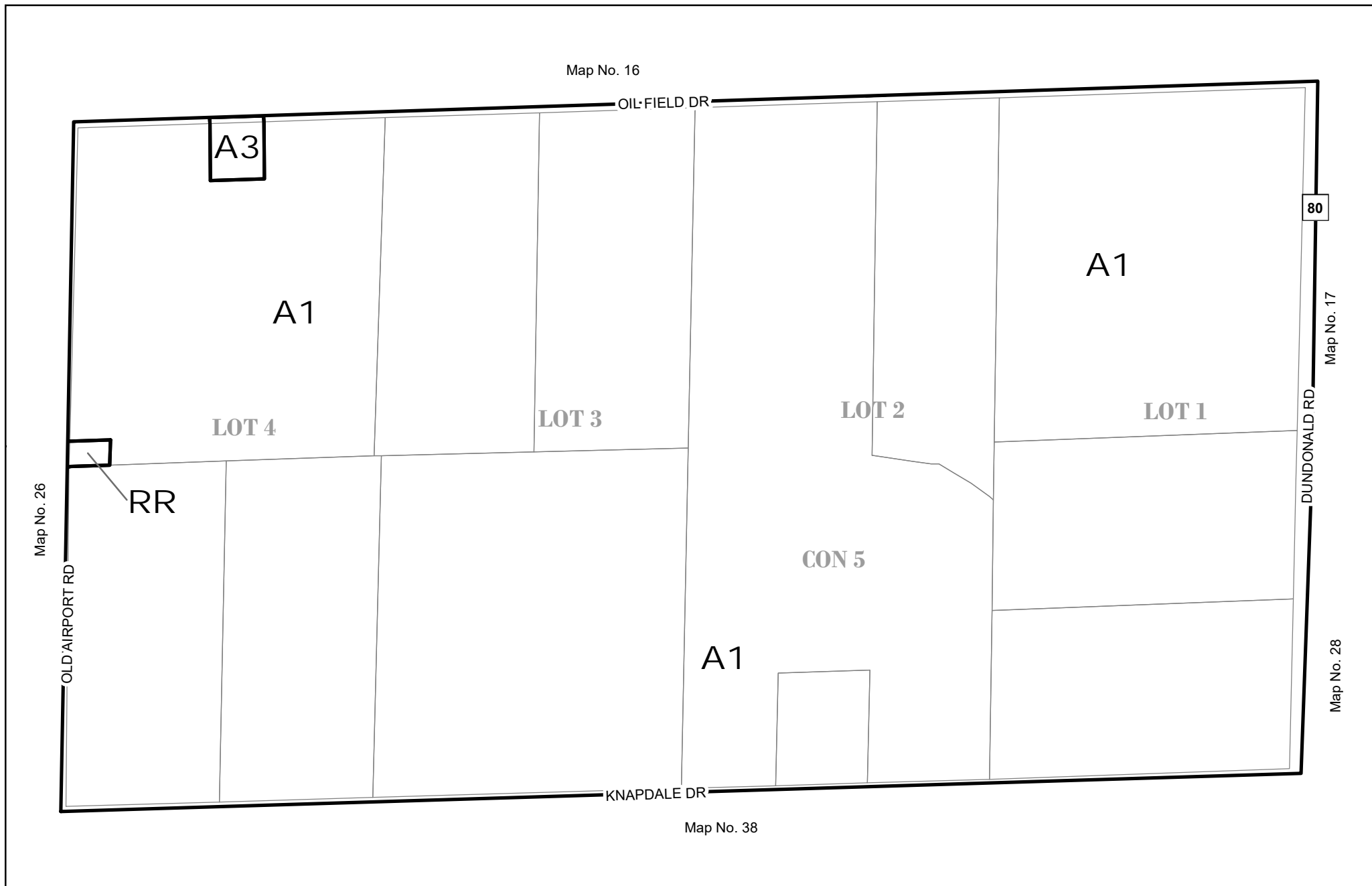
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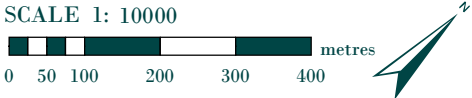
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 26



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

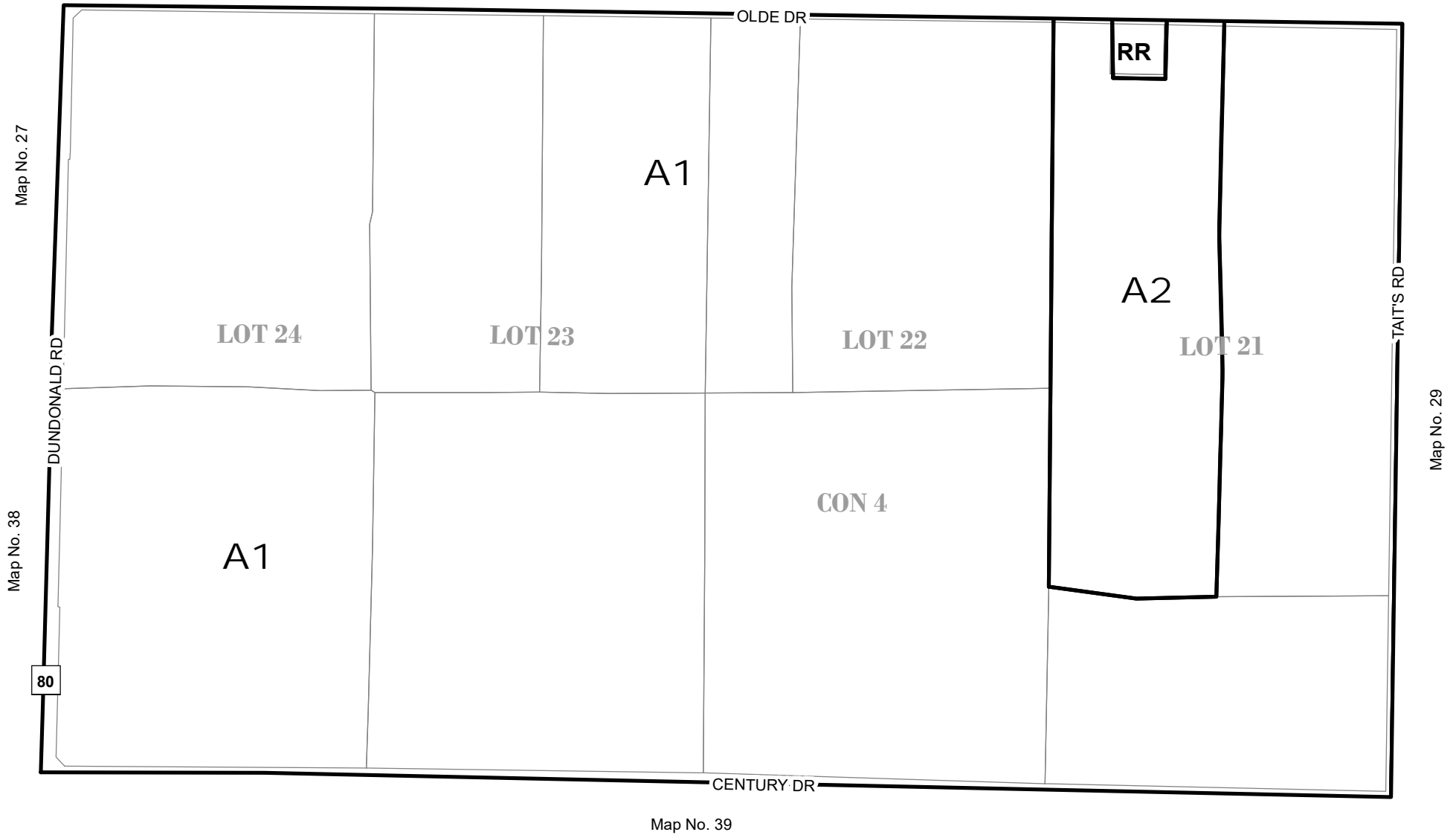
SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
 CONSOLIDATED VERSION, AUGUST 2023

Map No. 27

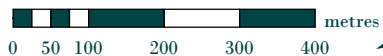
Map No. 17



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

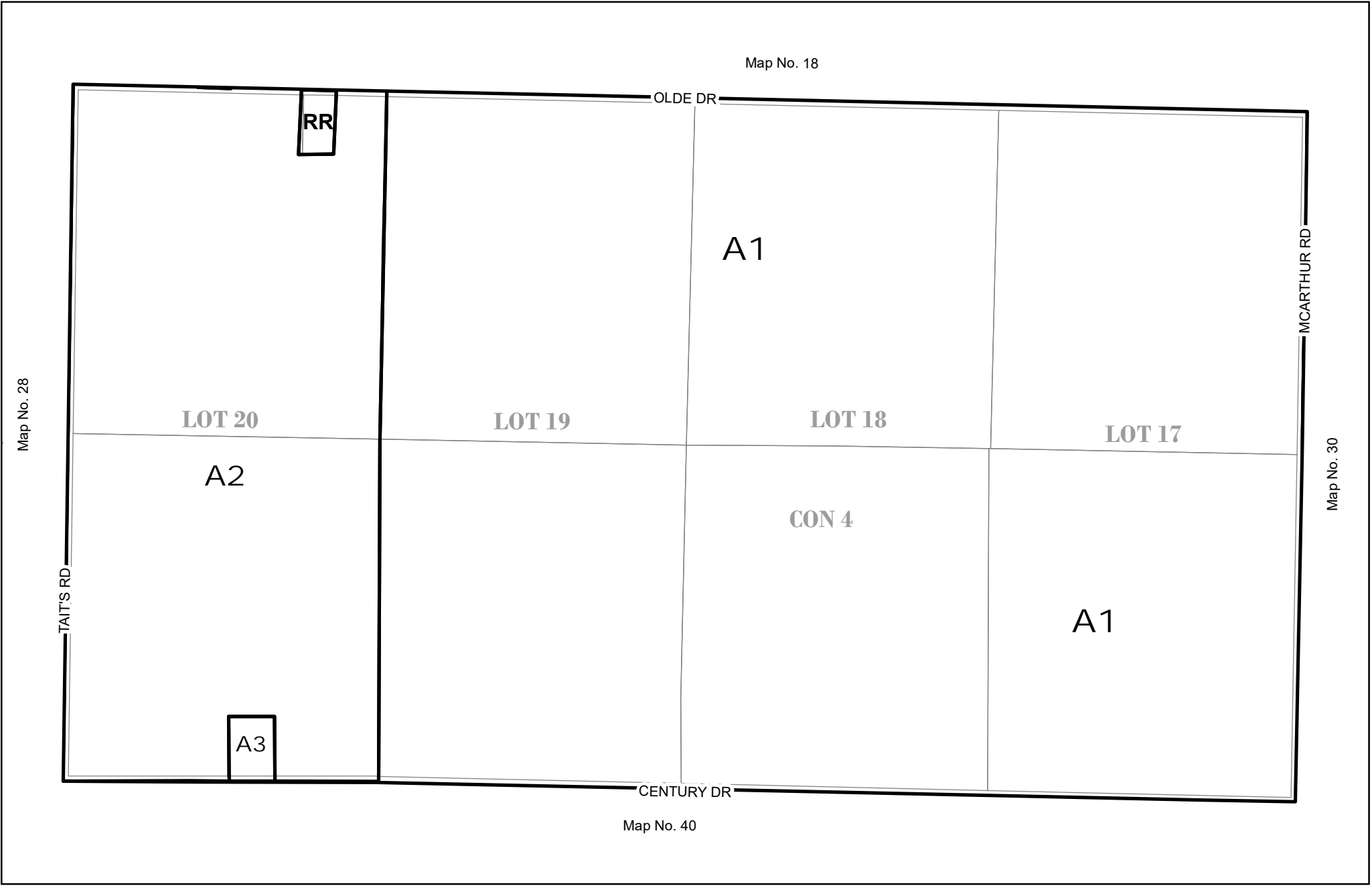
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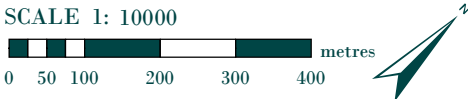
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CONSOLIDATED VERSION, AUGUST 2023

Map No. 28



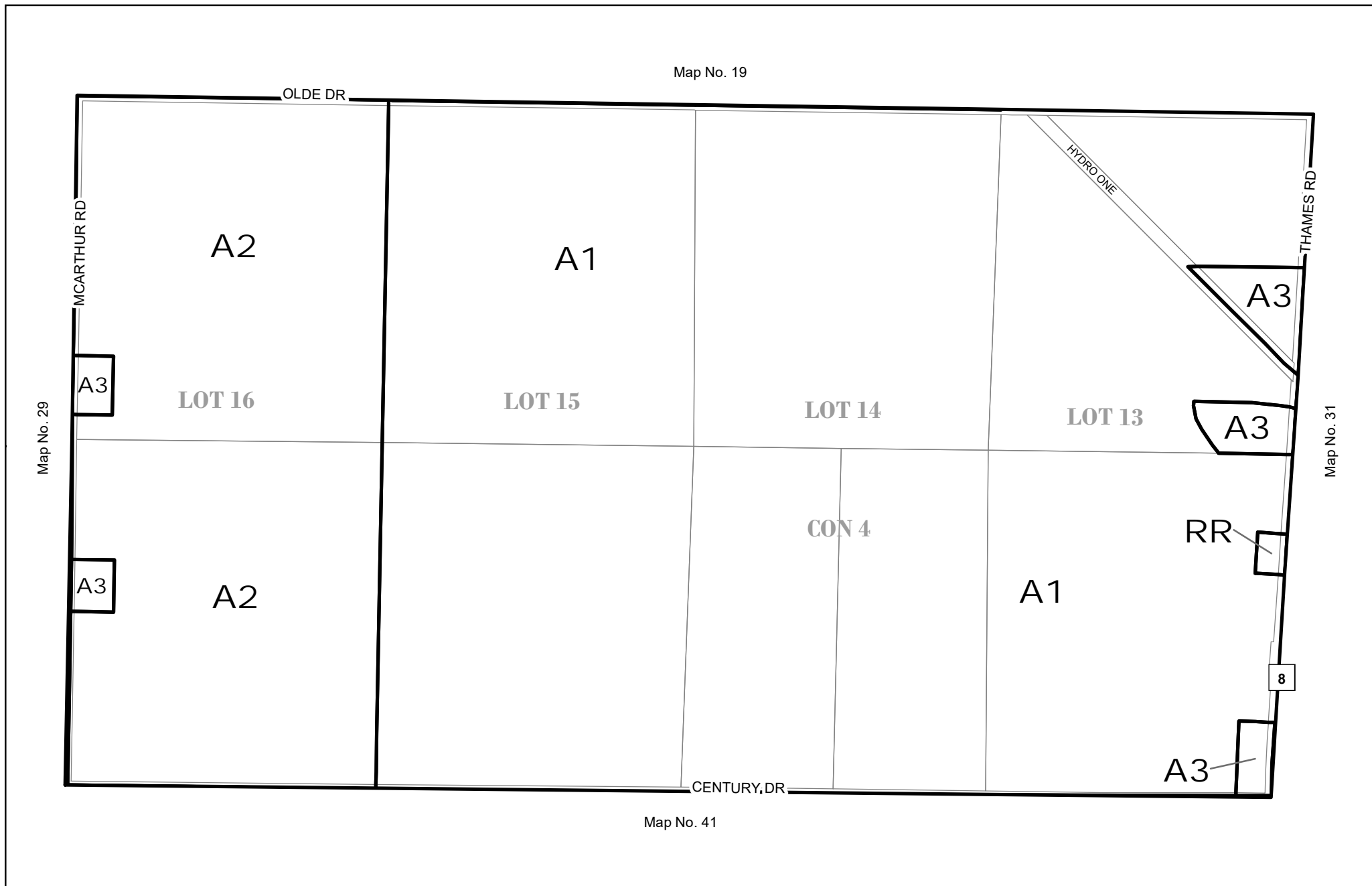
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



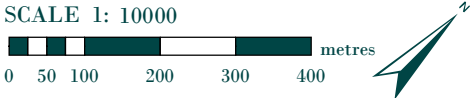
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CONSOLIDATED VERSION, AUGUST 2023

Map No. 29



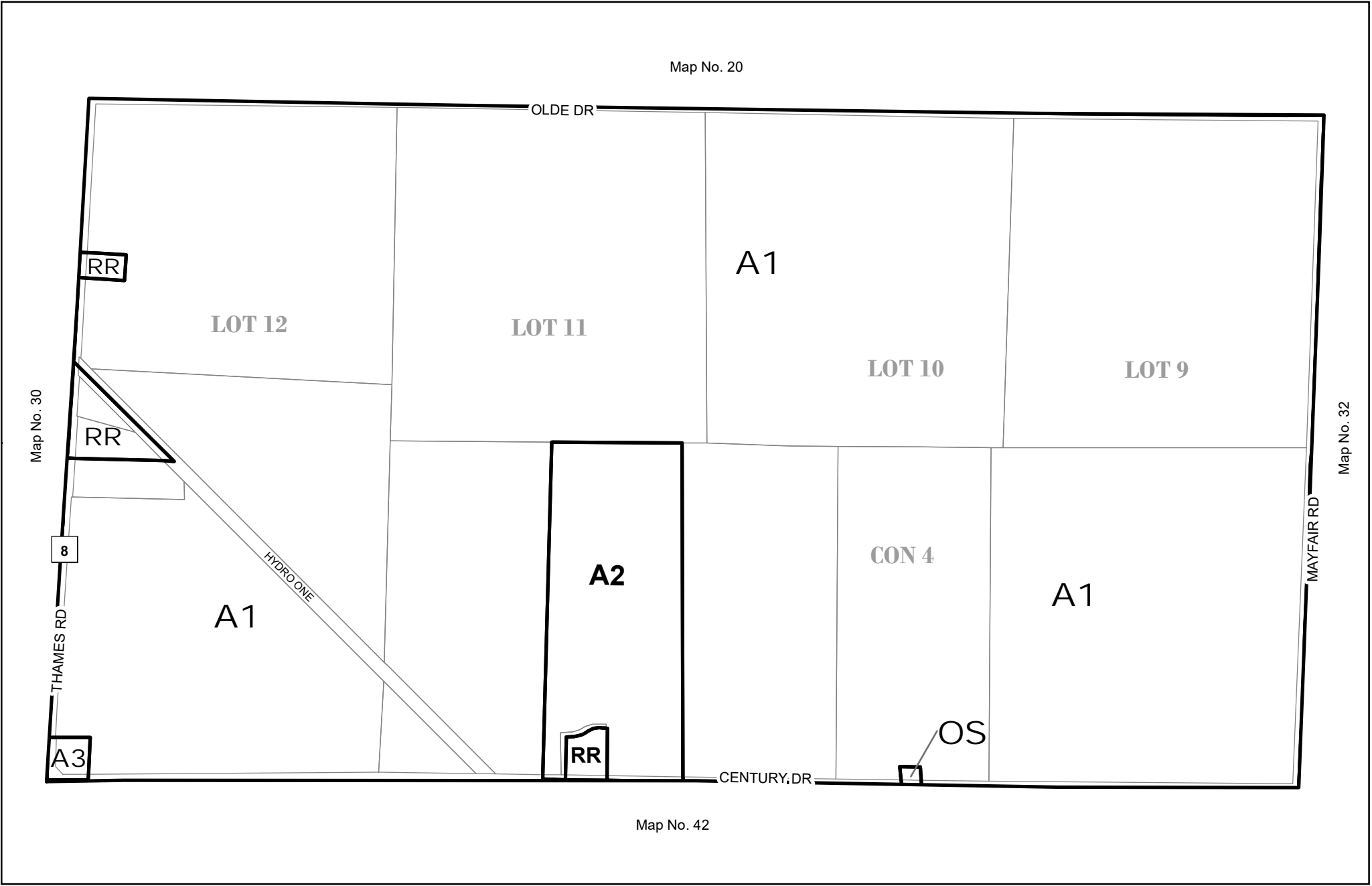
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



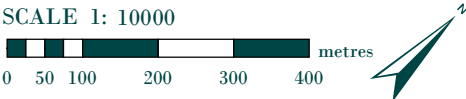
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CONSOLIDATED VERSION, AUGUST 2023

Map No. 30



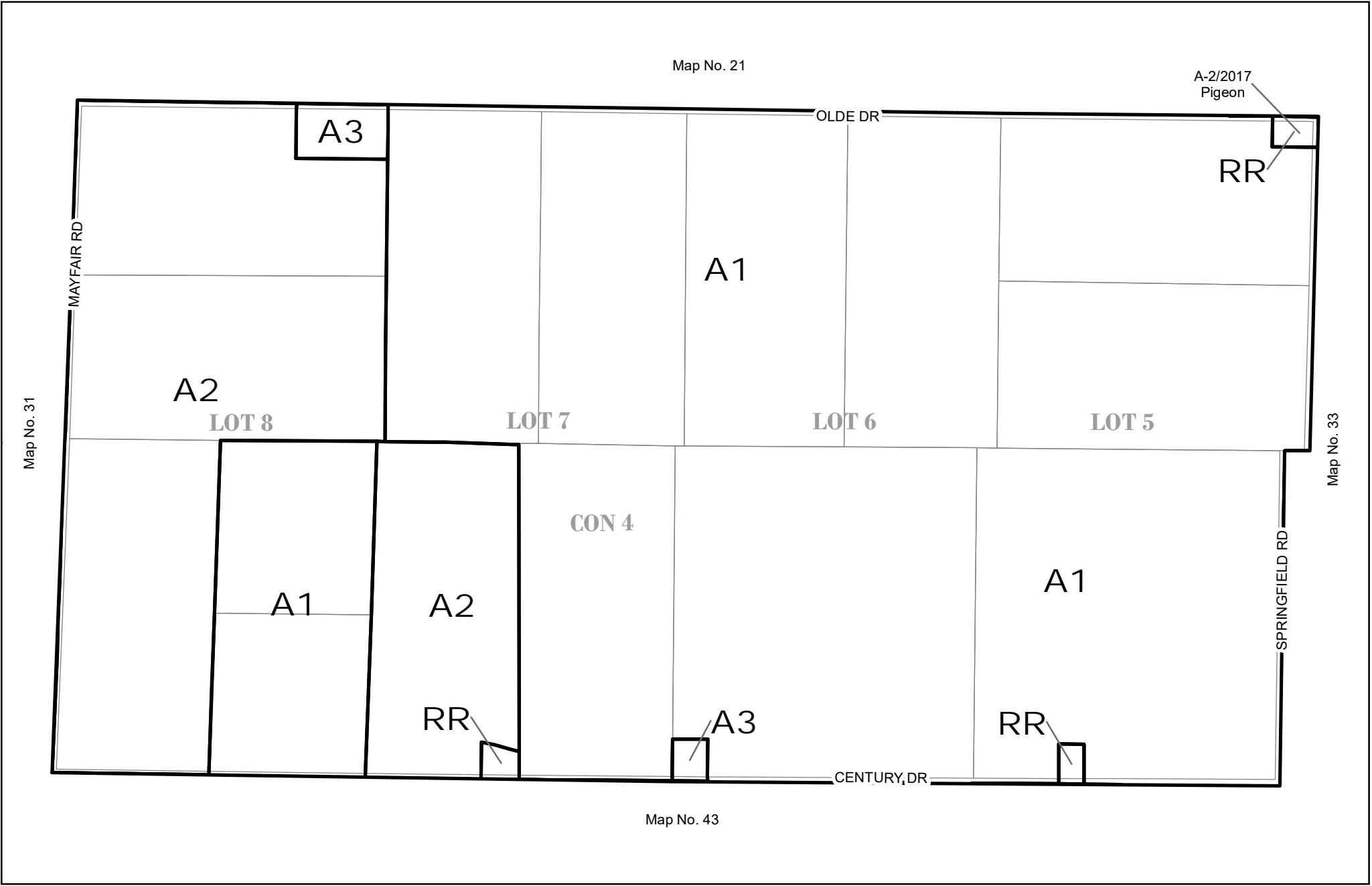
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



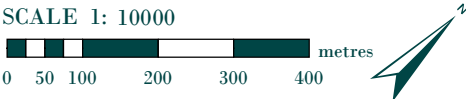
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 31



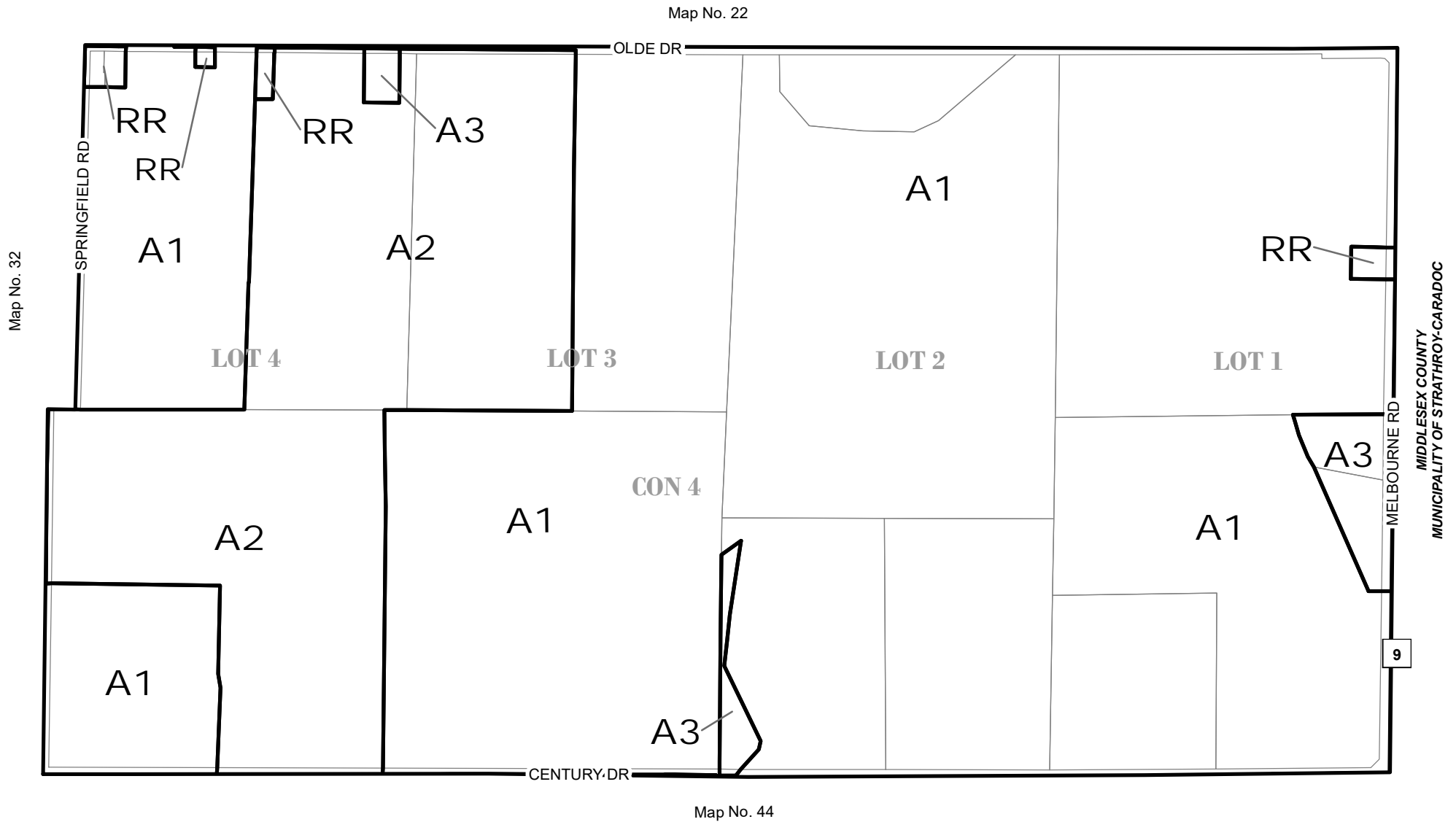
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 32



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

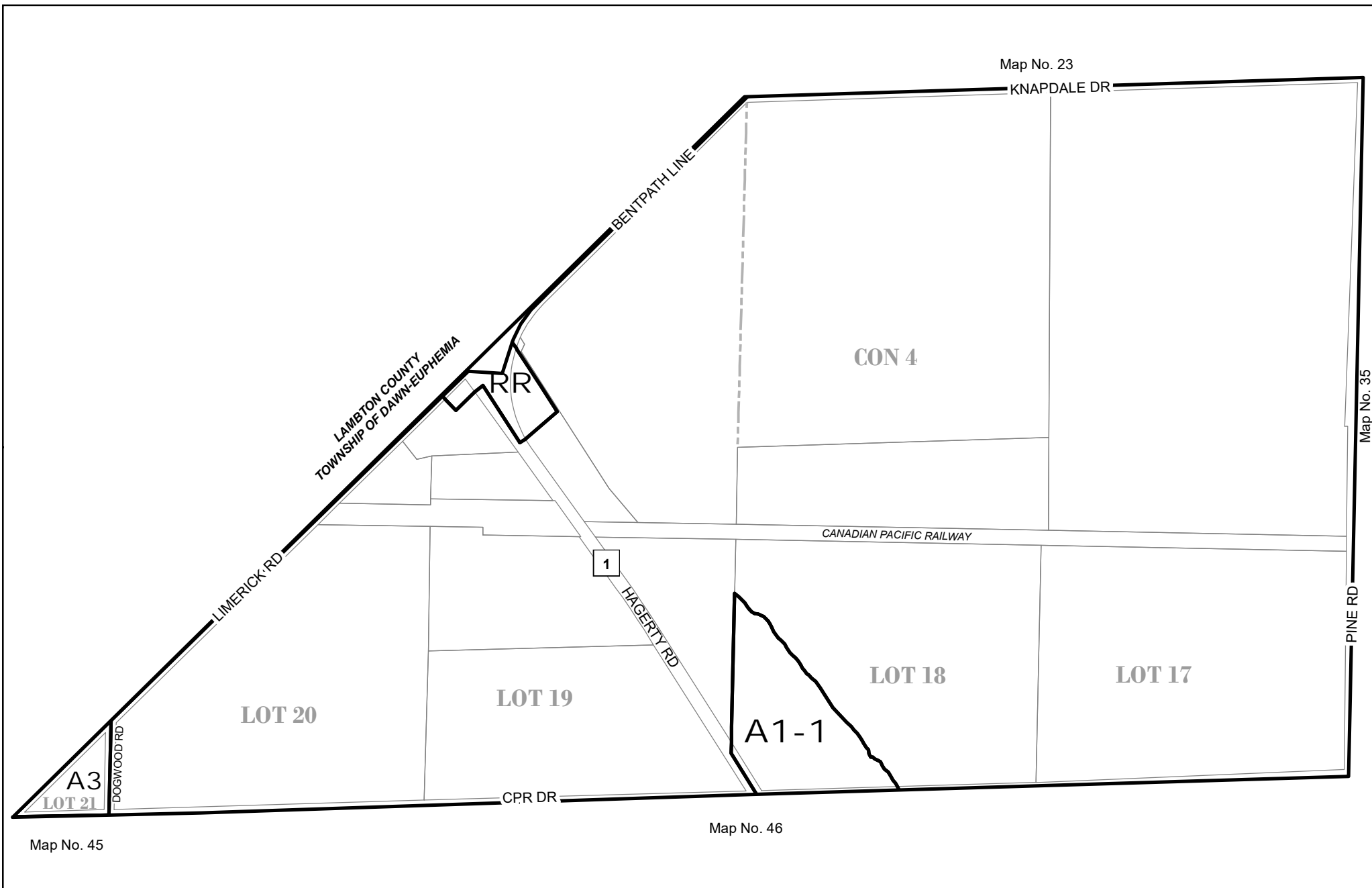
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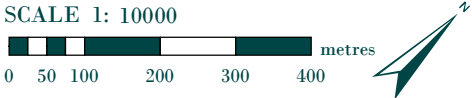
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CONSOLIDATED VERSION, AUGUST 2023

Map No. 33



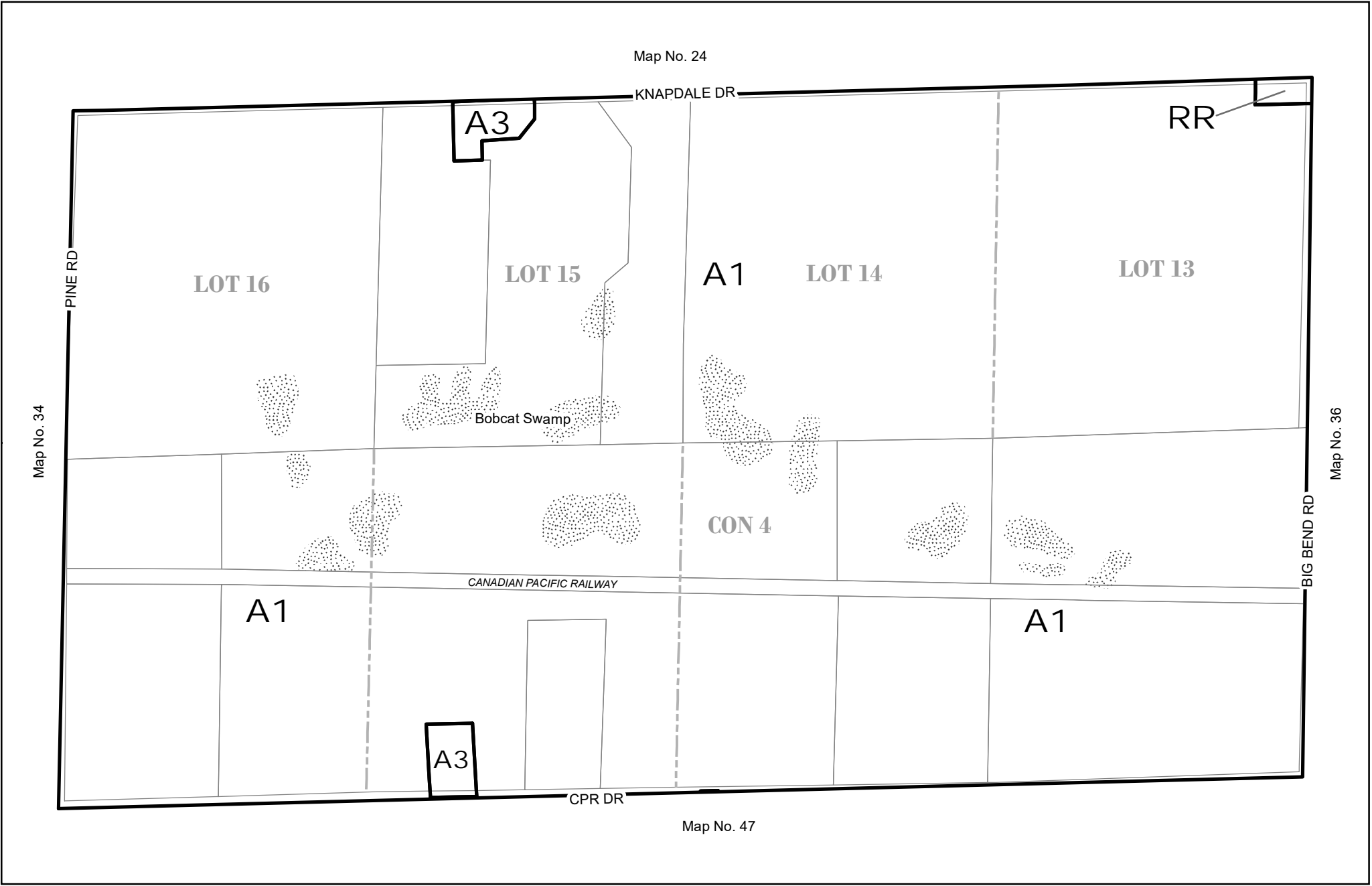
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



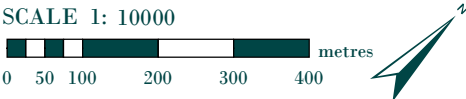
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
 CONSOLIDATED VERSION, AUGUST 2023

Map No. 34



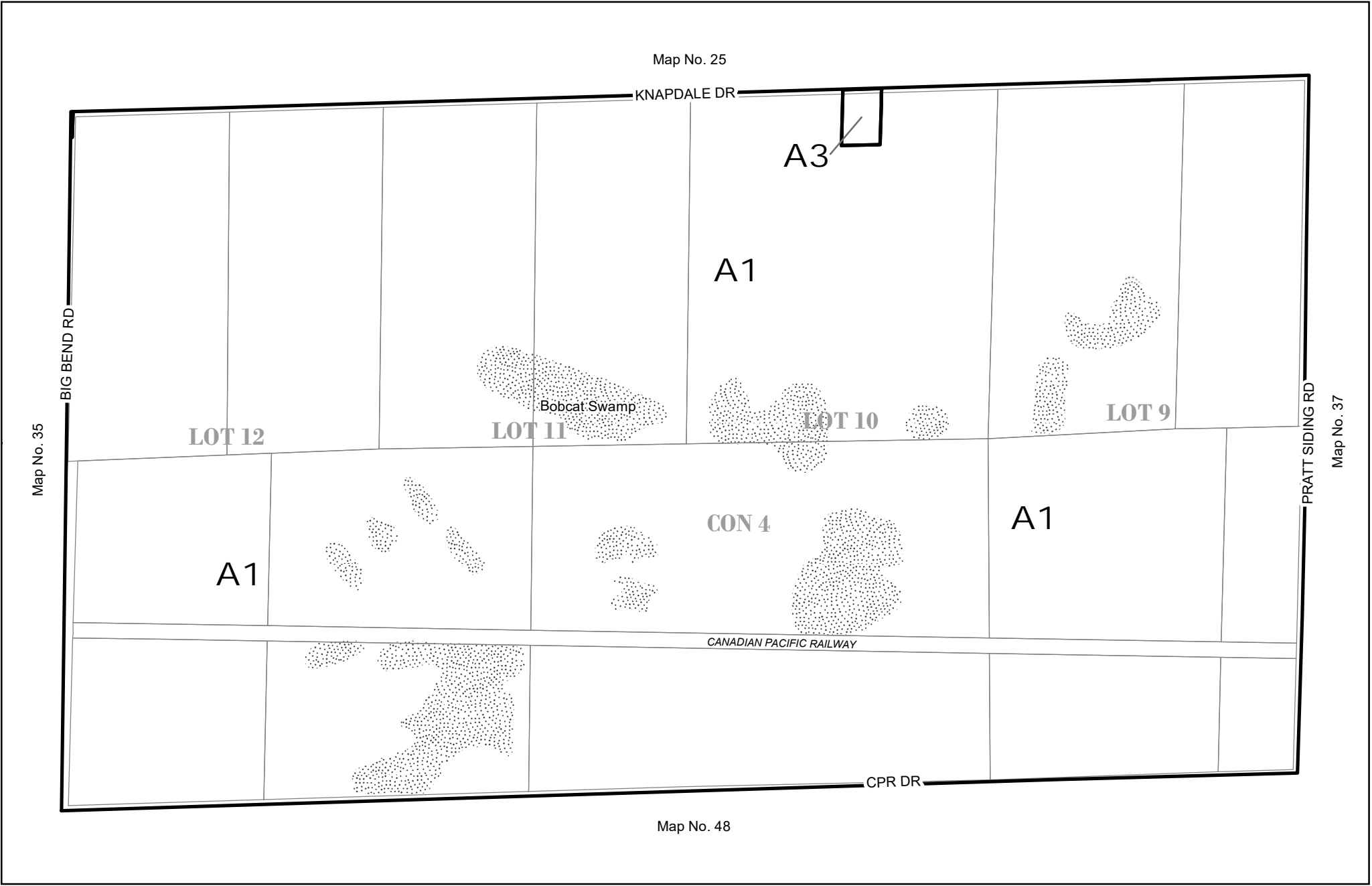
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



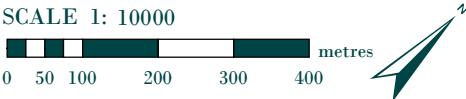
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 35



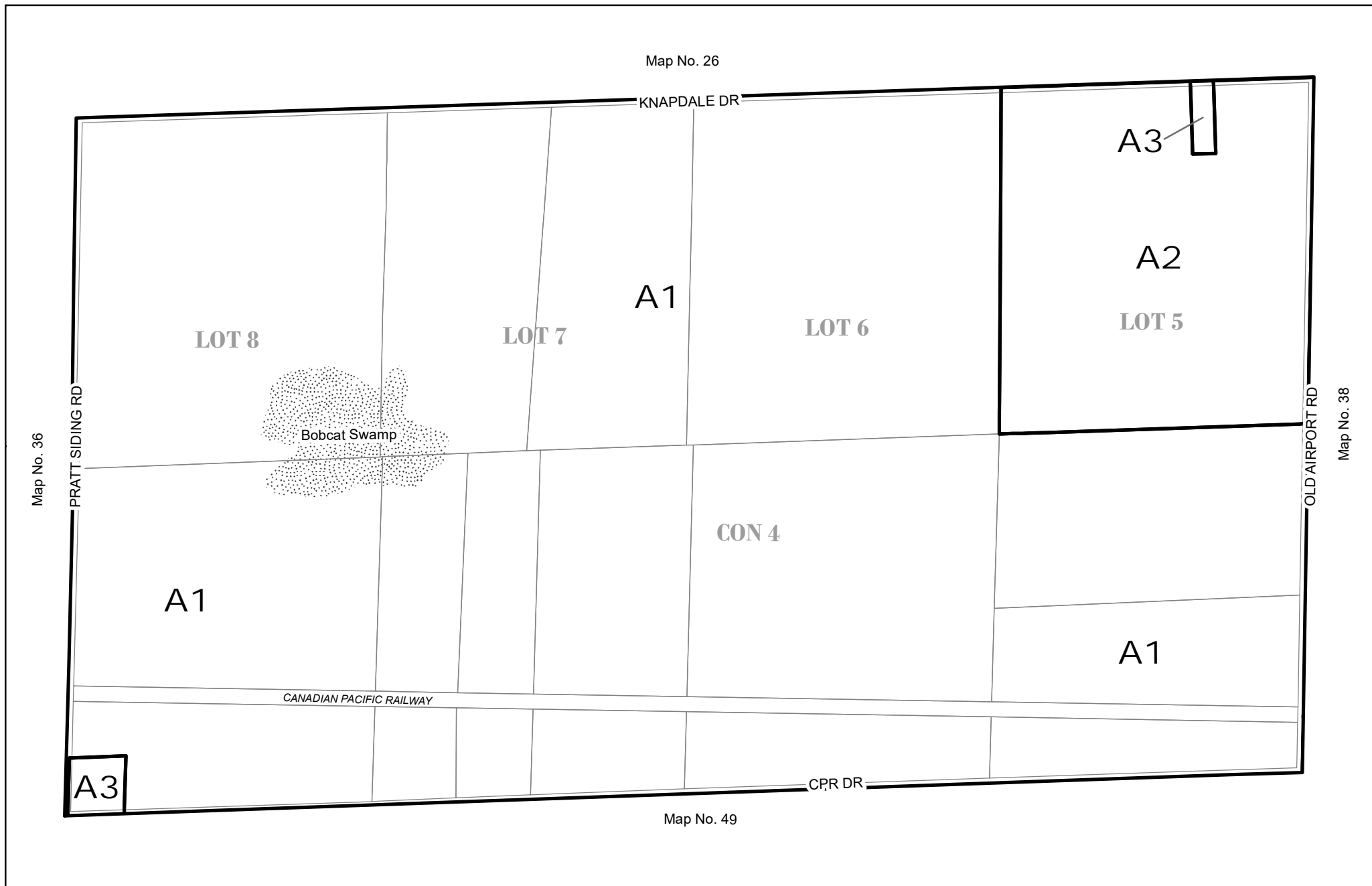
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



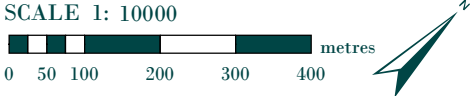
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 36



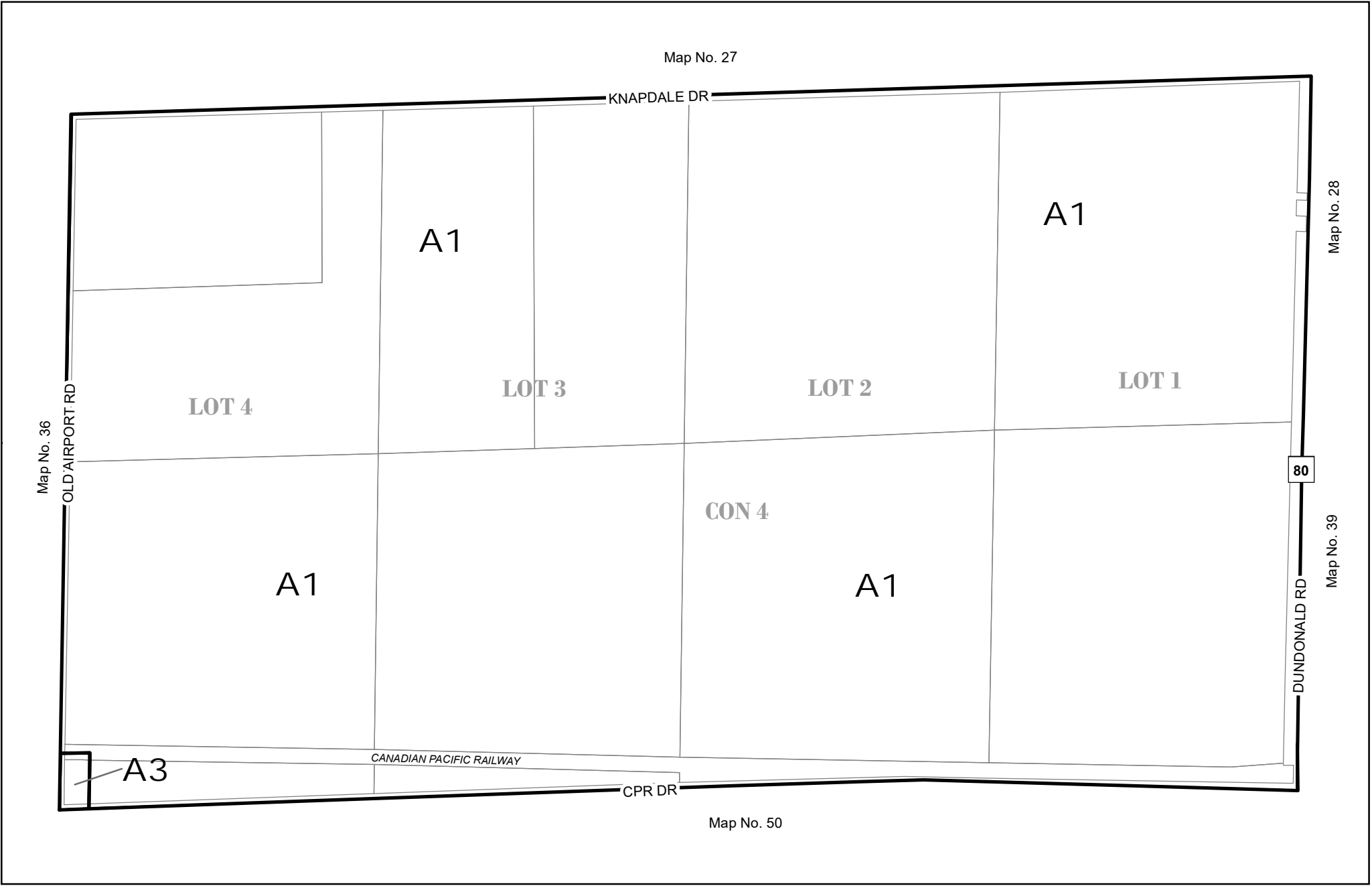
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



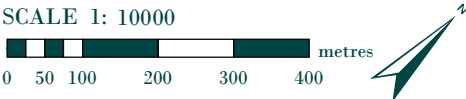
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
 CONSOLIDATED VERSION, AUGUST 2023

Map No. 37



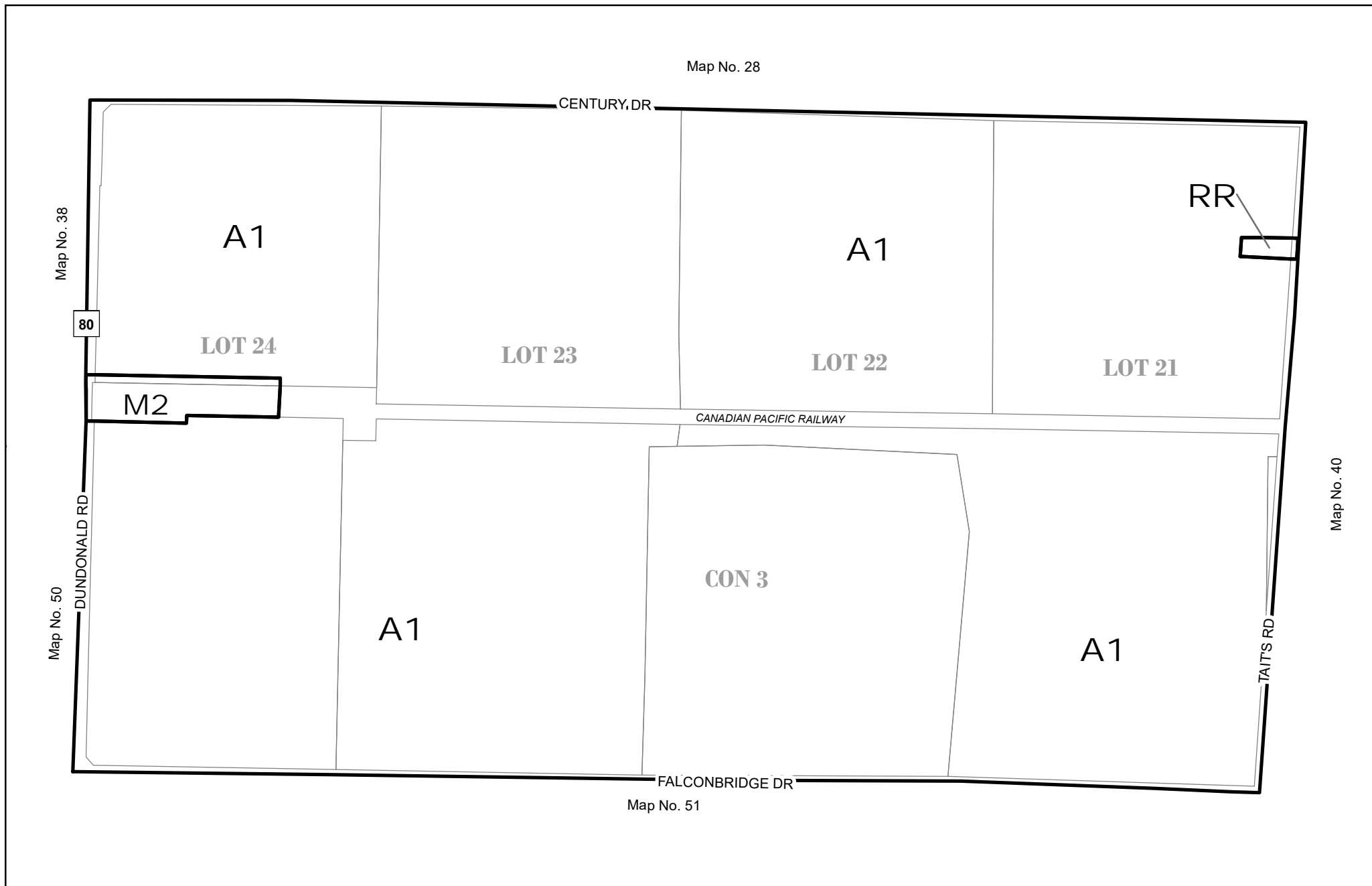
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



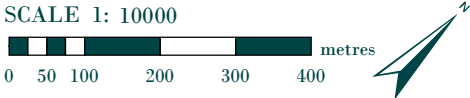
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 38



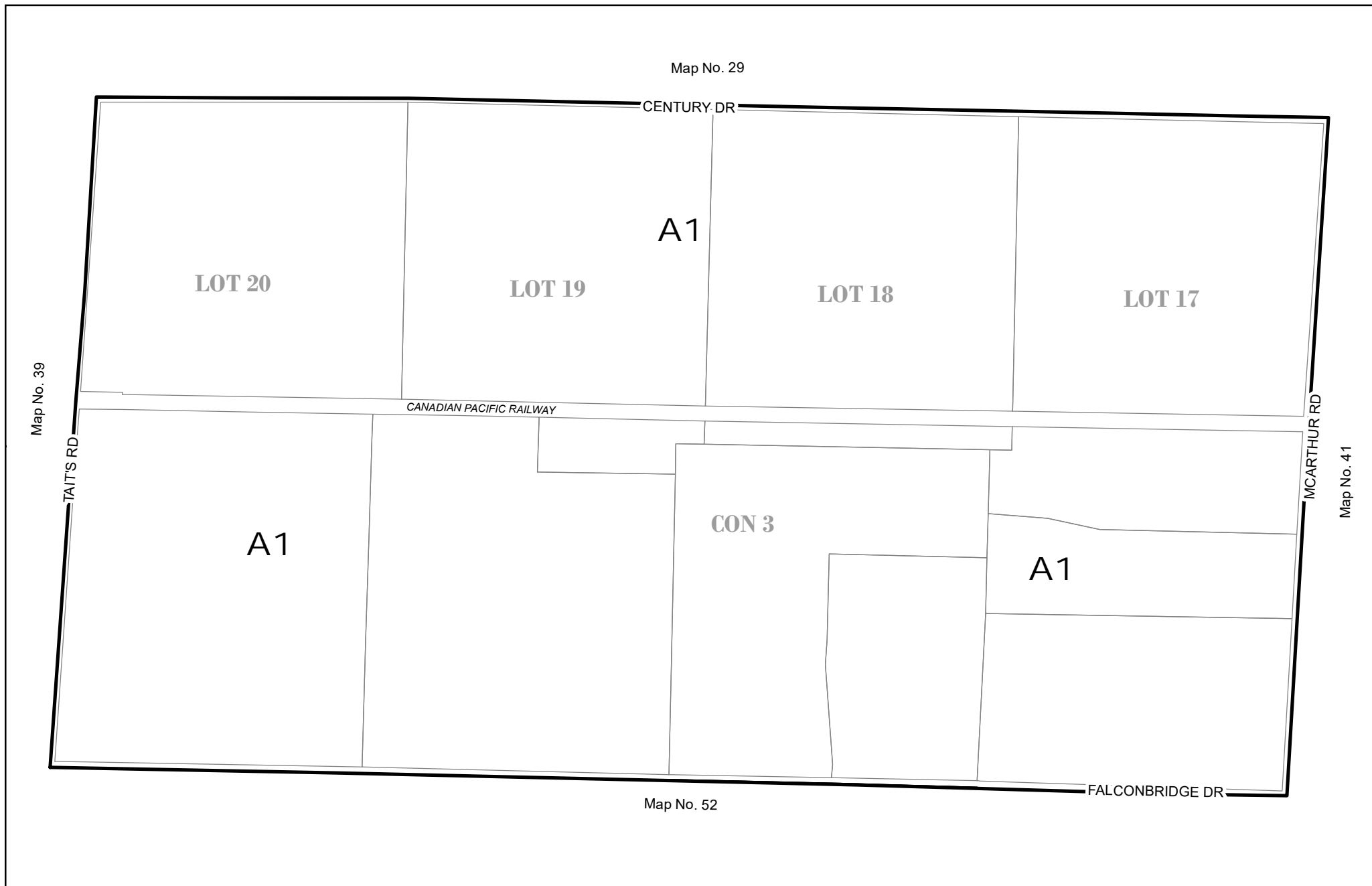
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



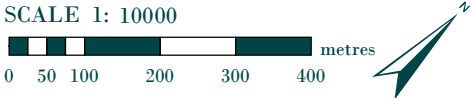
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
 CONSOLIDATED VERSION, AUGUST 2023

Map No. 39



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

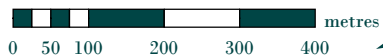
Map No. 40



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

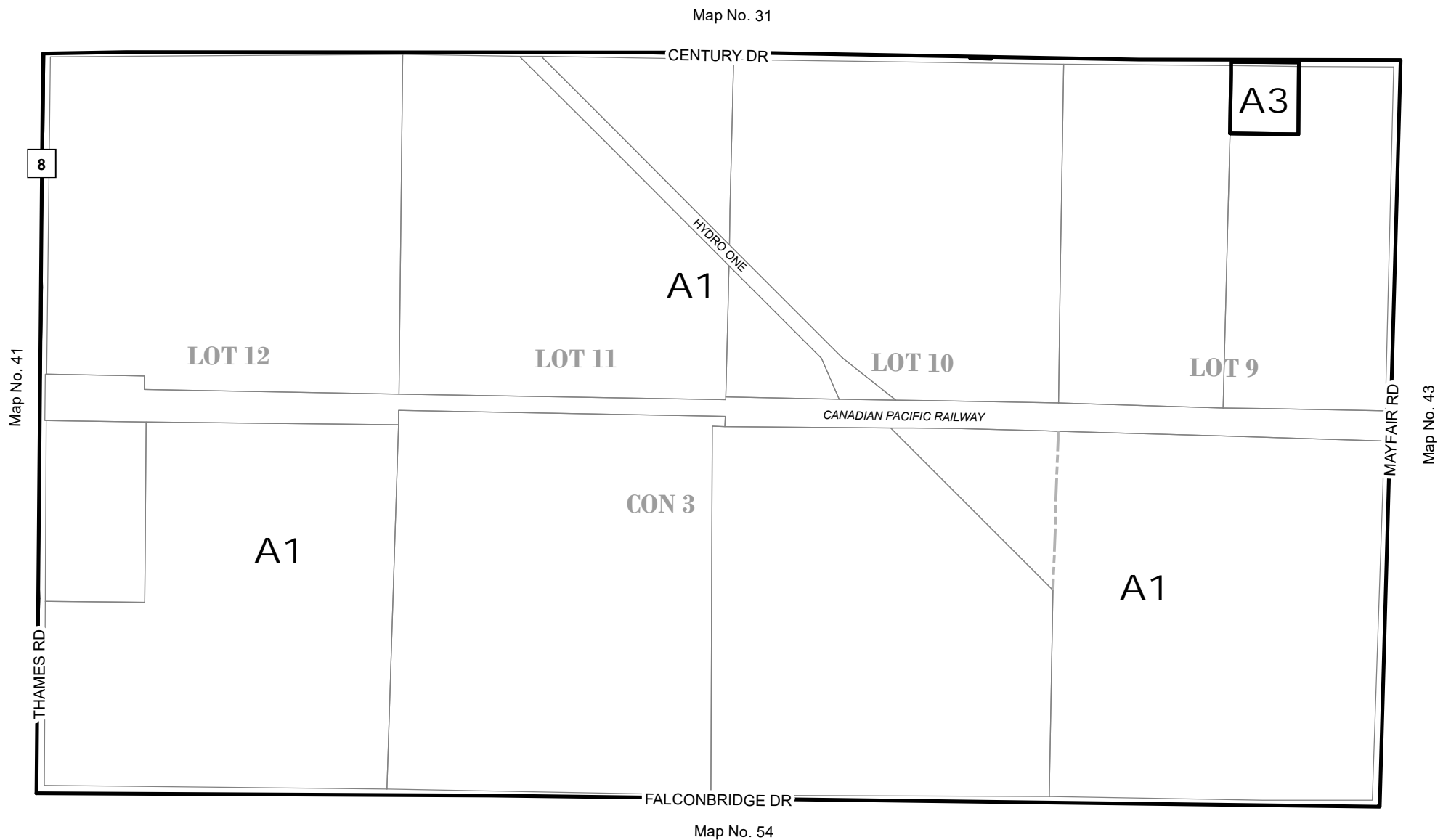
SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 41



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

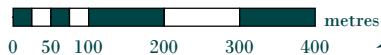
Map No. 42



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"

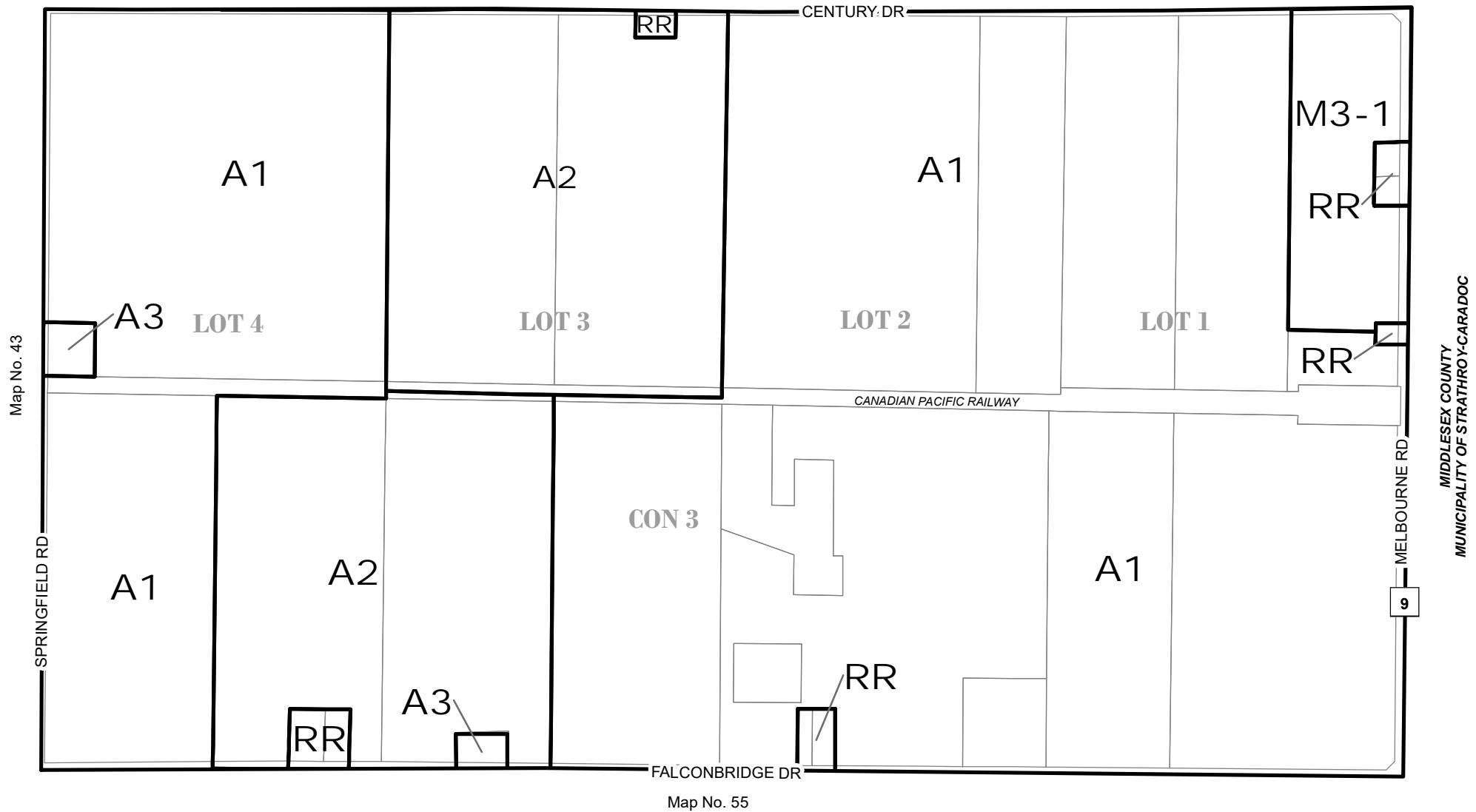
SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 43

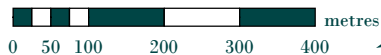
Map No. 33



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

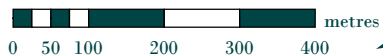
Map No. 44



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

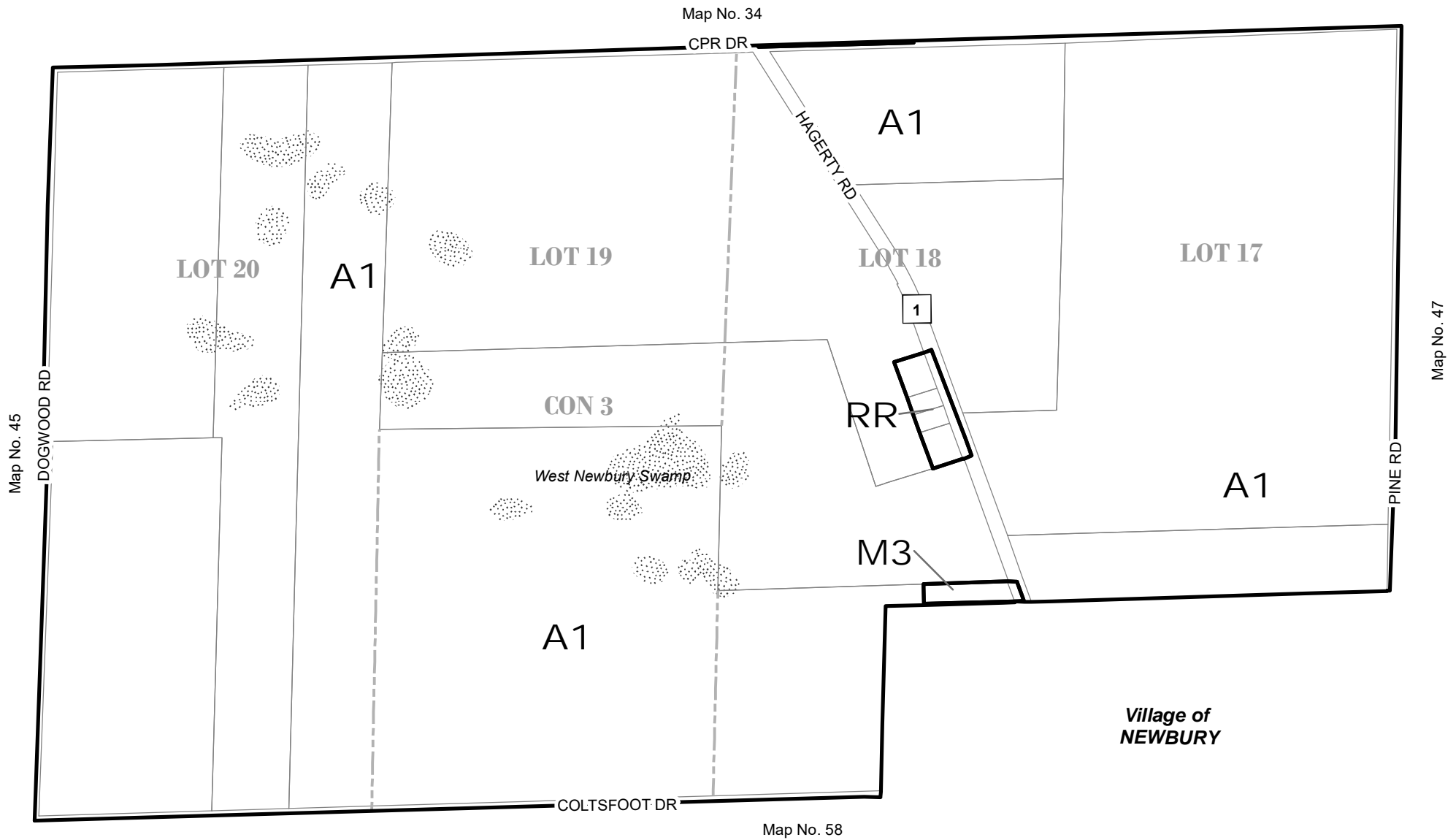
SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 45



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

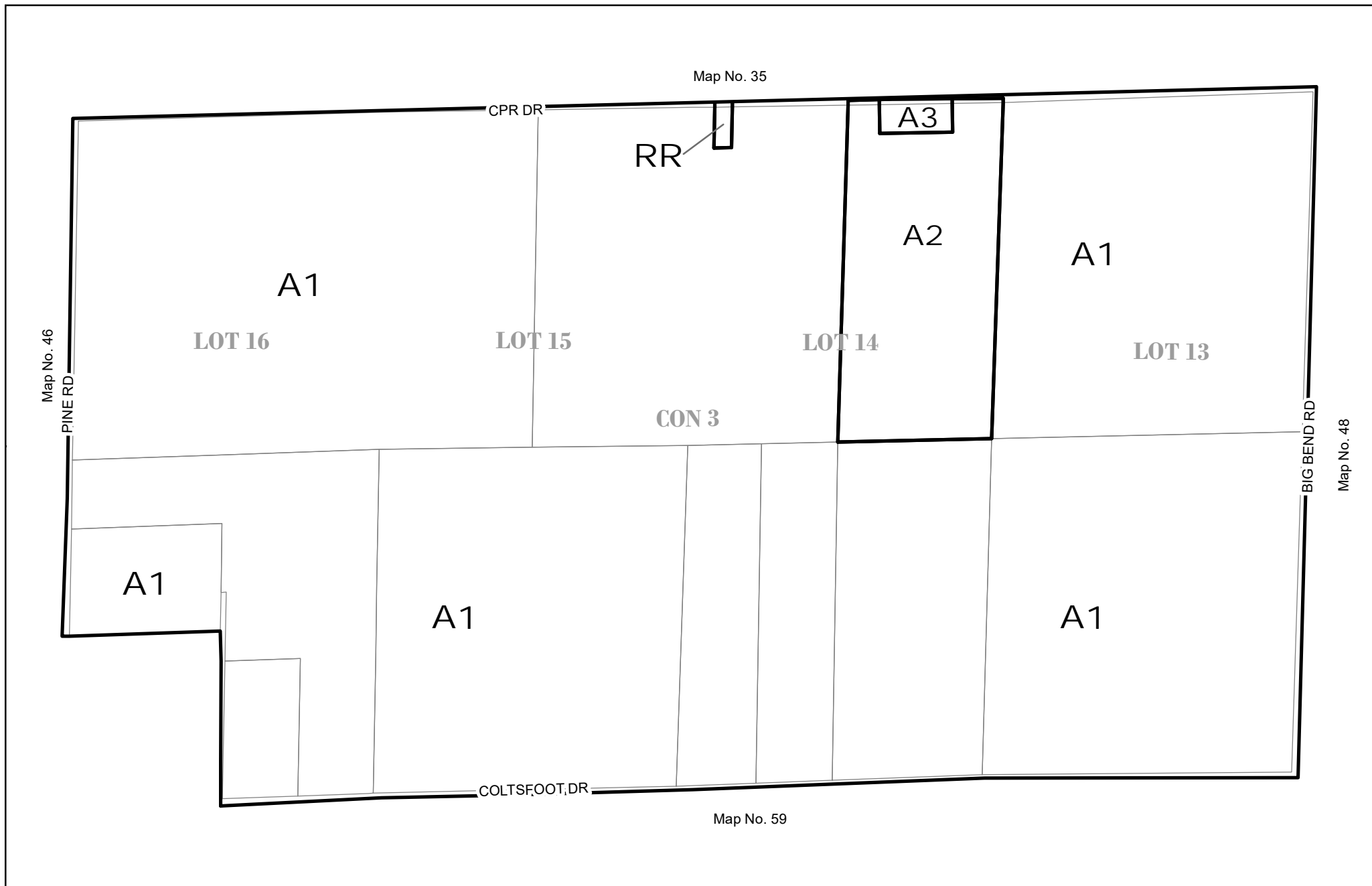
SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

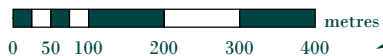
Map No. 46



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

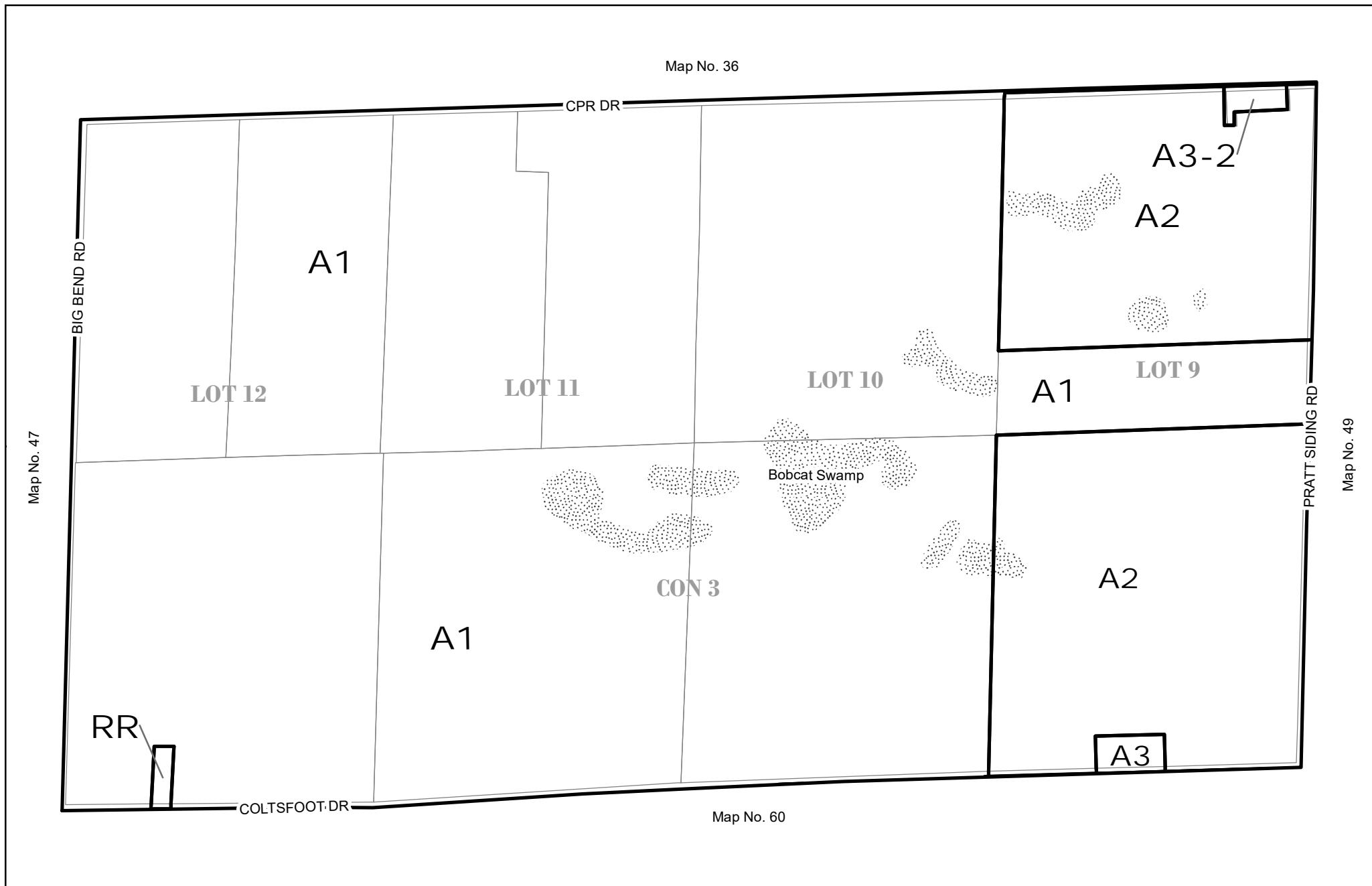
SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

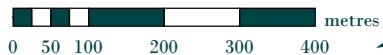
Map No. 47



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

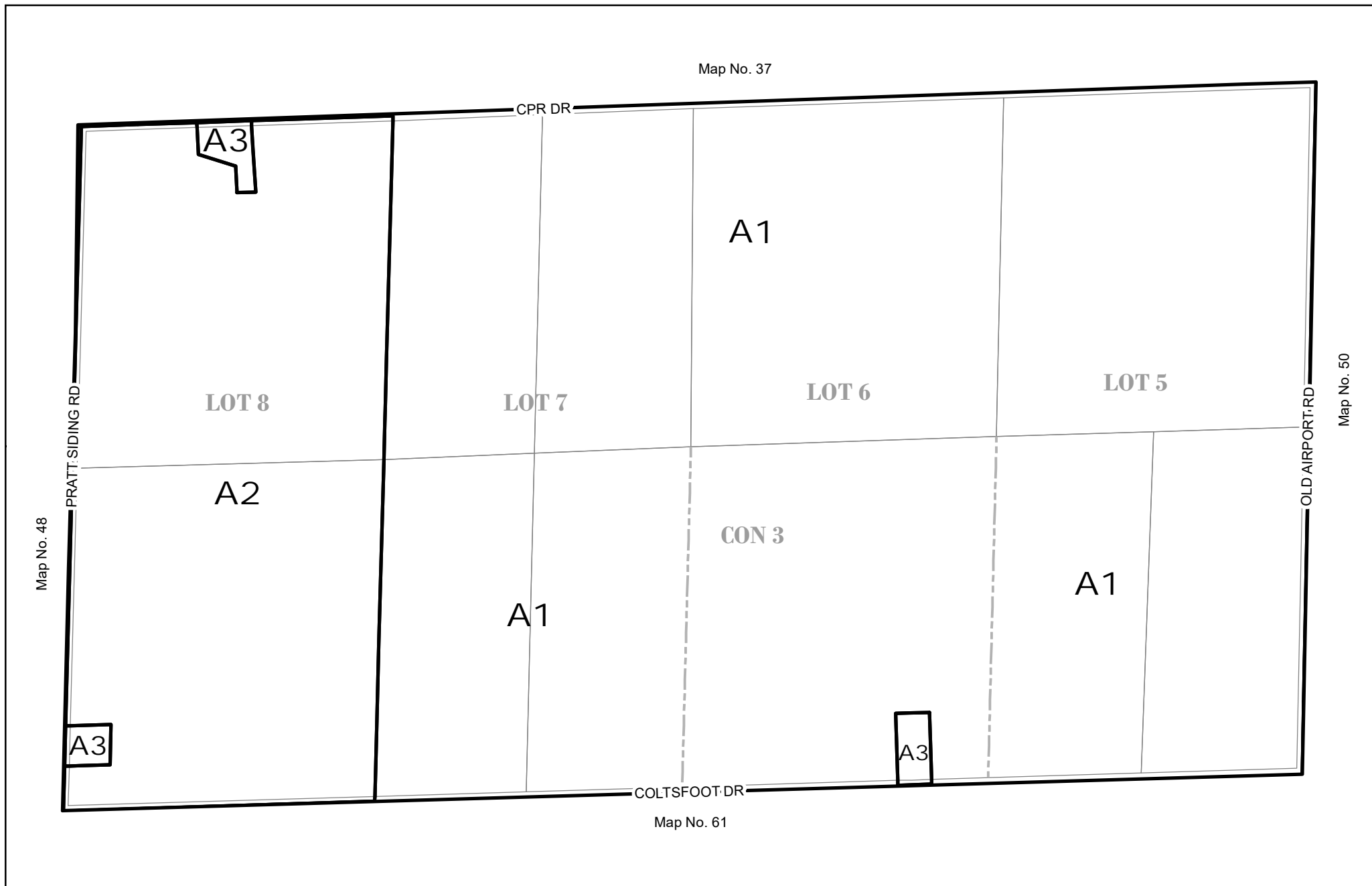
SCHEDULE "A"

SCALE 1: 10000



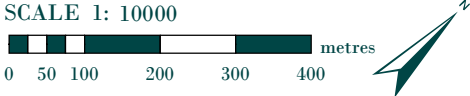
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 48



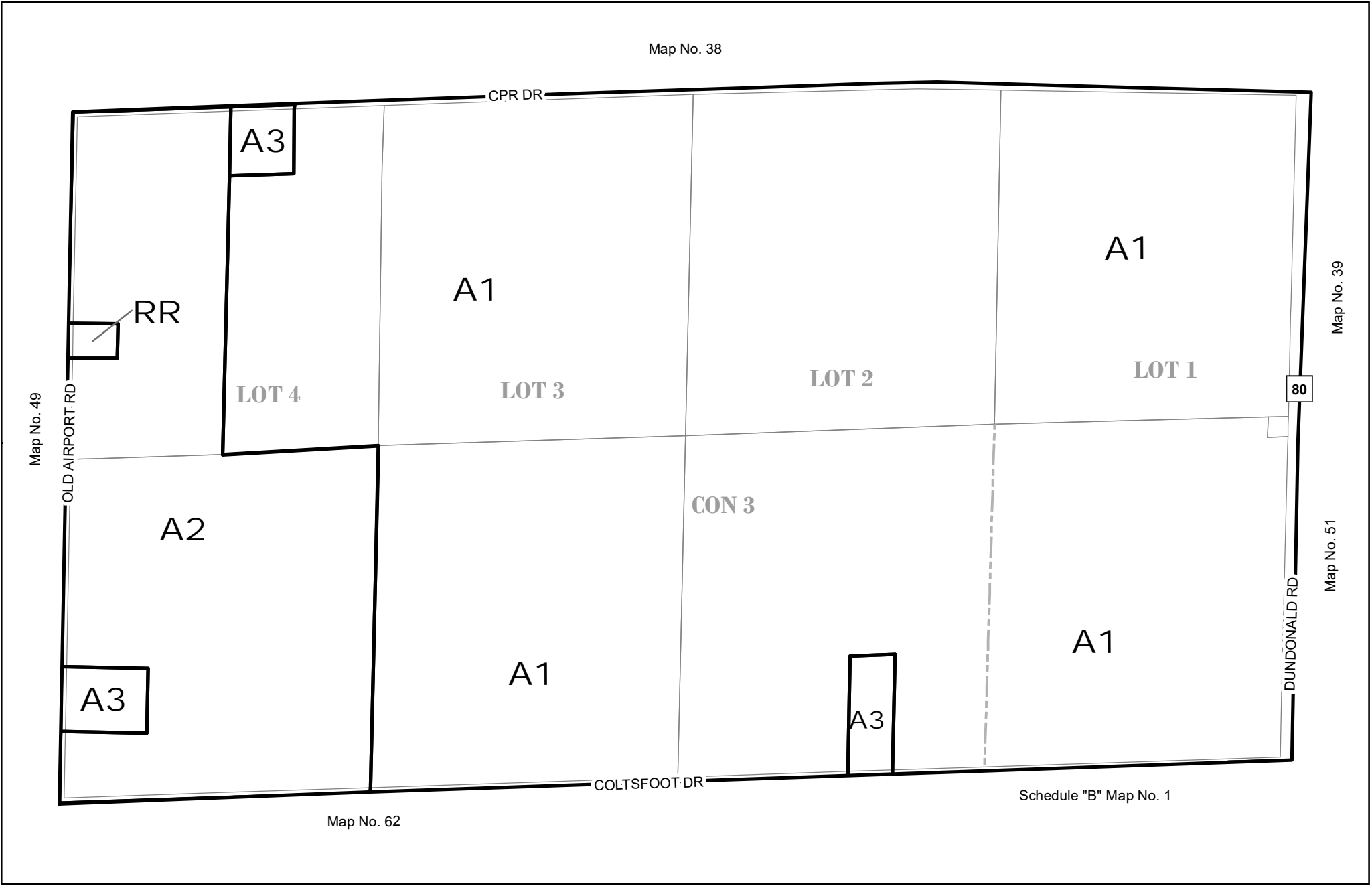
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



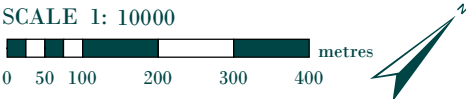
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 49



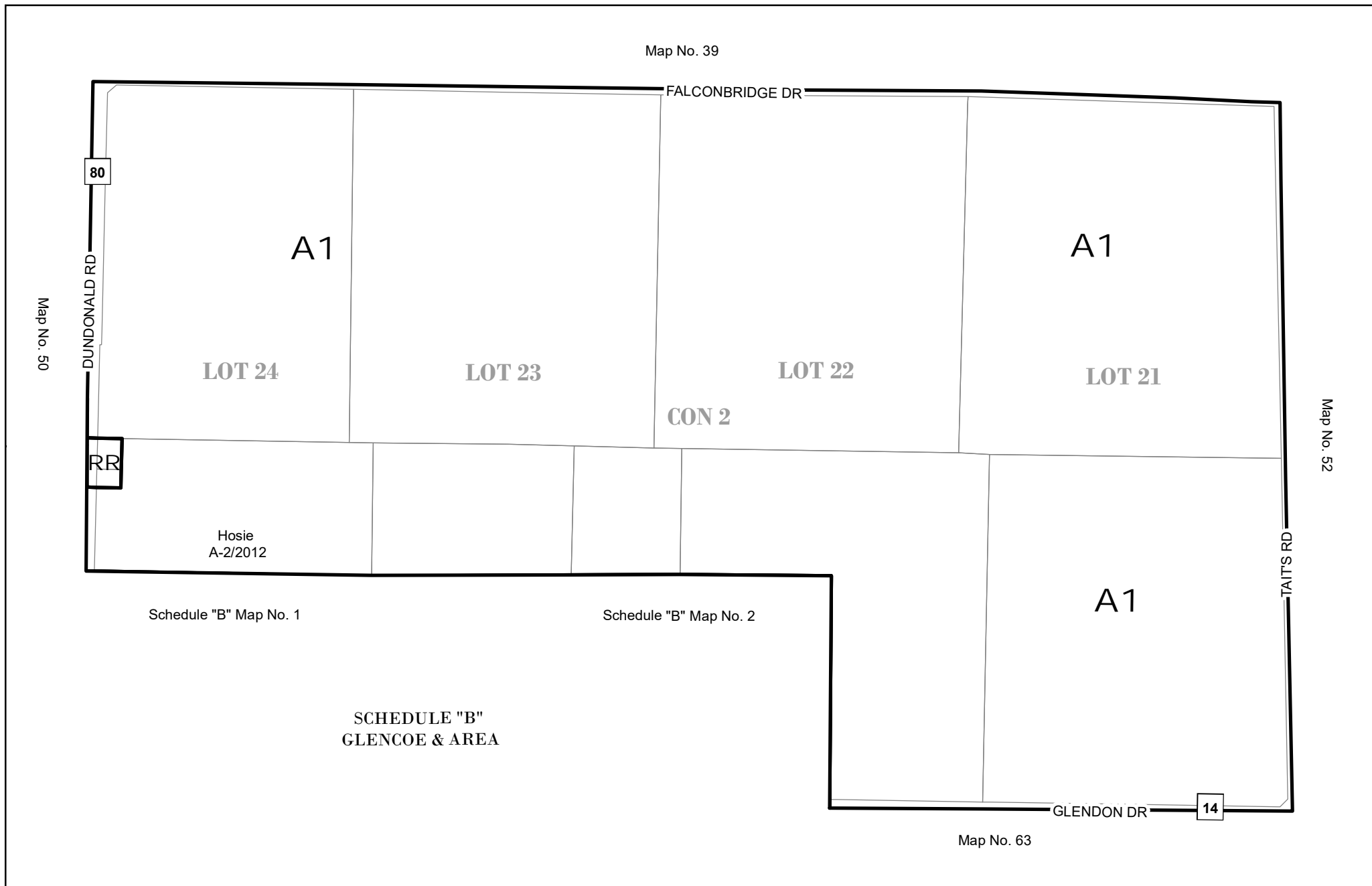
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

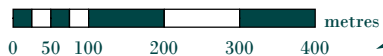
Map No. 50



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

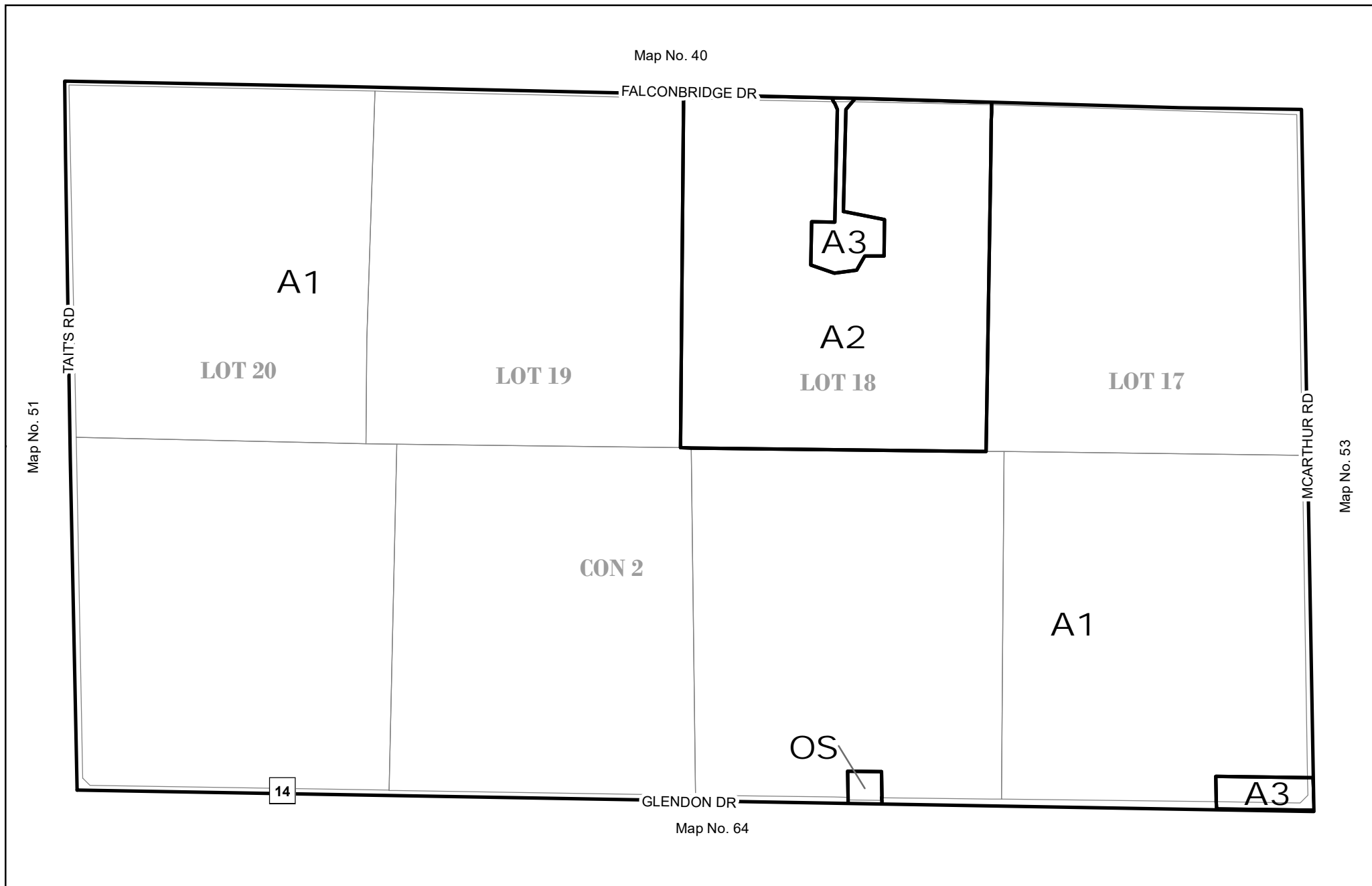
SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 51



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

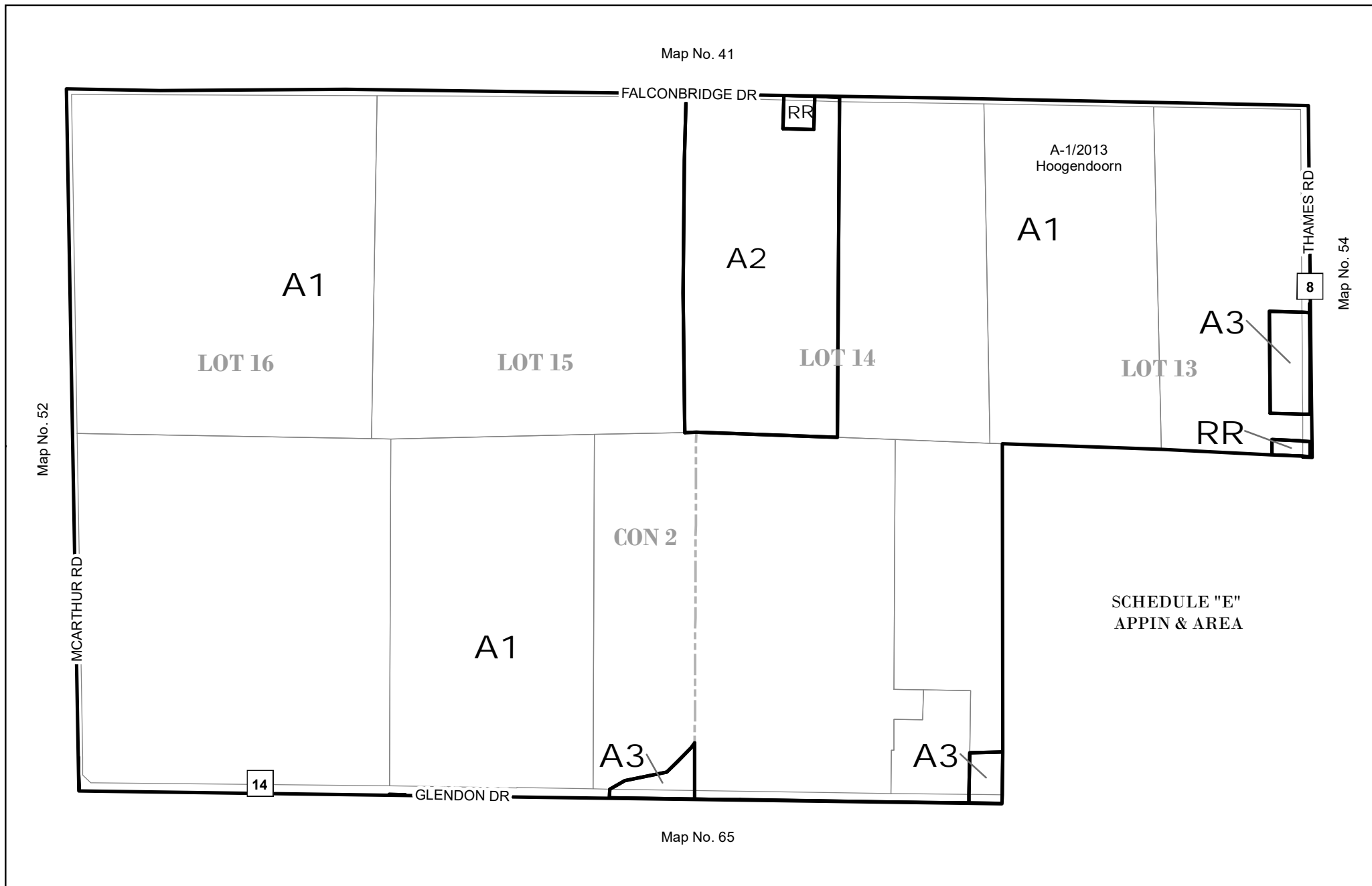
SCHEDULE "A"

SCALE 1: 10000



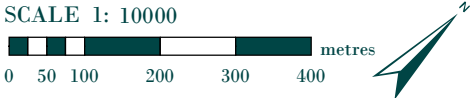
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 52



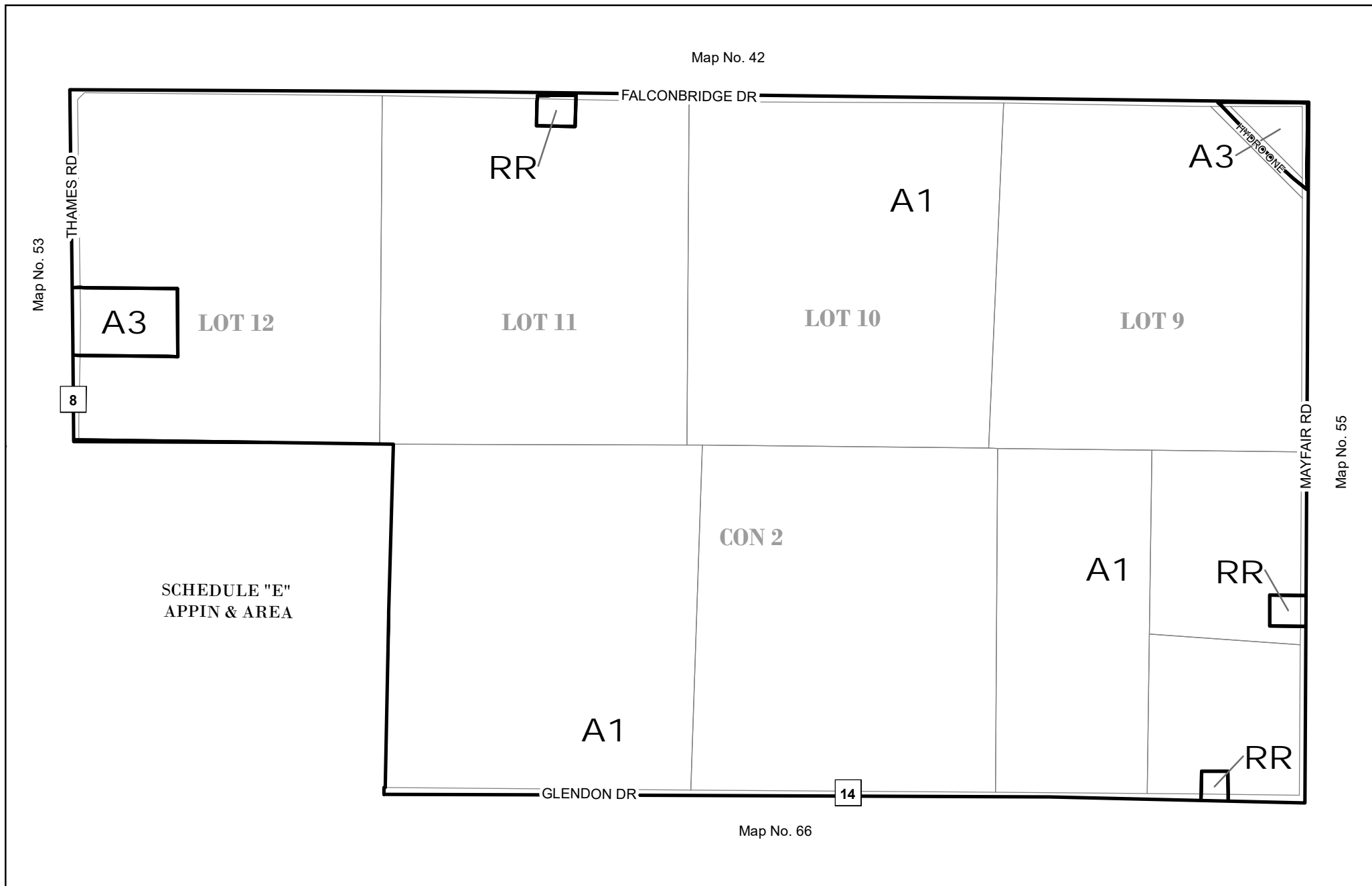
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



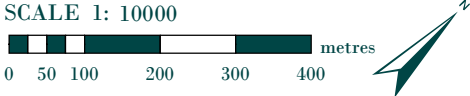
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 53

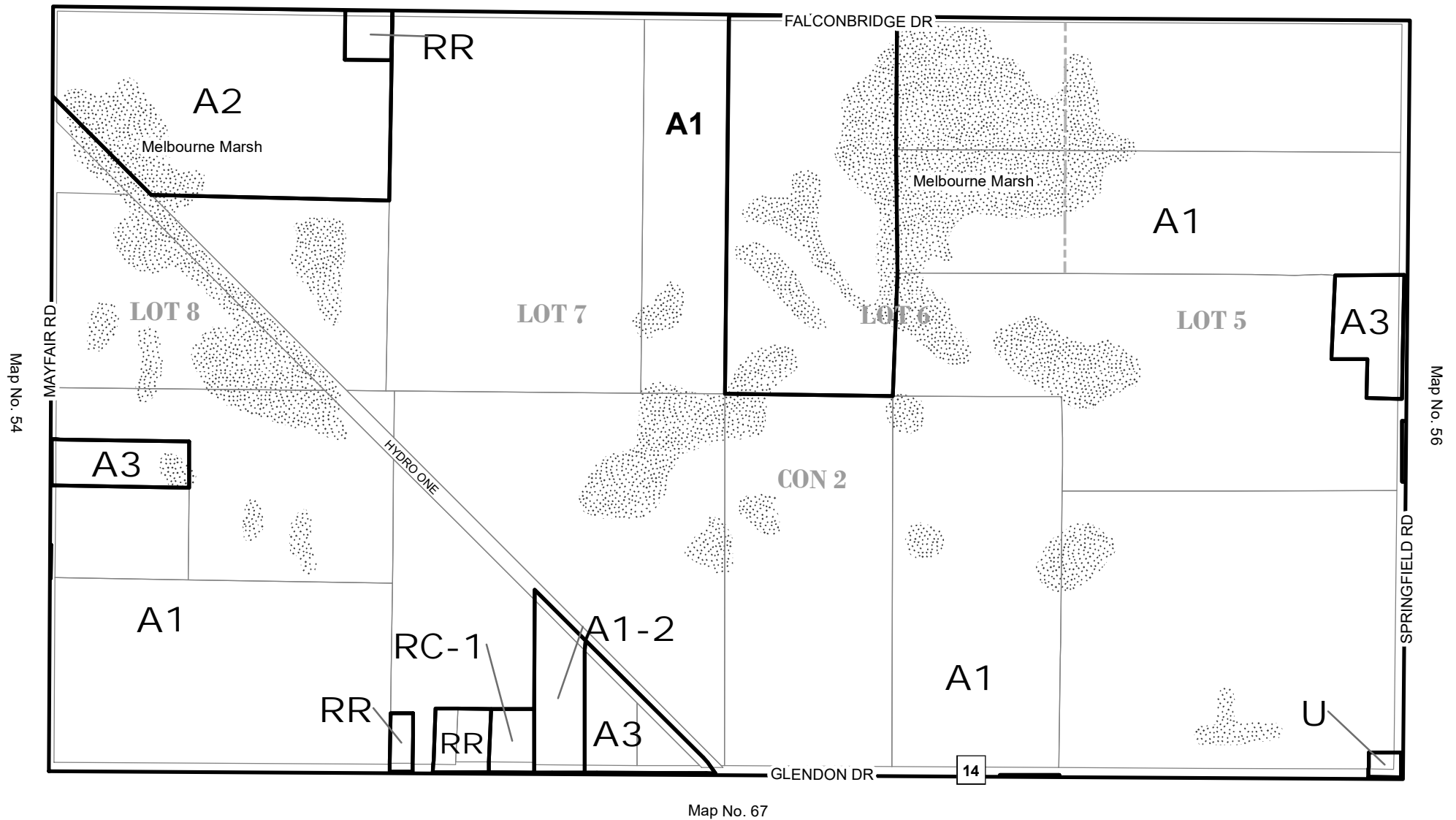


Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



Map No. 43



Map No. 67

Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

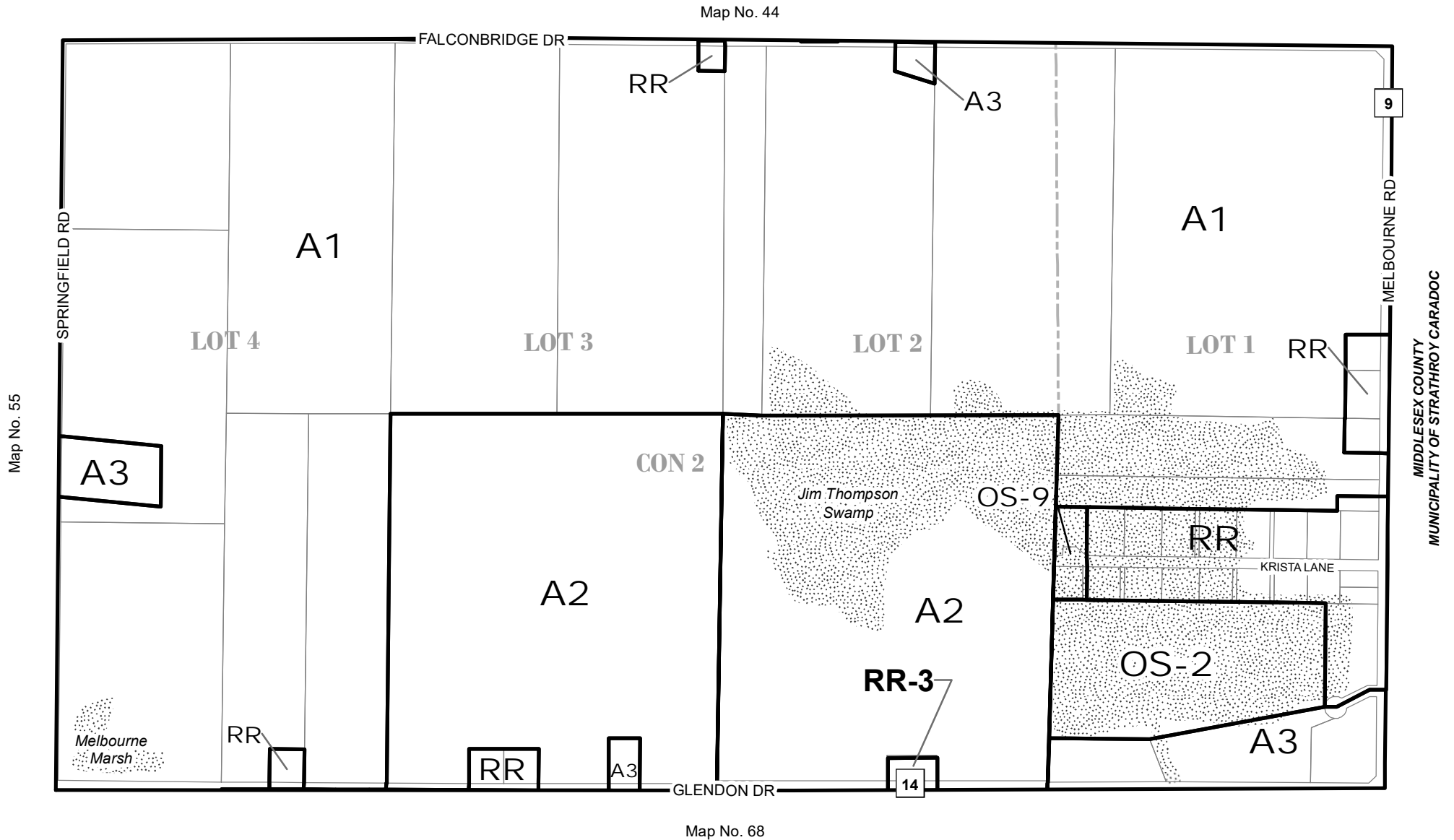
SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

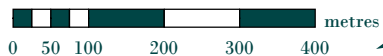
Map No. 55



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

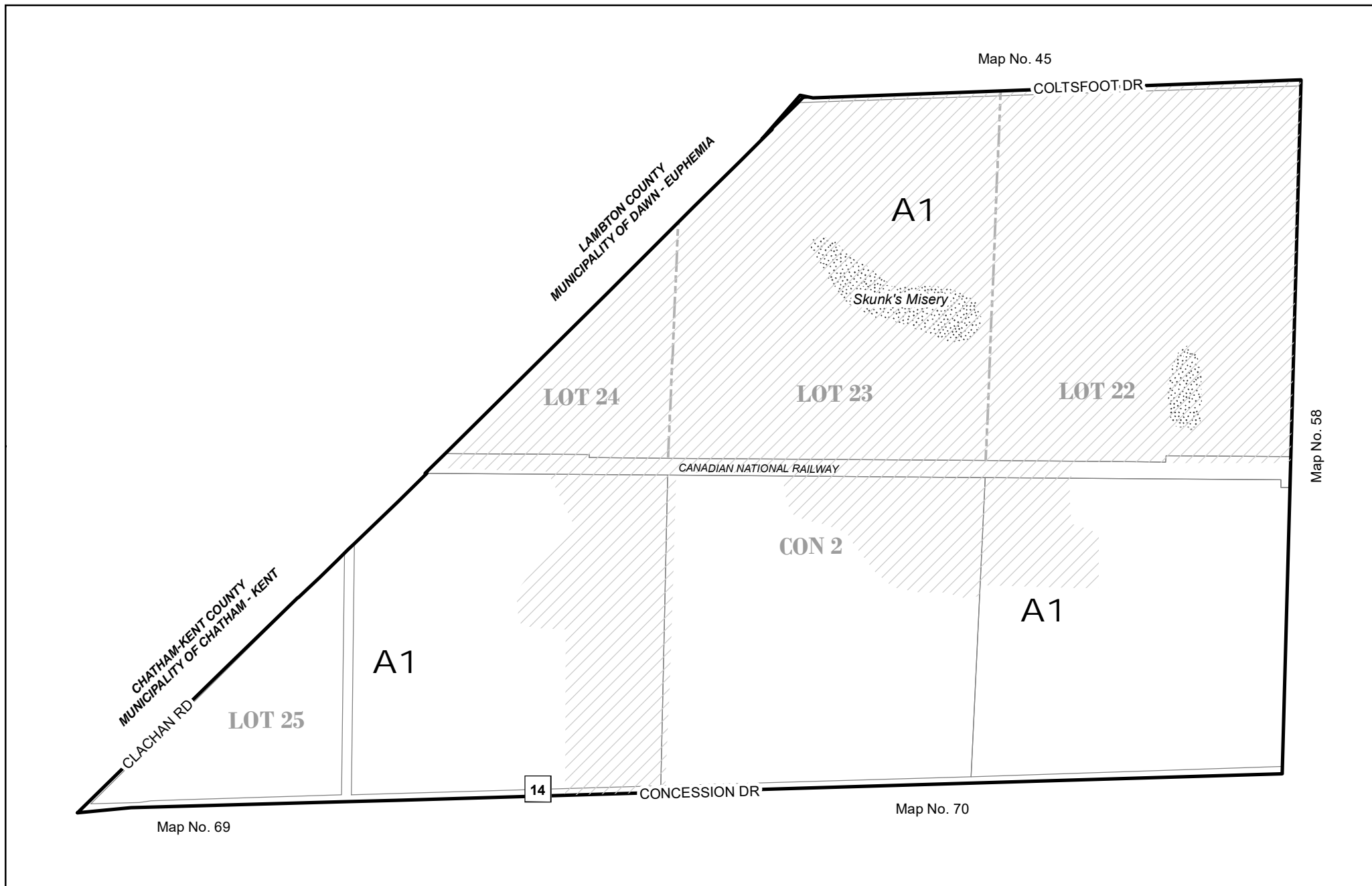
SCHEDULE "A"

SCALE 1: 10000



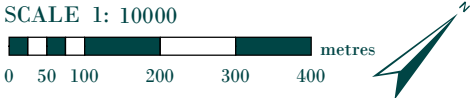
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 56



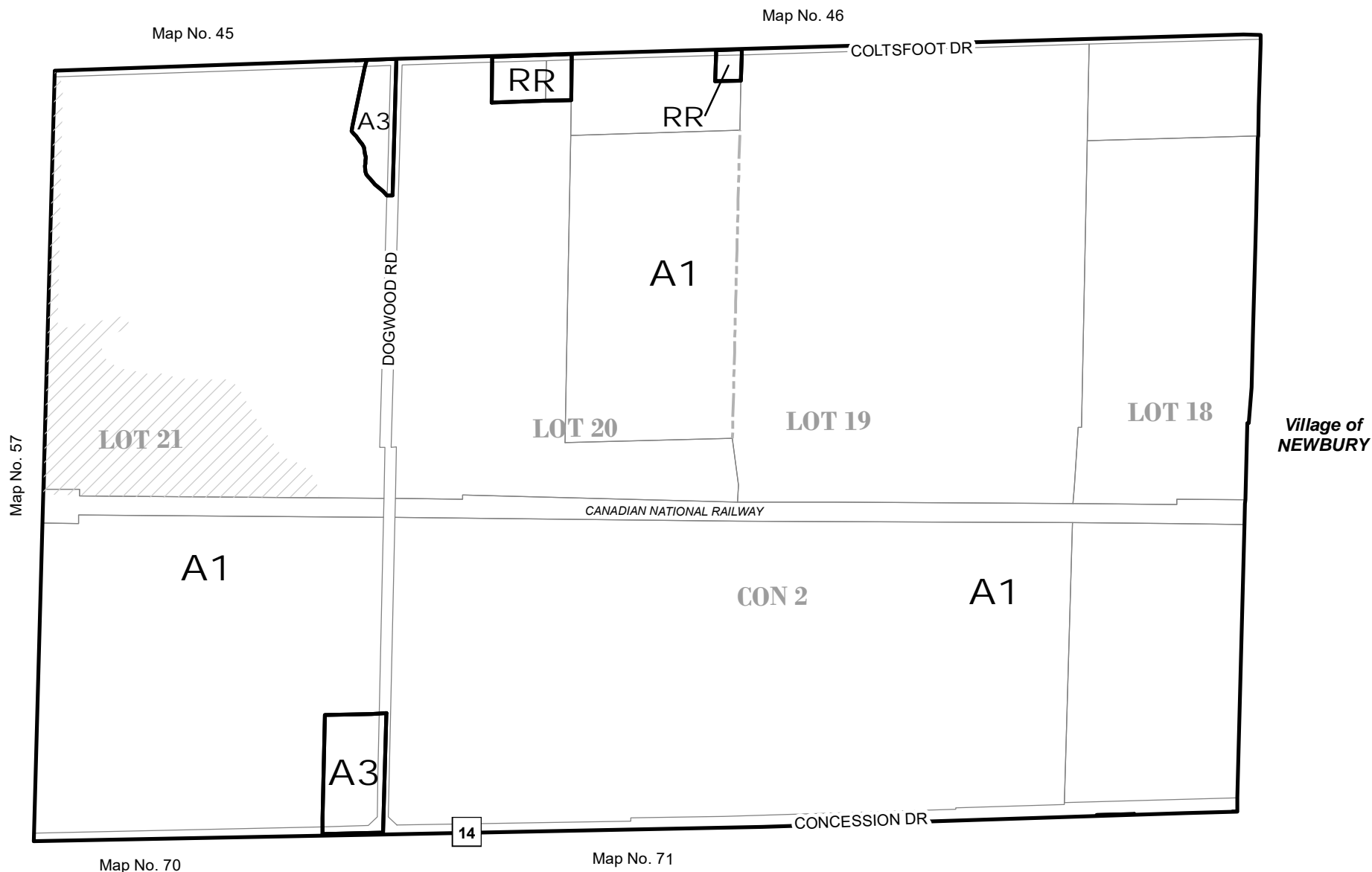
Municipality of **SOUTHWEST MIDDLESEX ~ RURAL AREA**

SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
 CONSOLIDATED VERSION, AUGUST 2023

Map No. 57



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

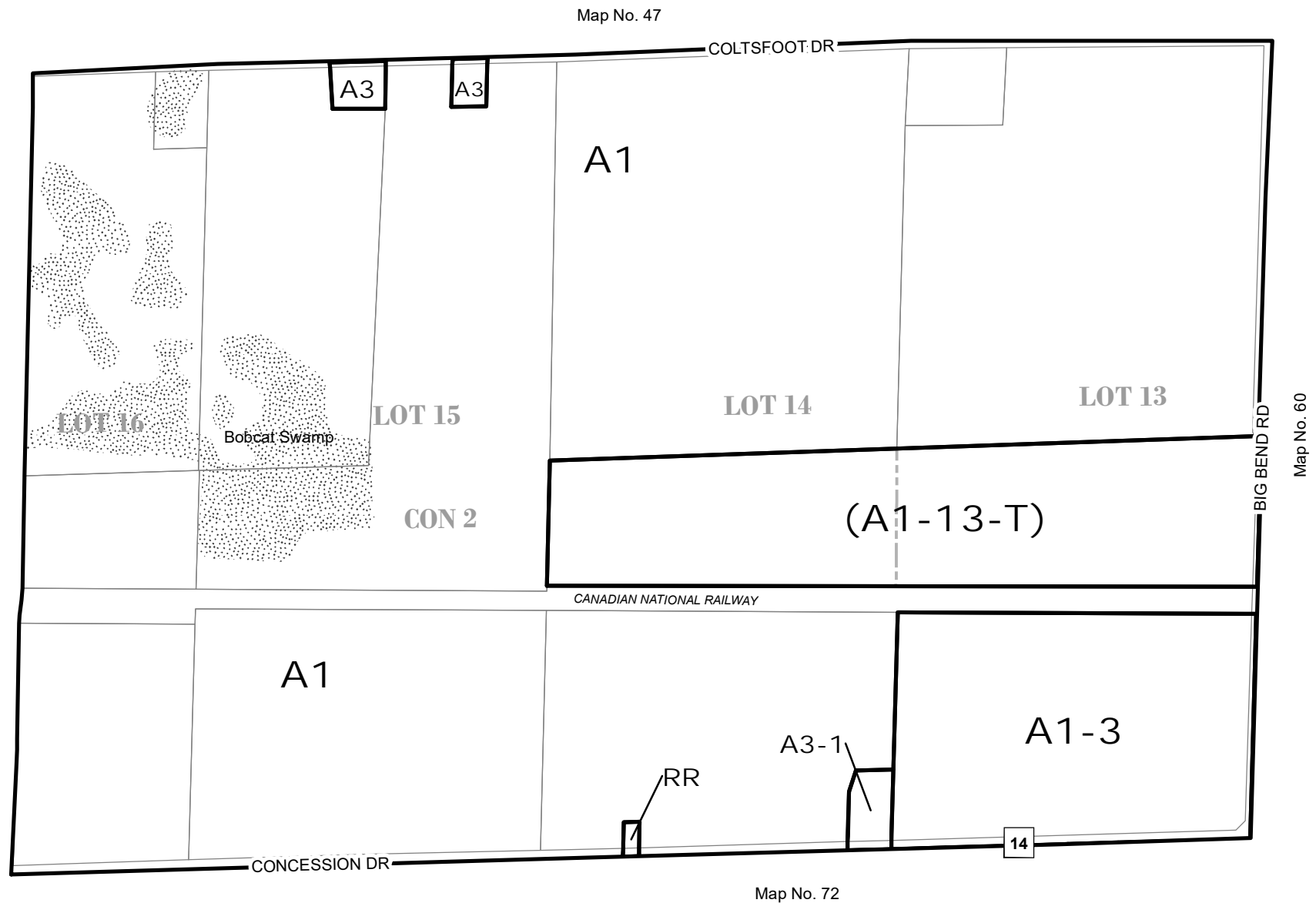
SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

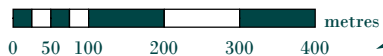
Map No. 58



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

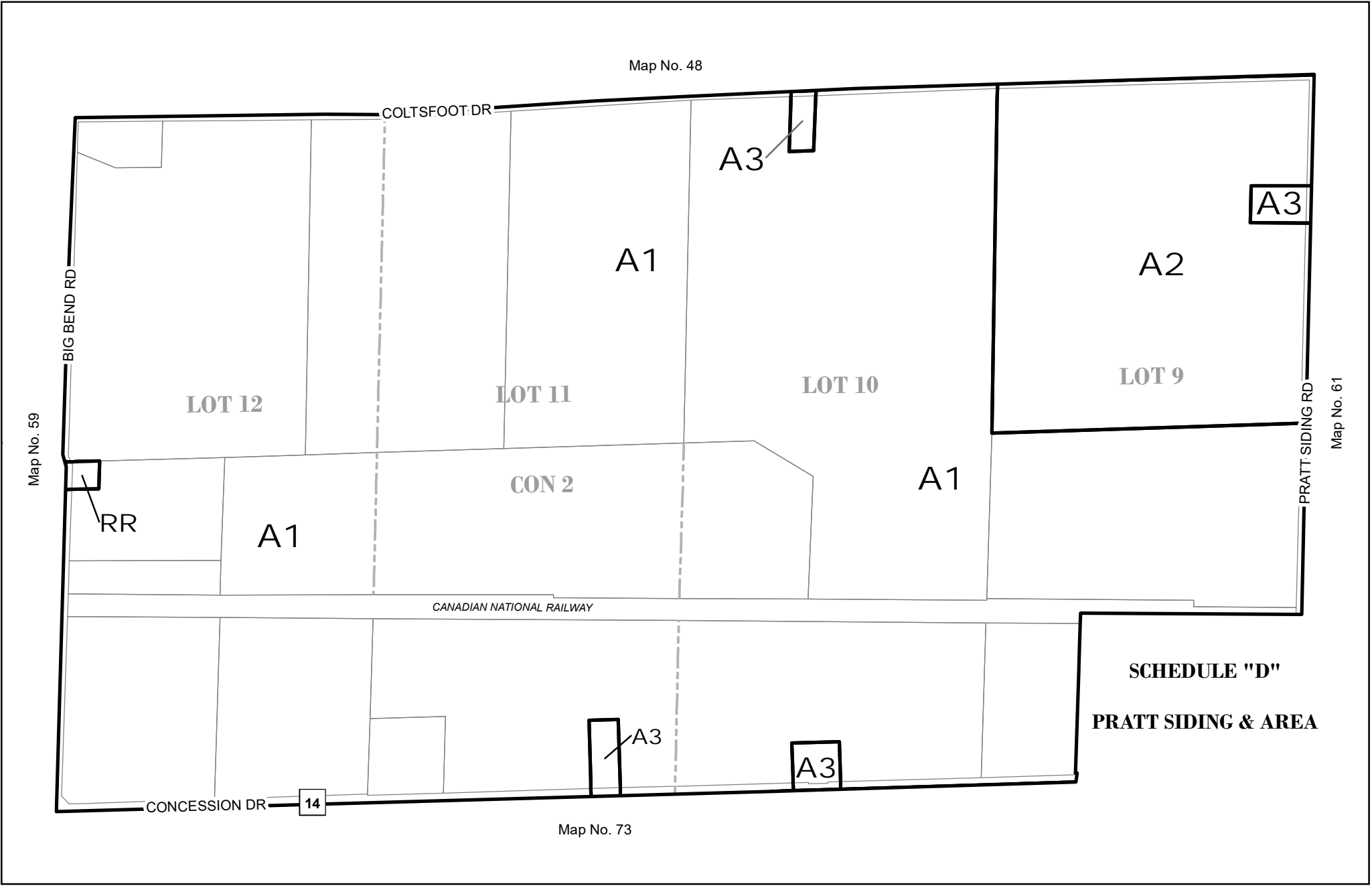
SCHEDULE "A"

SCALE 1: 10000



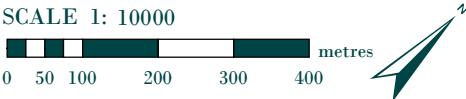
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 59



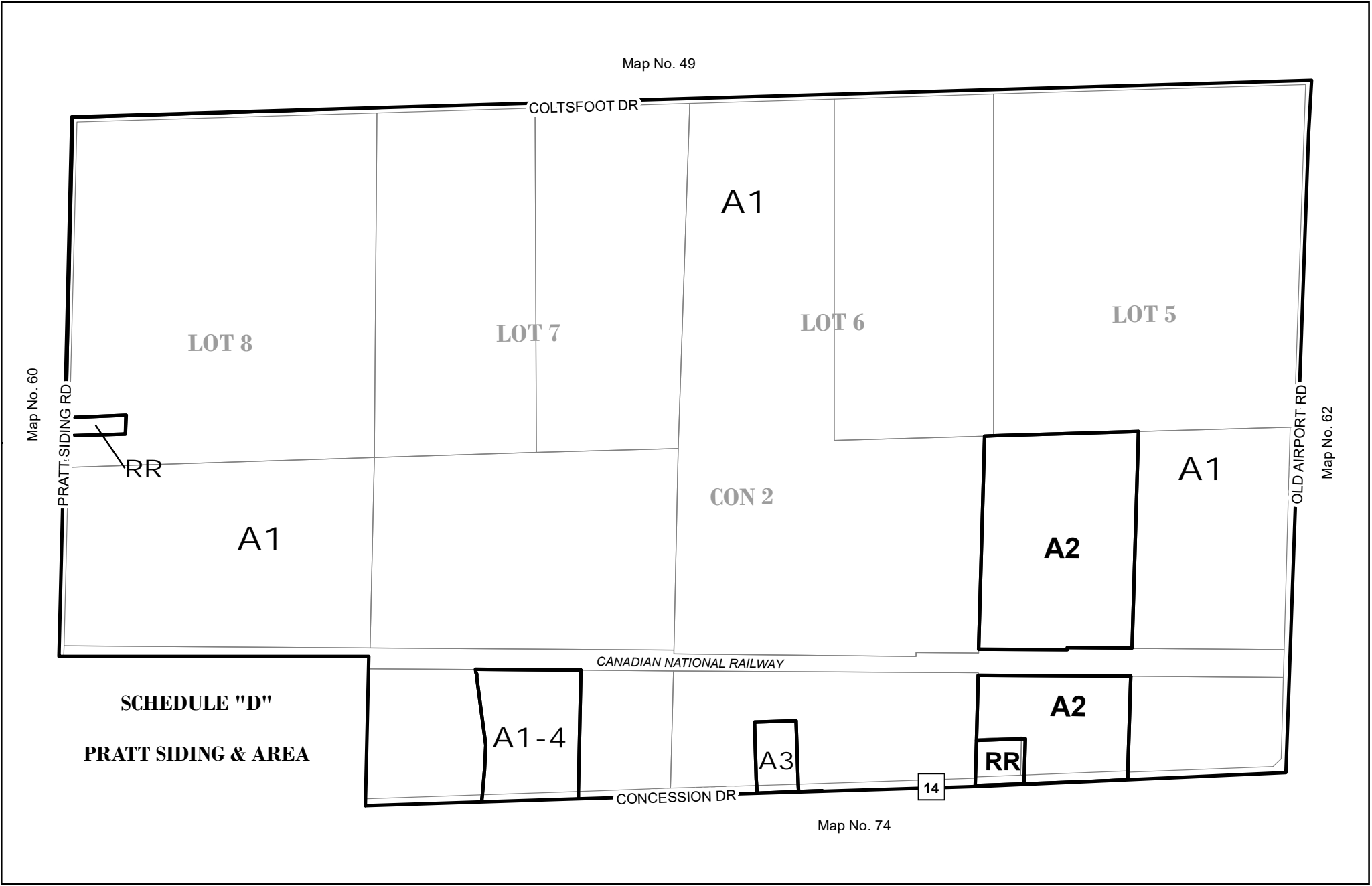
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



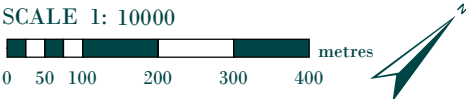
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 60

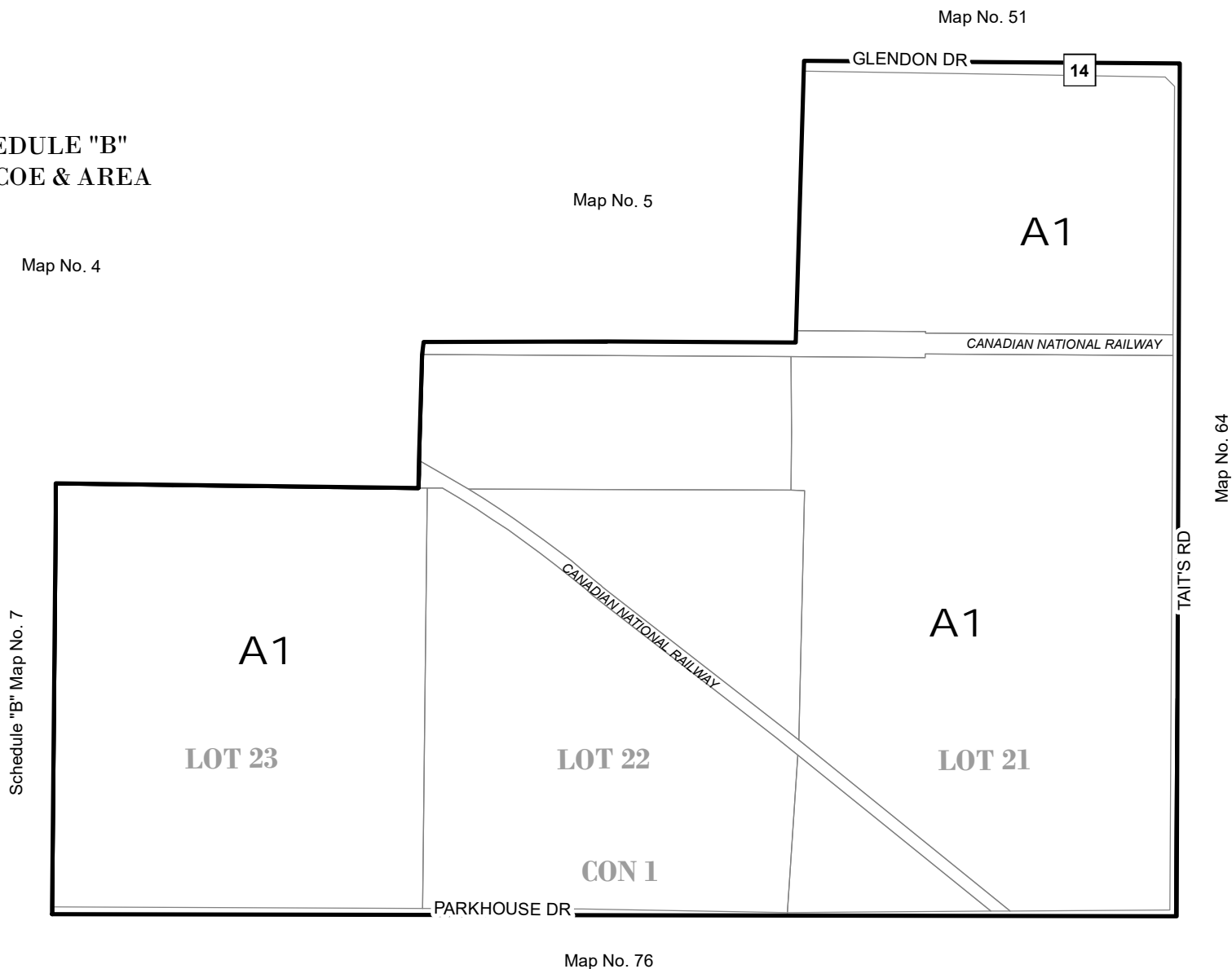


Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



**SCHEDULE "B"
GLENCOE & AREA**



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

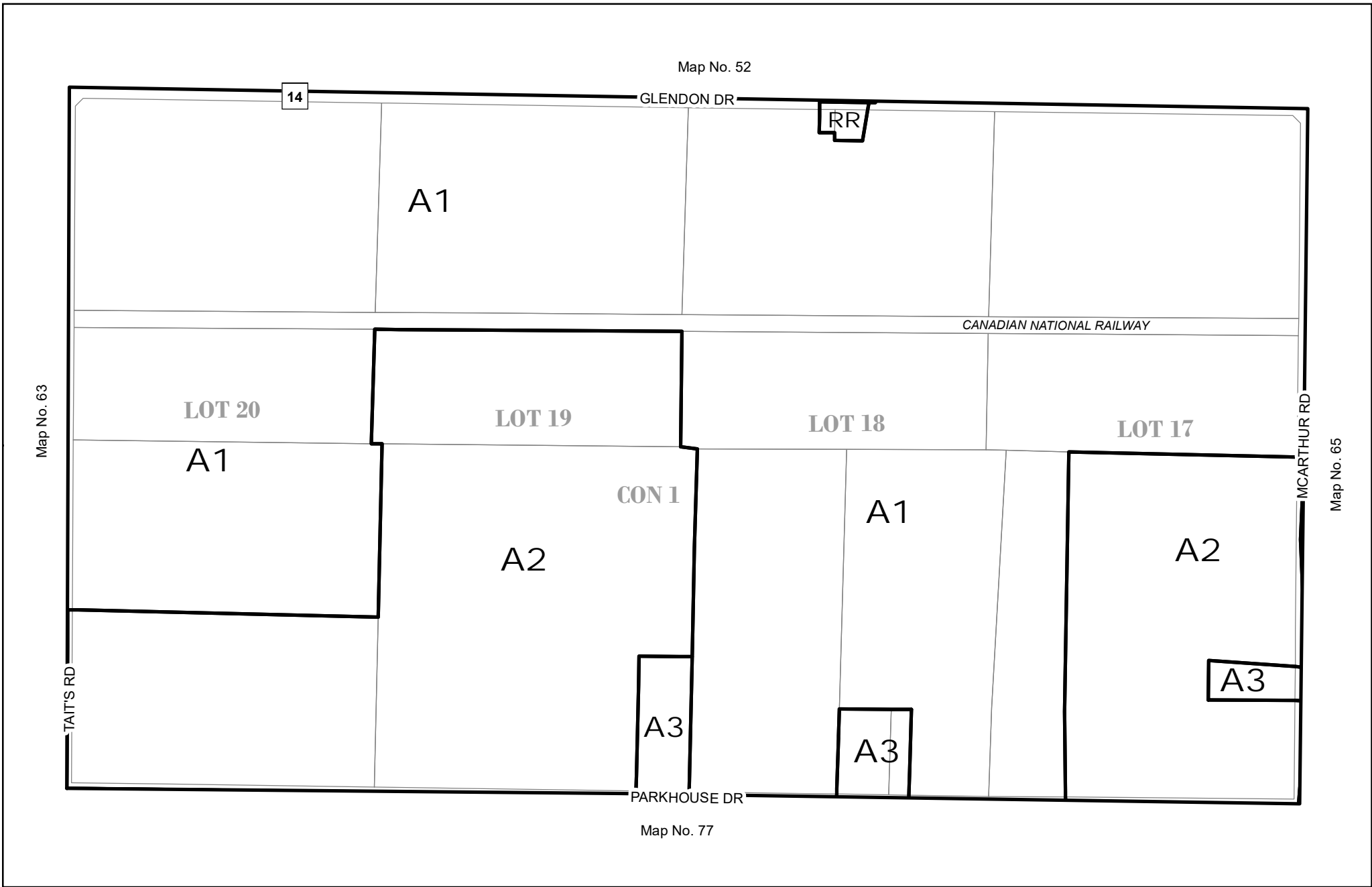
SCHEDULE "A"

SCALE 1: 10000



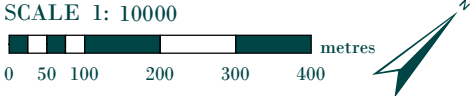
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 63



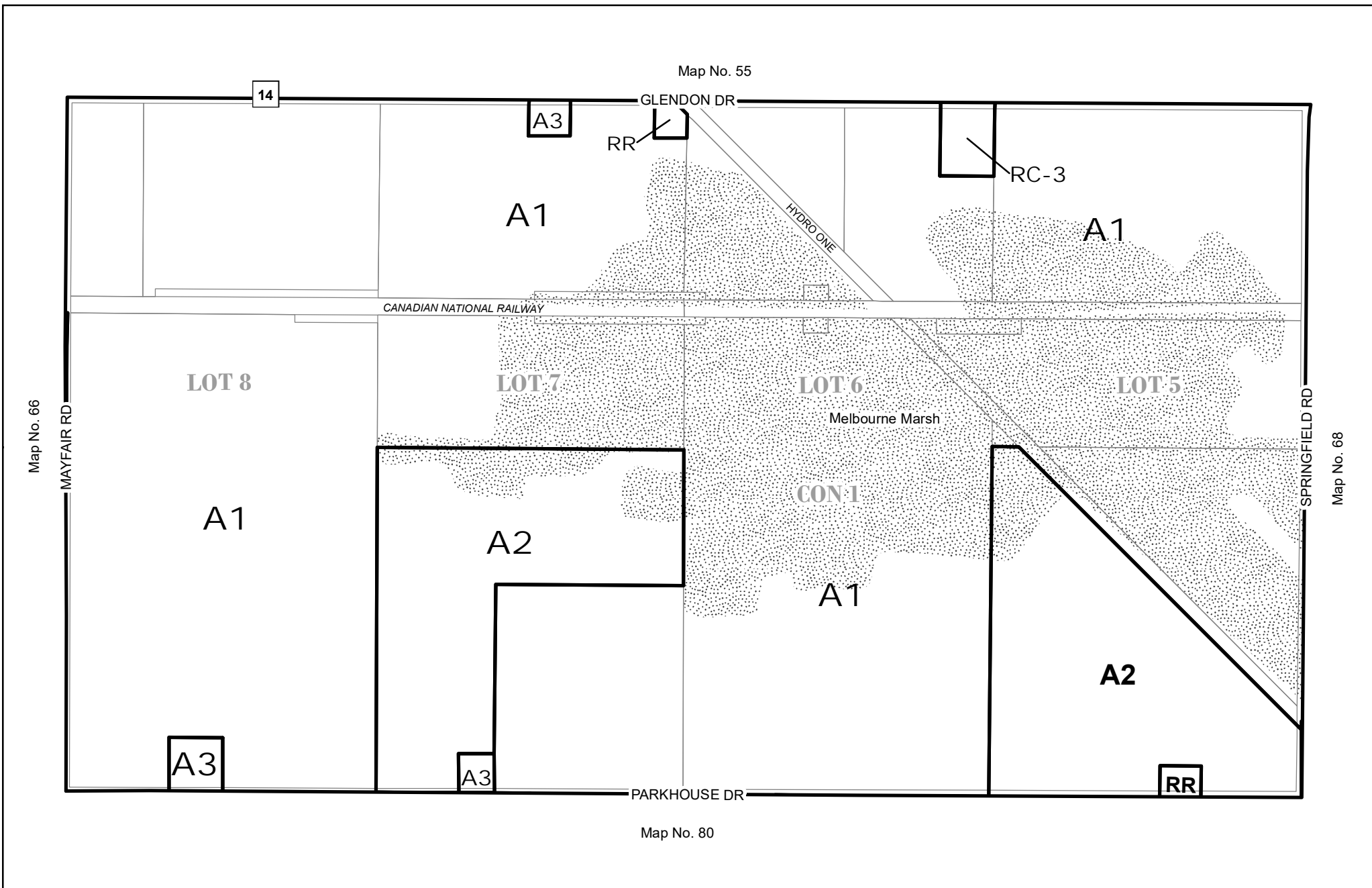
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



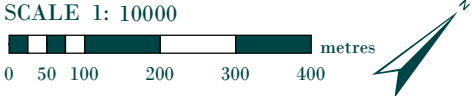
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 64



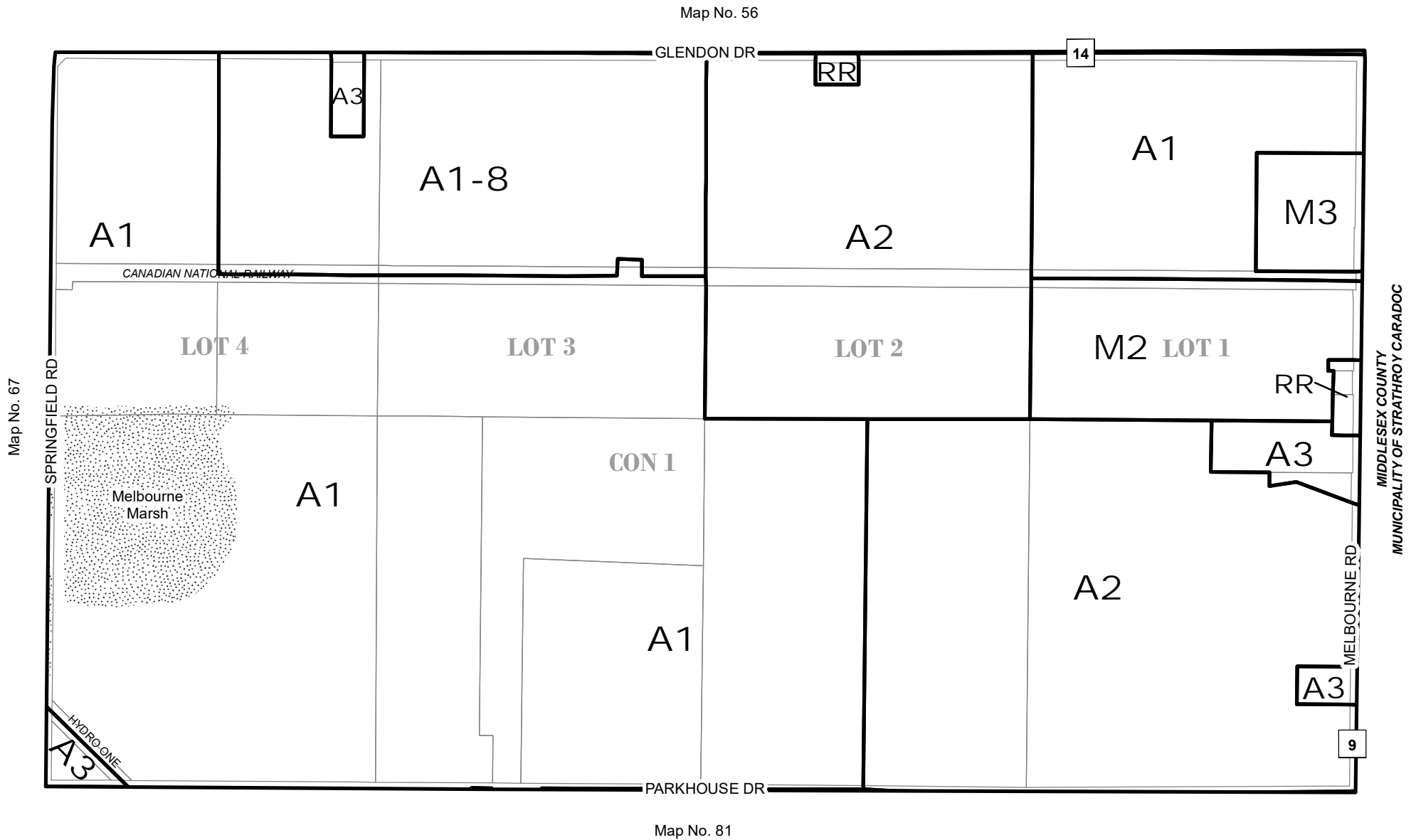
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
 CONSOLIDATED VERSION, AUGUST 2023

Map No. 67



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

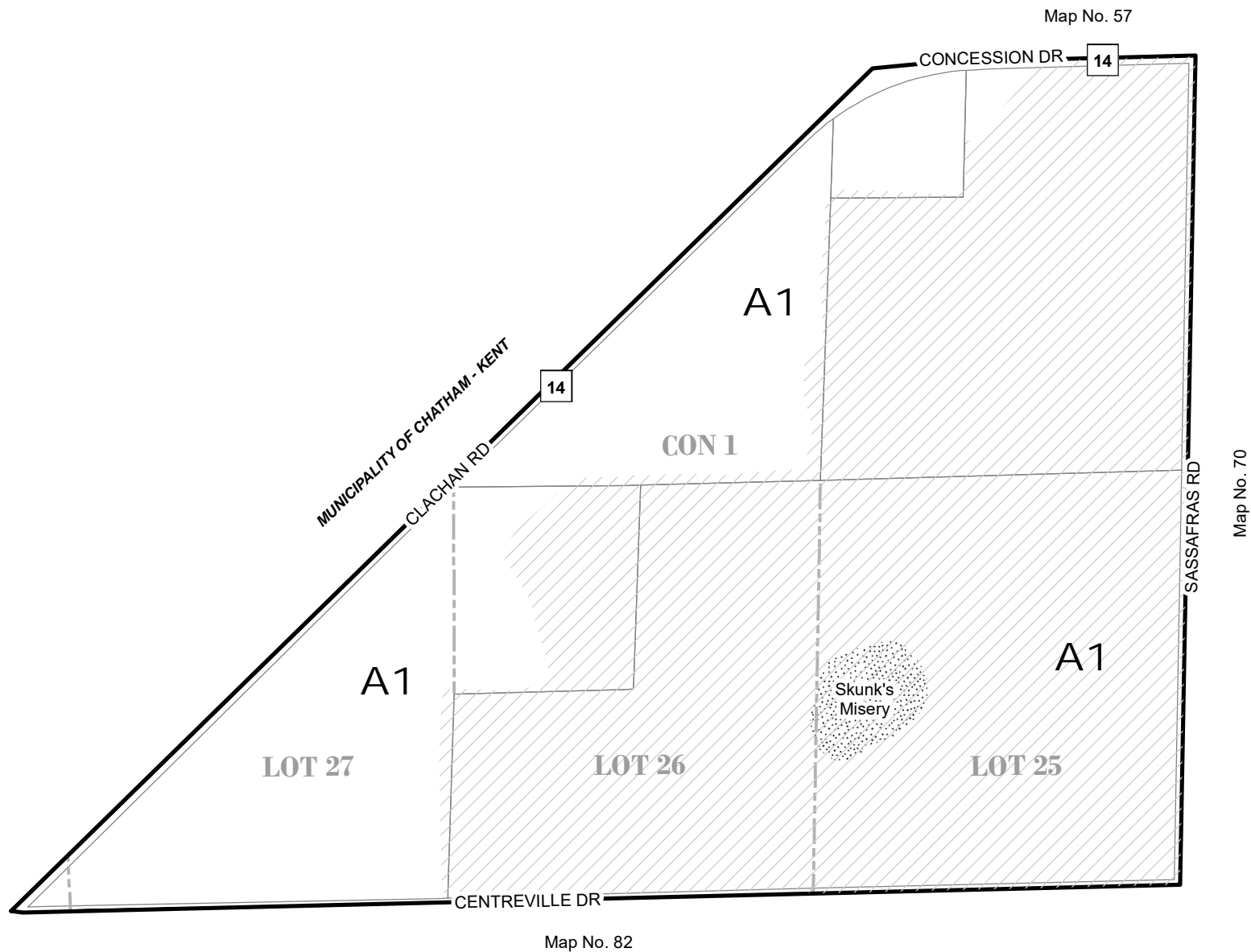
SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

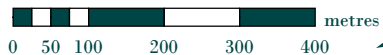
Map No. 68



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

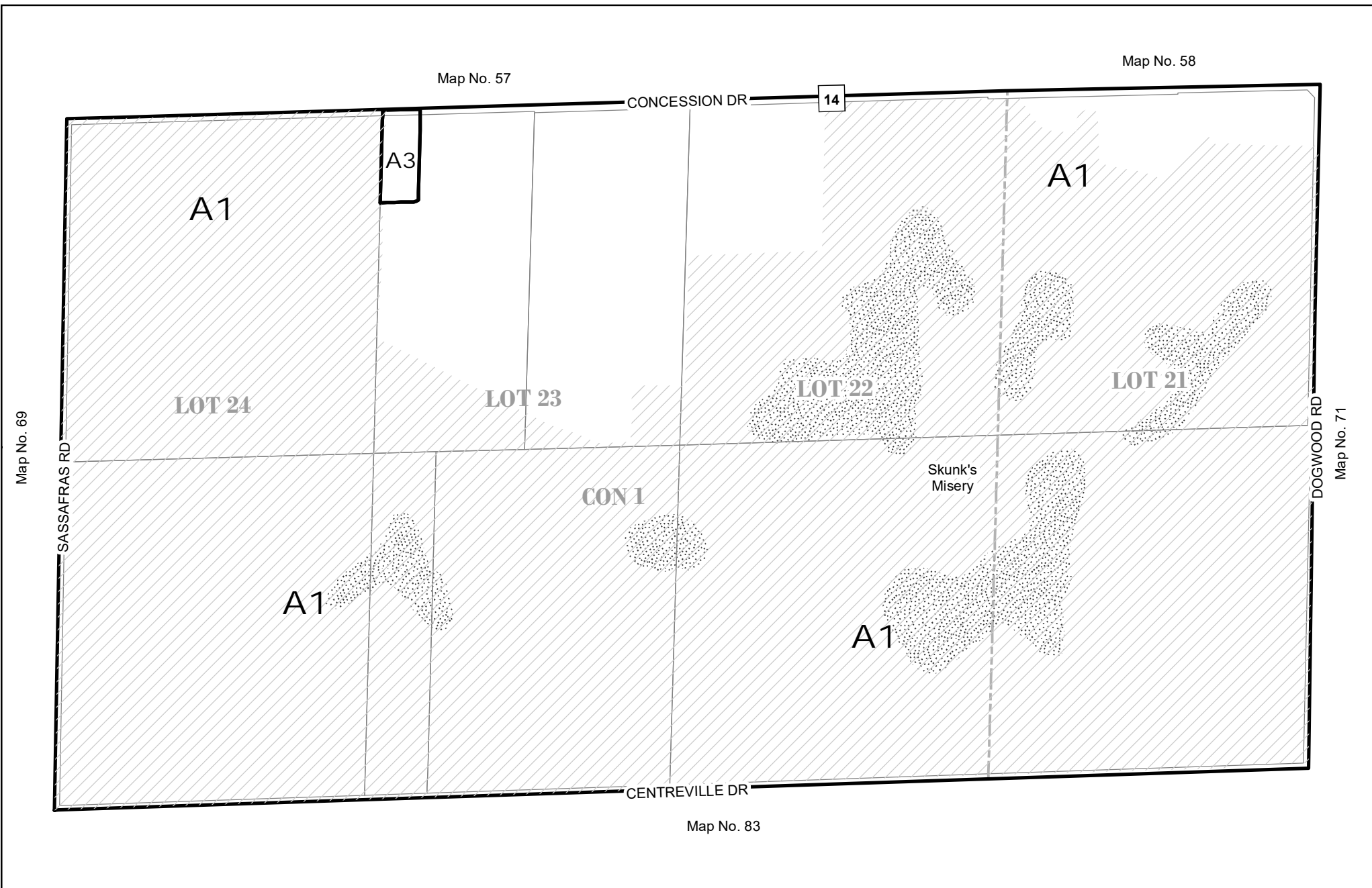
SCHEDULE "A"

SCALE 1: 10000



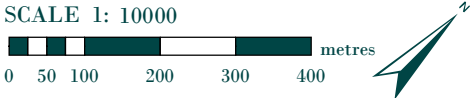
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 69



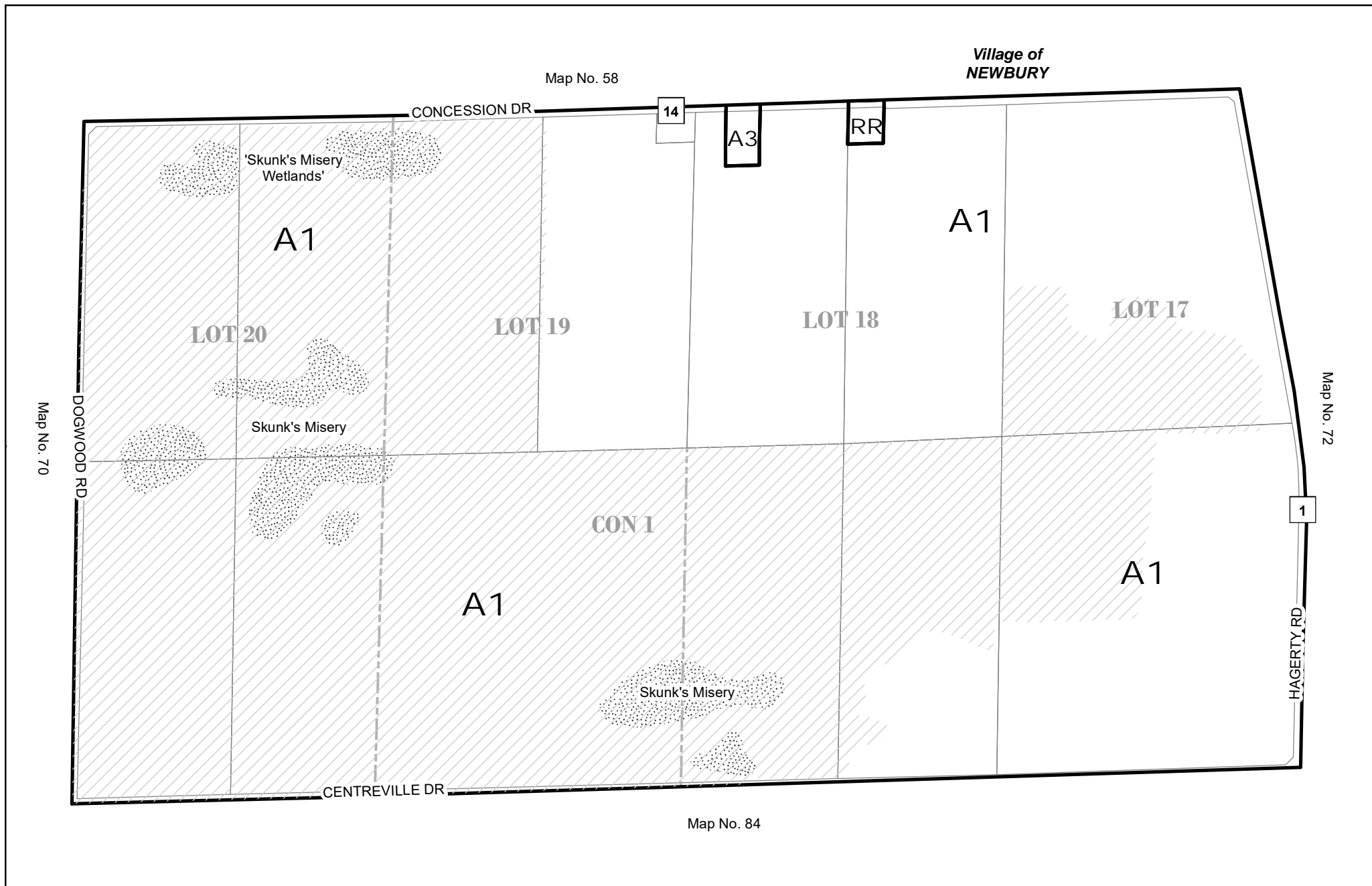
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



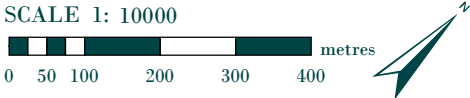
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 70



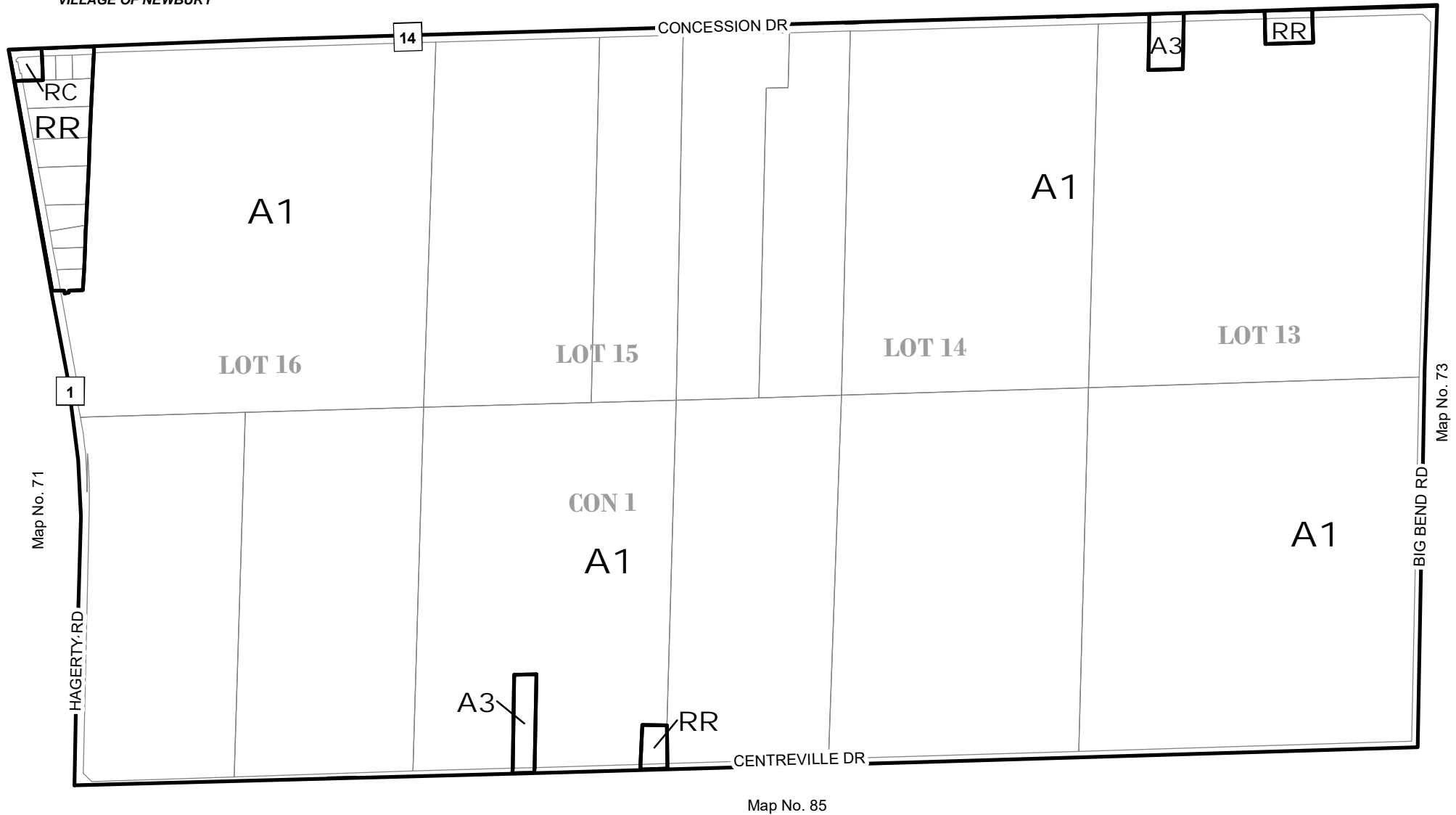
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 71



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

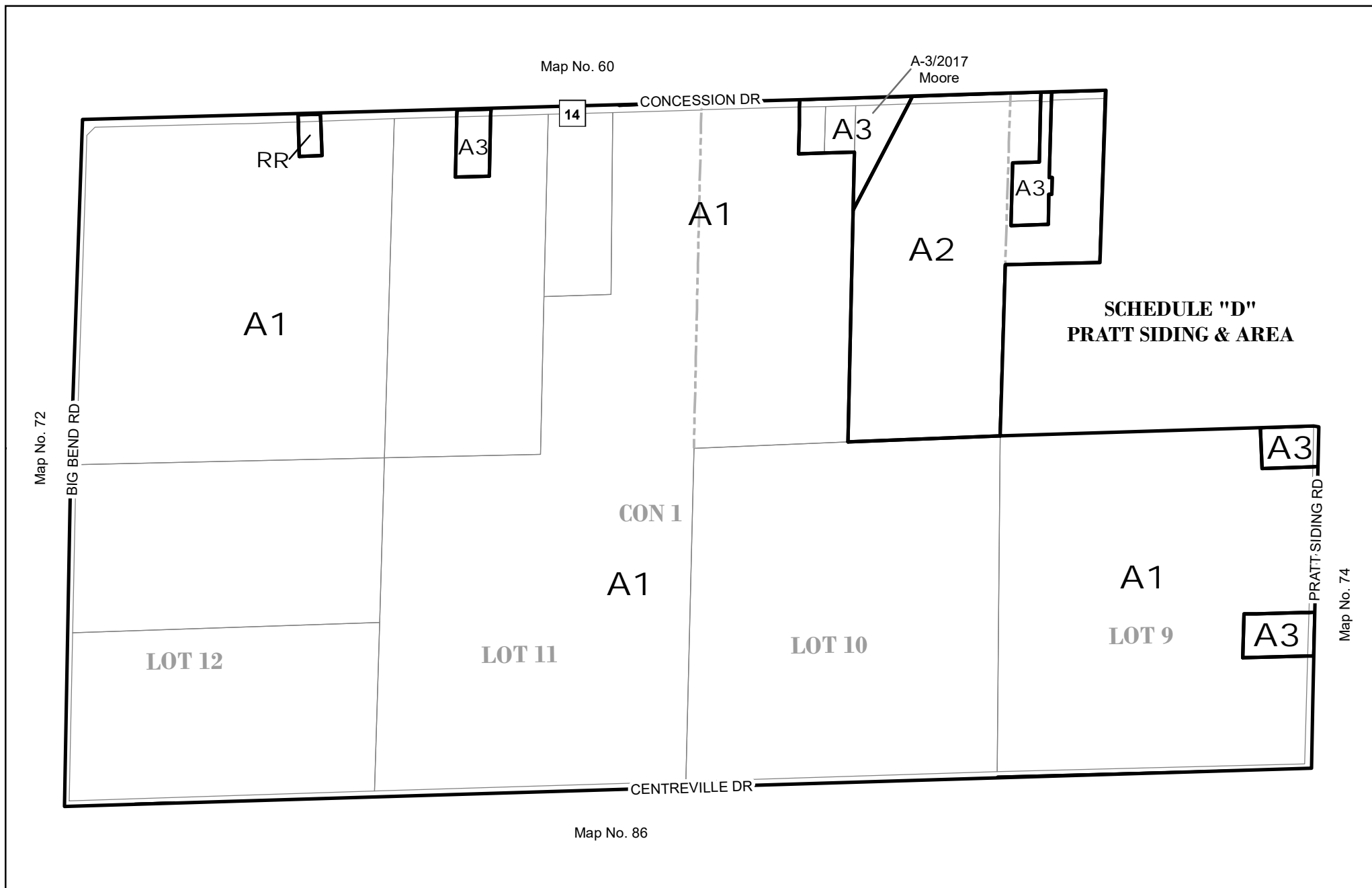
SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 72



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

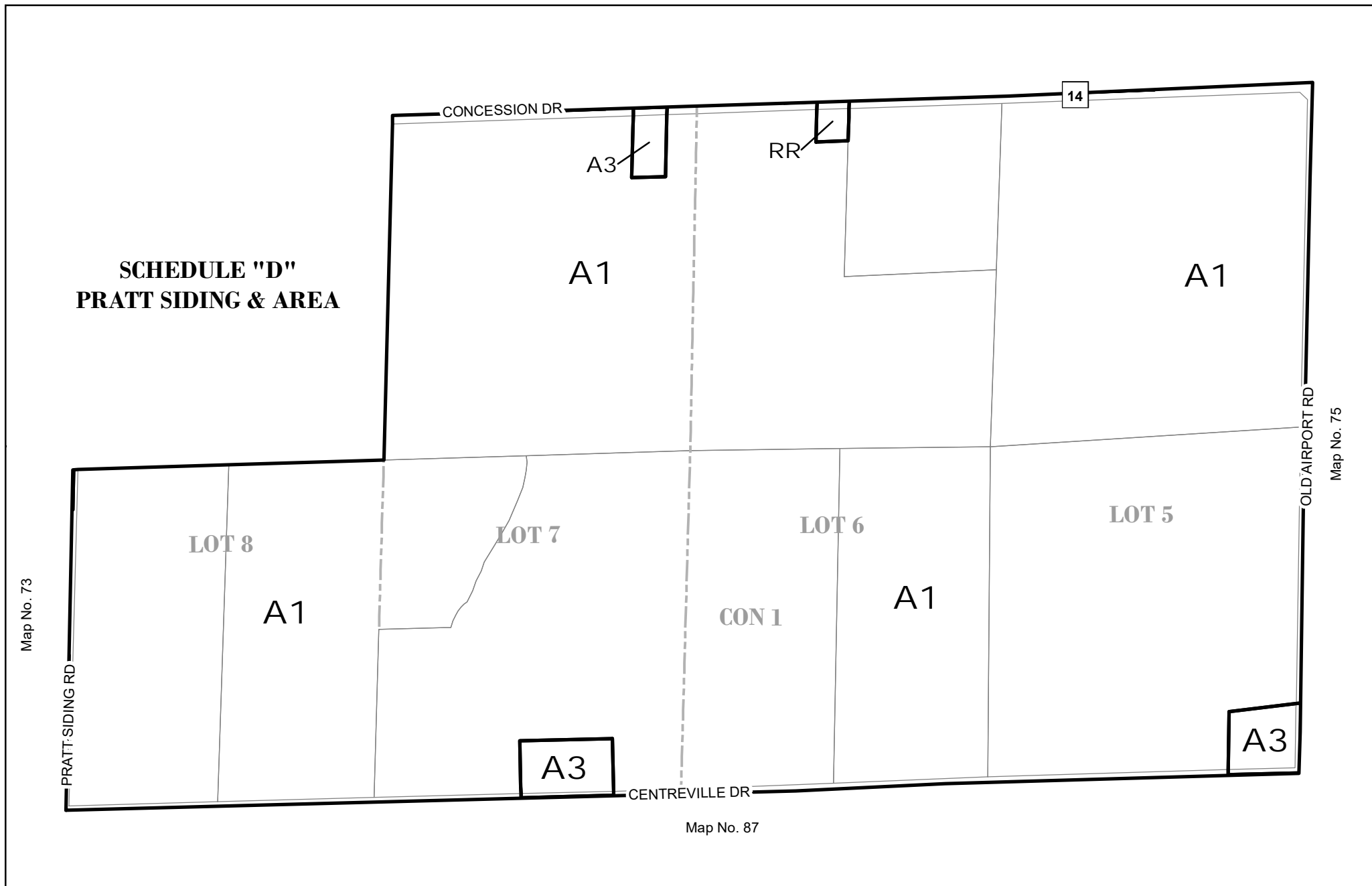
SCHEDULE "A"

SCALE 1: 10000



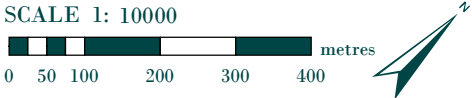
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 73



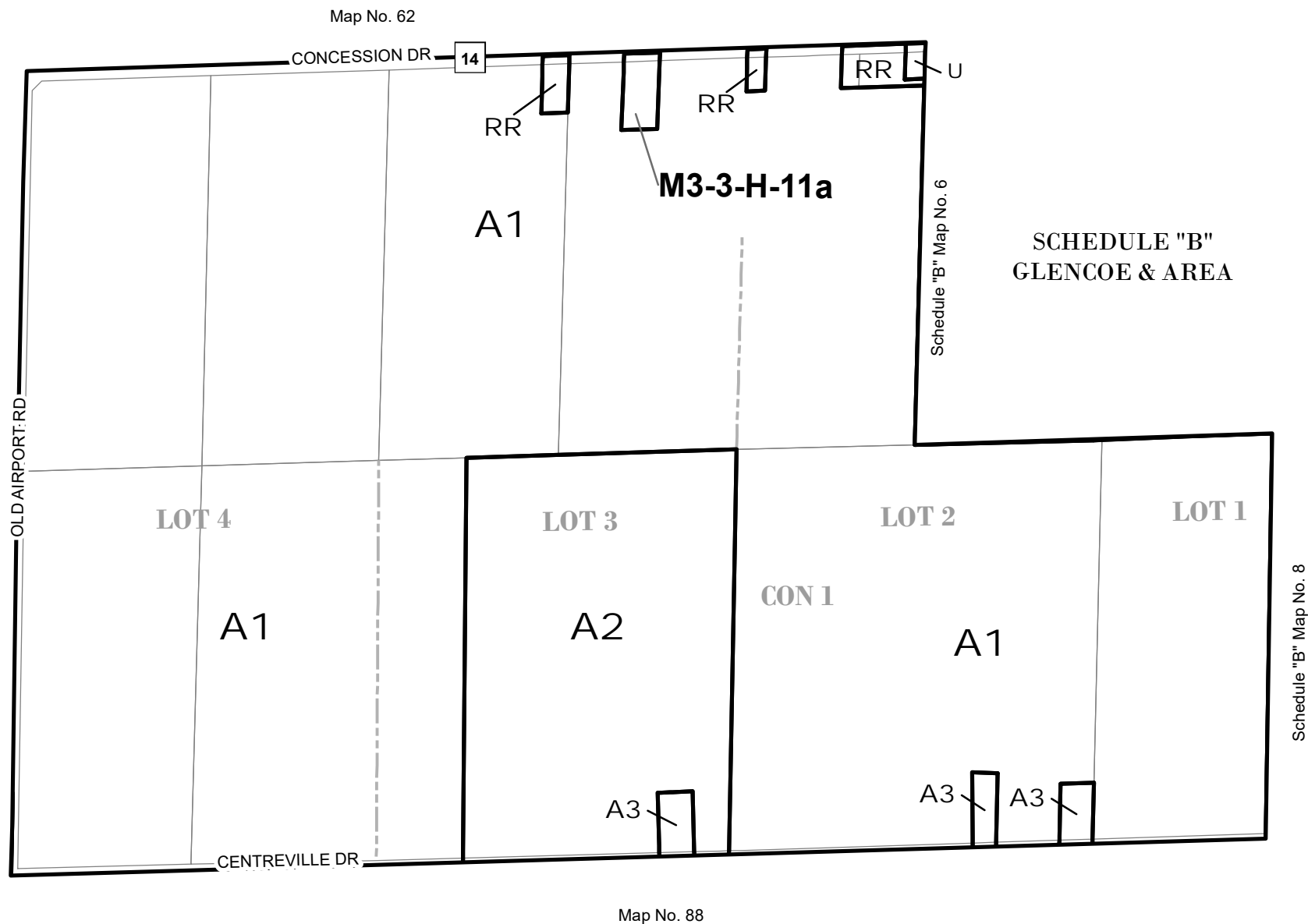
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 74



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

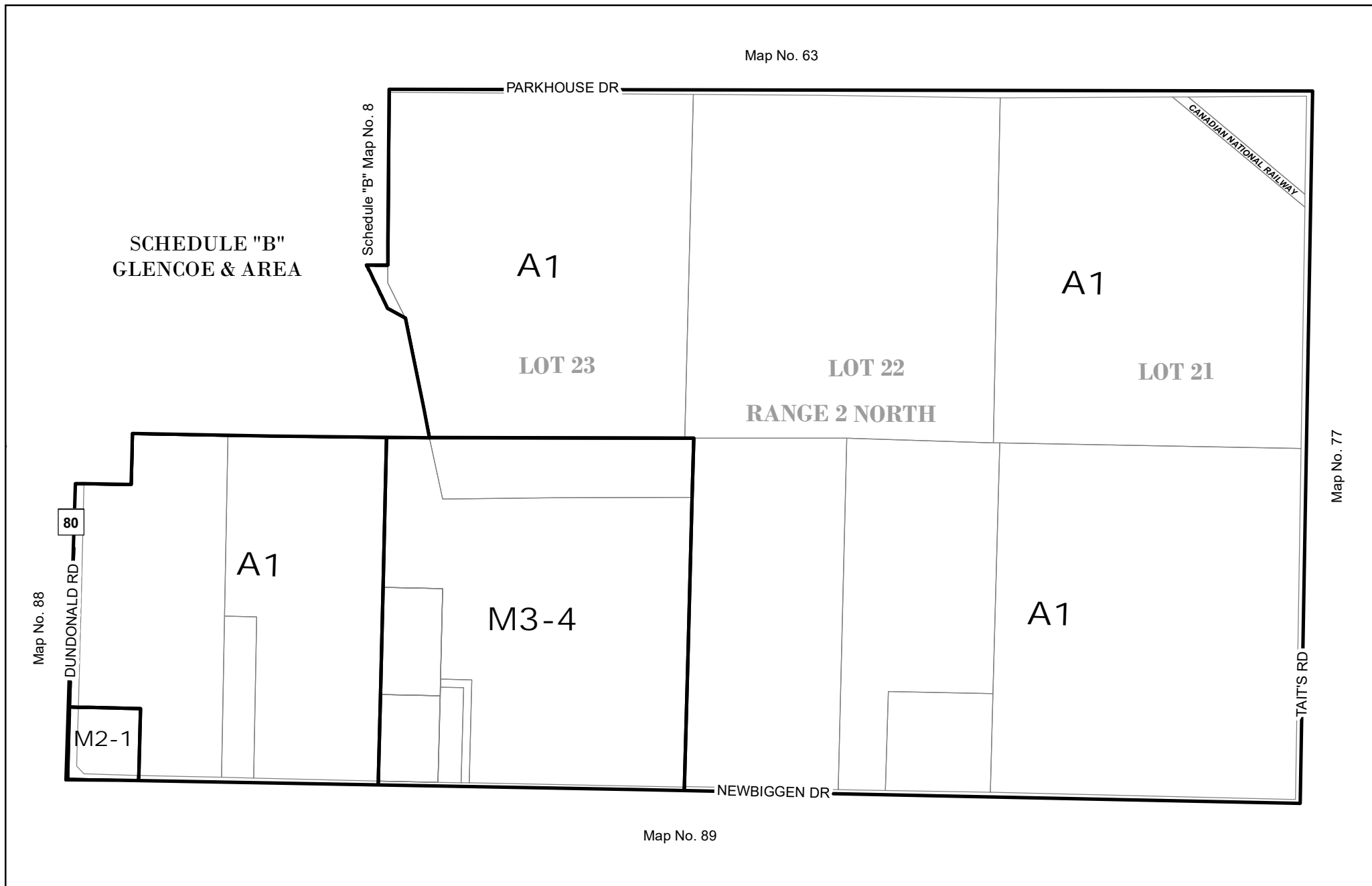
SCHEDULE "A"

SCALE 1: 10000



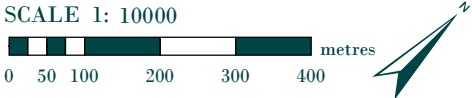
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 75



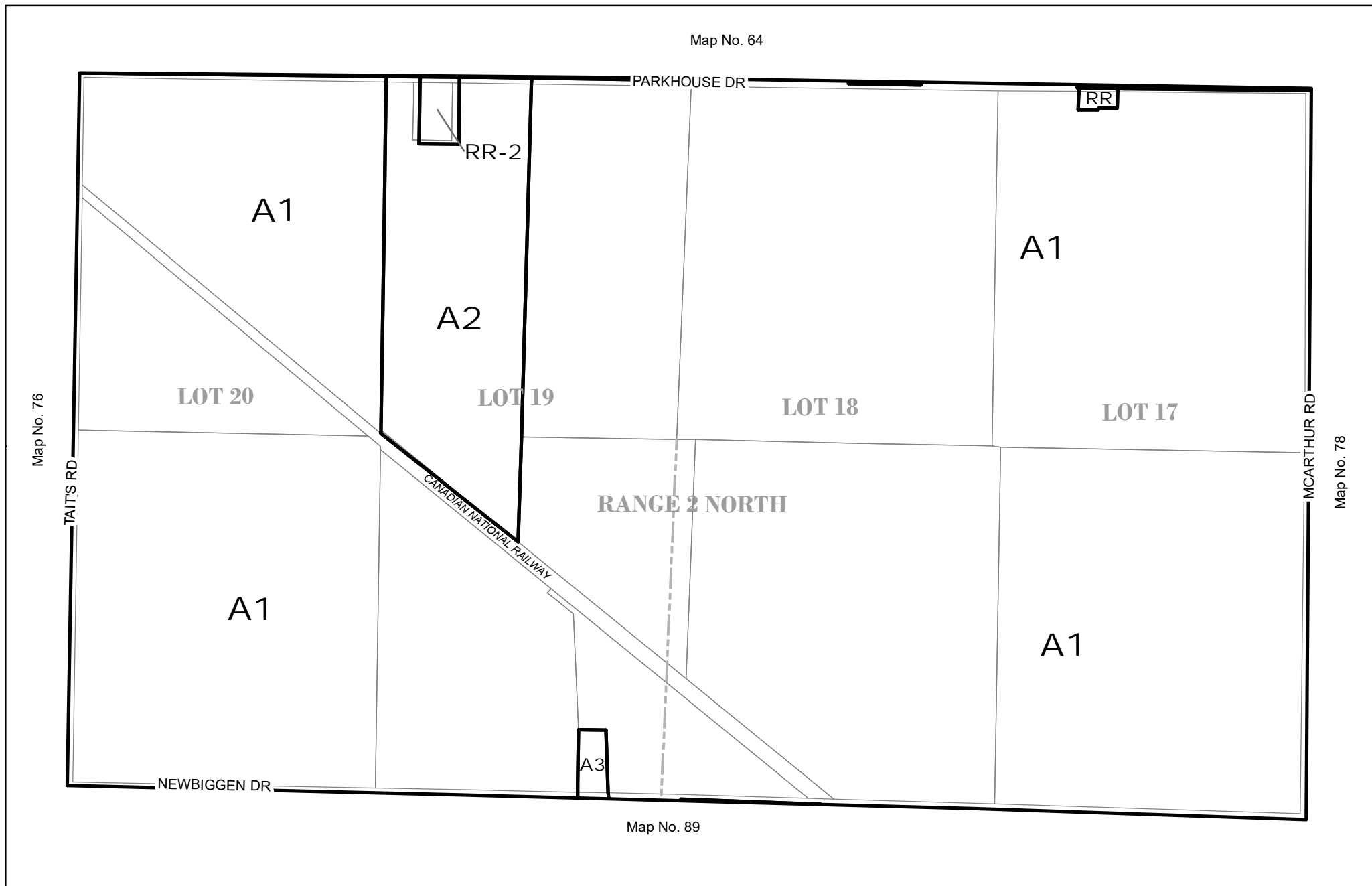
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

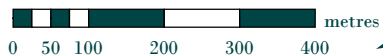
Map No. 76



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

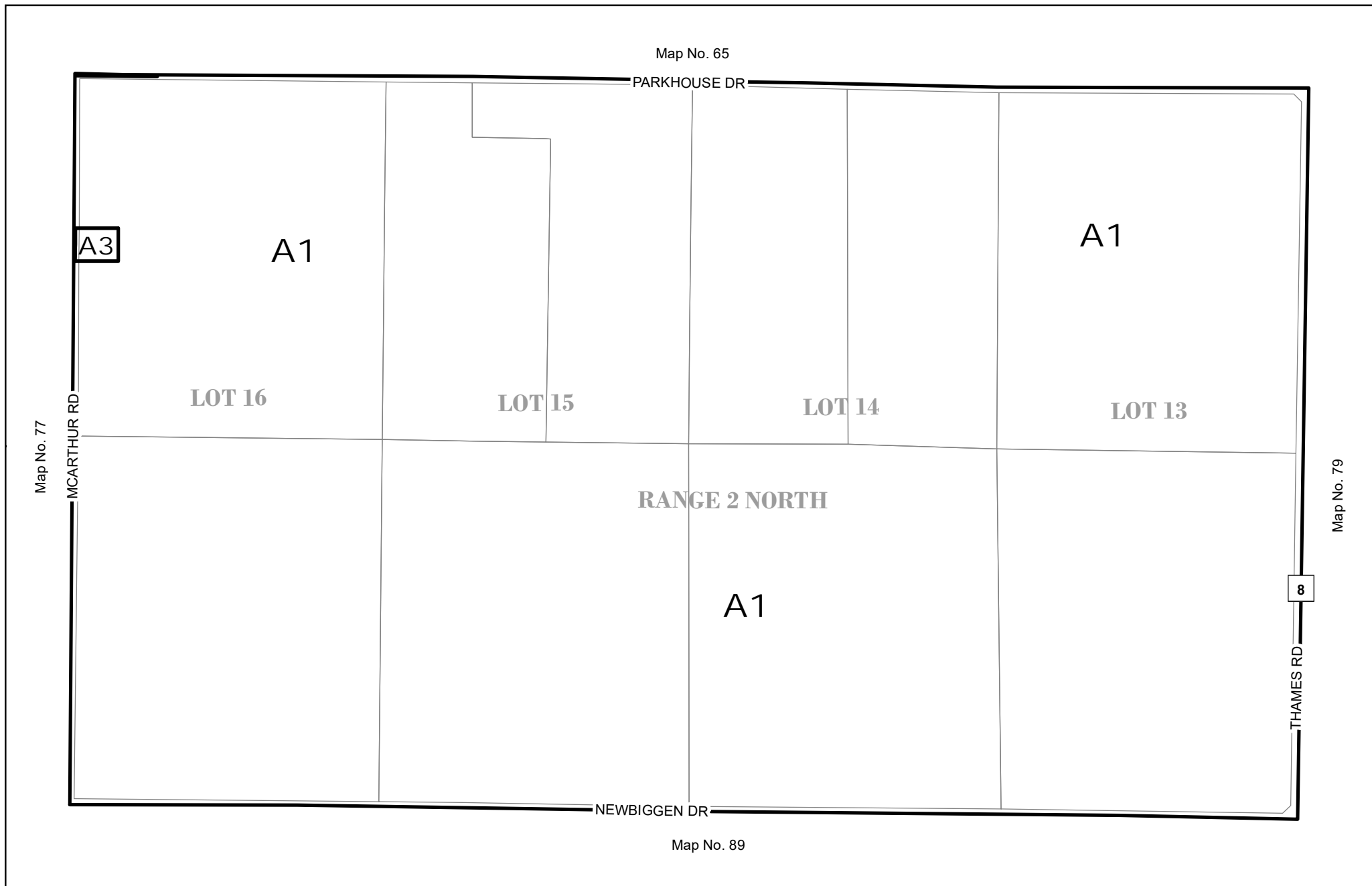
SCHEDULE "A"

SCALE 1: 10000



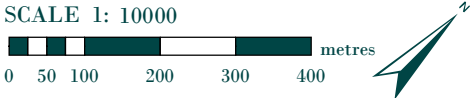
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 77



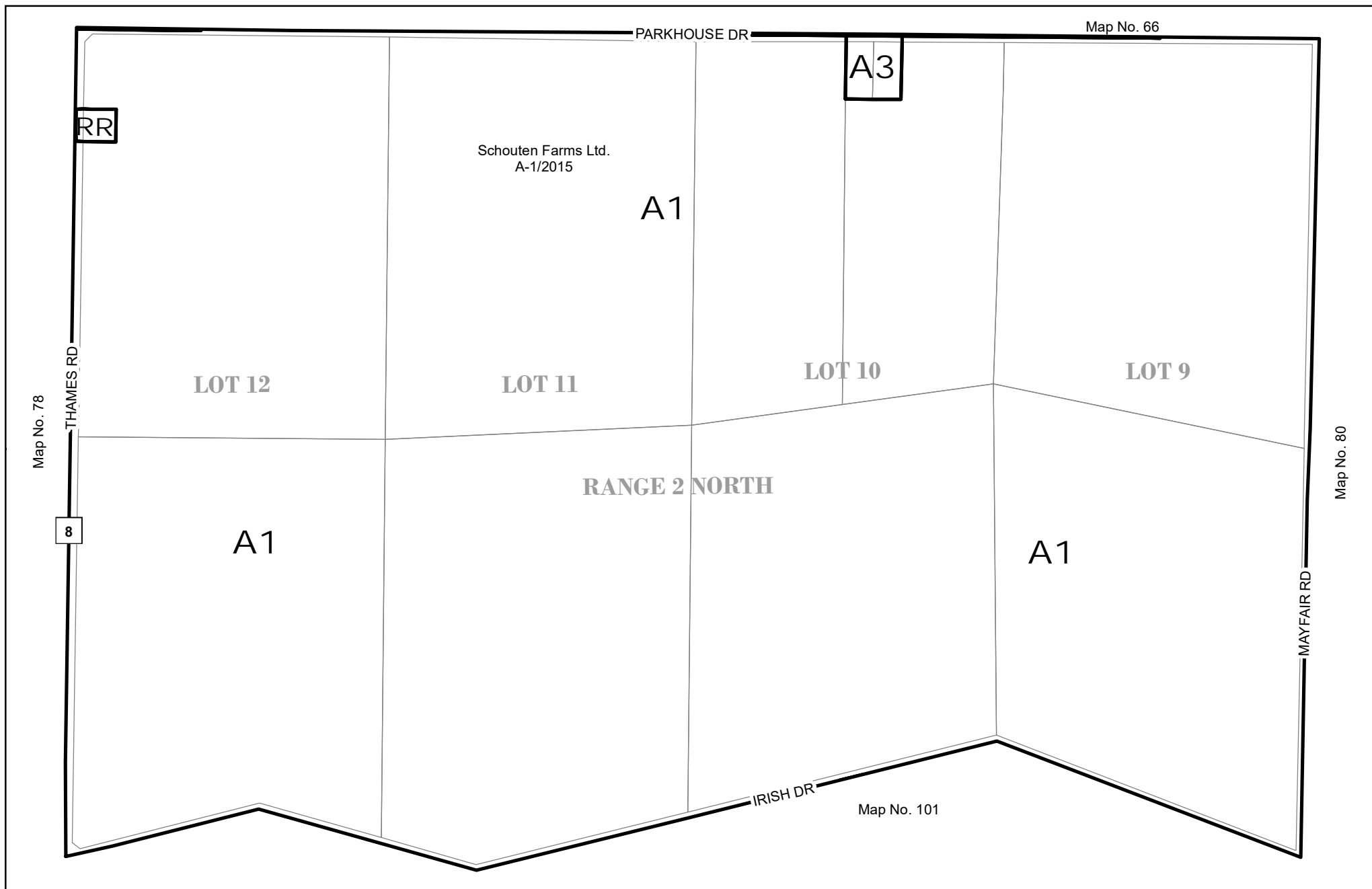
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 78



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

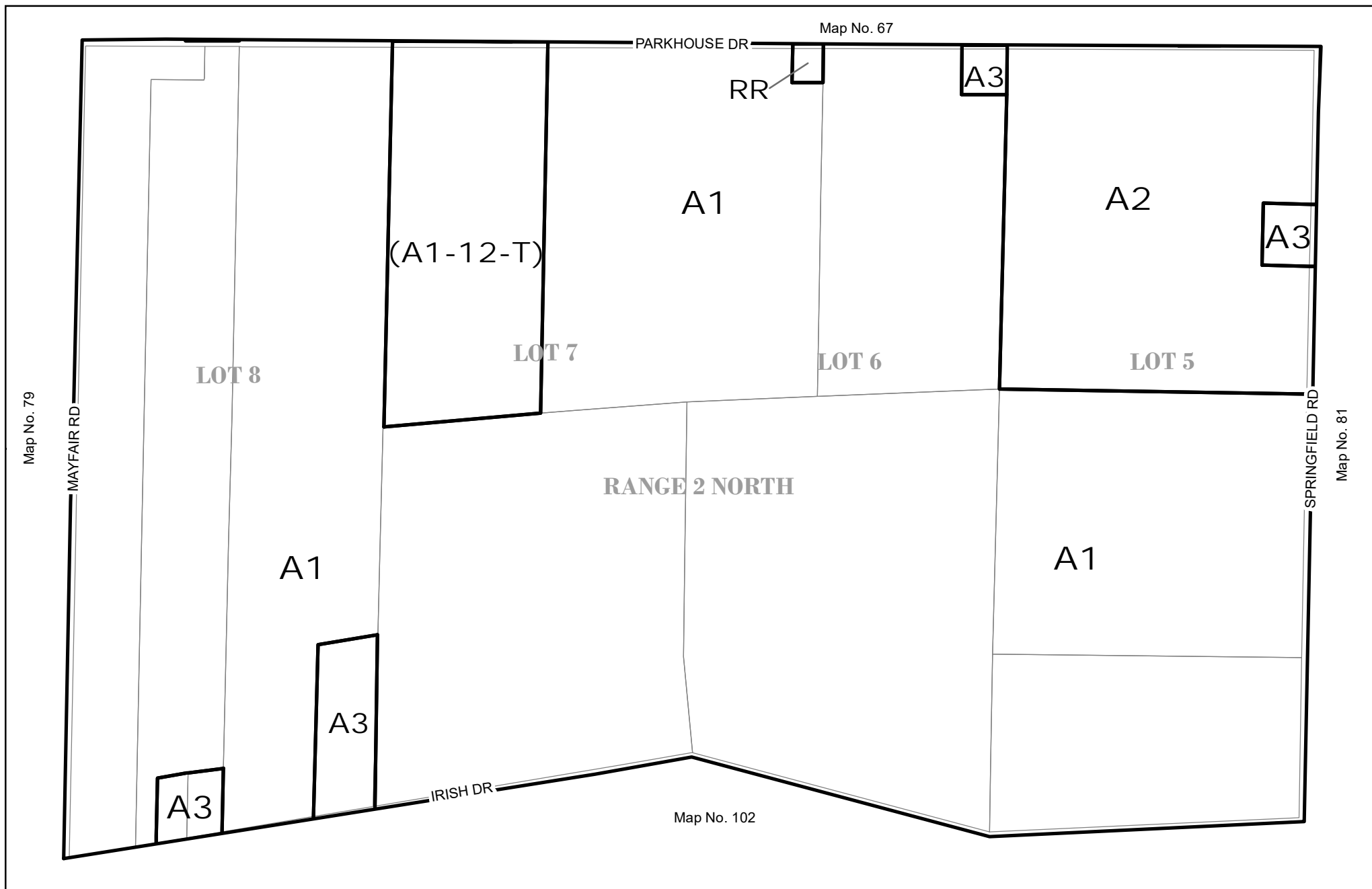
SCHEDULE "A"

SCALE 1: 10000



*Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023*

Map No. 79



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

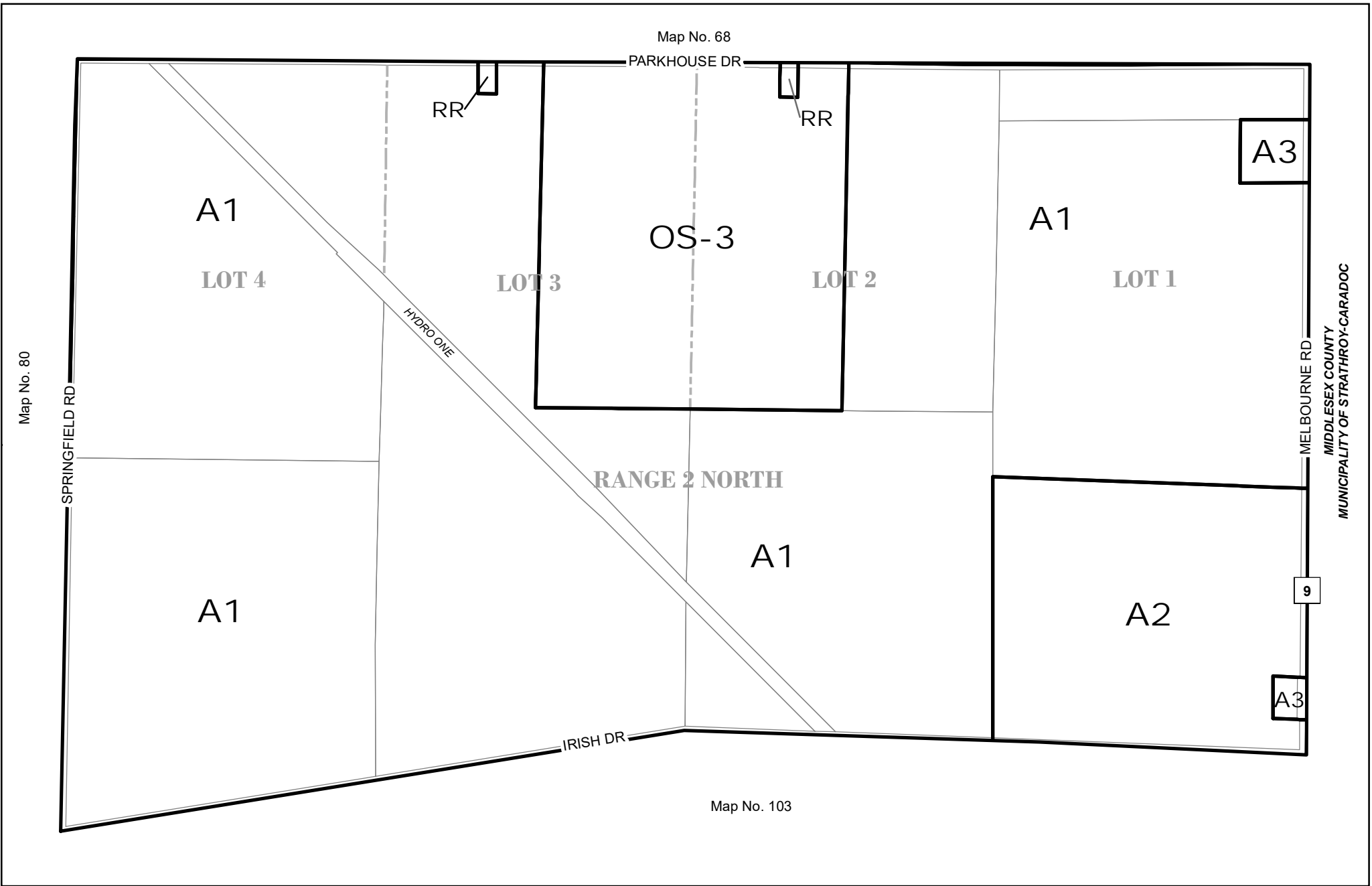
SCHEDULE "A"

SCALE 1: 10000



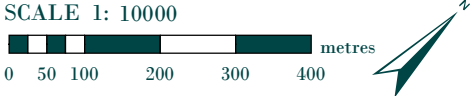
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 80



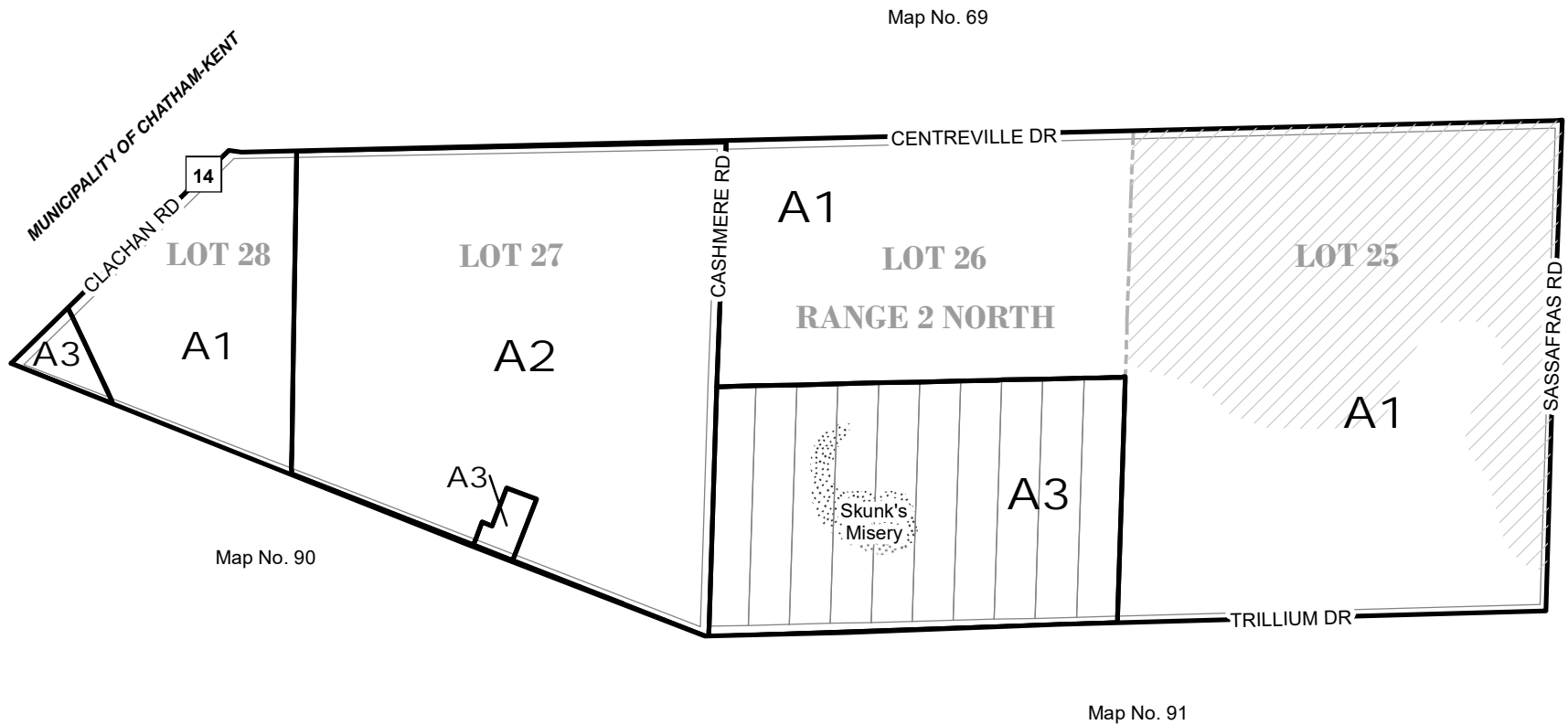
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

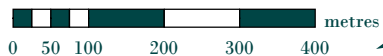
Map No. 81



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

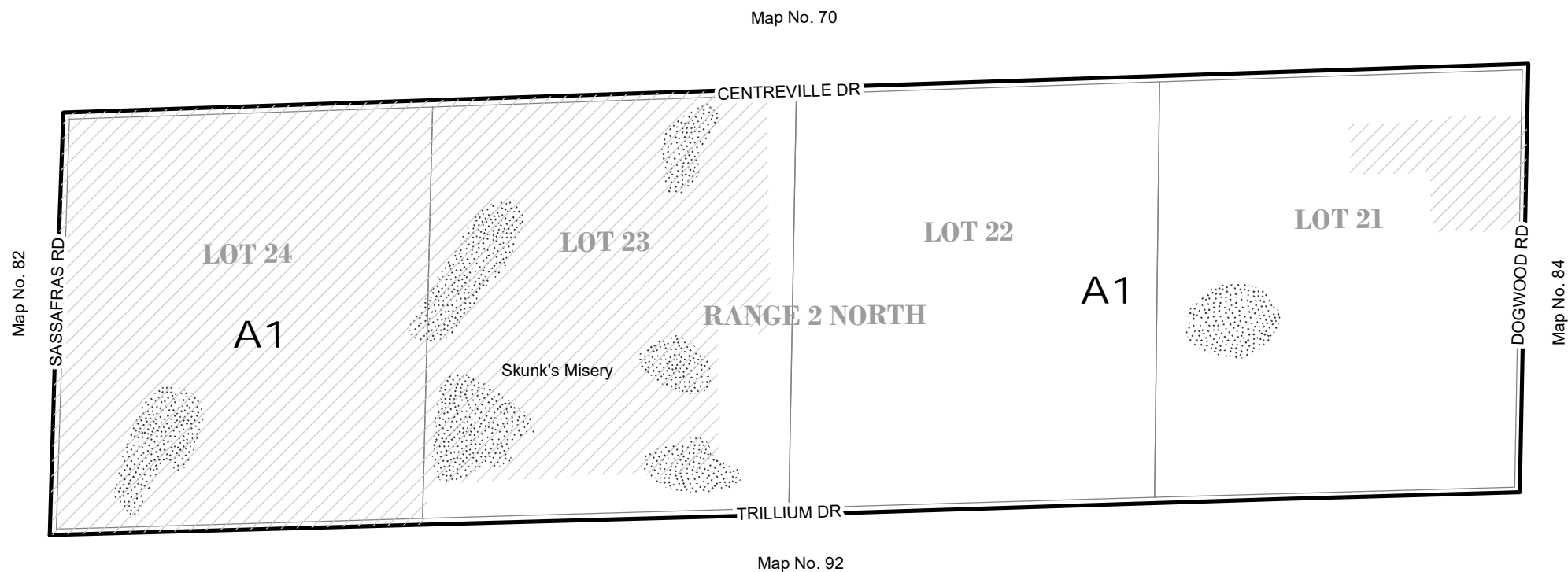
SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 82



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

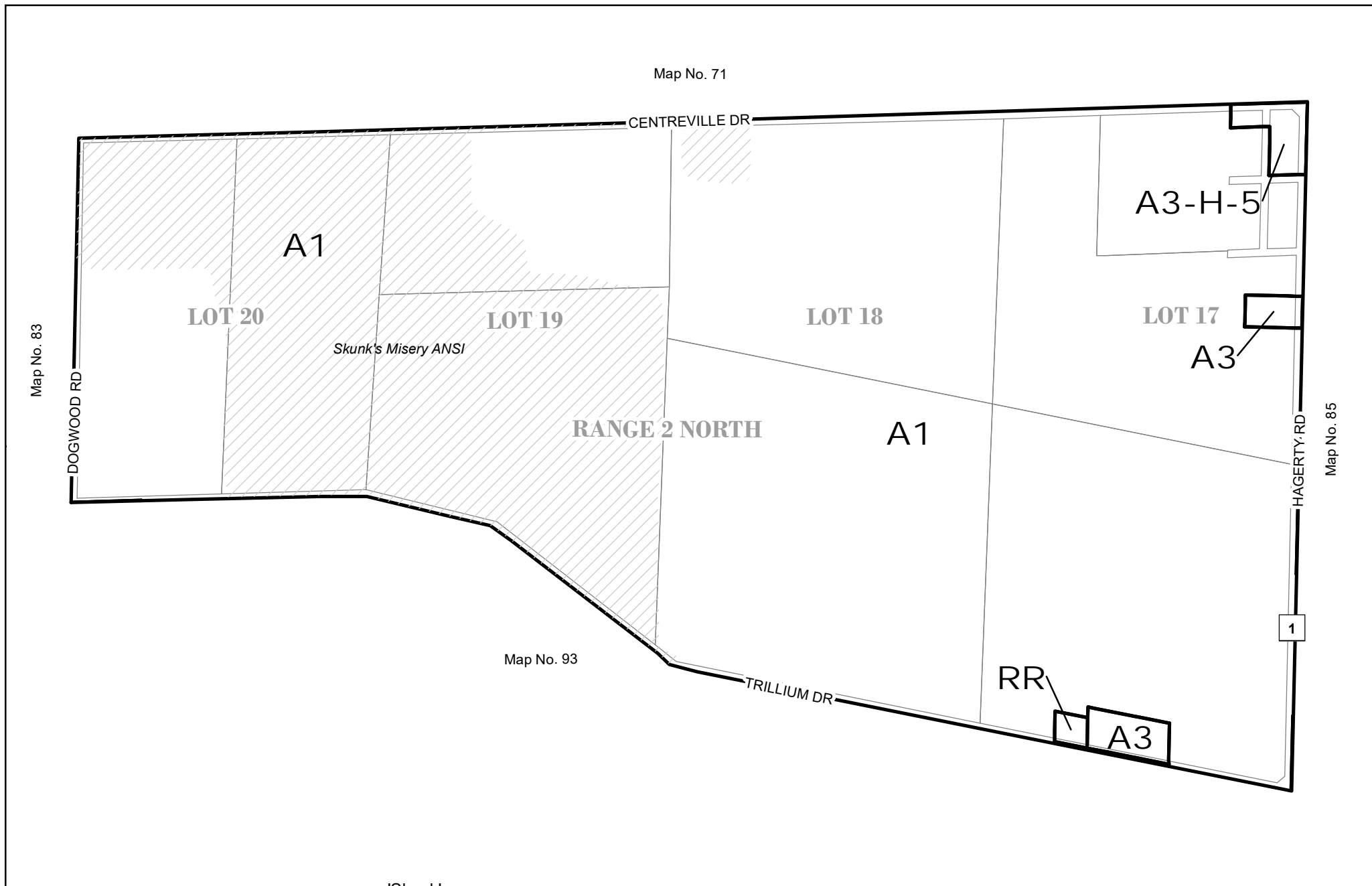
SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 83



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

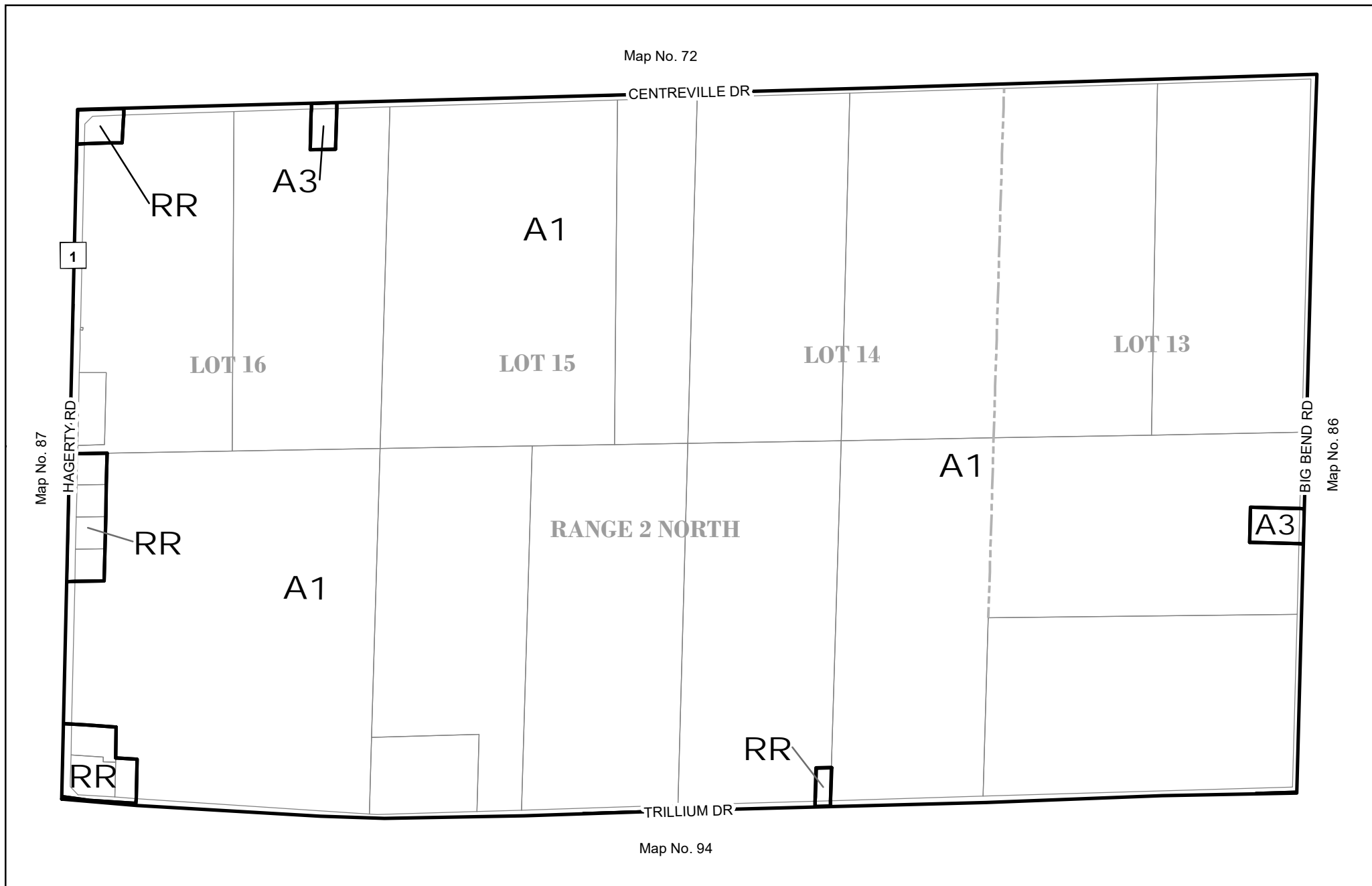
SCHEDULE "A"

SCALE 1: 10000



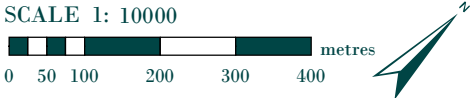
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 84



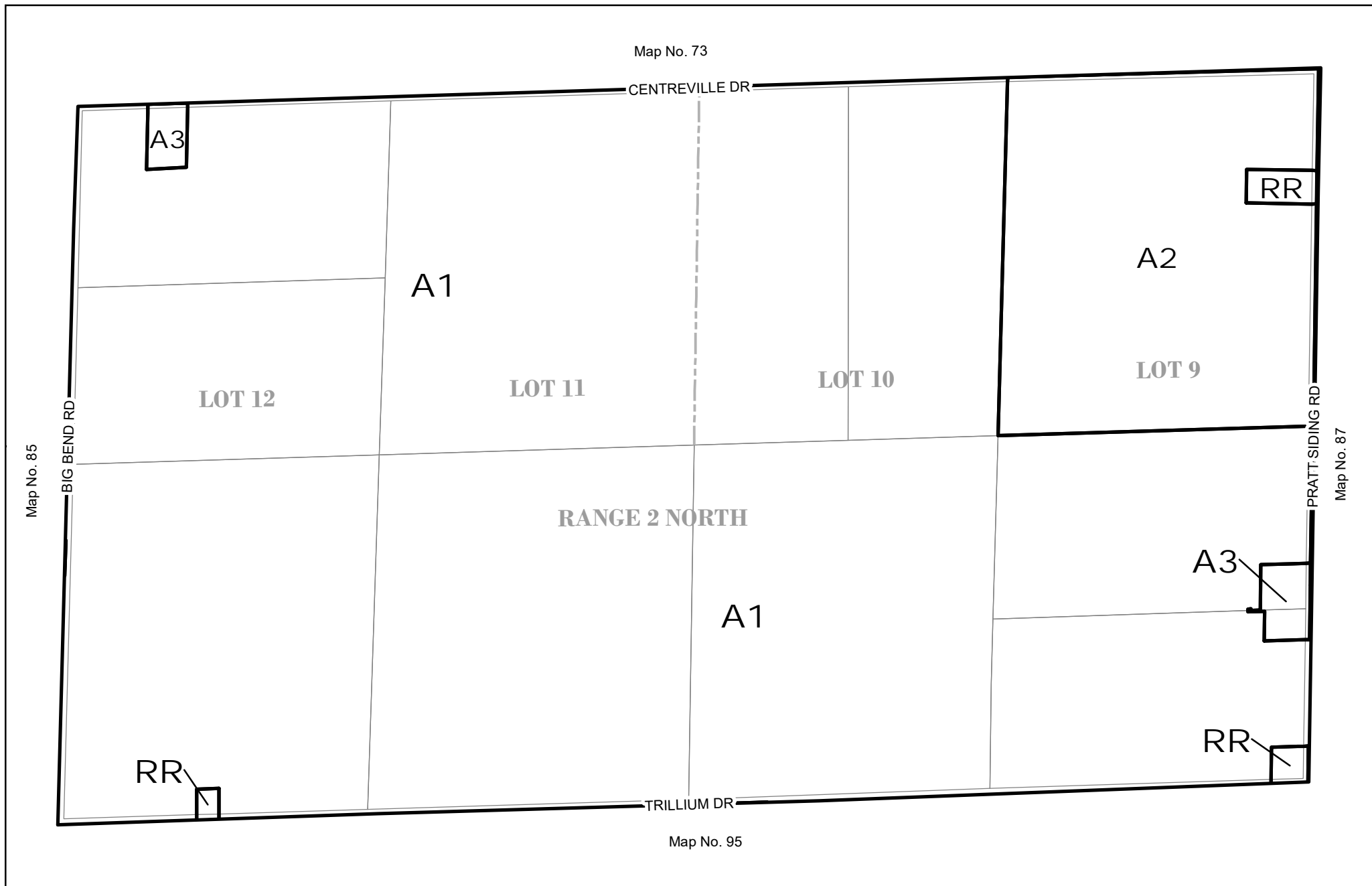
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



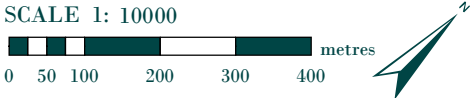
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 85



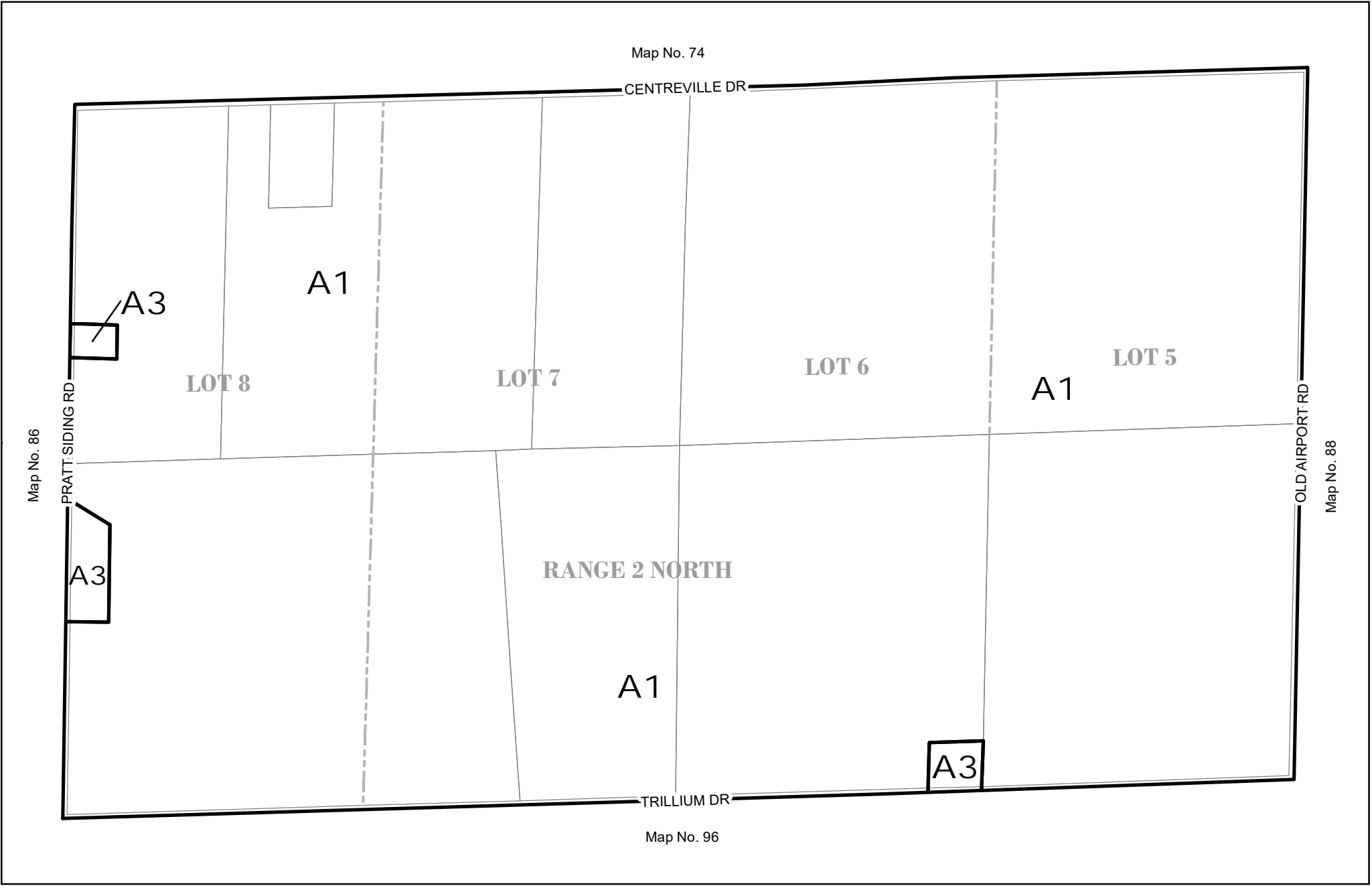
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



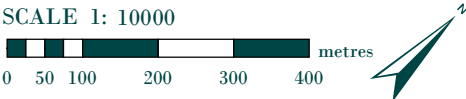
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 86



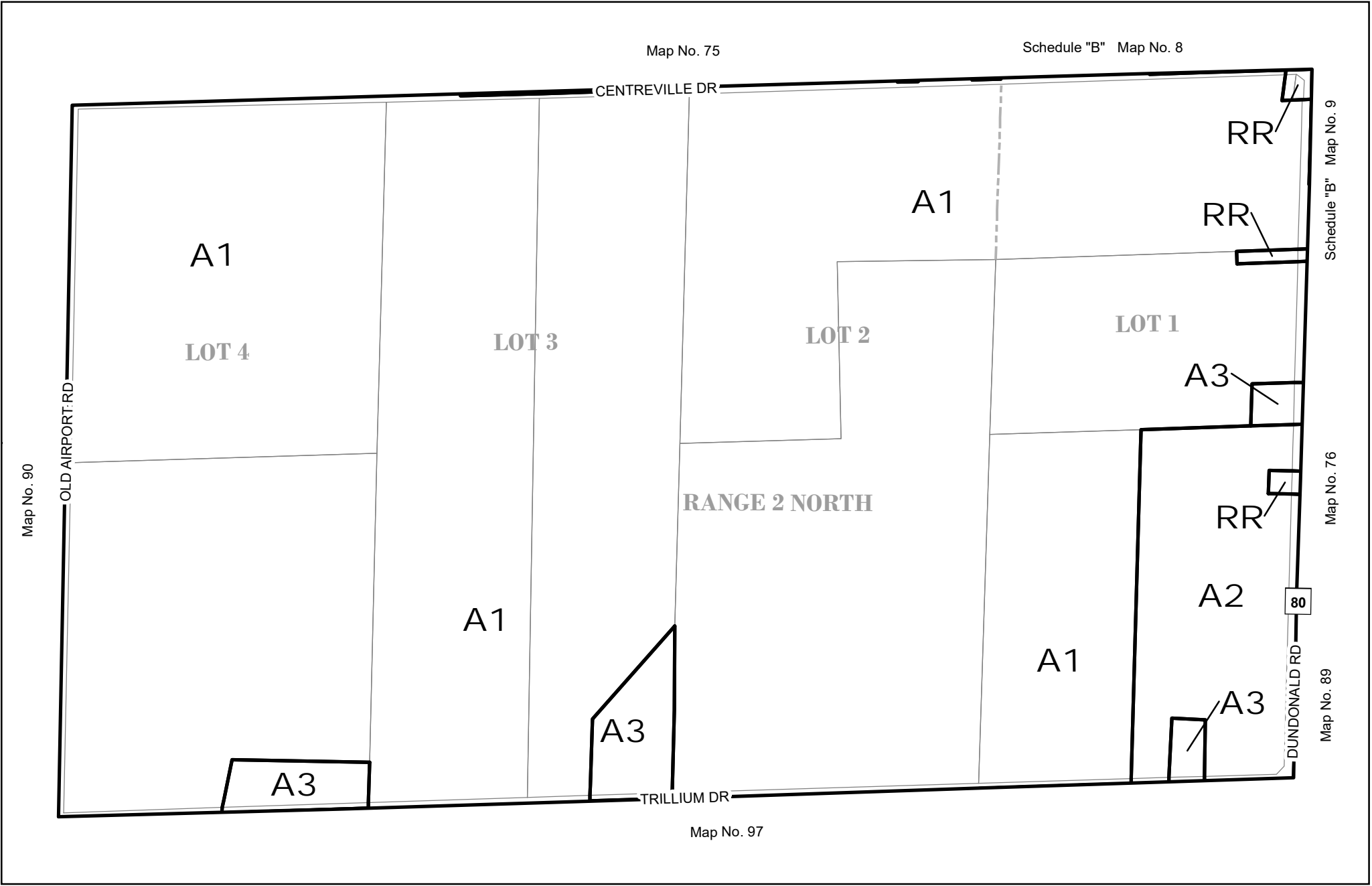
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



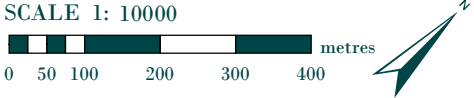
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
 CONSOLIDATED VERSION, AUGUST 2023

Map No. 87



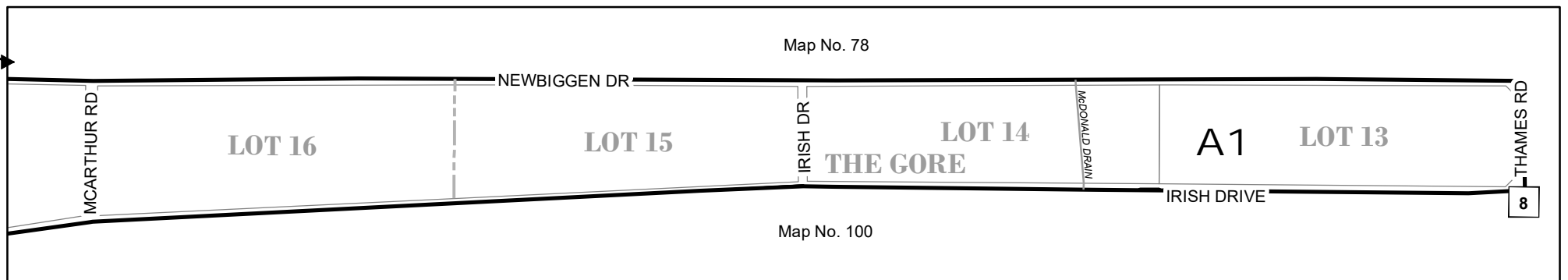
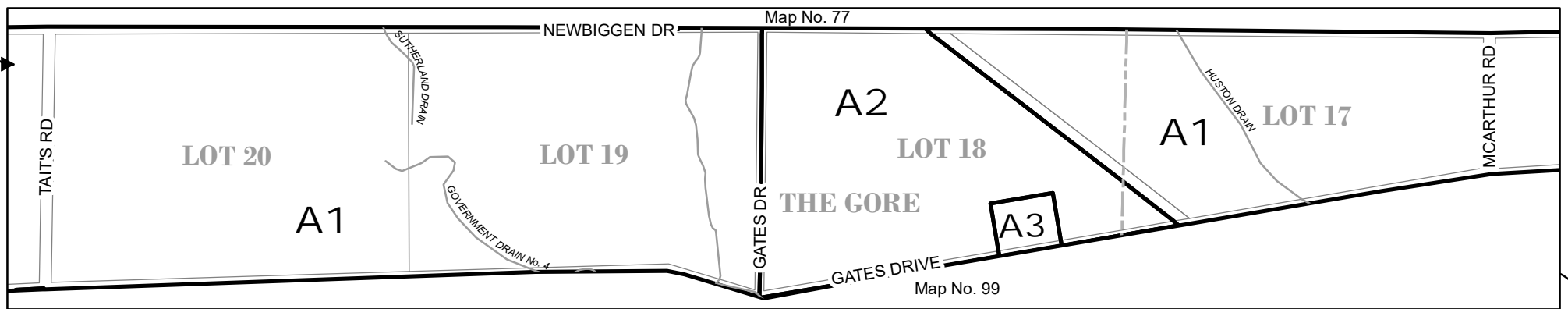
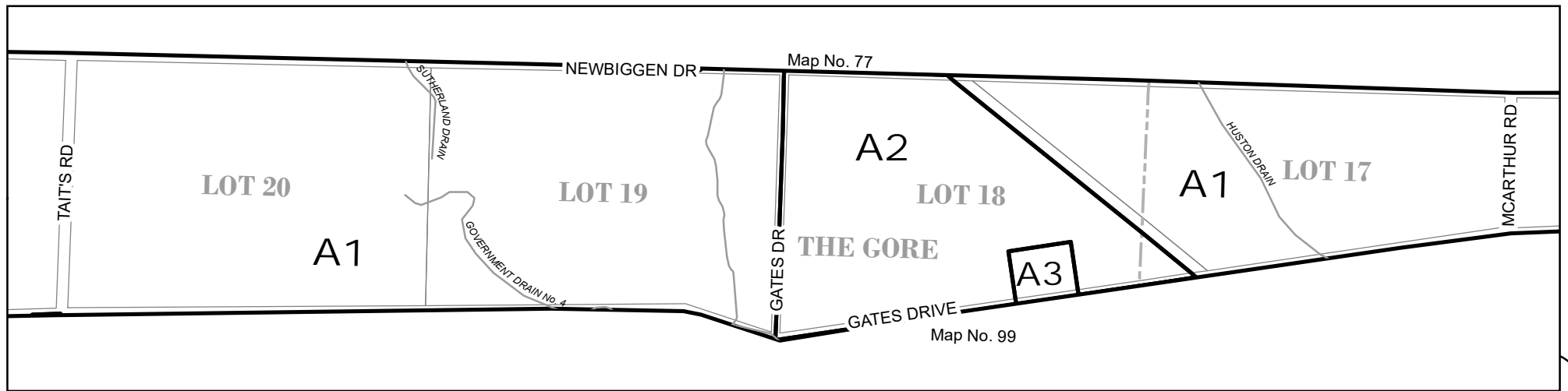
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

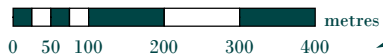
Map No. 88



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

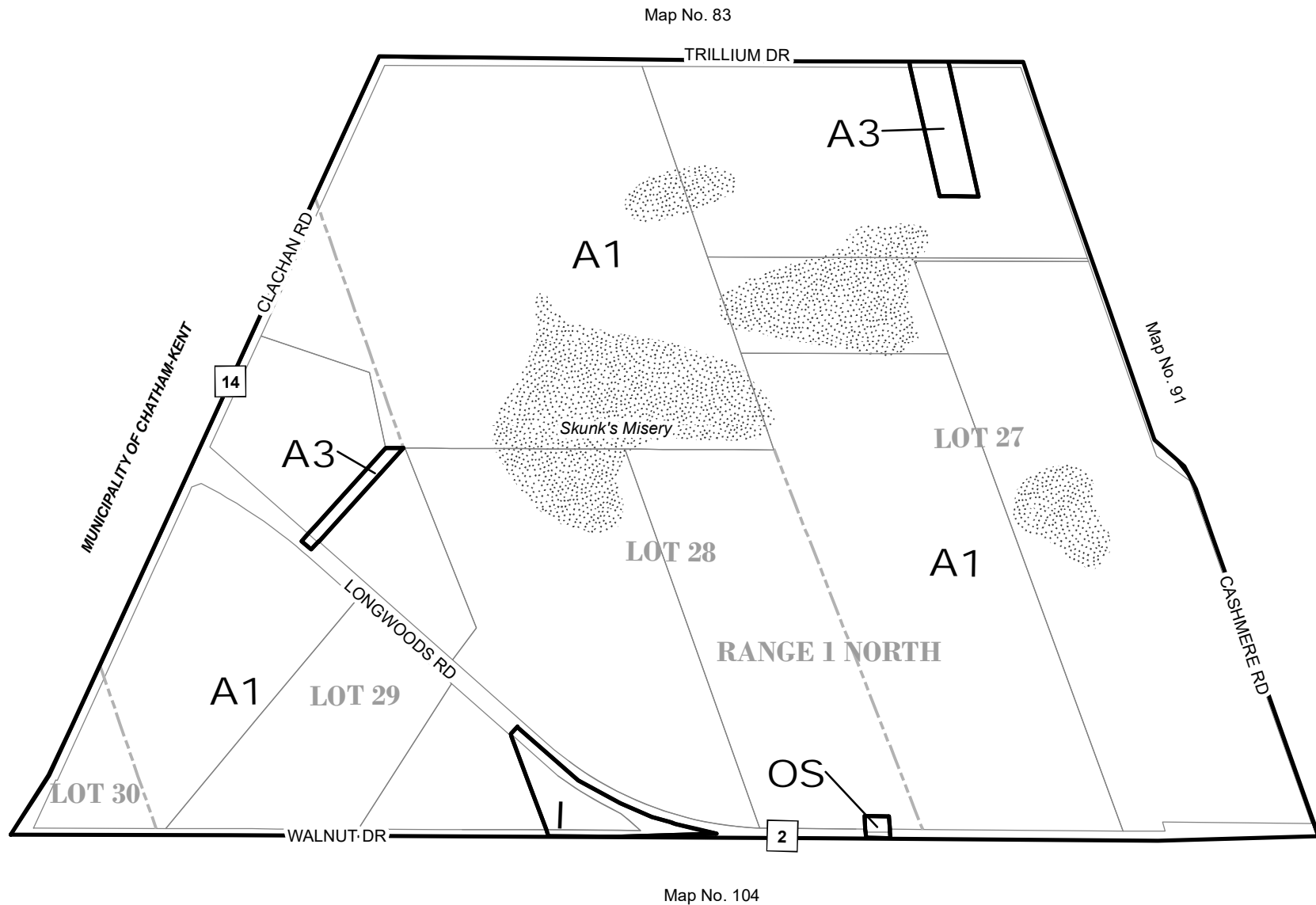
SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

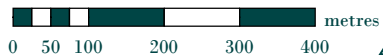
Map No. 89



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

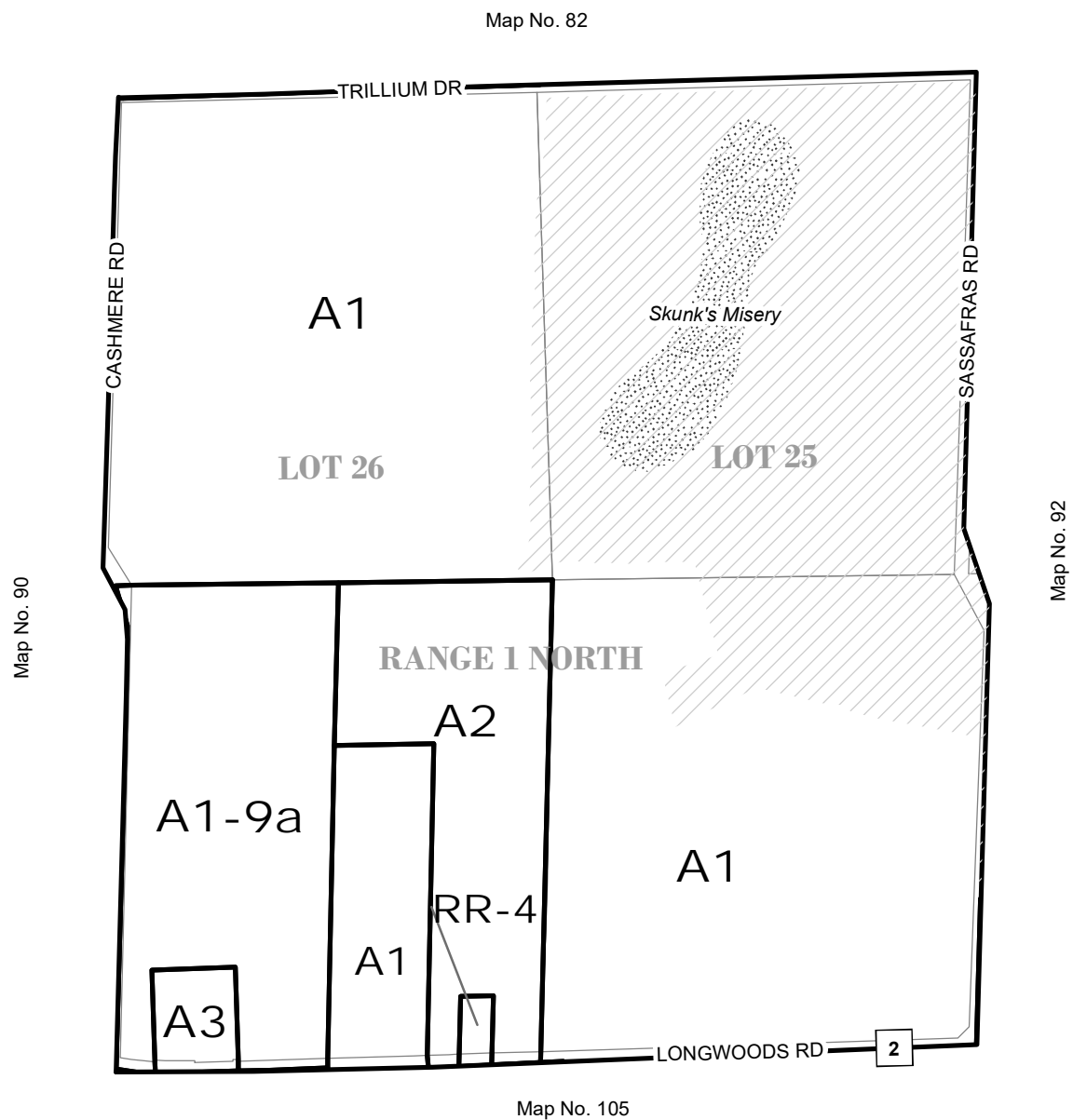
SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 90



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

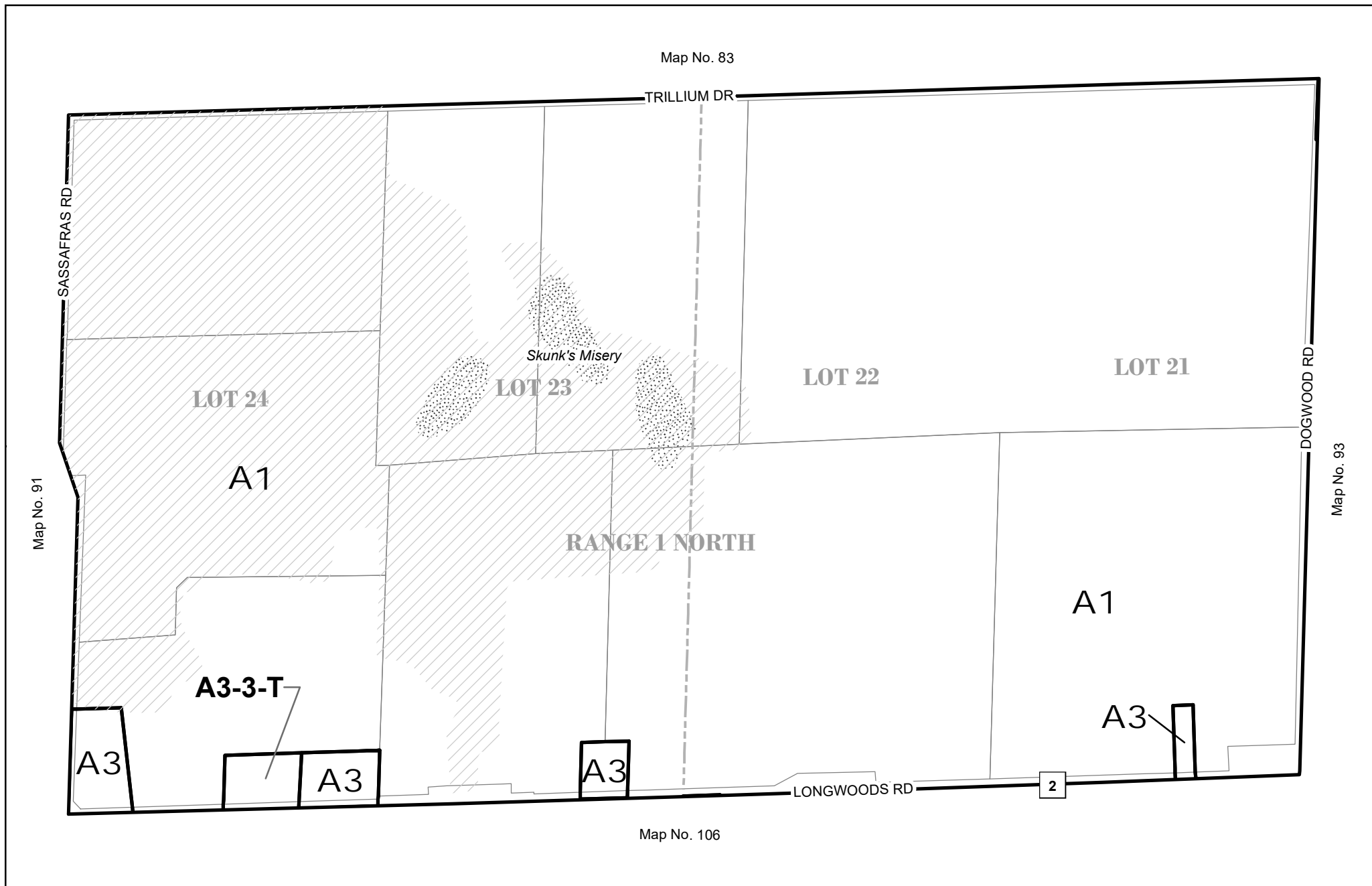
SCHEDULE "A"

SCALE 1: 10000



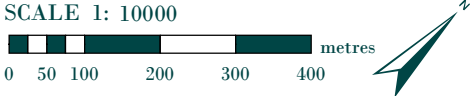
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 91



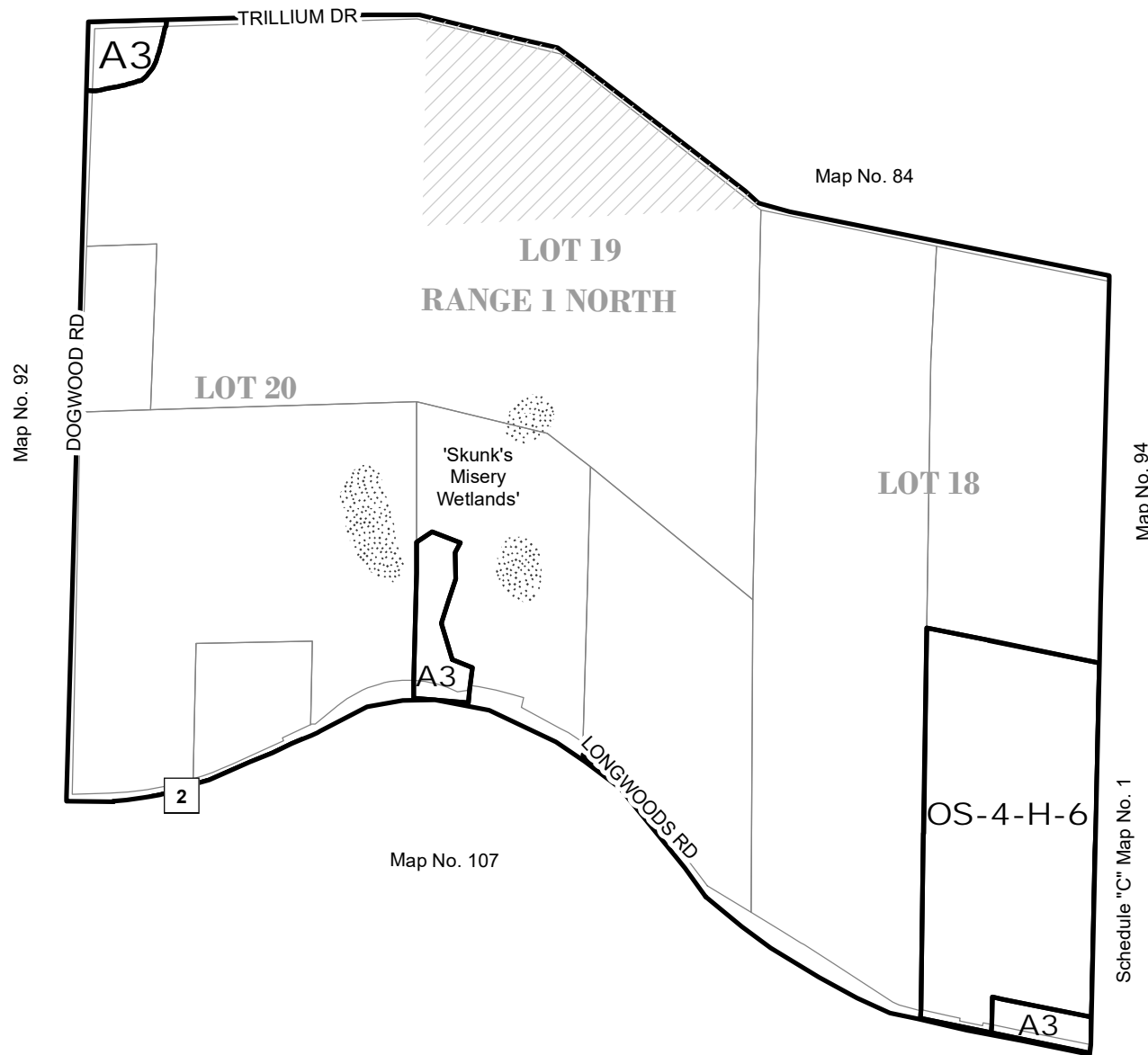
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 92

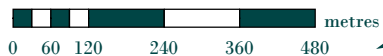


**SCHEDULE "C"
WARDSVILLE & AREA**

Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

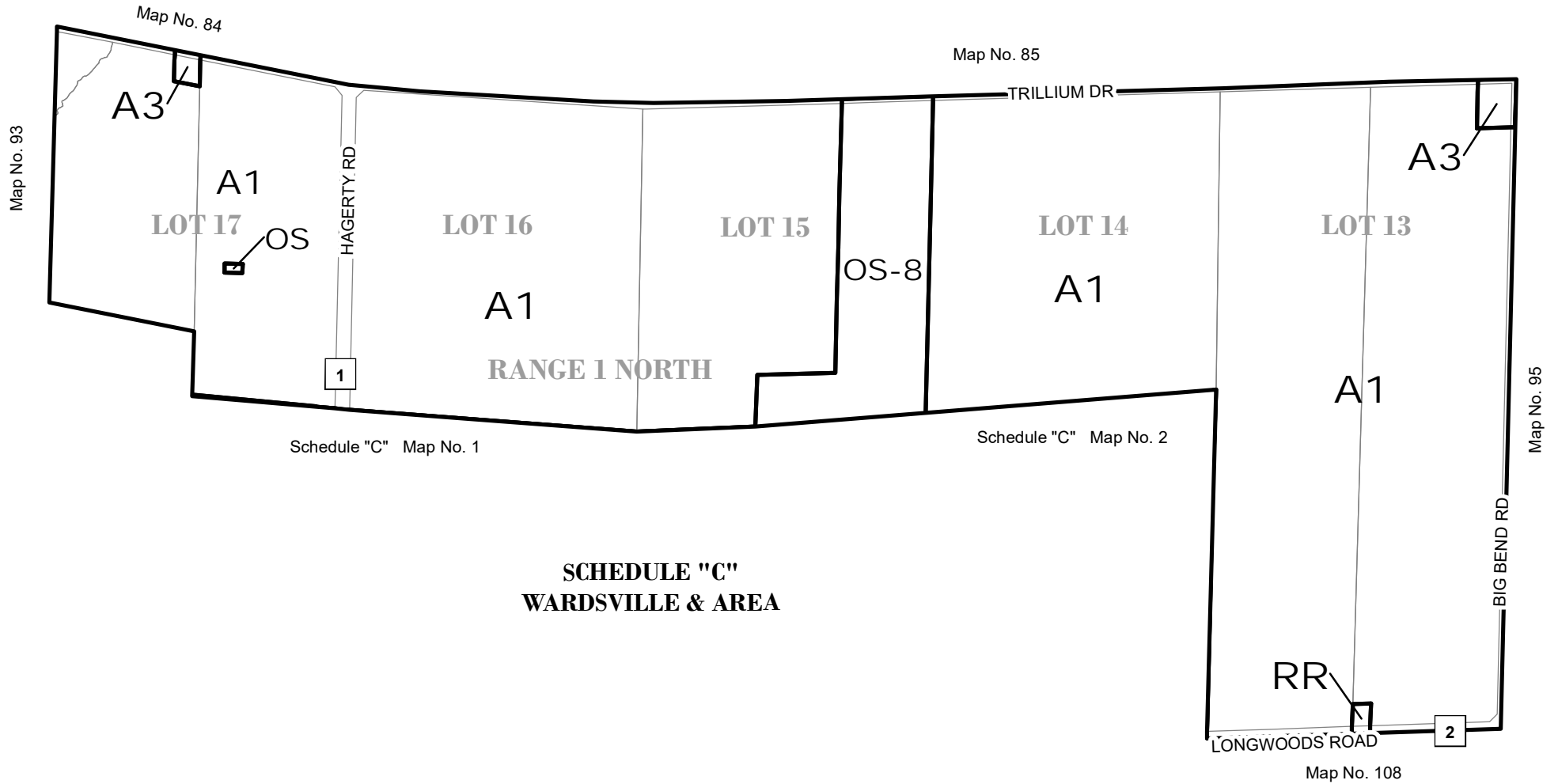
SCHEDULE "A"

SCALE 1: 12000



*Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023*

Map No. 93



**SCHEDULE "C"
WARDSVILLE & AREA**

Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

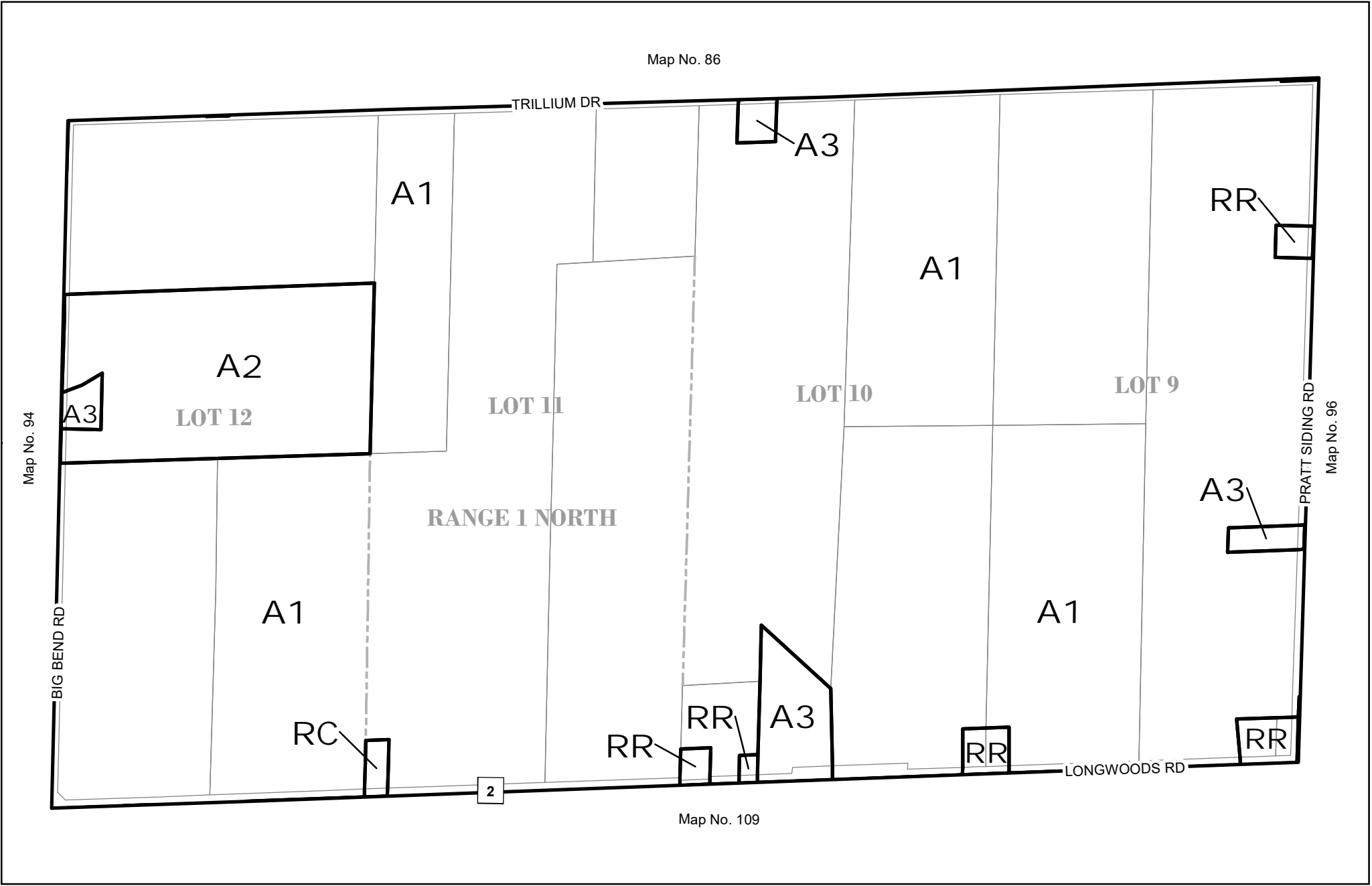
SCHEDULE "A"

SCALE 1: 12500



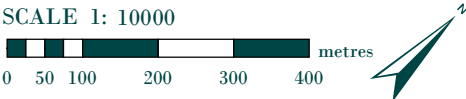
*Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023*

Map No. 94



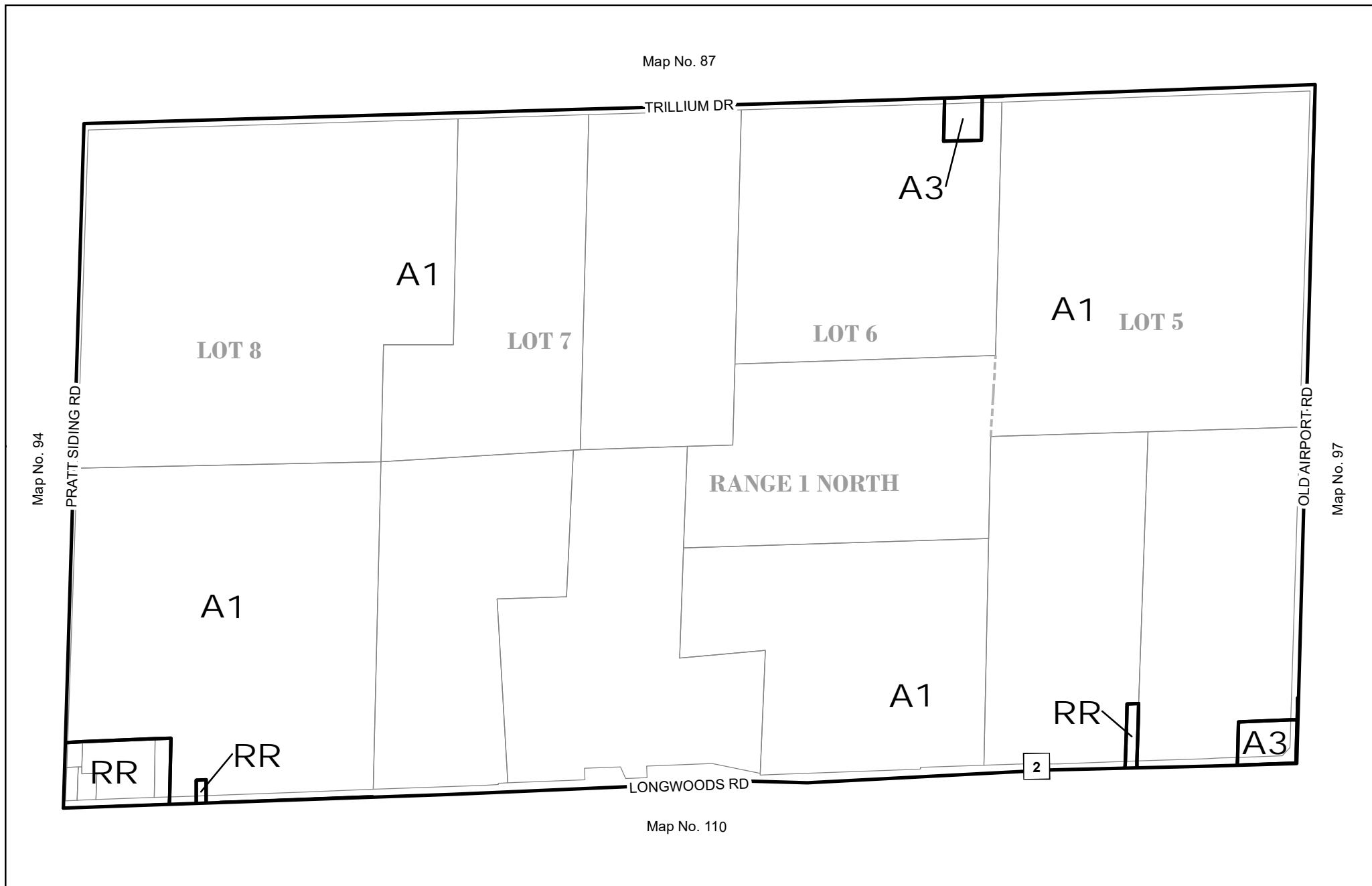
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 95



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

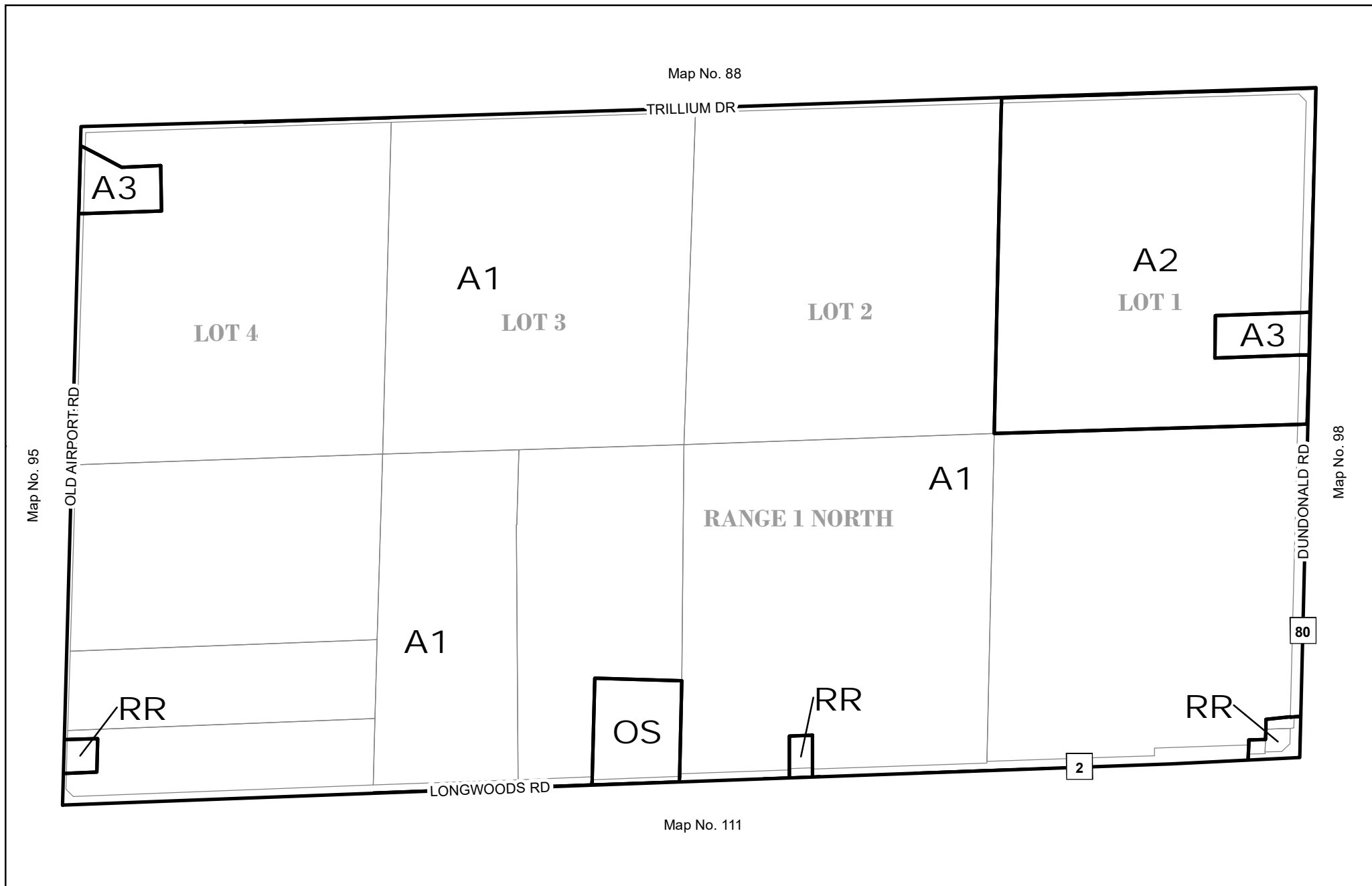
SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

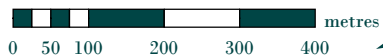
Map No. 96



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

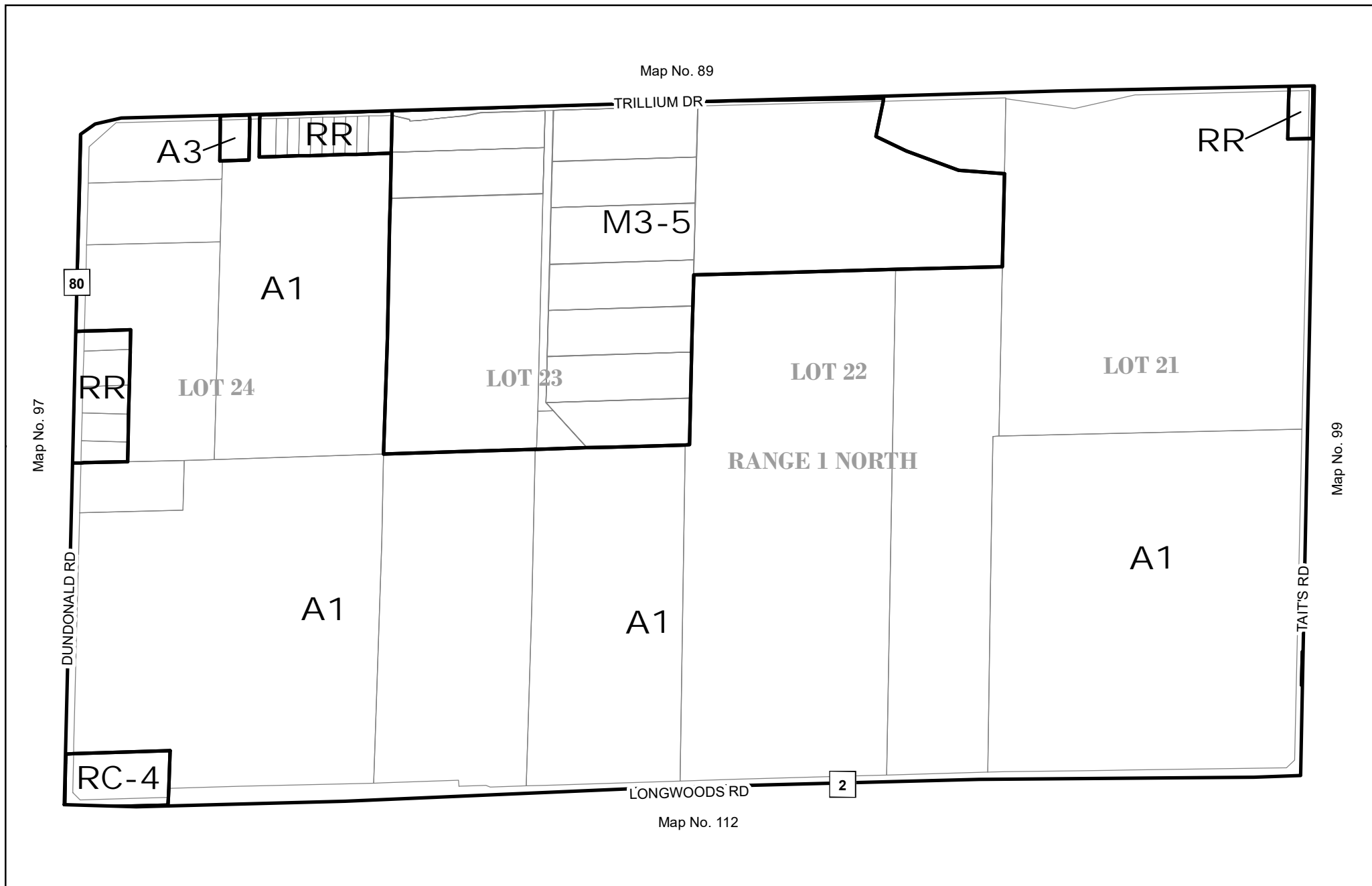
SCHEDULE "A"

SCALE 1: 10000



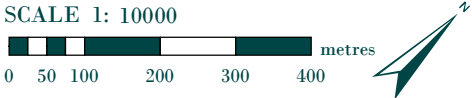
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 97



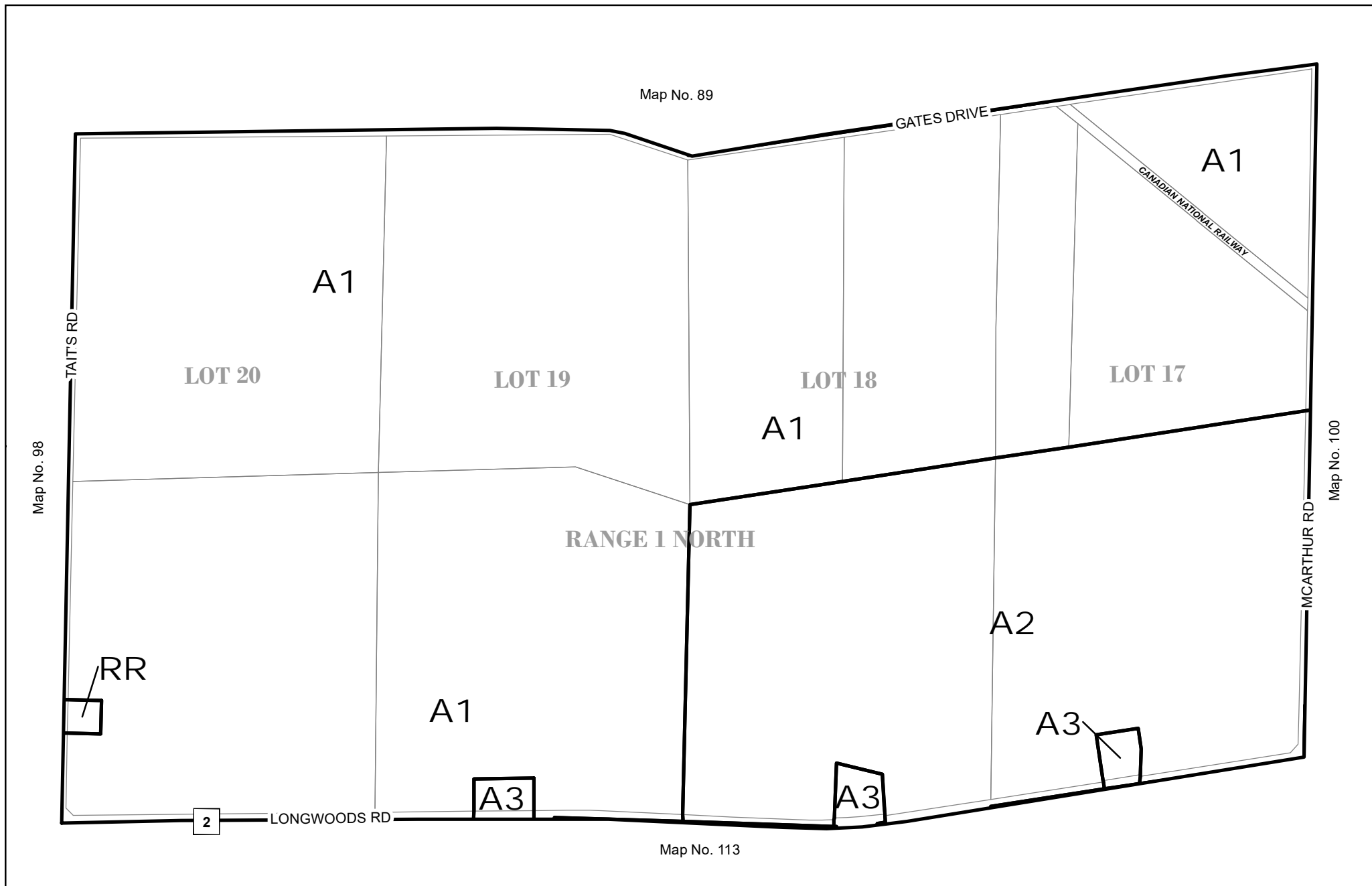
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 98



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

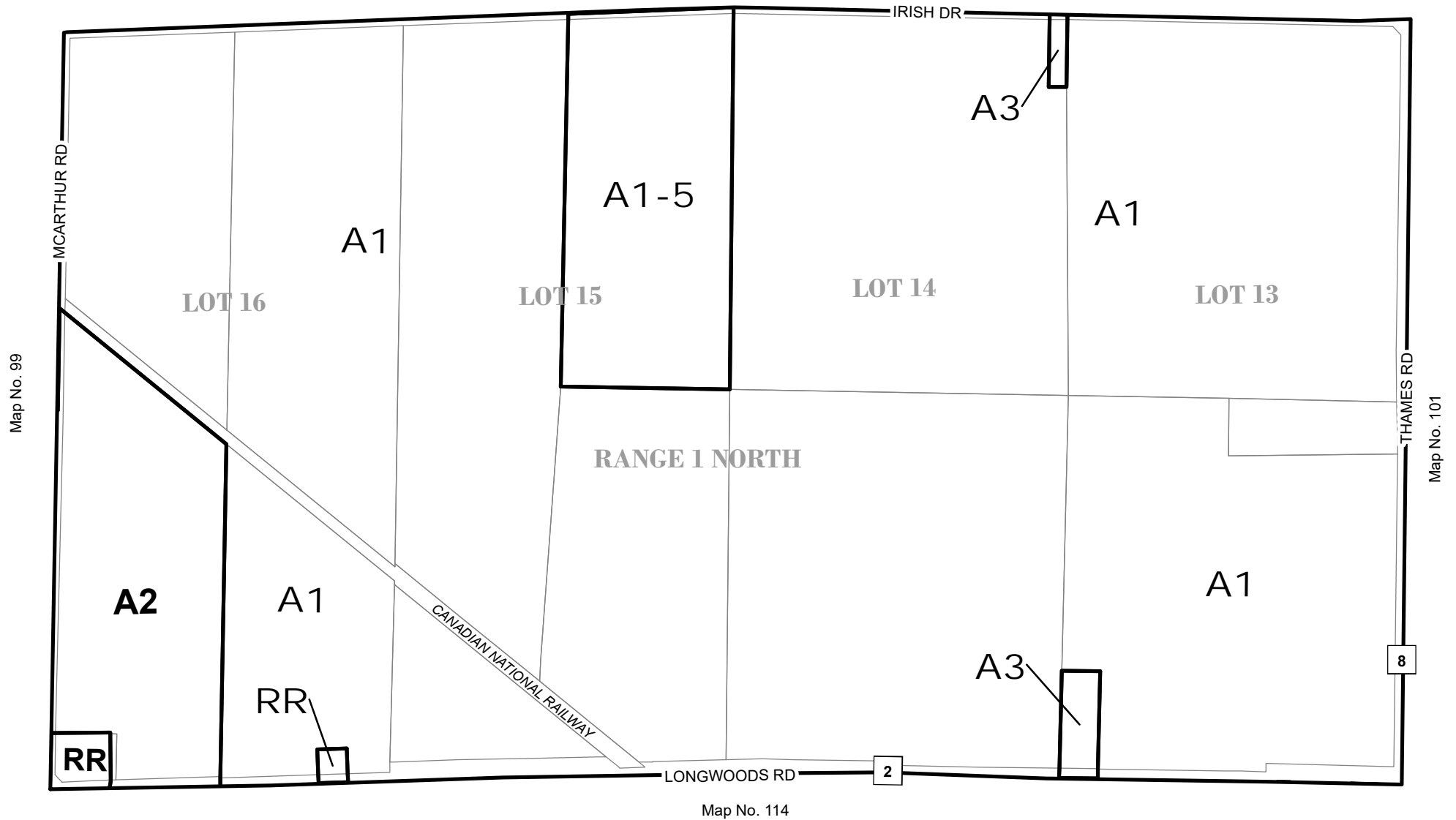
SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
 CONSOLIDATED VERSION, AUGUST 2023

Map No. 99

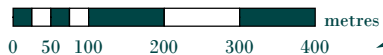
Map No. 89



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

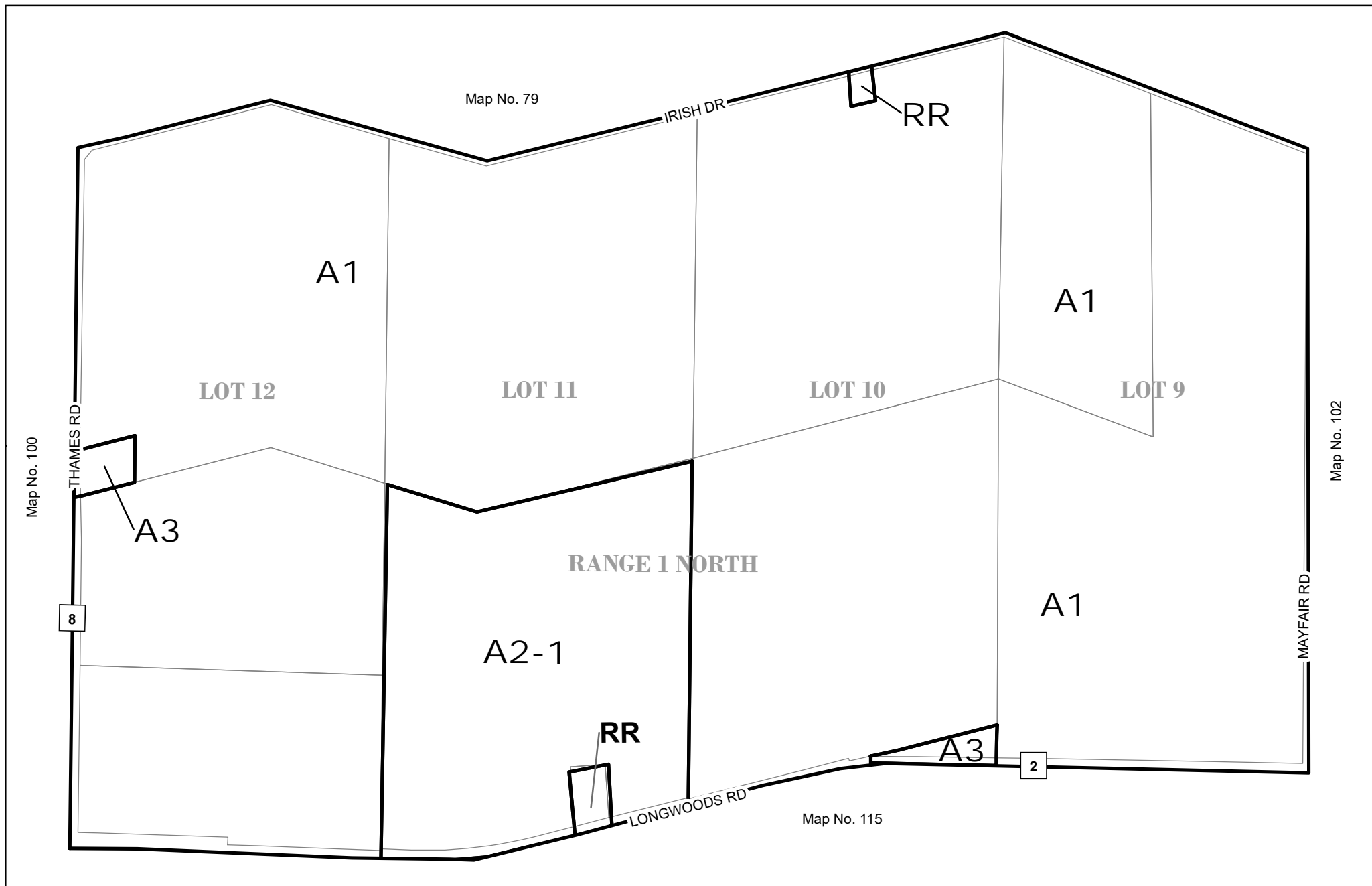
SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

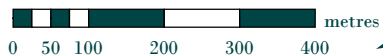
Map No. 100



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

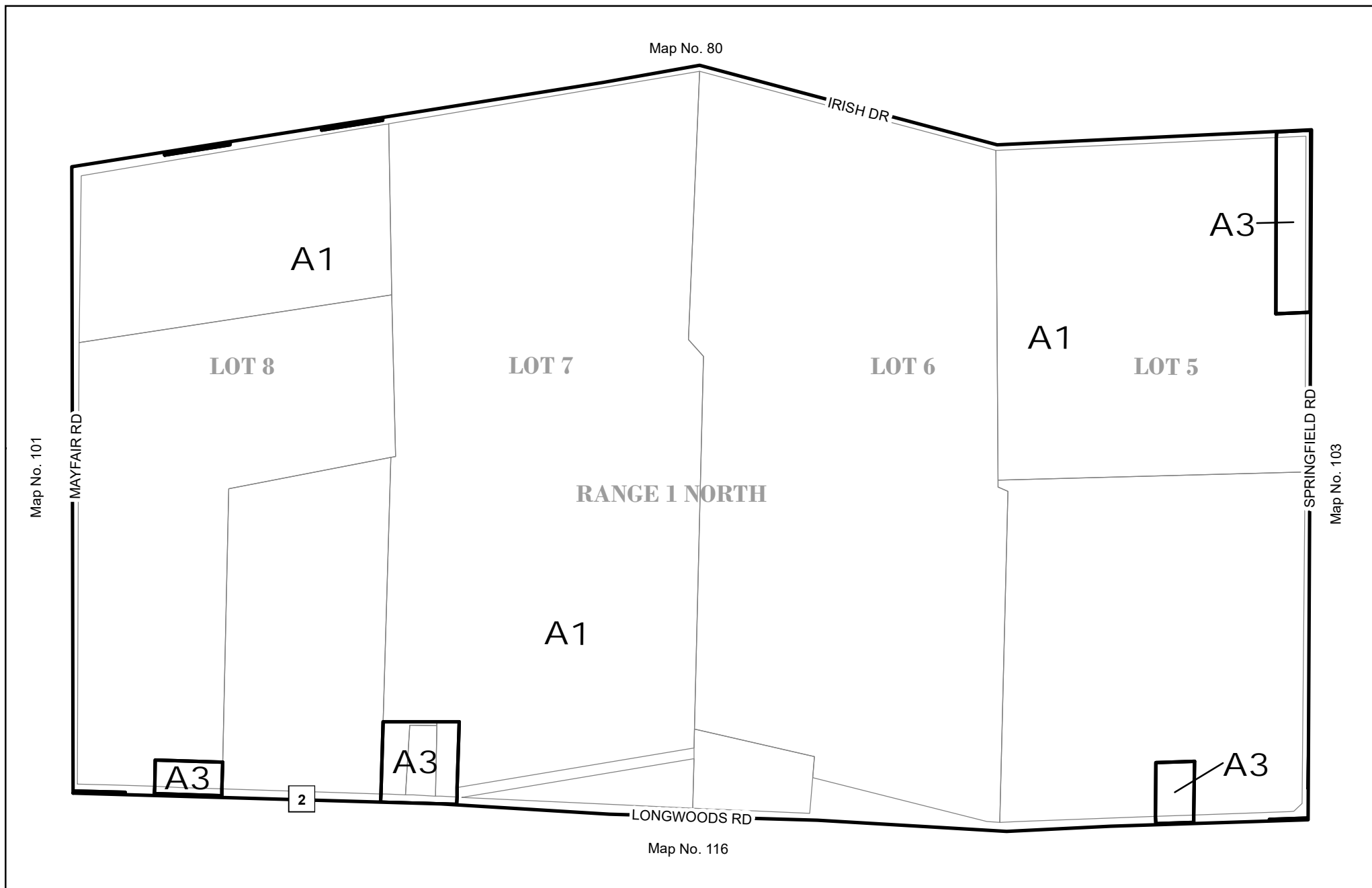
SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 101



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

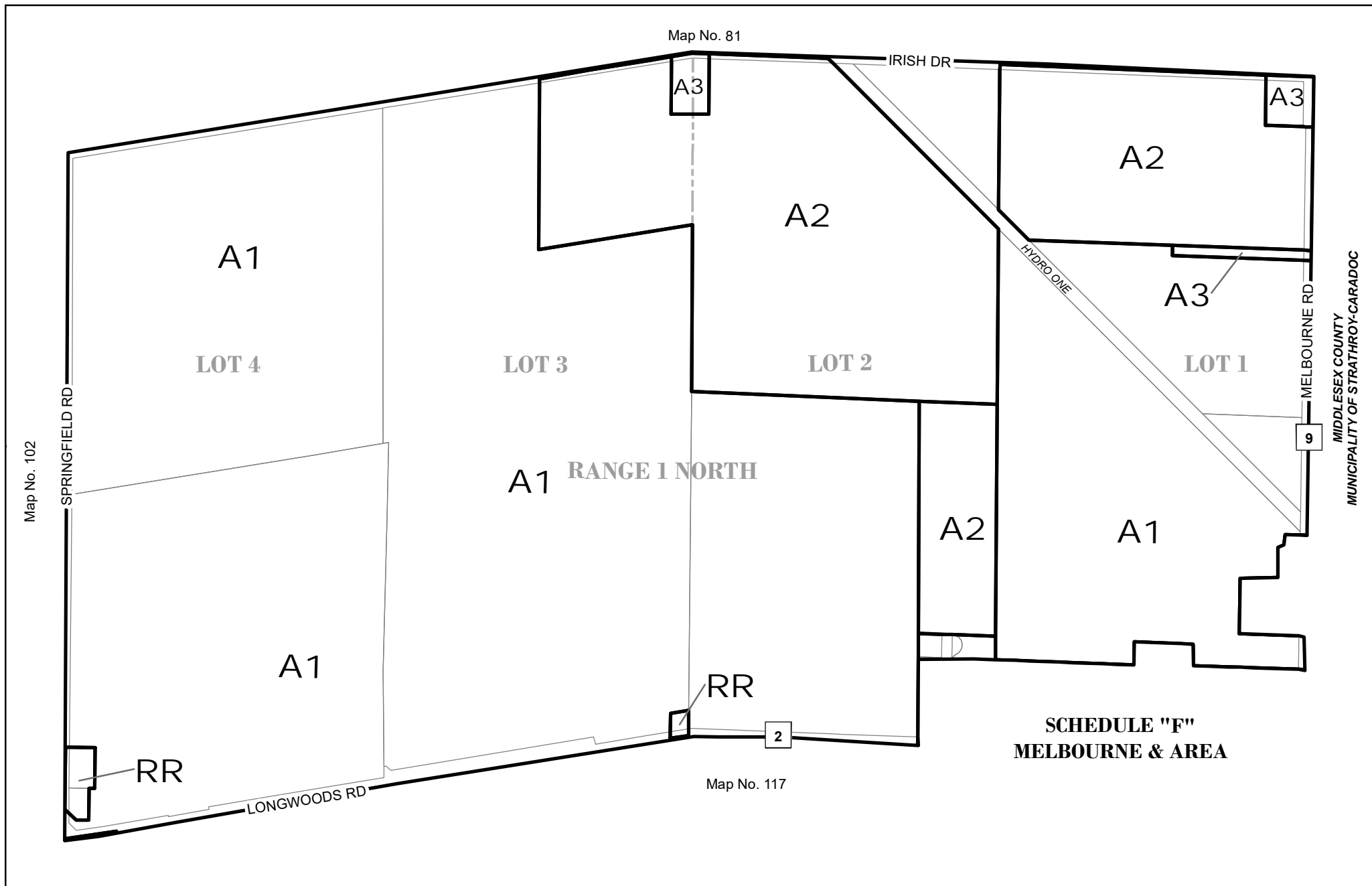
SCHEDULE "A"

SCALE 1: 10000



*Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023*

Map No. 102



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

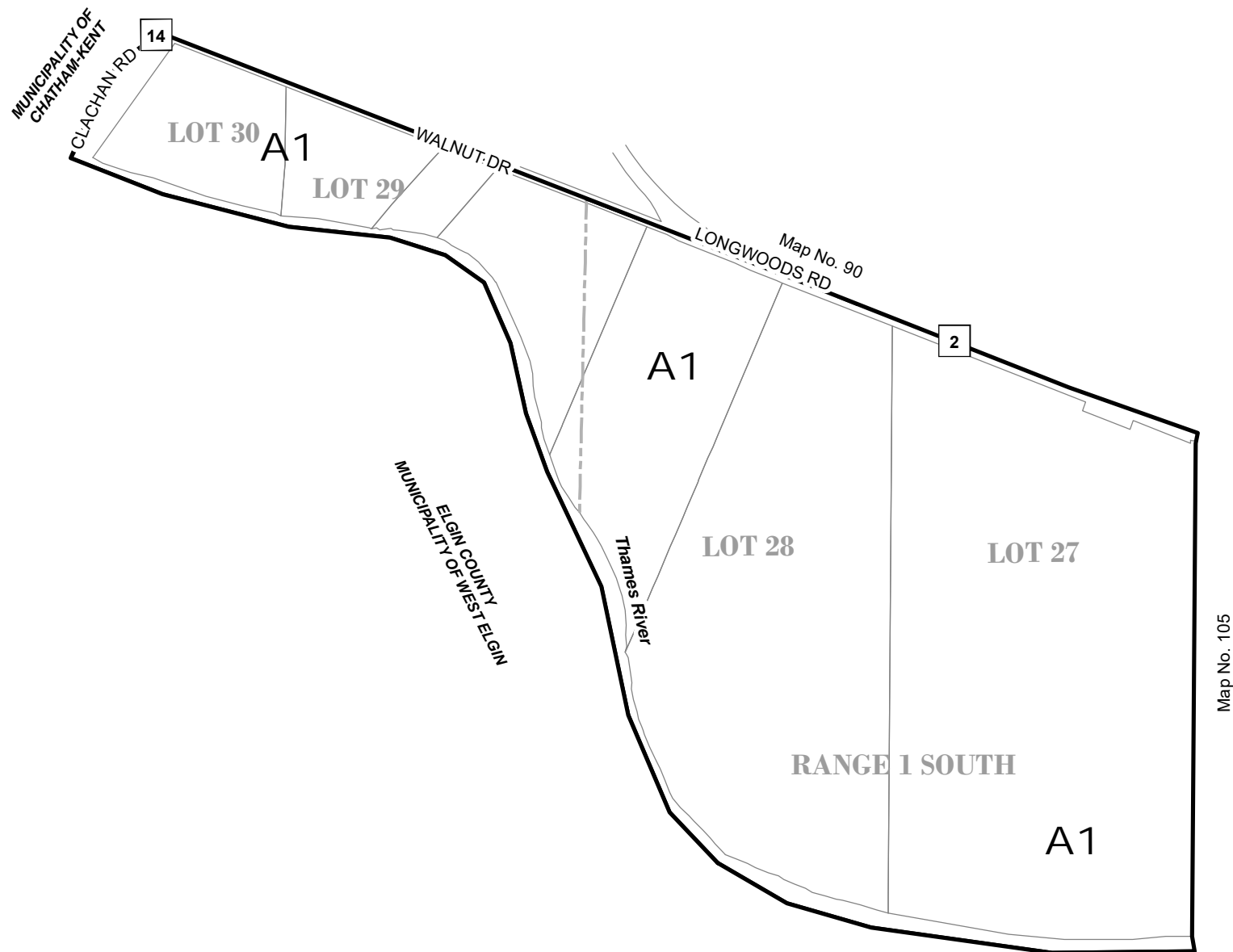
SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

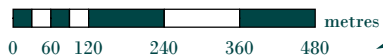
Map No. 103



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

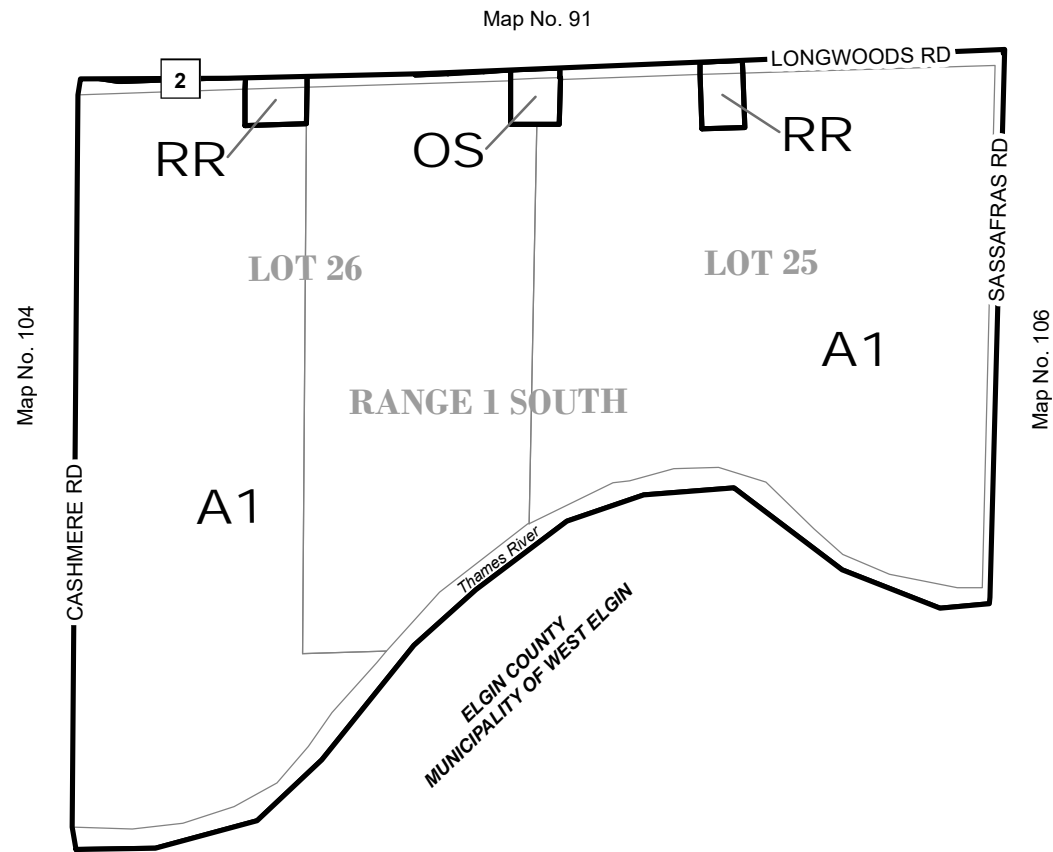
SCHEDULE "A"

SCALE 1: 12000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

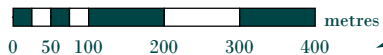
Map No. 104



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

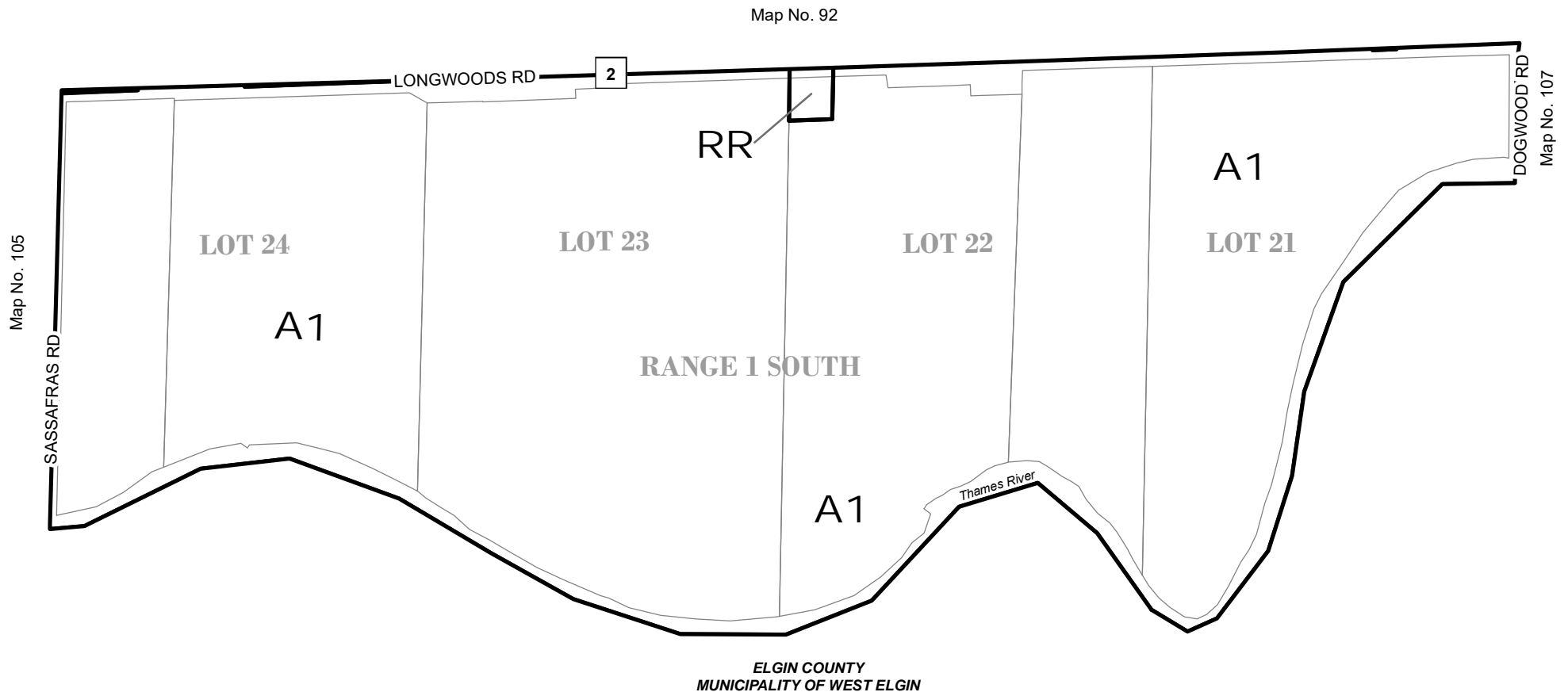
SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

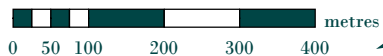
Map No. 105



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

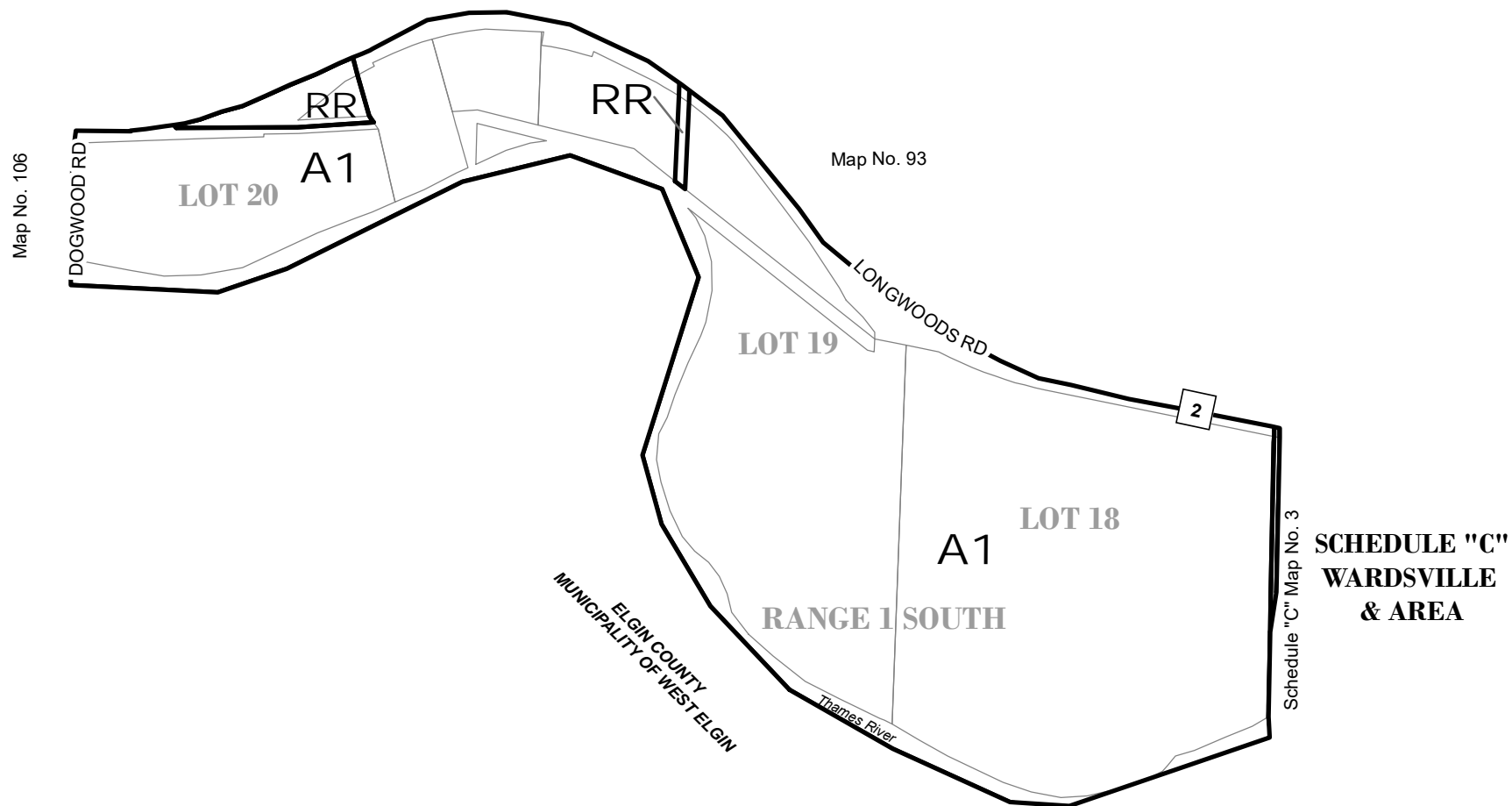
SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 106



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"

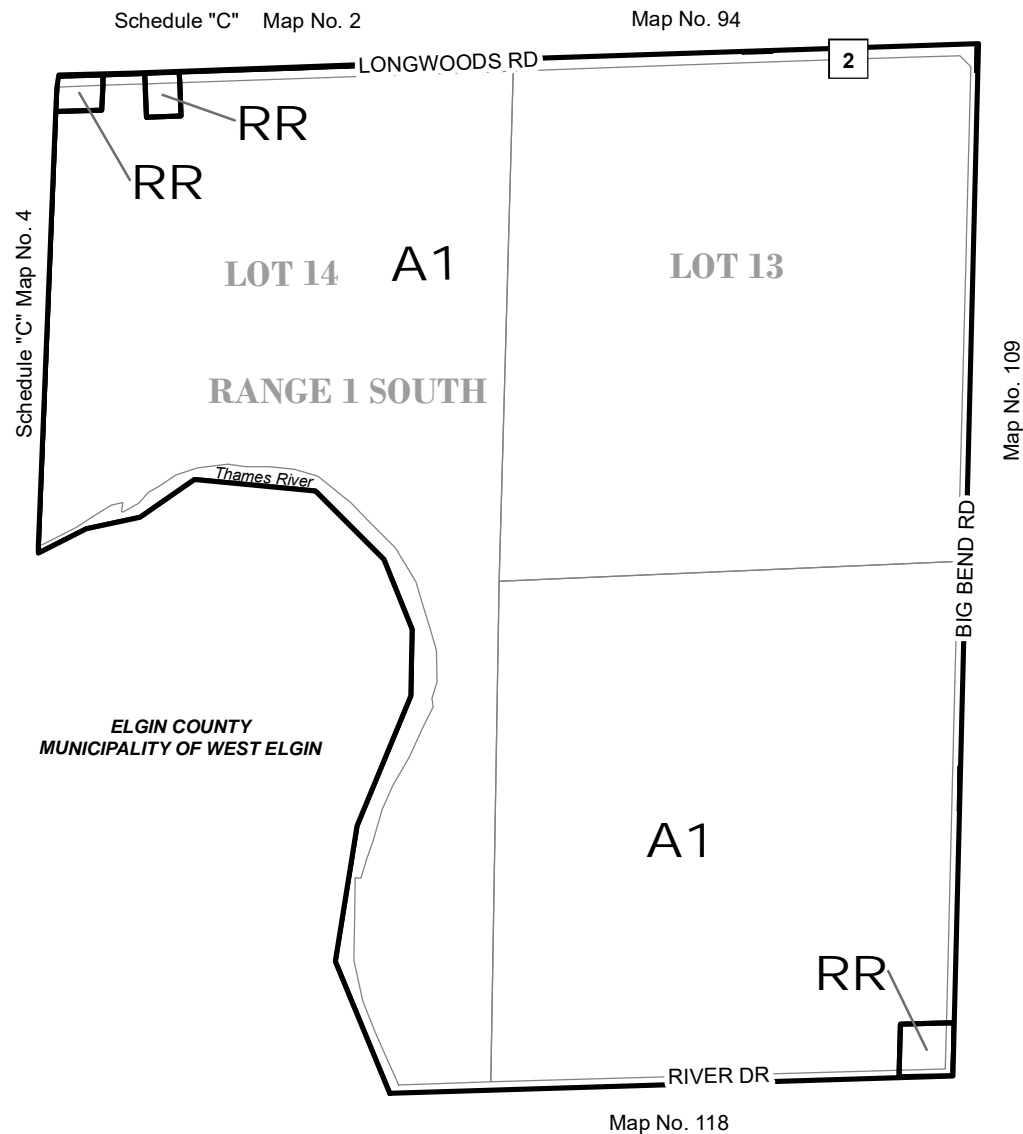
SCALE 1: 10000



*Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023*

Map No. 107

**SCHEDULE "C"
WARDSVILLE & AREA**



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

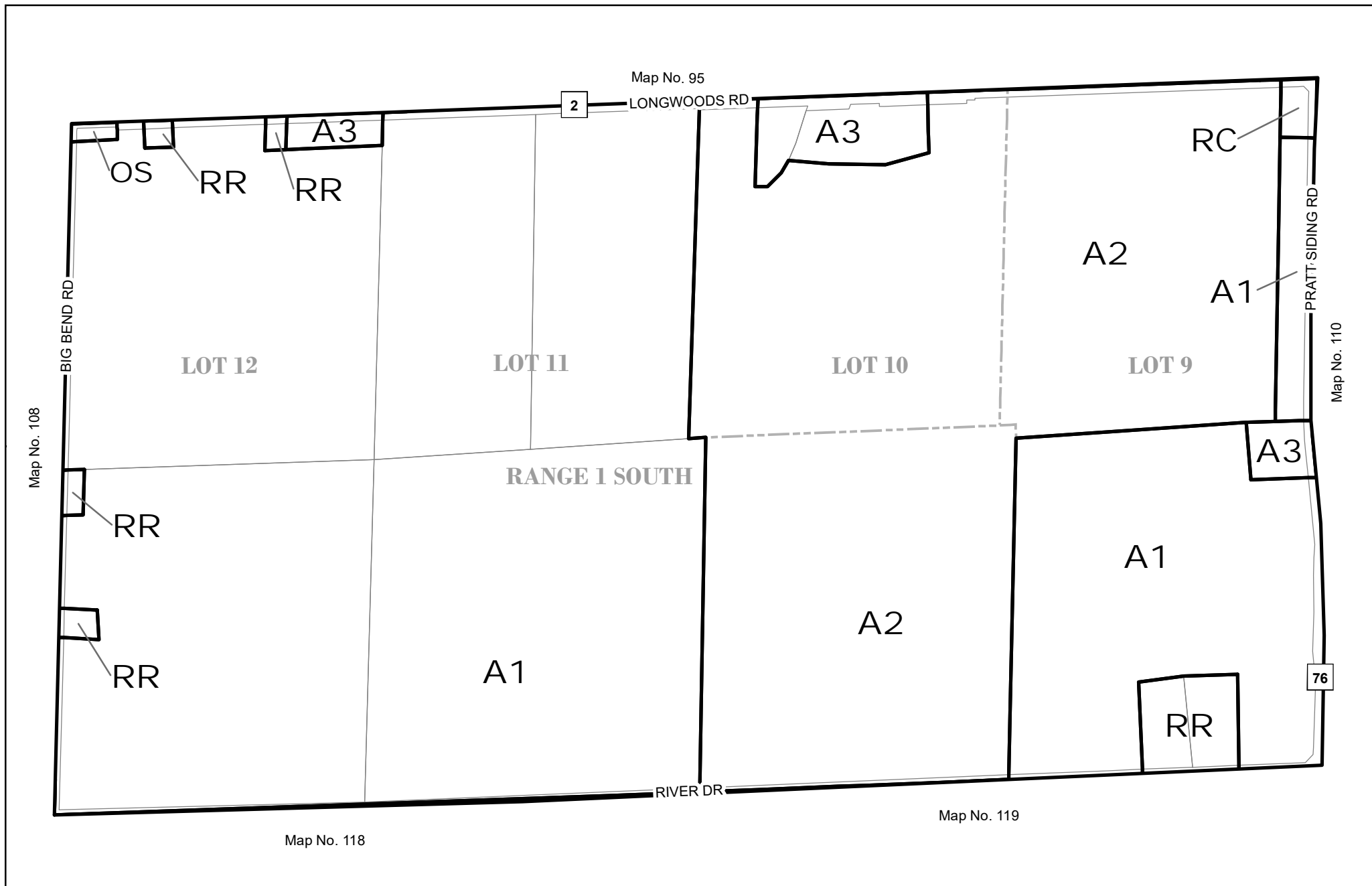
SCHEDULE "A"

SCALE 1: 10000



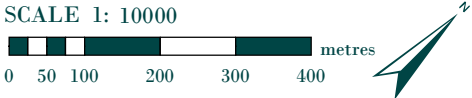
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 108



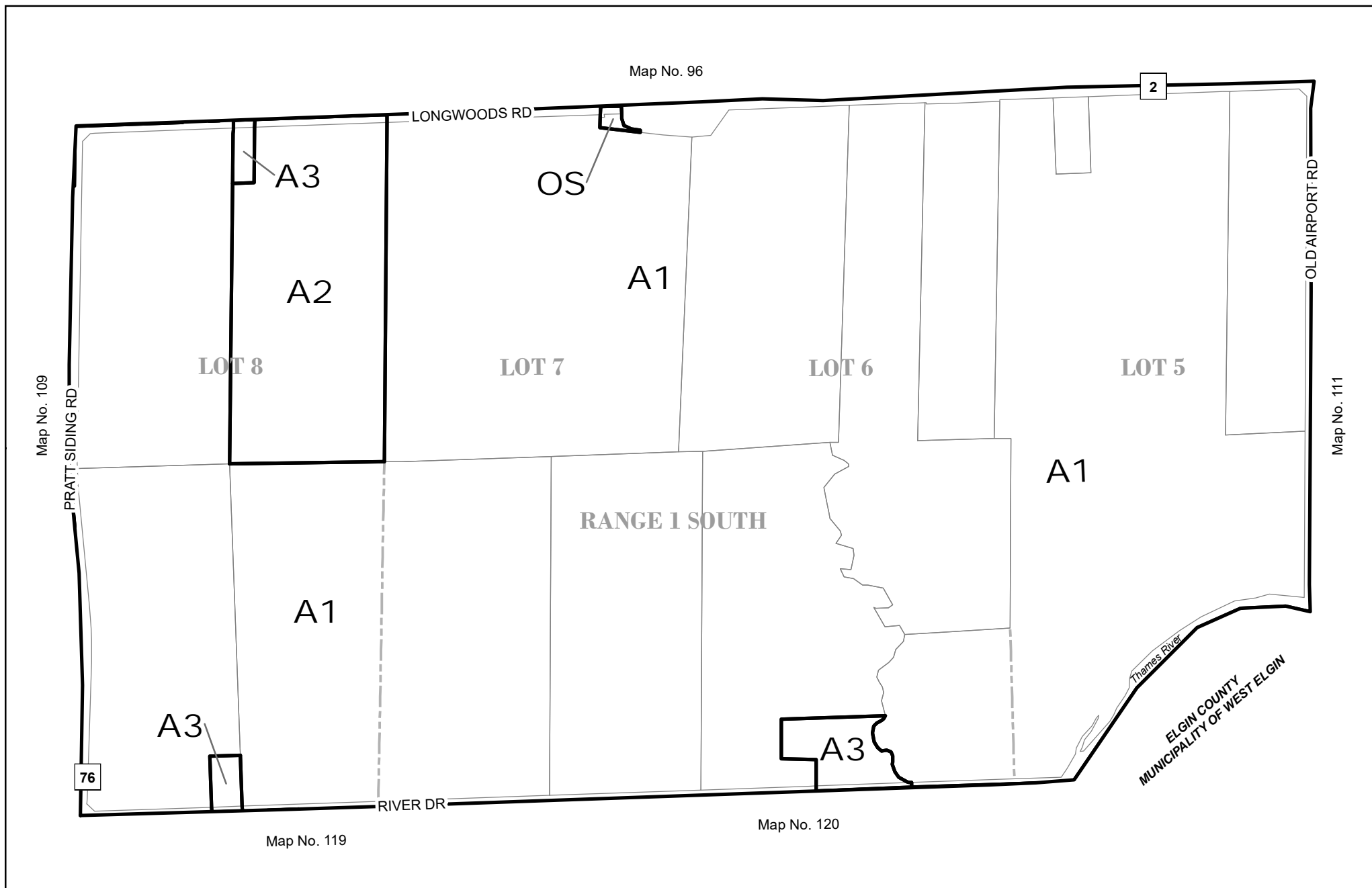
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 109



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

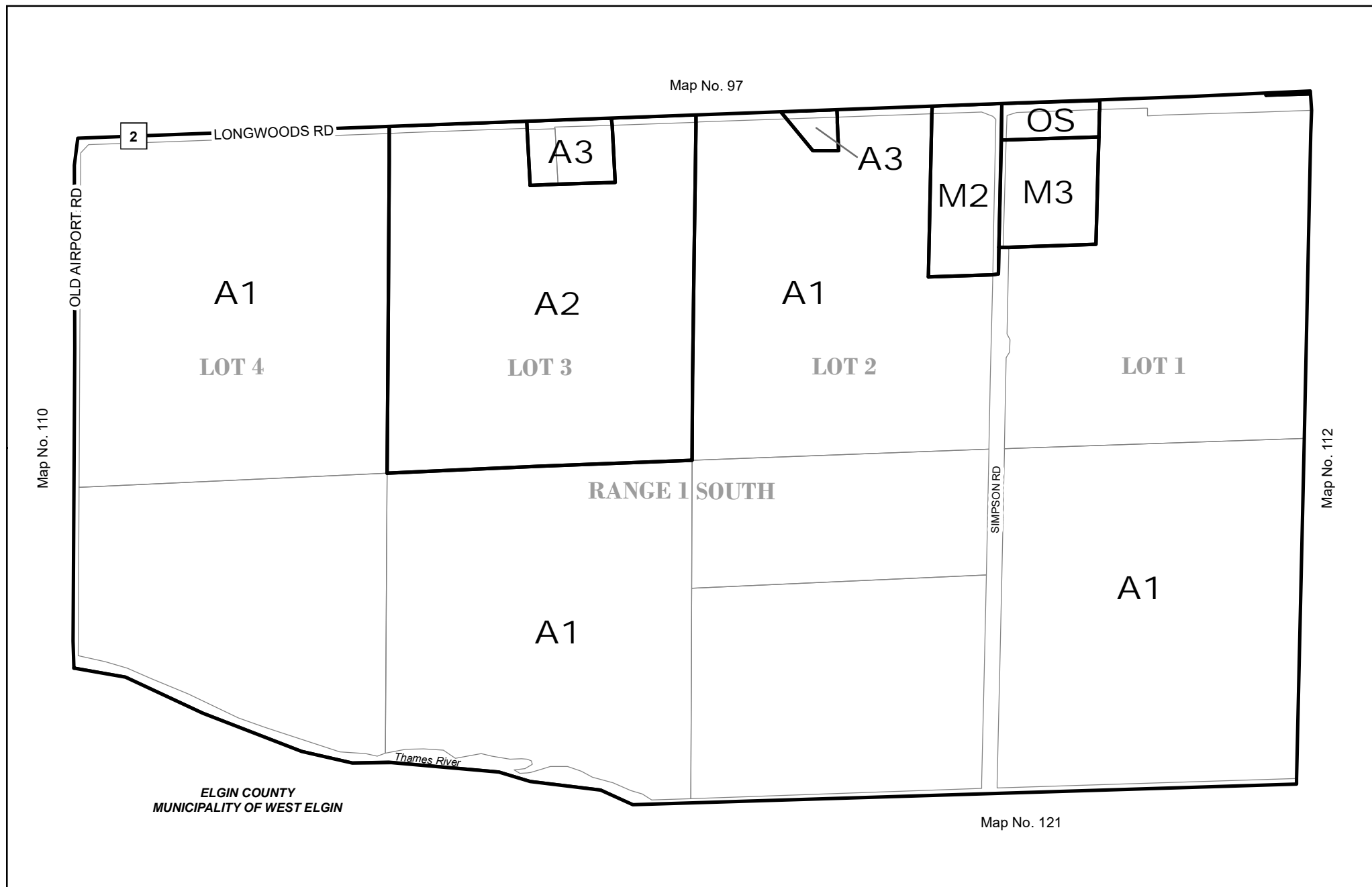
SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 110



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

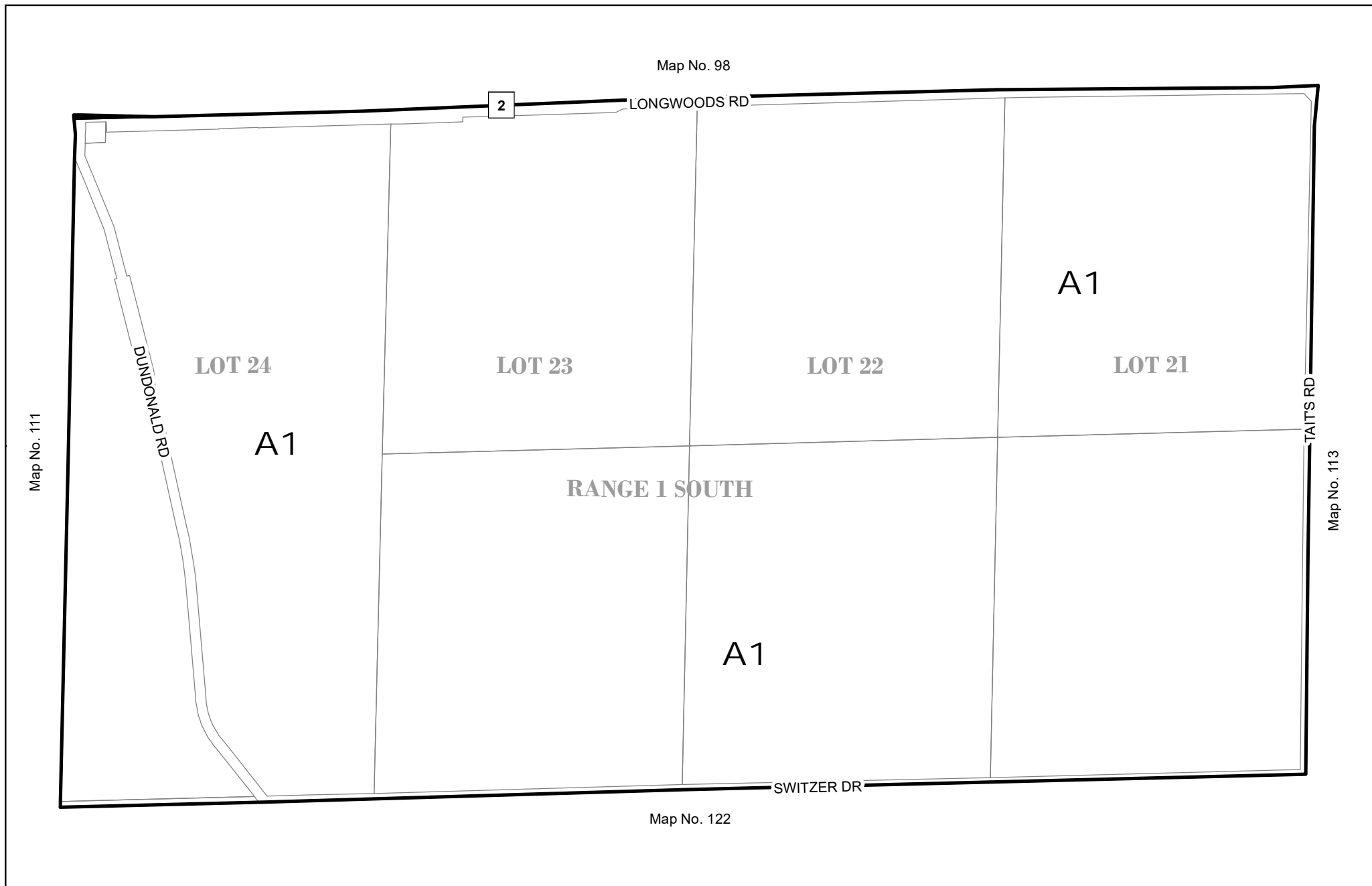
SCHEDULE "A"

SCALE 1: 10000



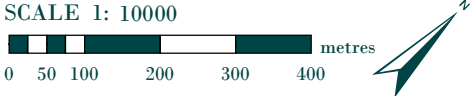
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 111



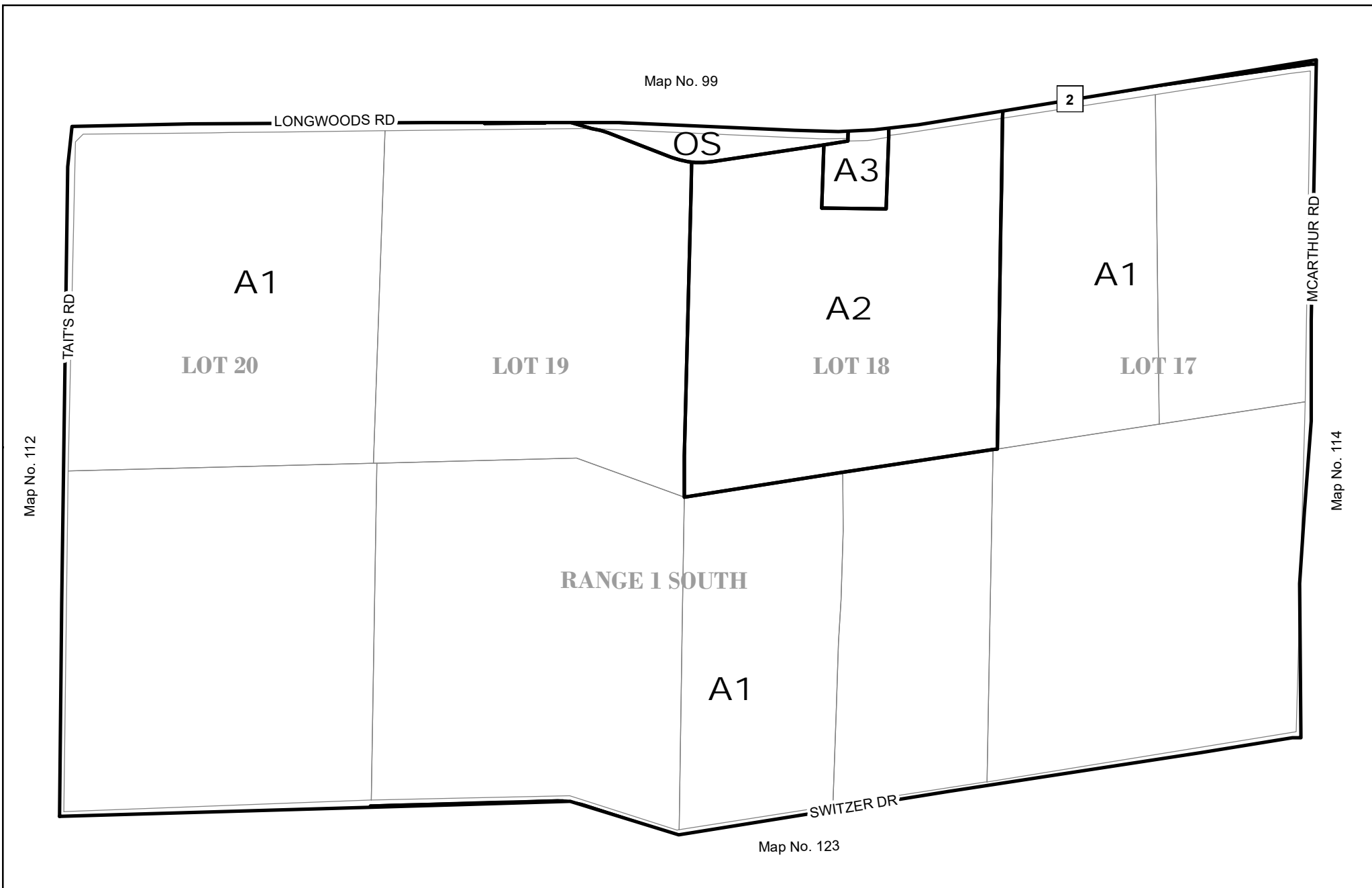
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



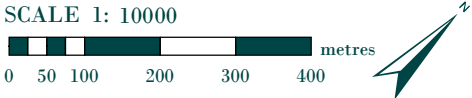
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 112



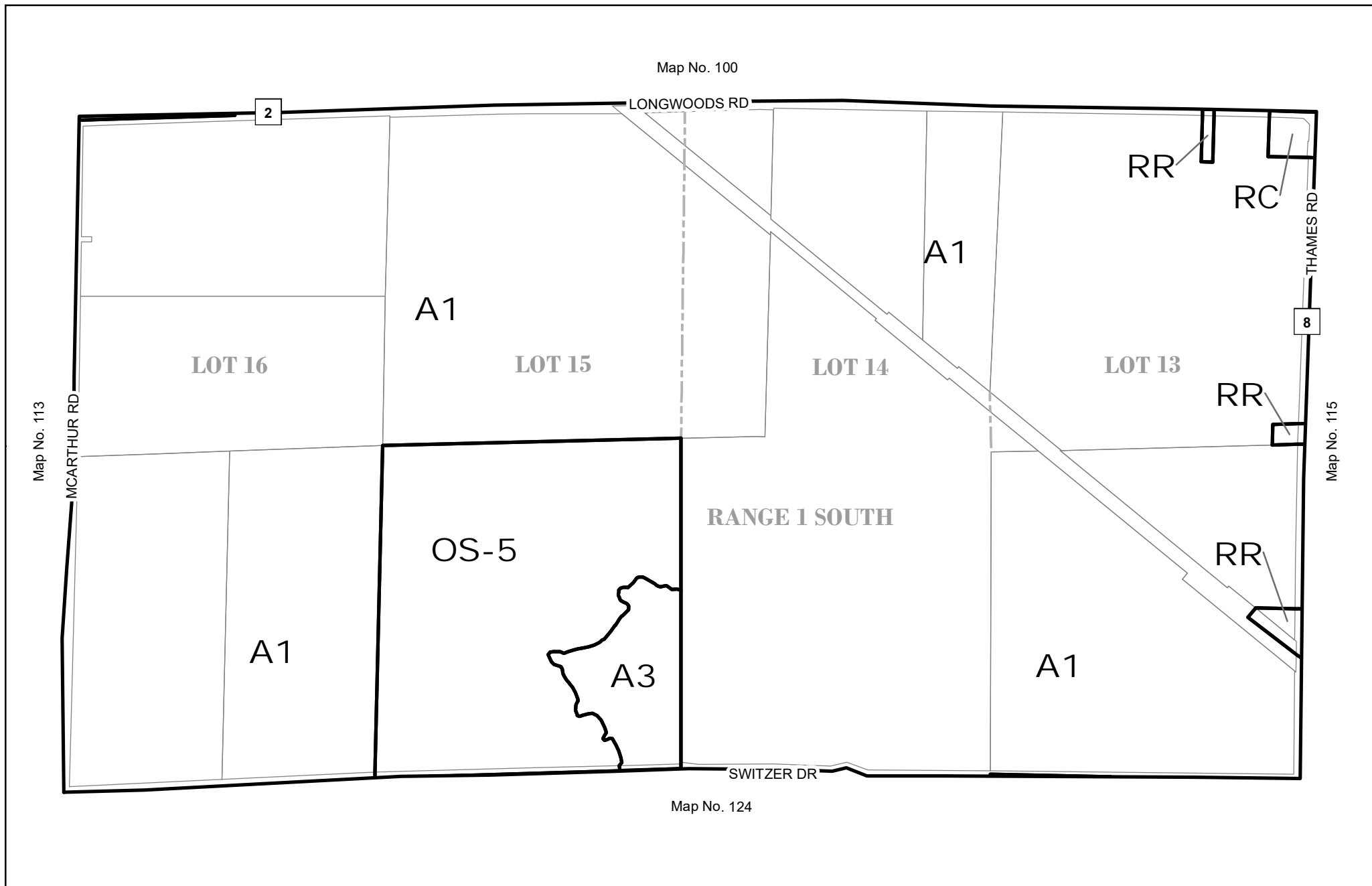
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



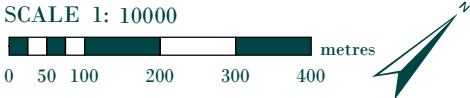
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 113



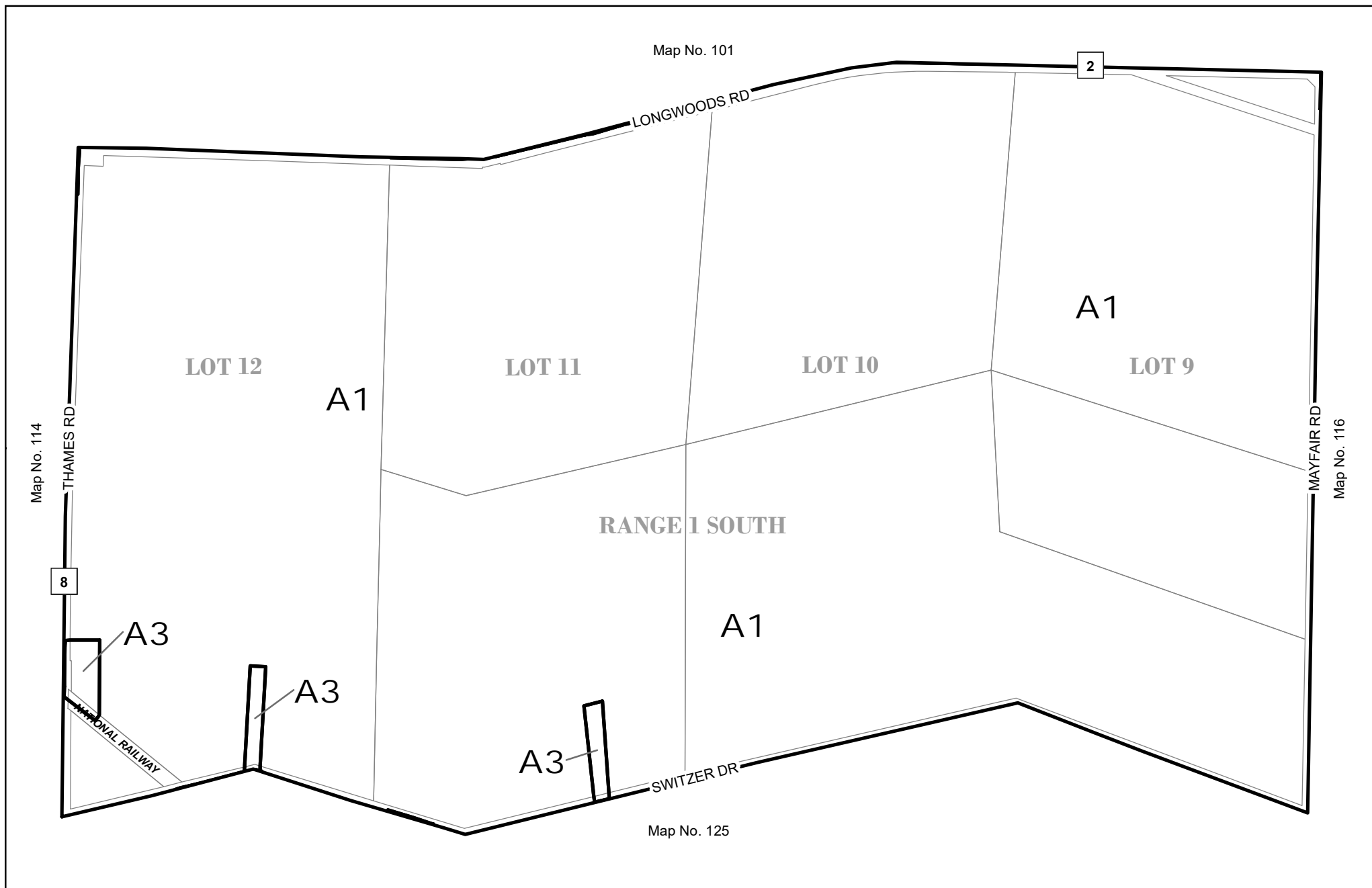
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

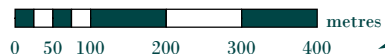
Map No. 114



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

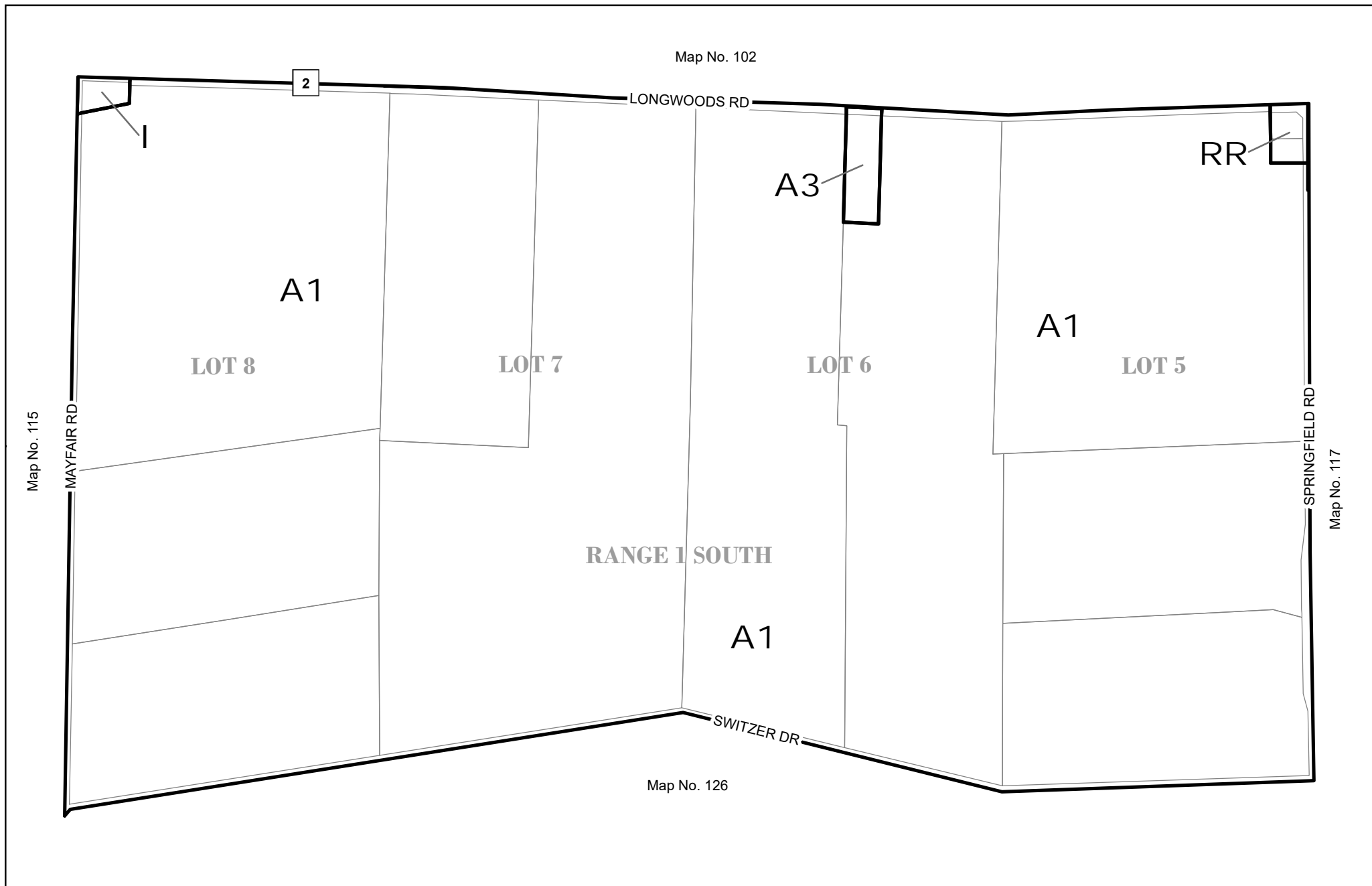
SCHEDULE "A"

SCALE 1: 10000



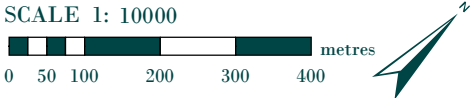
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 115



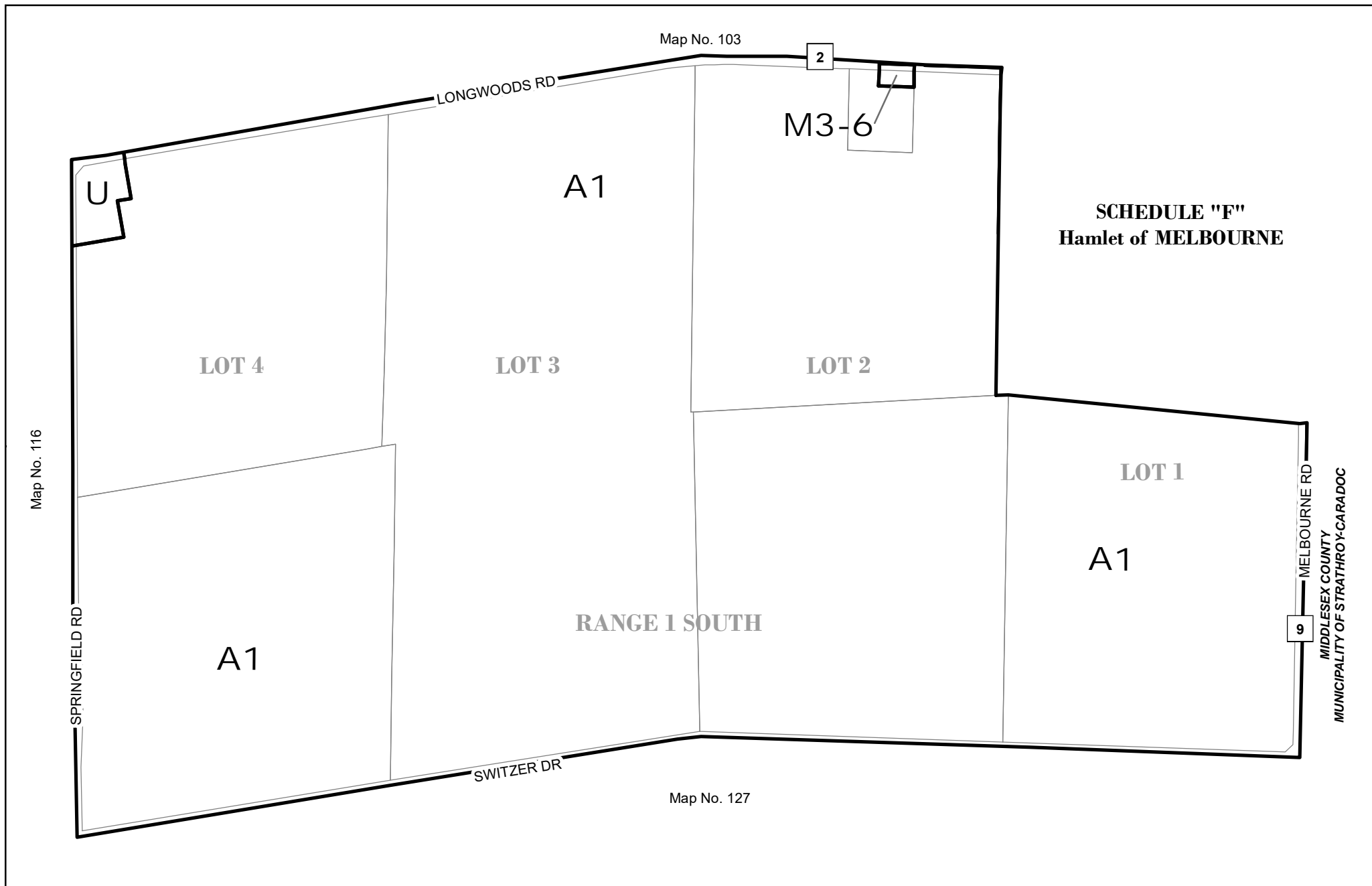
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

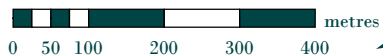
Map No. 116



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

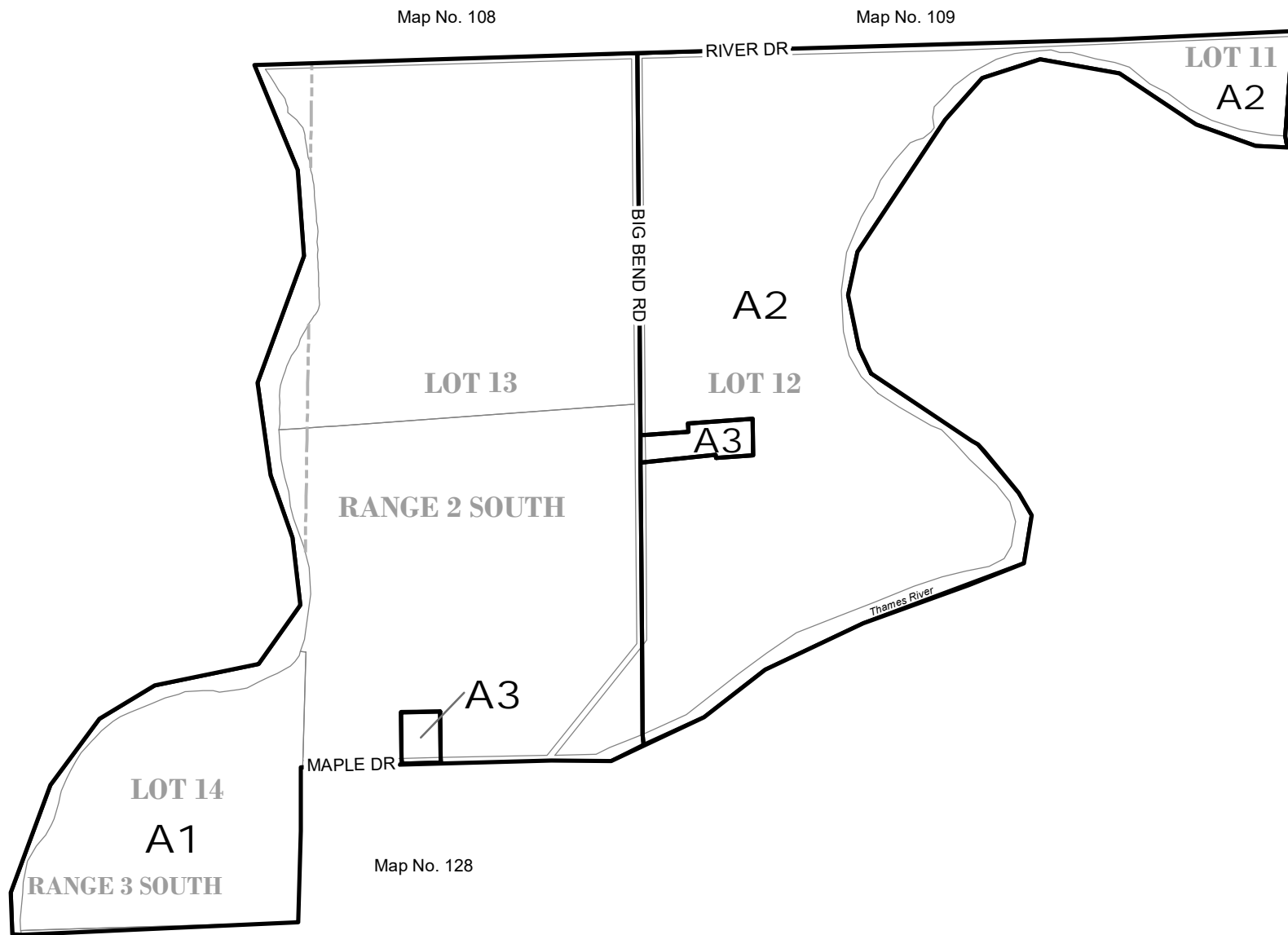
SCHEDULE "A"

SCALE 1: 10000



*Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023*

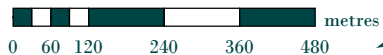
Map No. 117



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

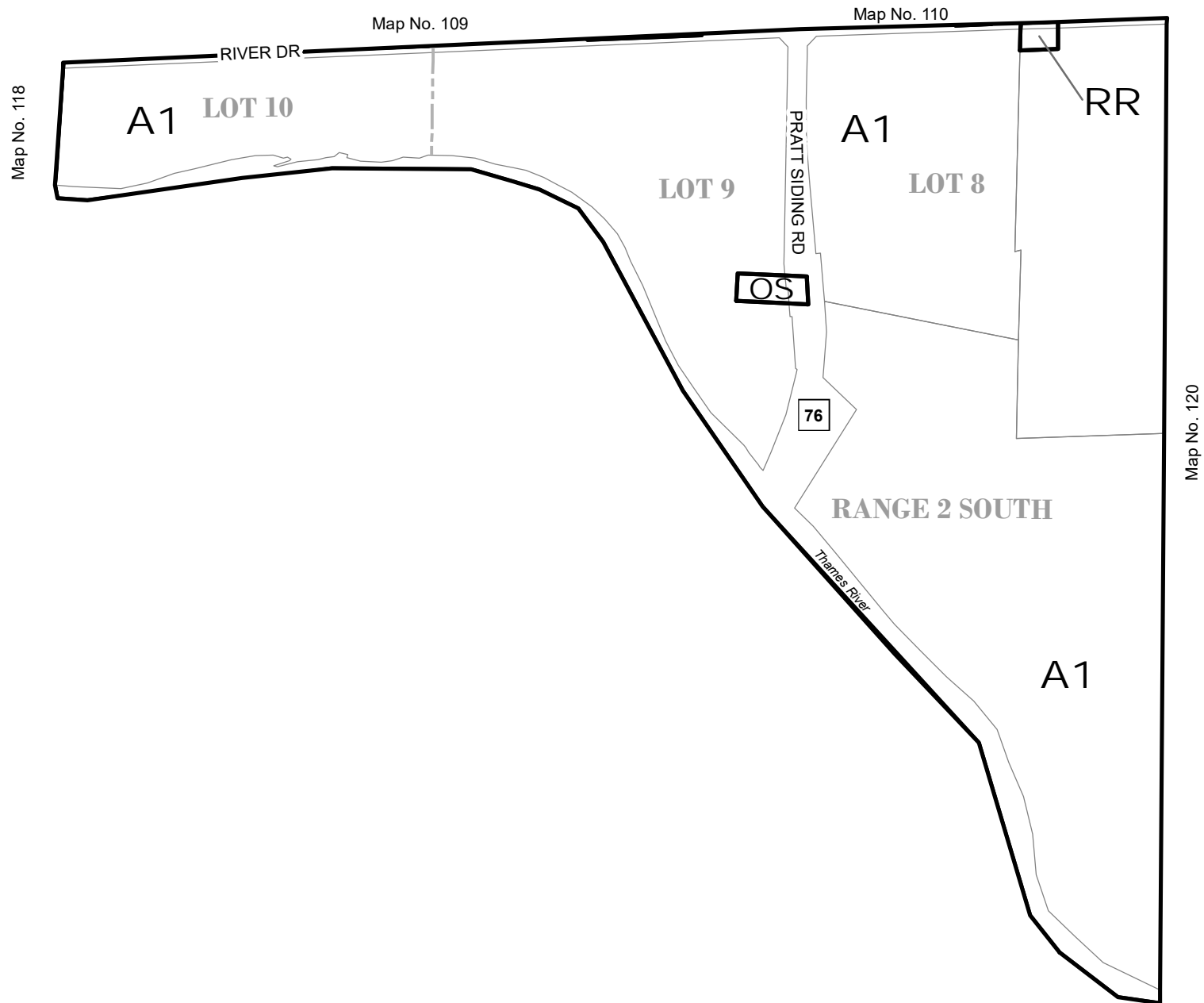
SCHEDULE "A"

SCALE 1: 12000



*Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023*

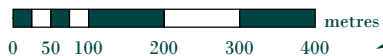
Map No. 118



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

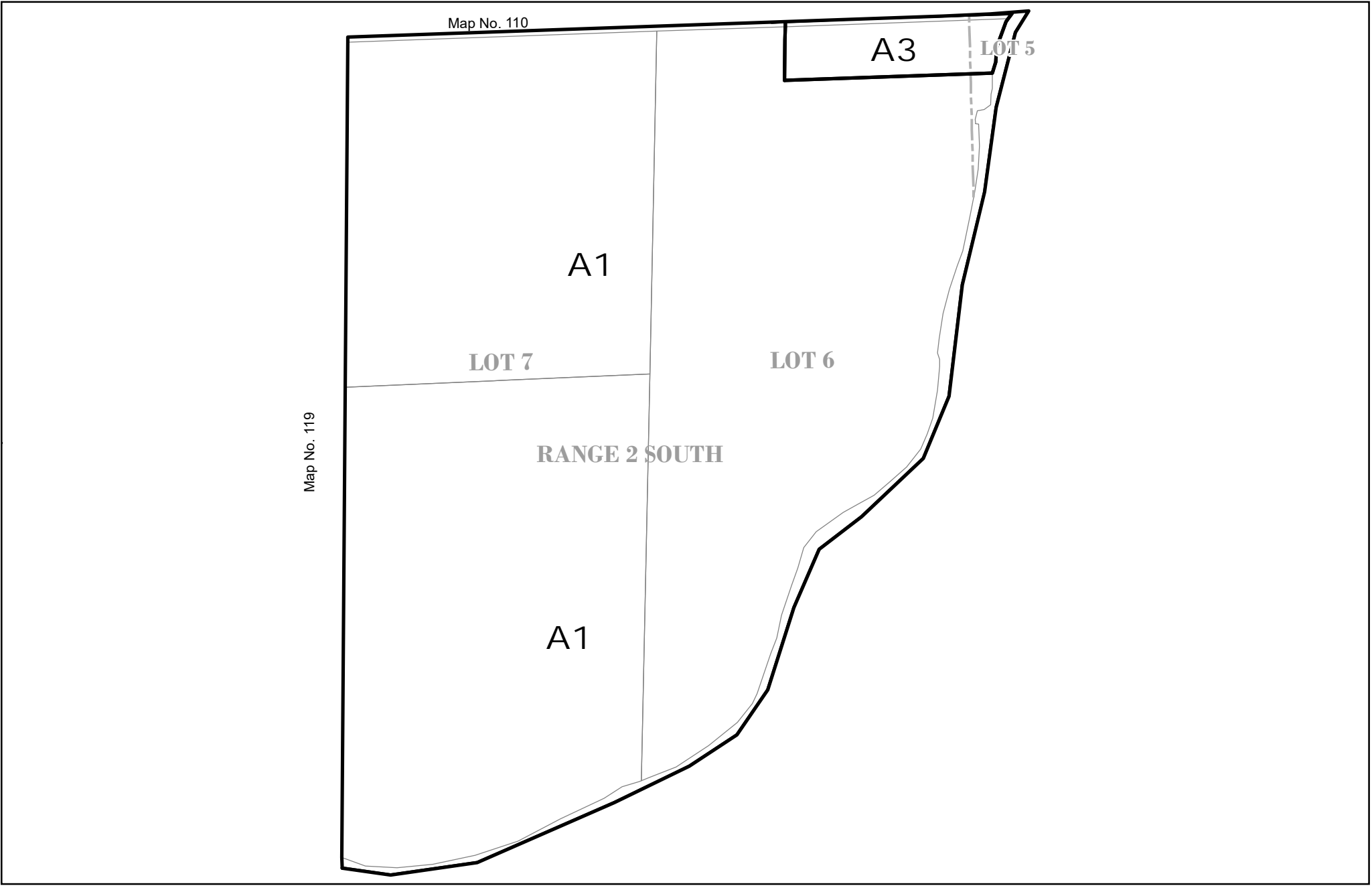
SCHEDULE "A"

SCALE 1: 10000



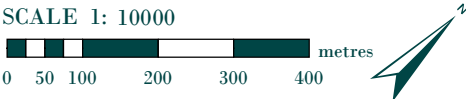
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 119



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

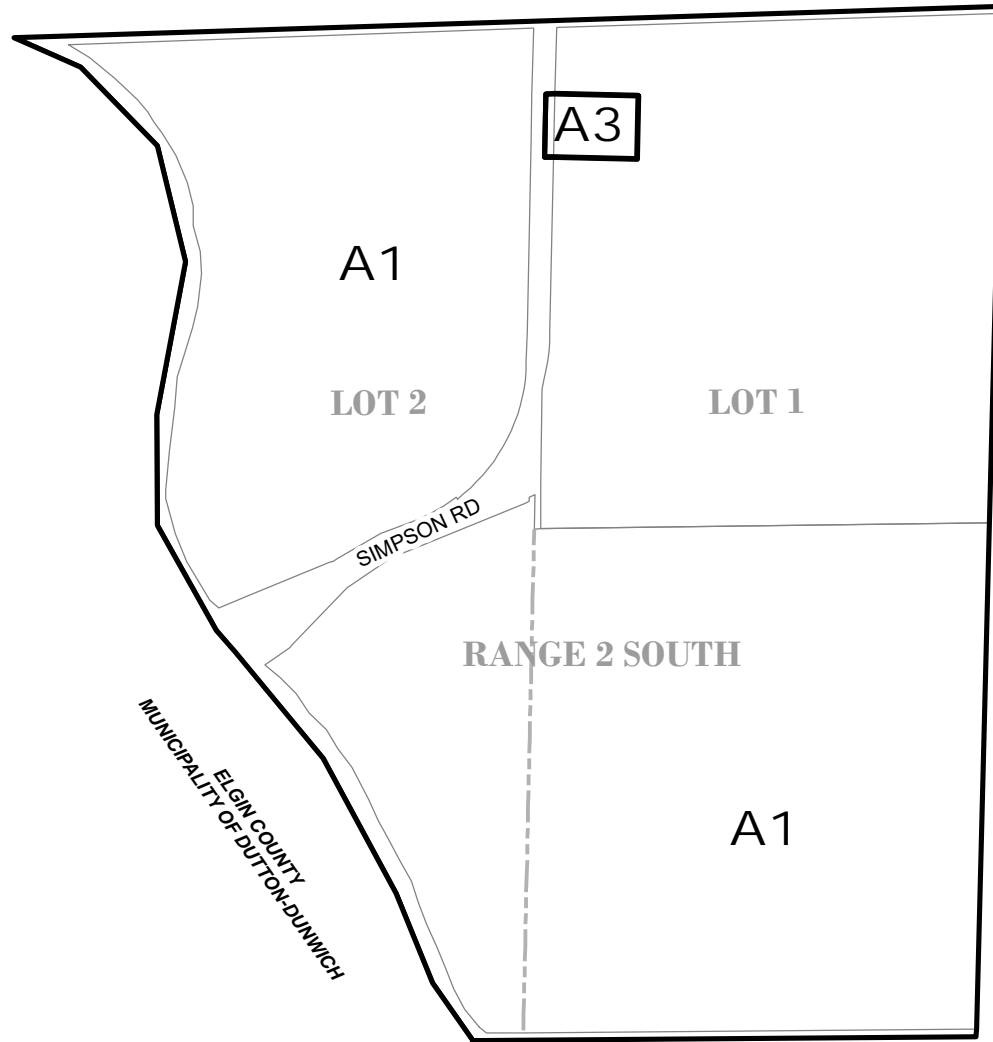
SCHEDULE "A"



*Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023*

Map No. 120

Map No. 111



Map No. 122

Map No. 129

Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

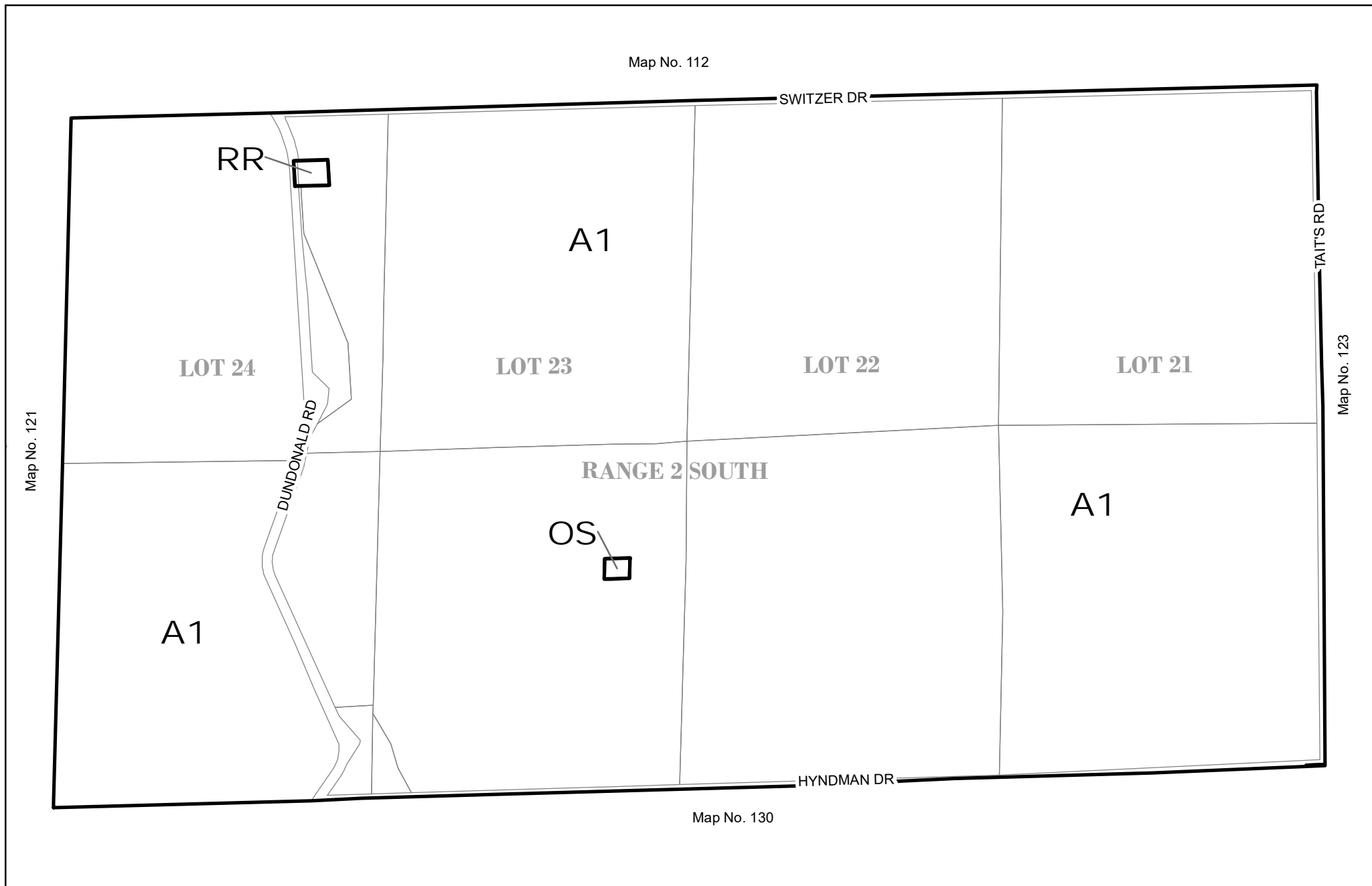
SCHEDULE "A"

SCALE 1: 10000



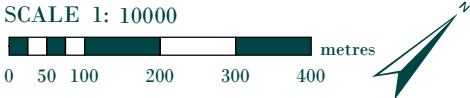
*Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023*

Map No. 121



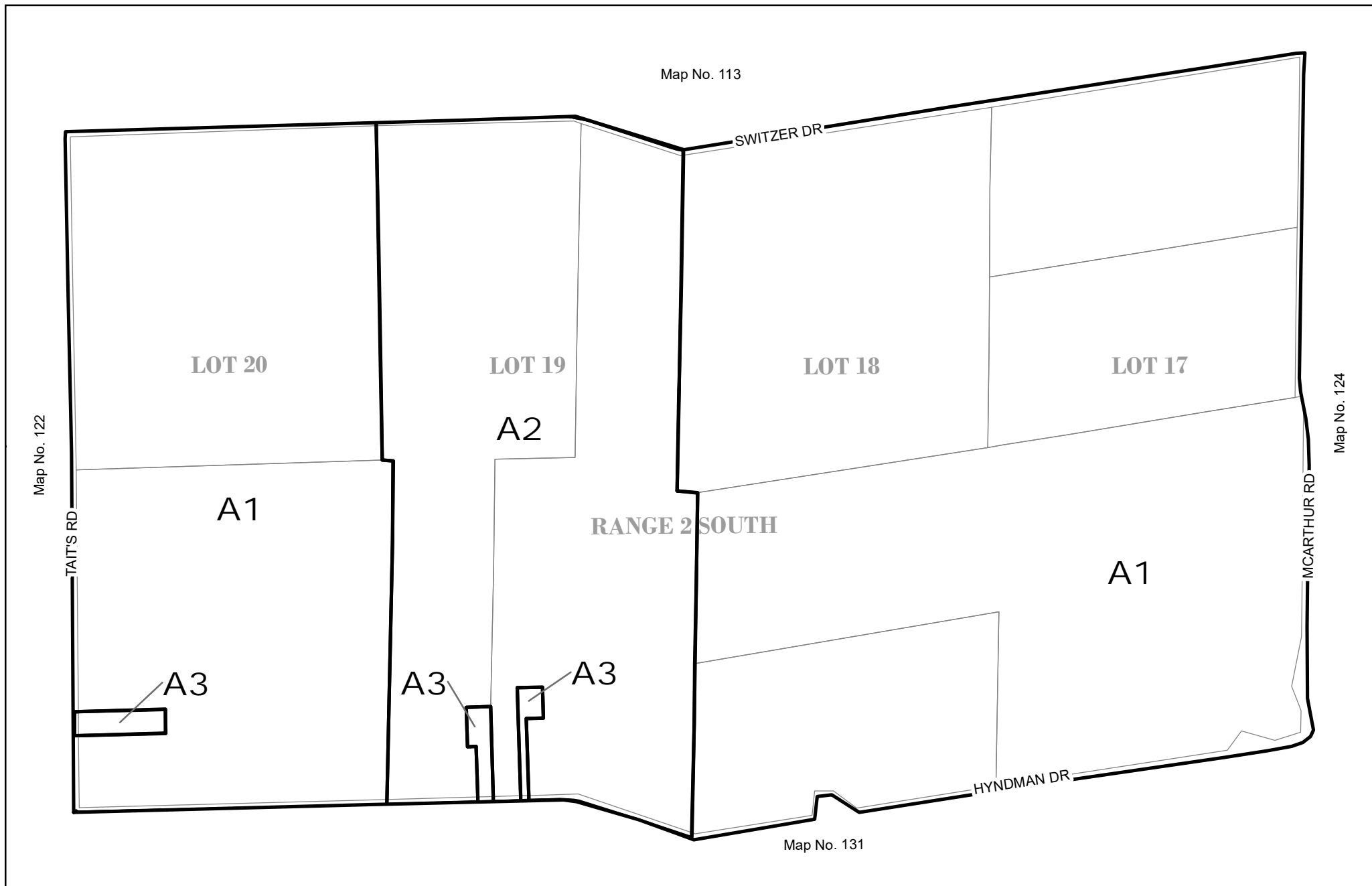
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



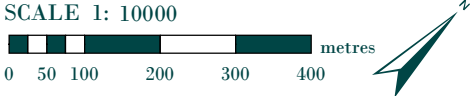
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 122



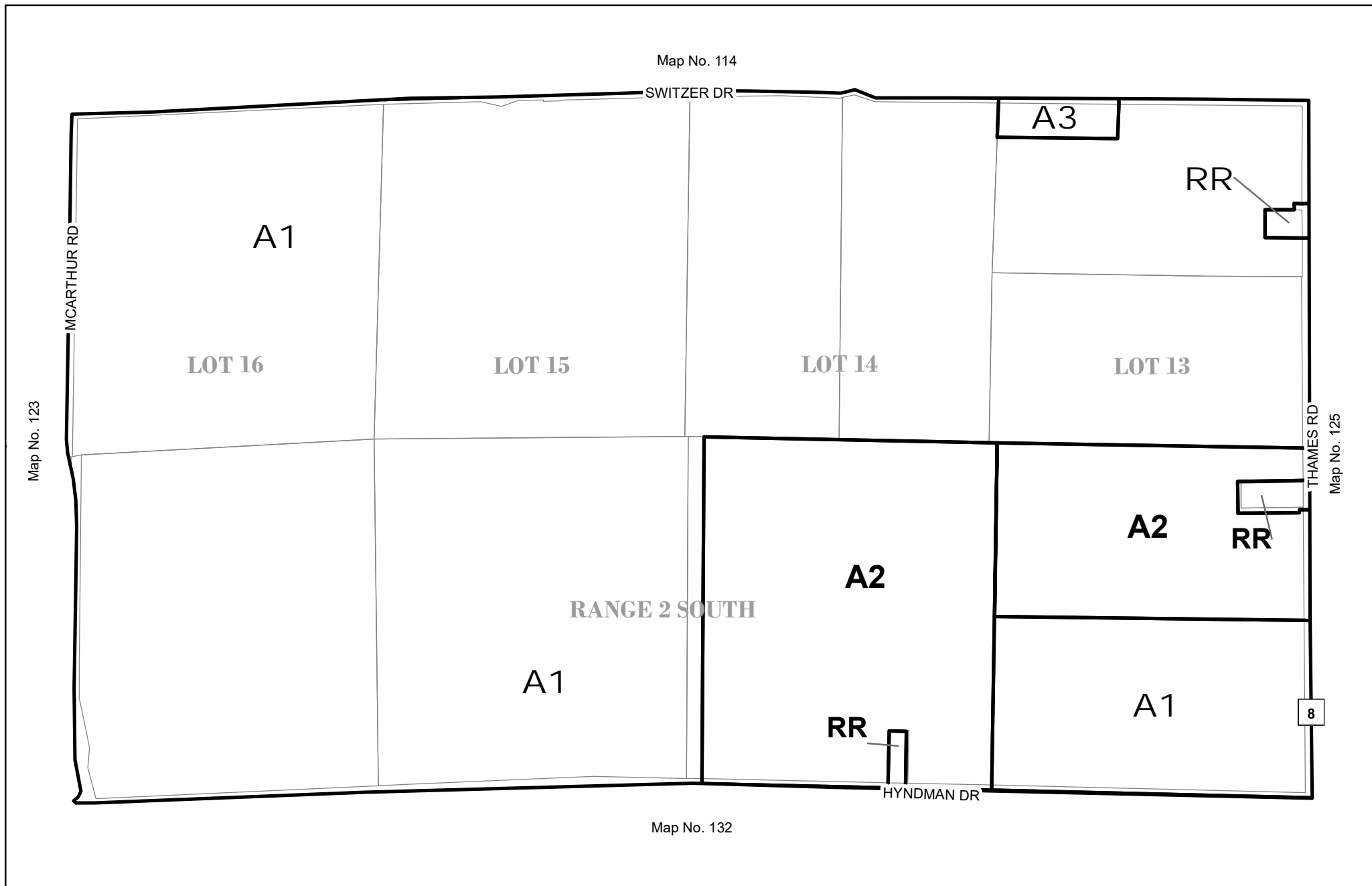
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



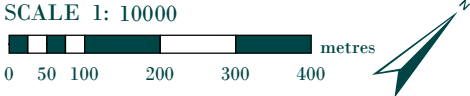
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 123



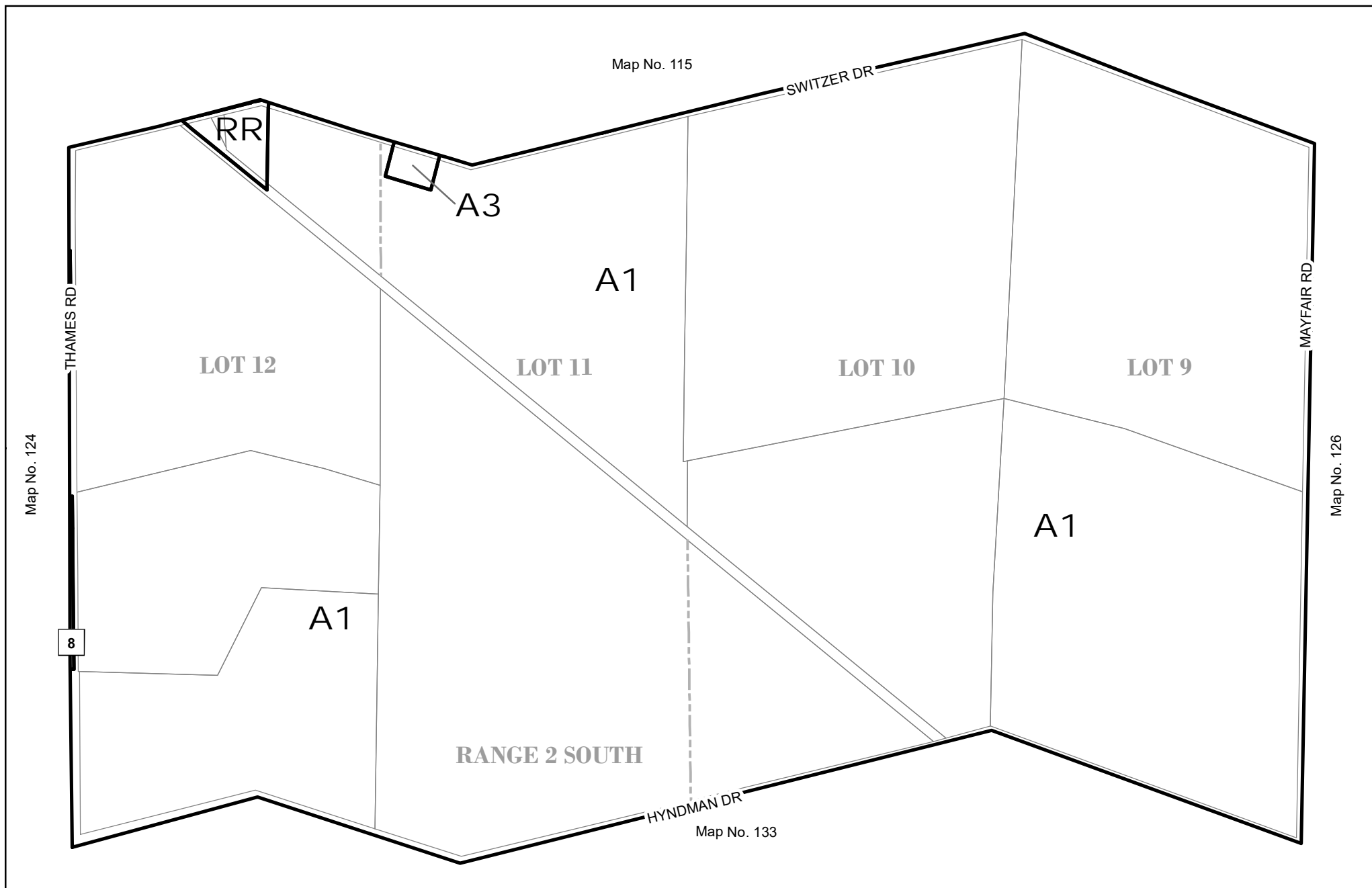
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 124



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

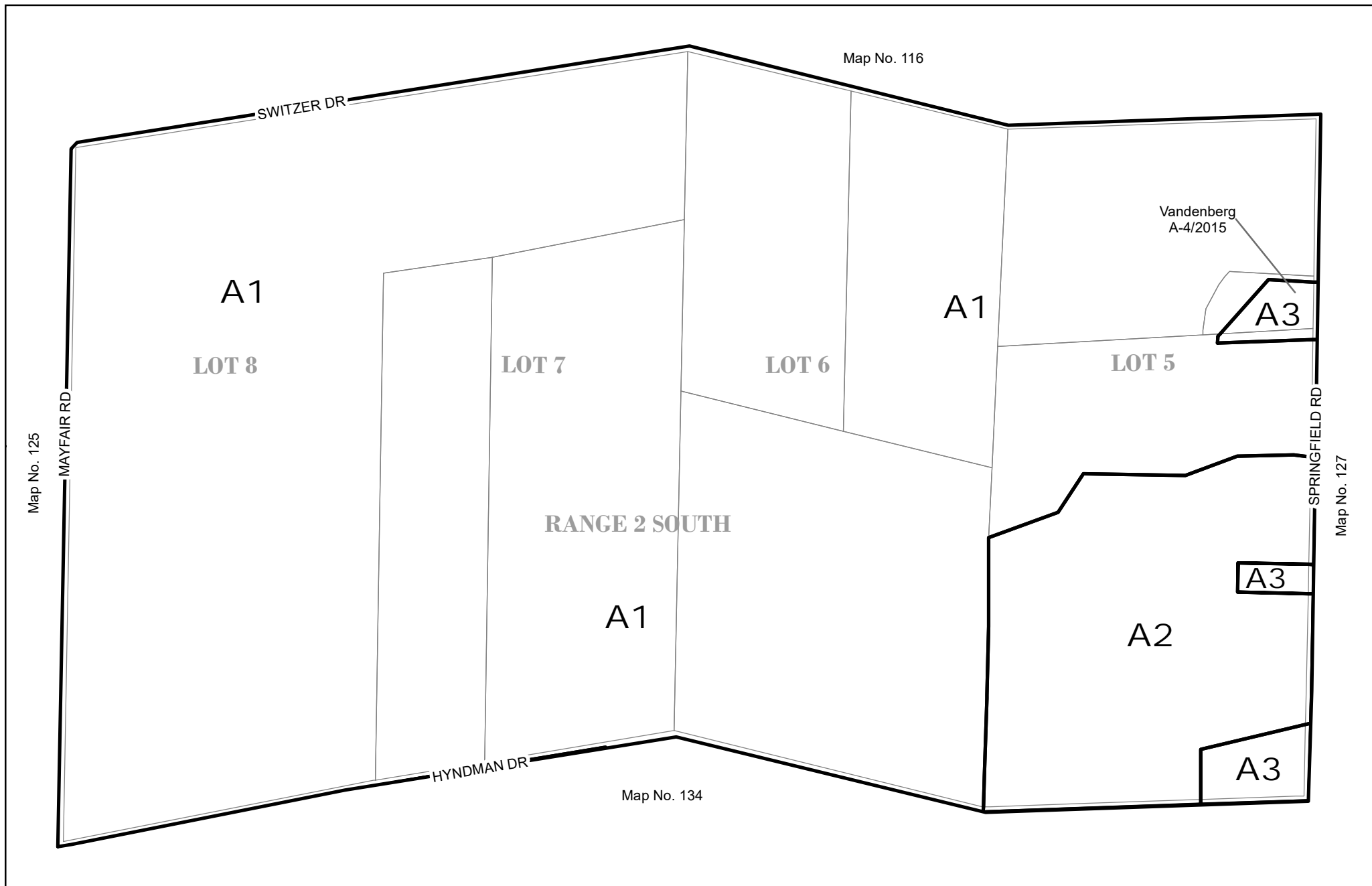
SCHEDULE "A"

SCALE 1: 10000



*Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023*

Map No. 125



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"

SCALE 1: 10000



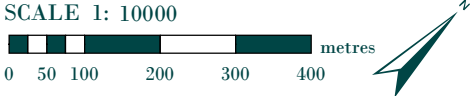
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 126



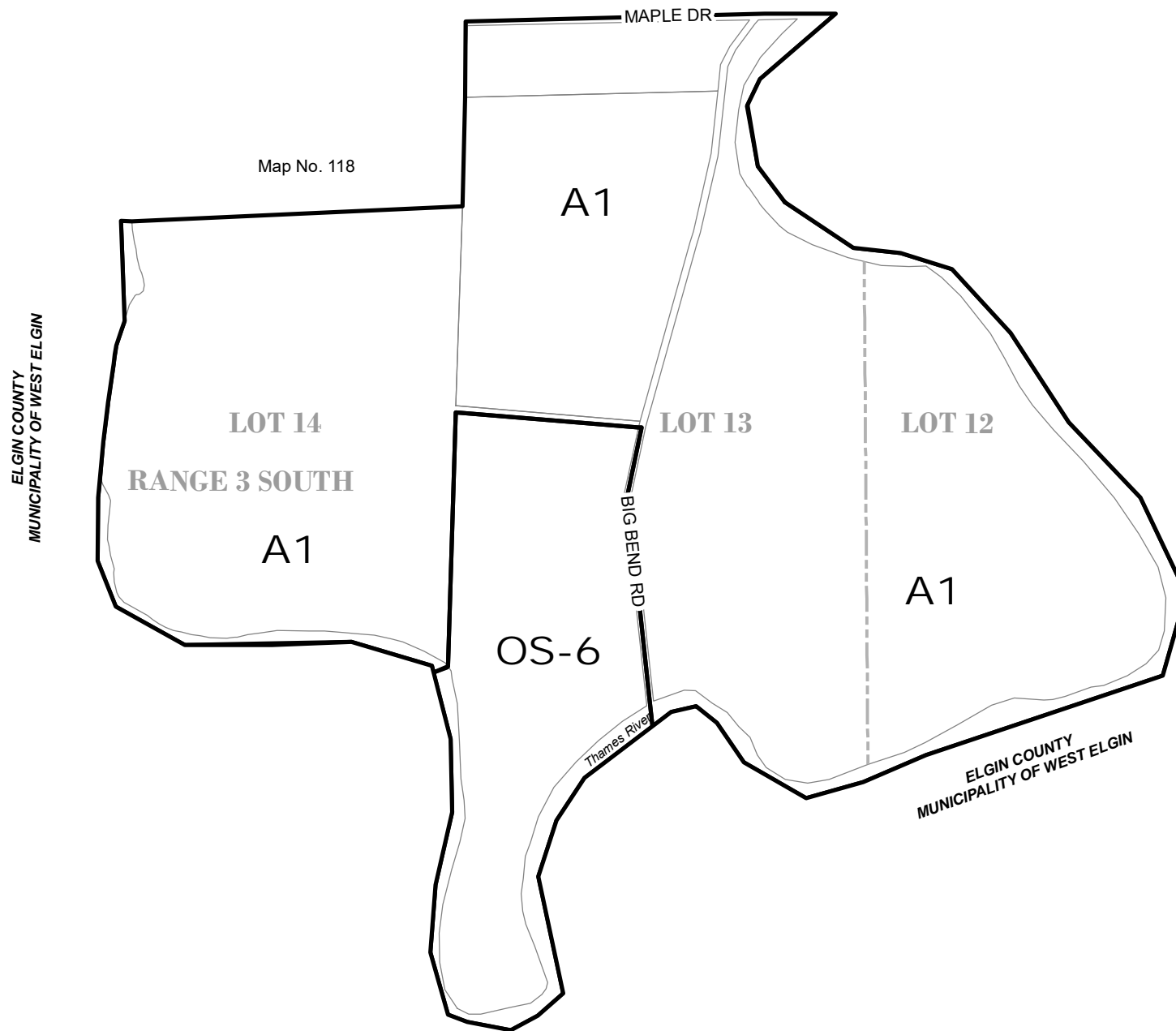
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 127



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"

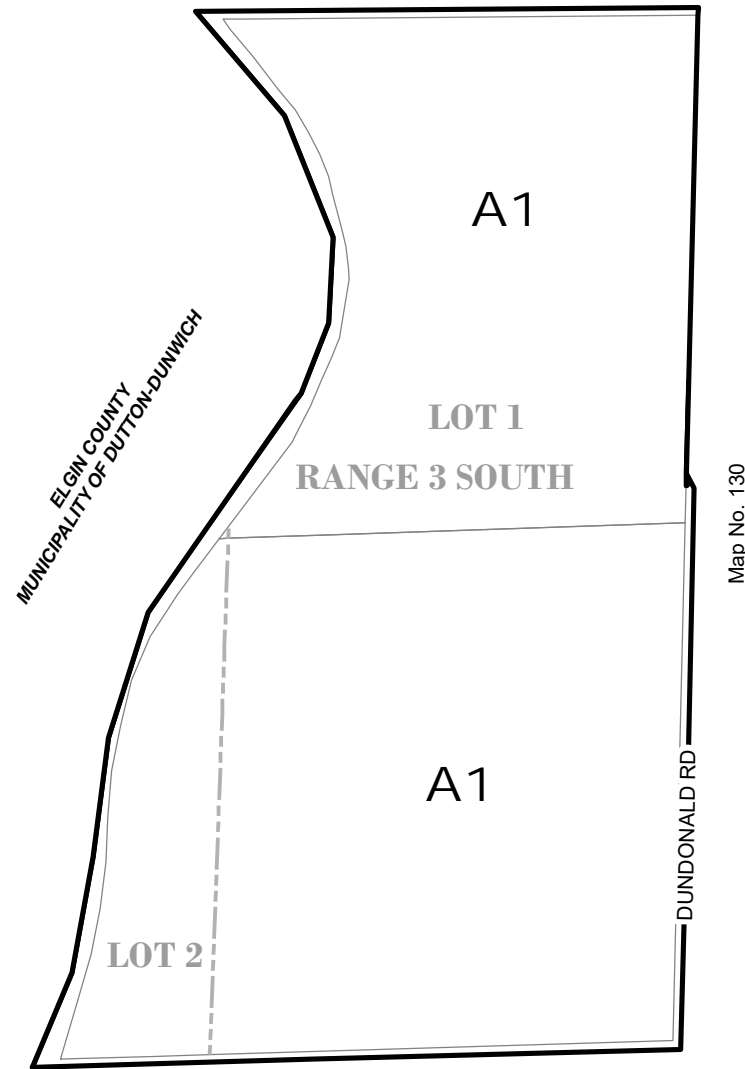
SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 128

Map No. 121



Map No. 130

Map No. 136

Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

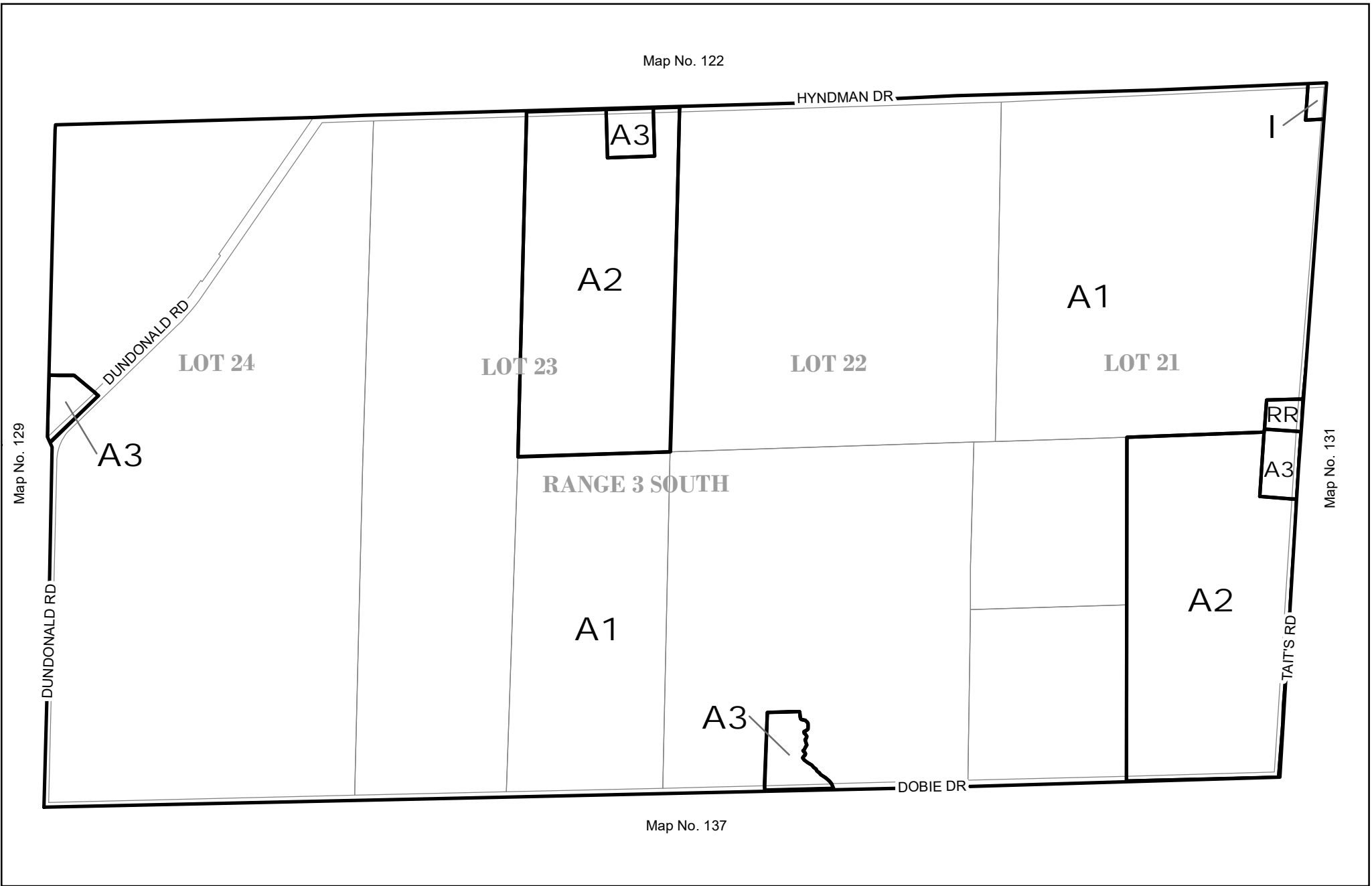
SCHEDULE "A"

SCALE 1: 10000



*Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023*

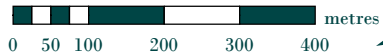
Map No. 129



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

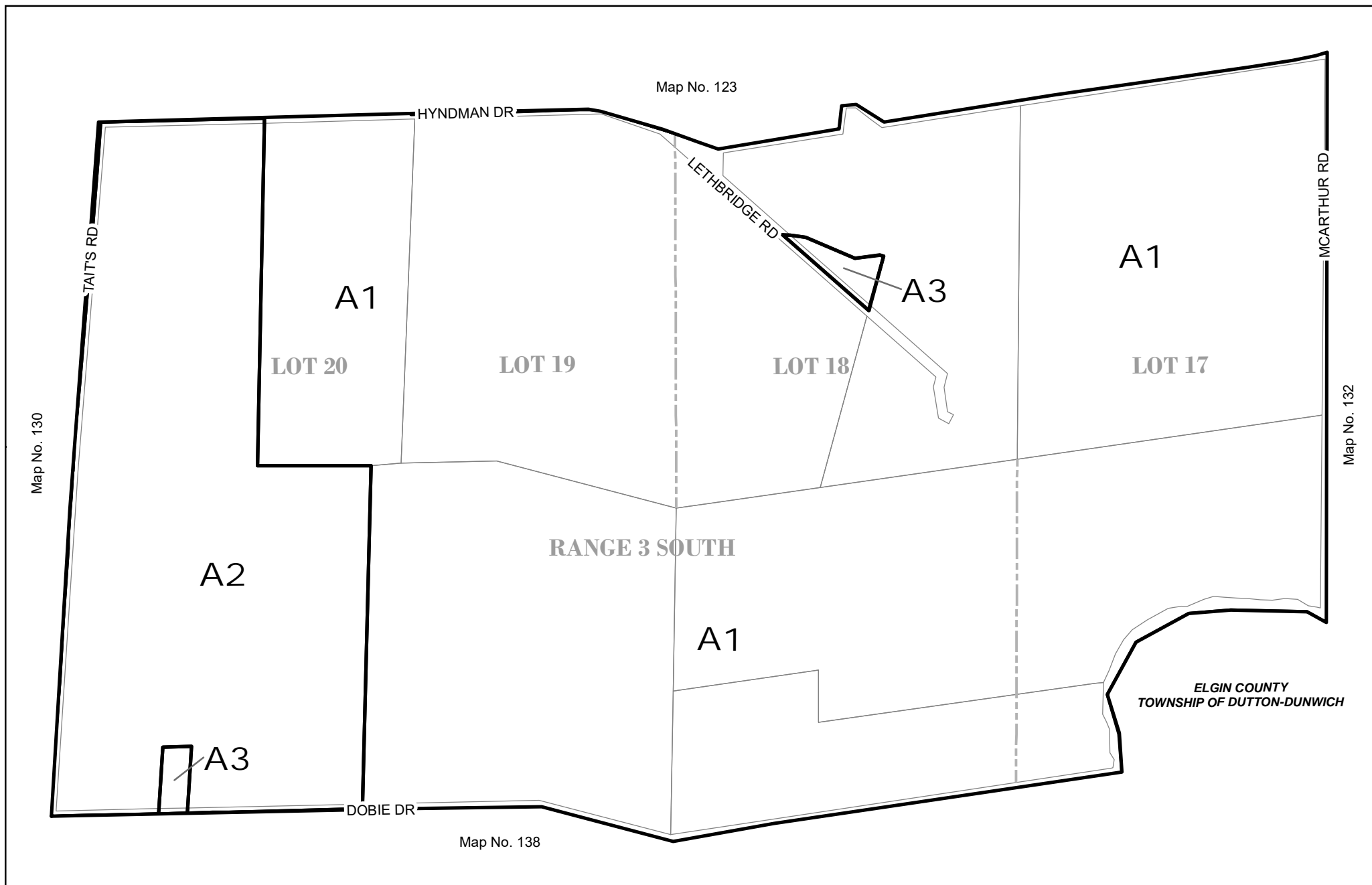
SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

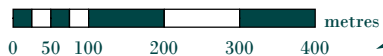
Map No. 130



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

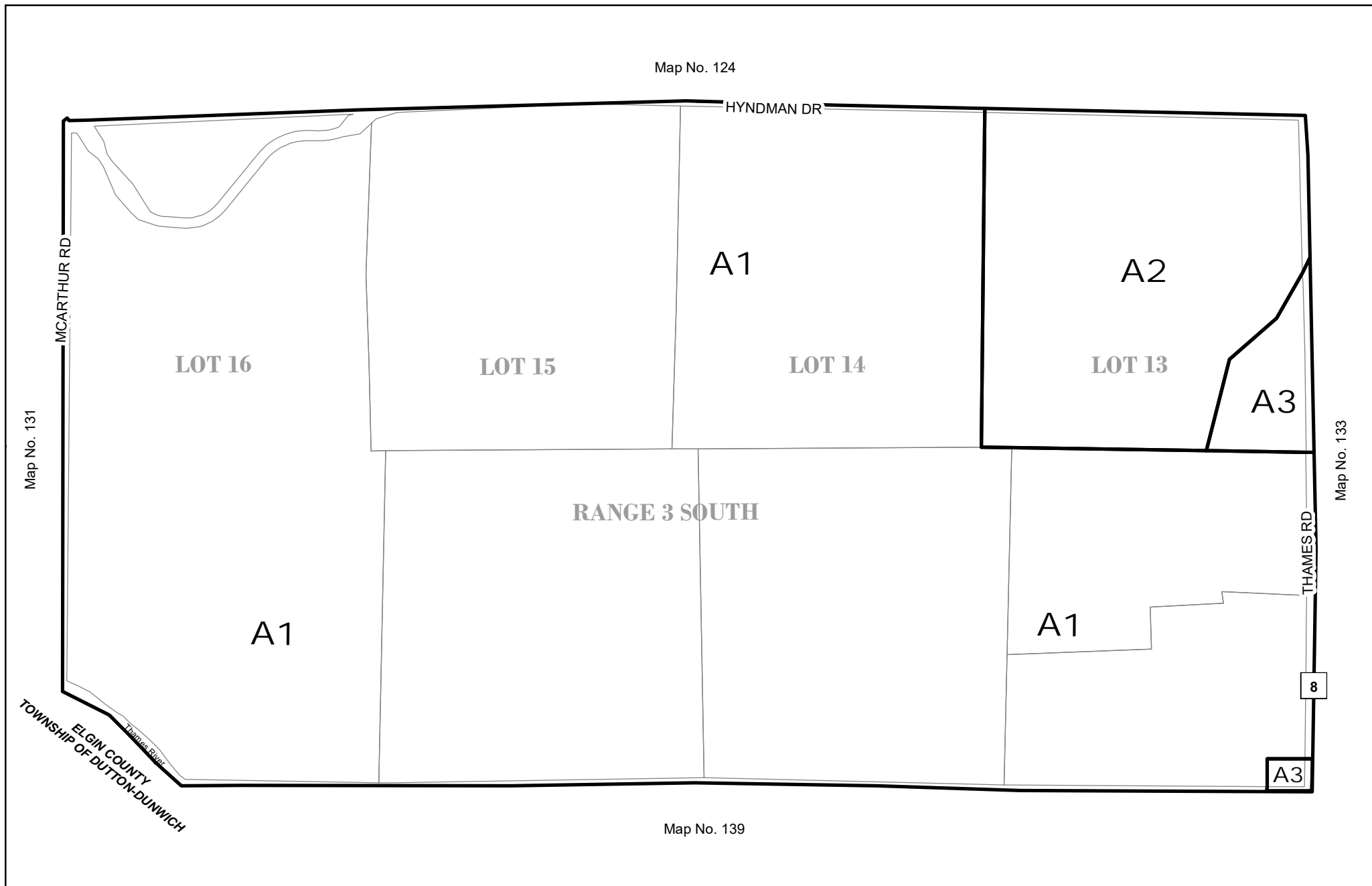
SCHEDULE "A"

SCALE 1: 10000



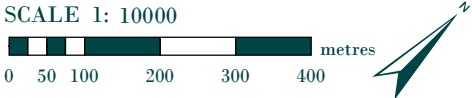
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 131



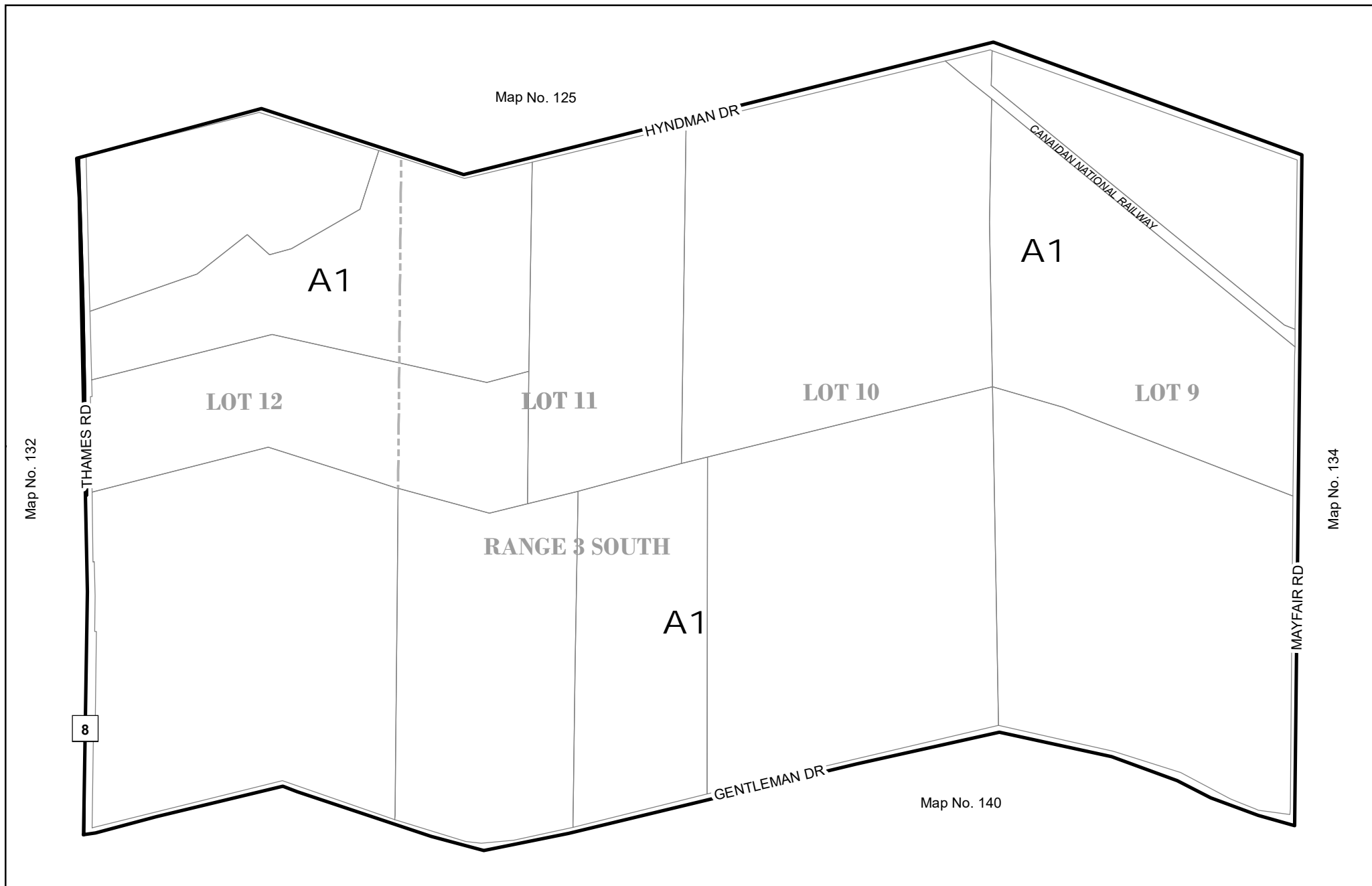
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



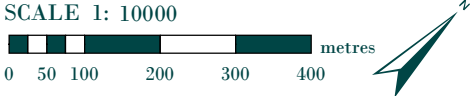
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 132



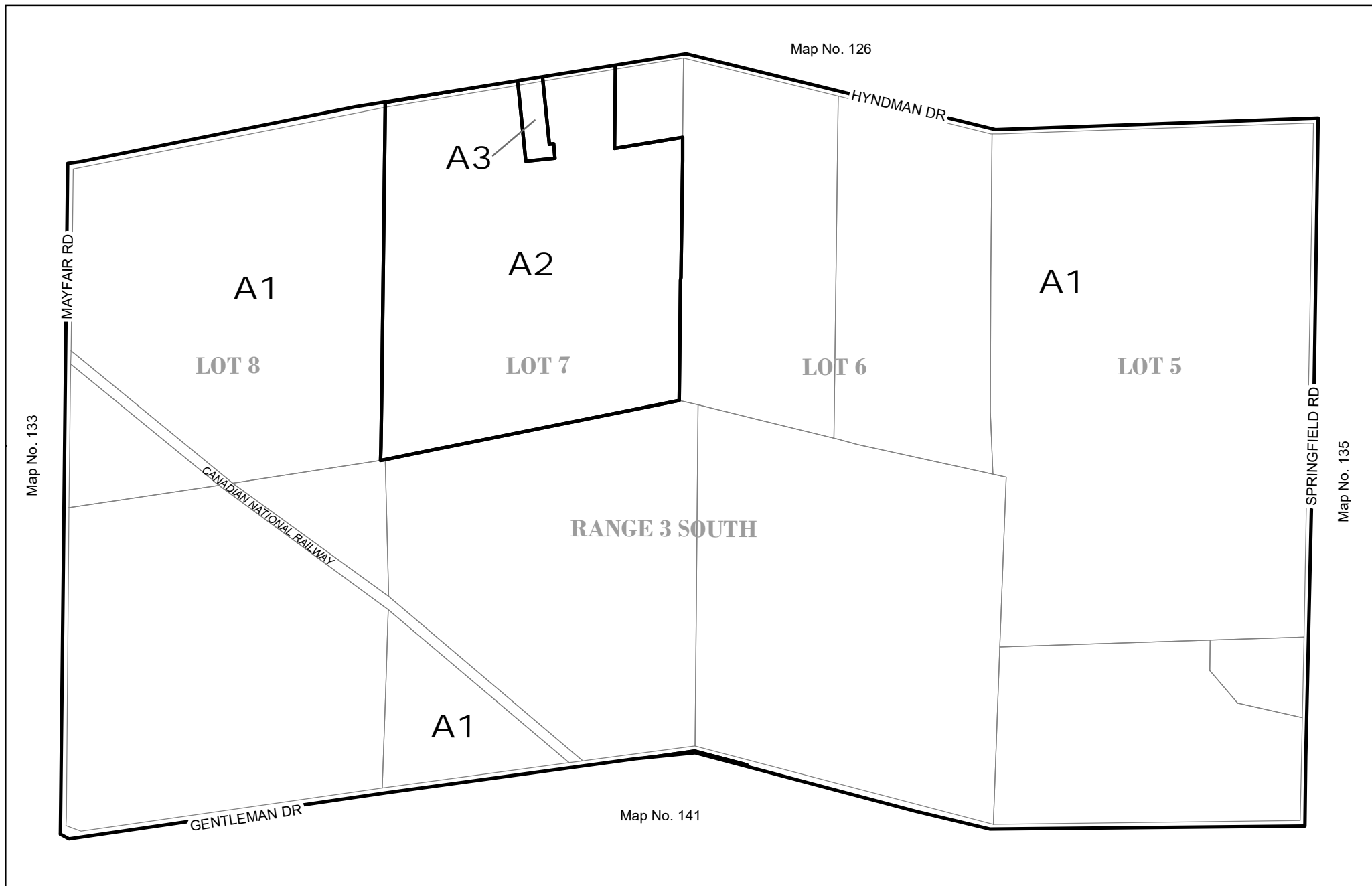
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



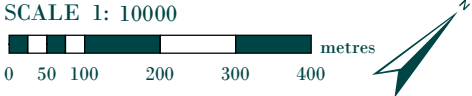
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 133



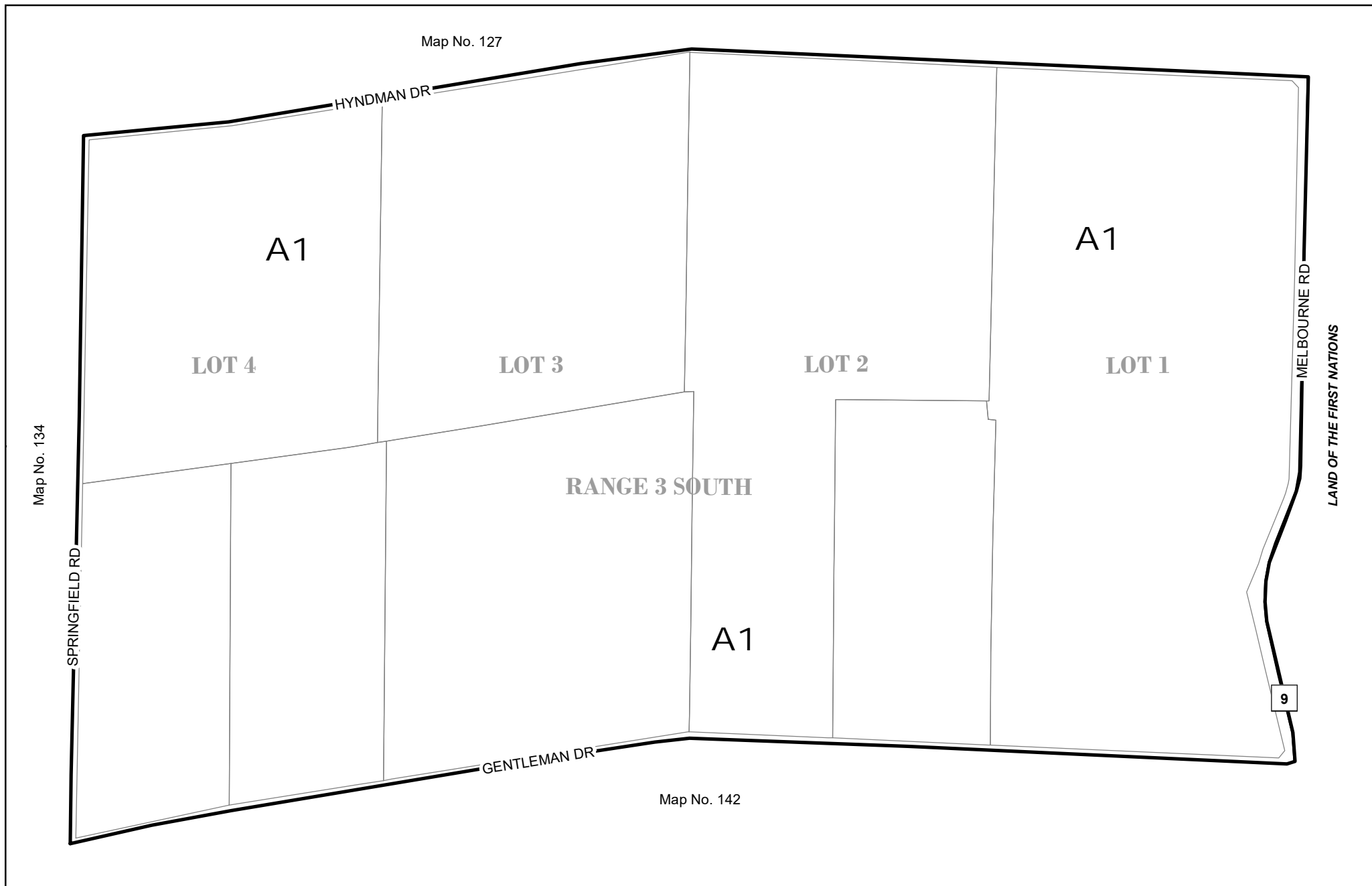
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



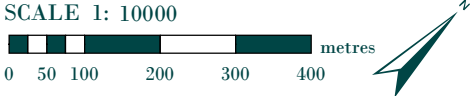
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
 CONSOLIDATED VERSION, AUGUST 2023

Map No. 134



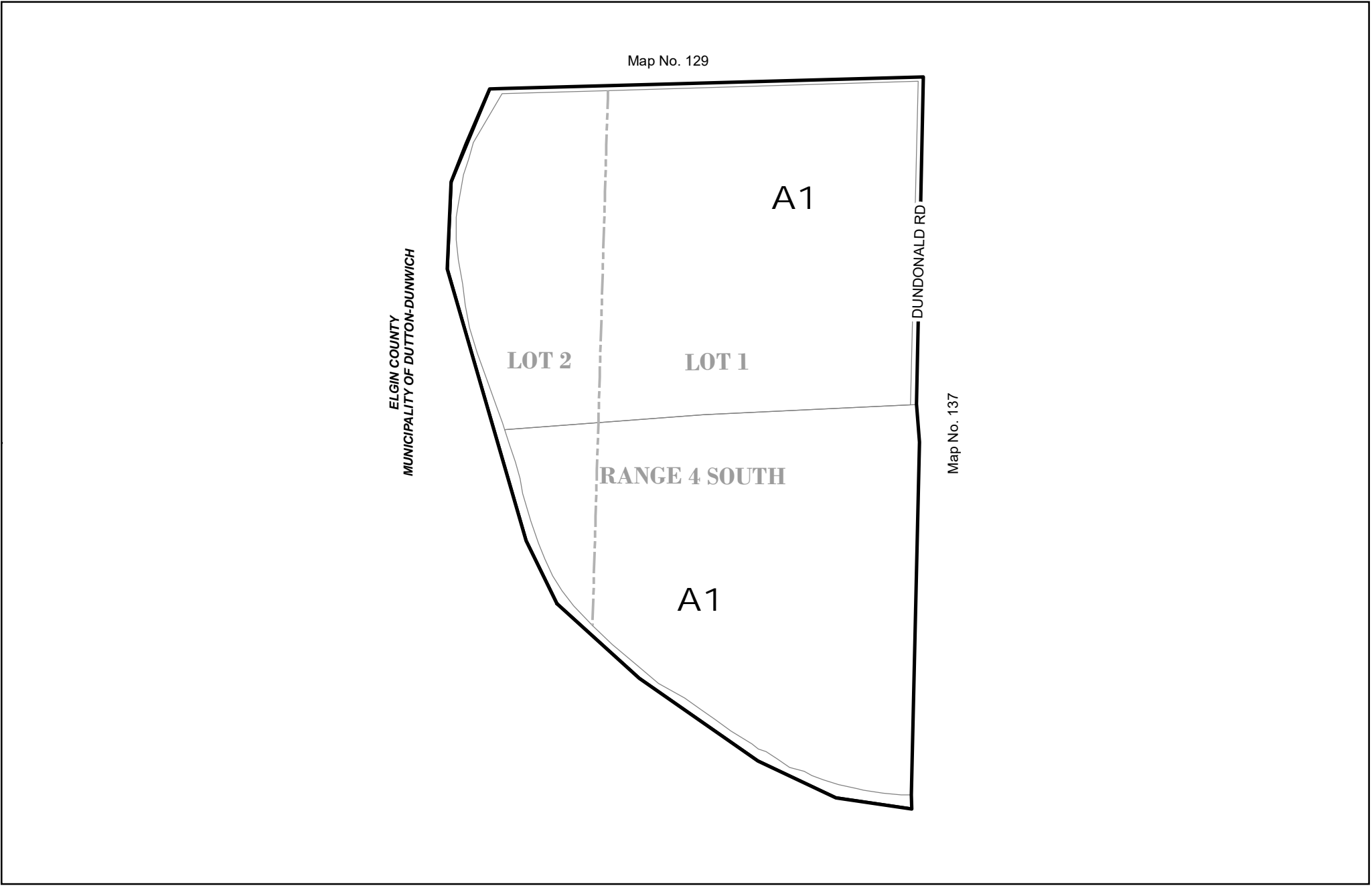
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



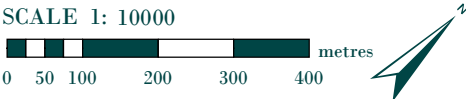
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 135



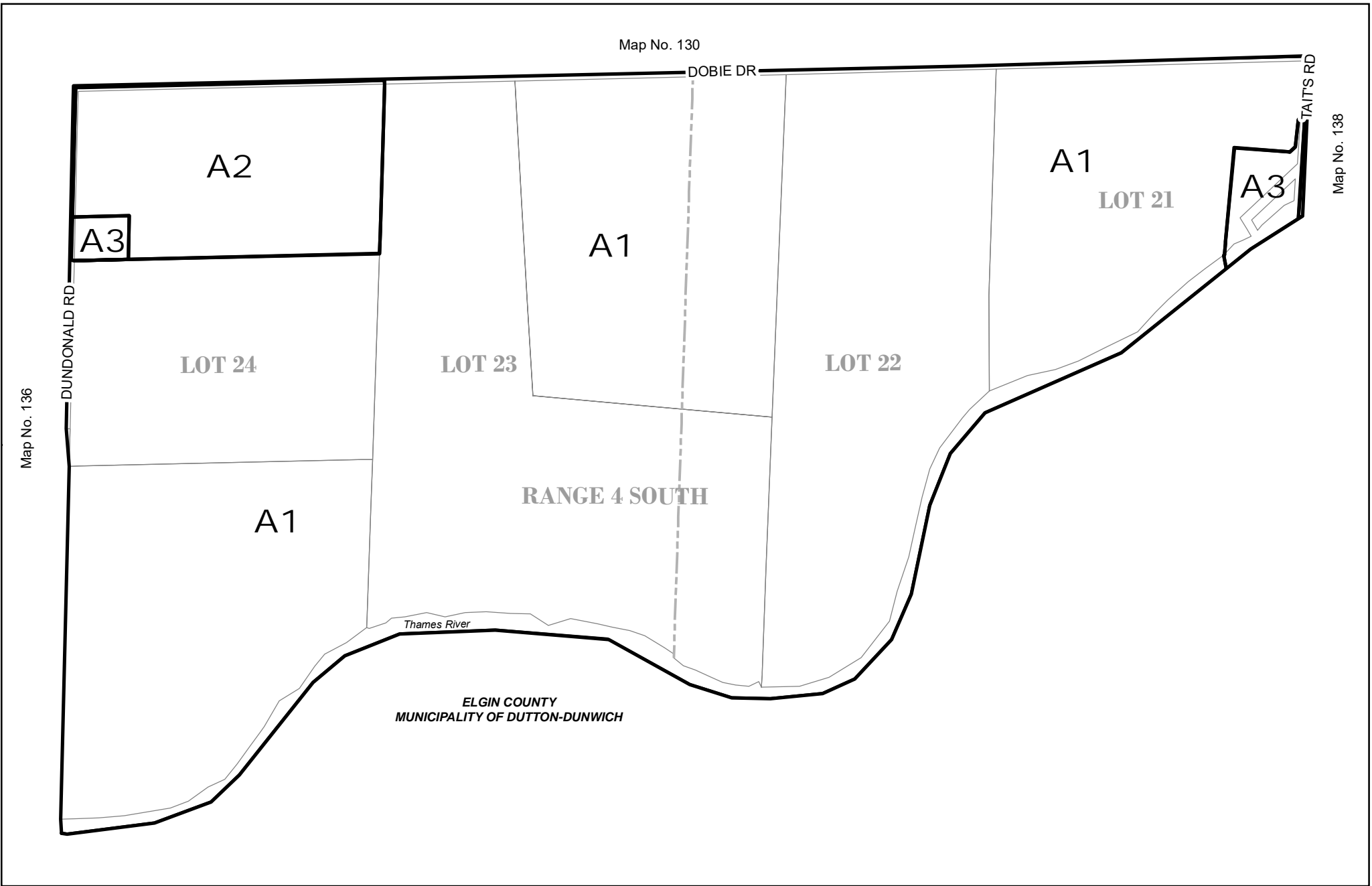
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



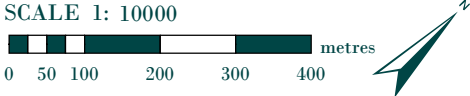
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 136



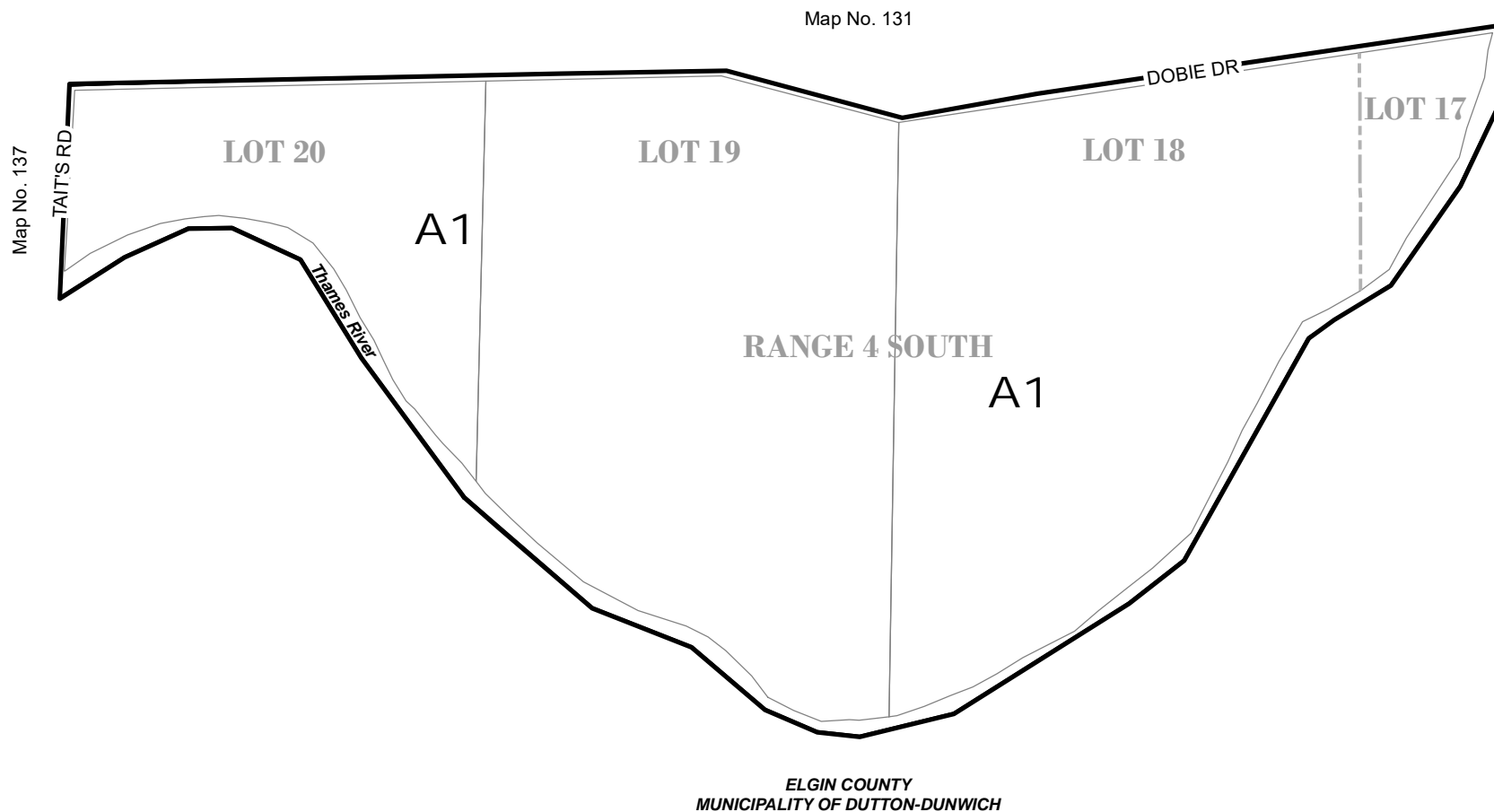
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 137



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

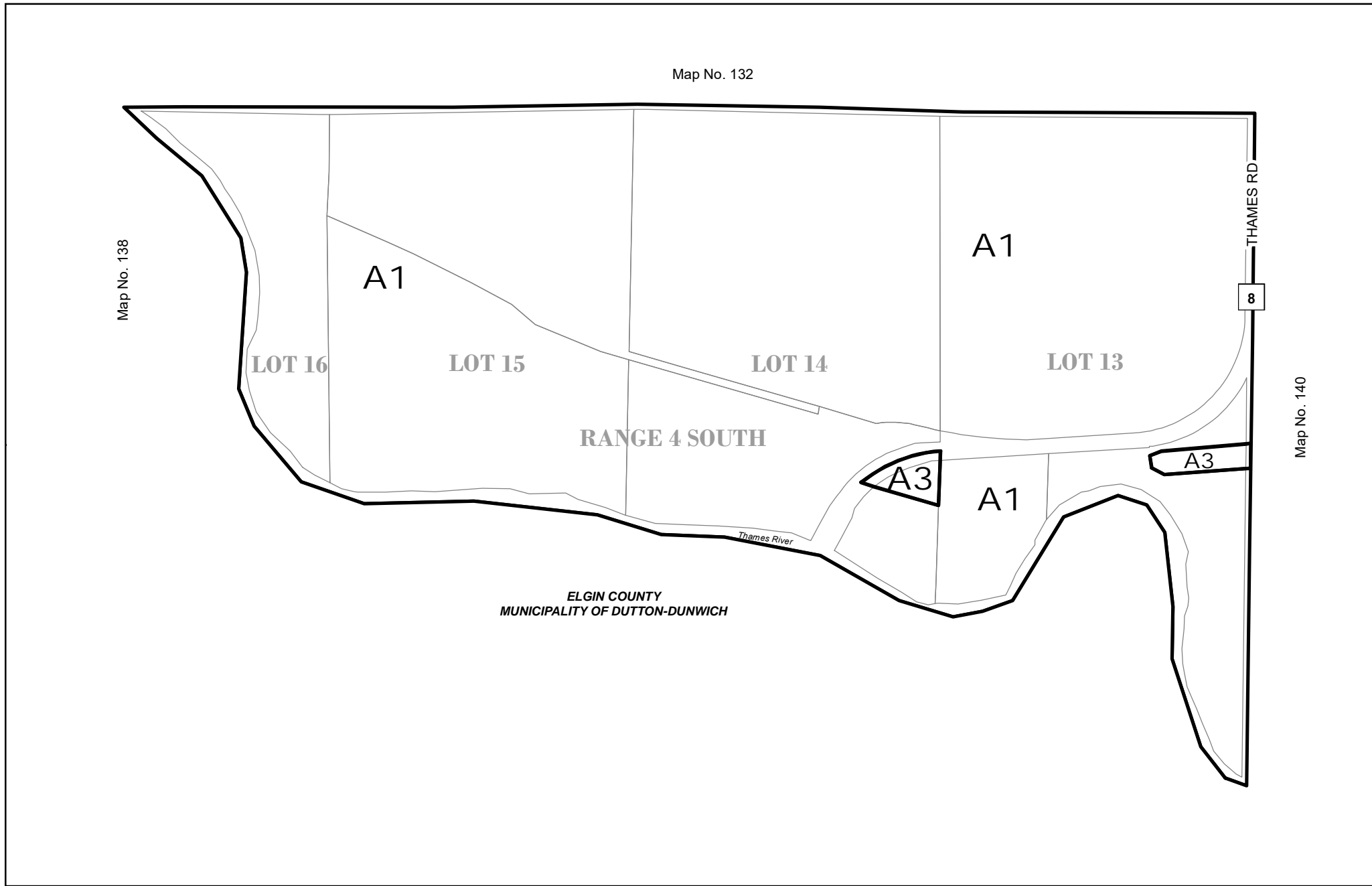
SCHEDULE "A"

SCALE 1: 10000



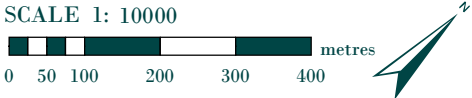
*Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023*

Map No. 138



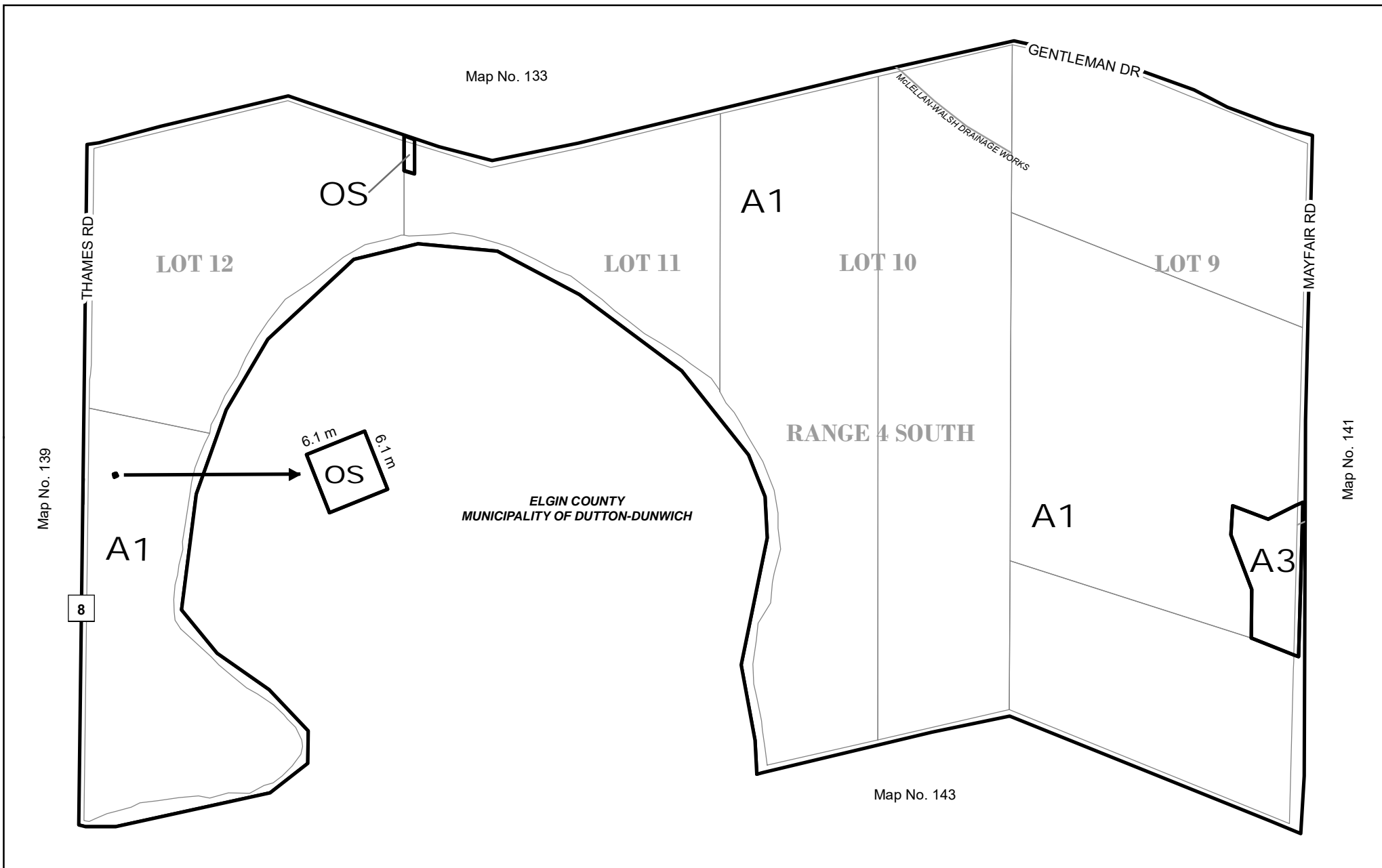
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

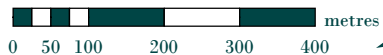
Map No. 139



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

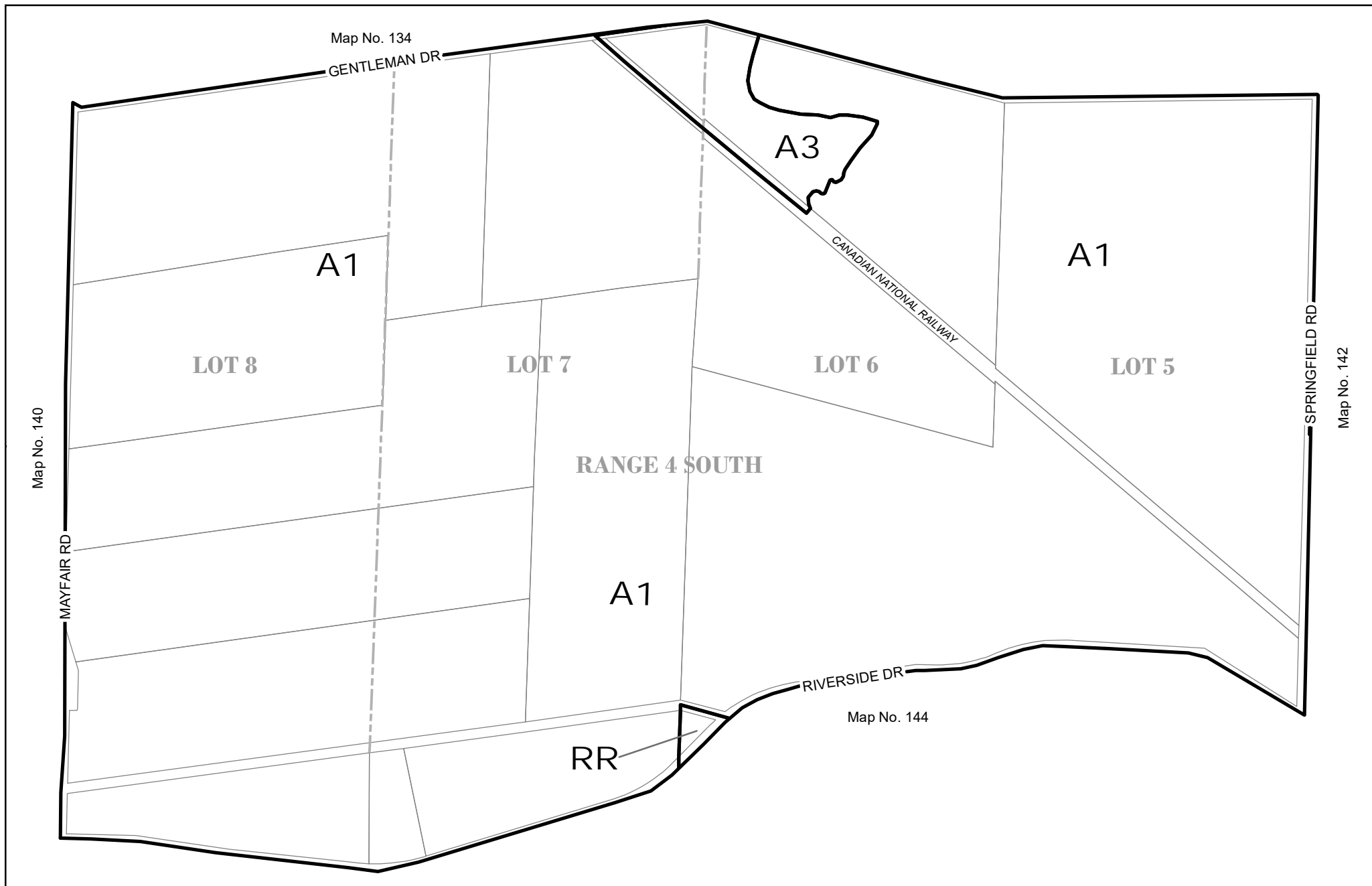
SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, NOVEMBER 2022

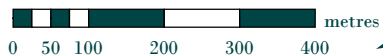
Map No. 140



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

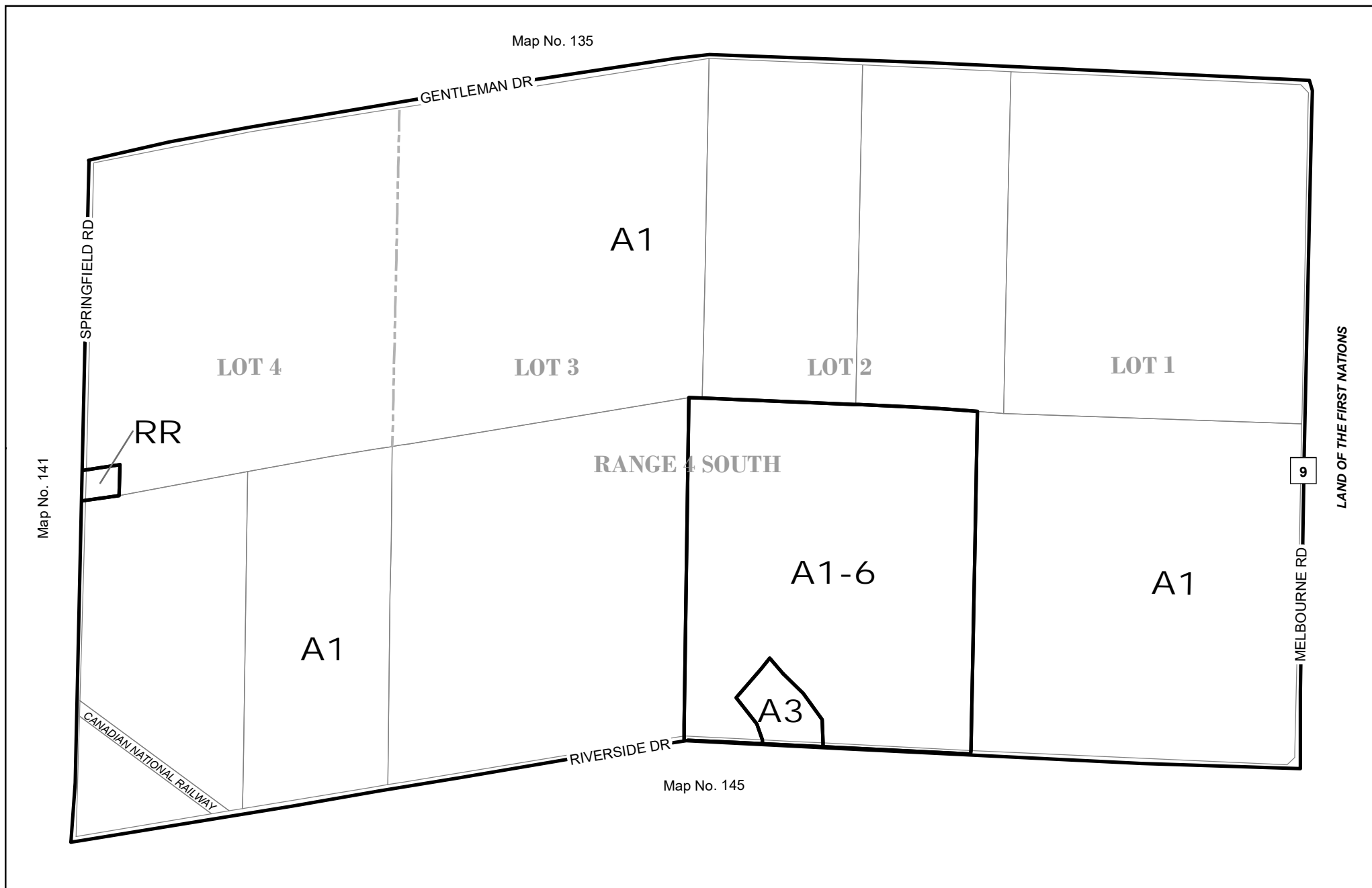
SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

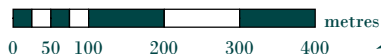
Map No. 141



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

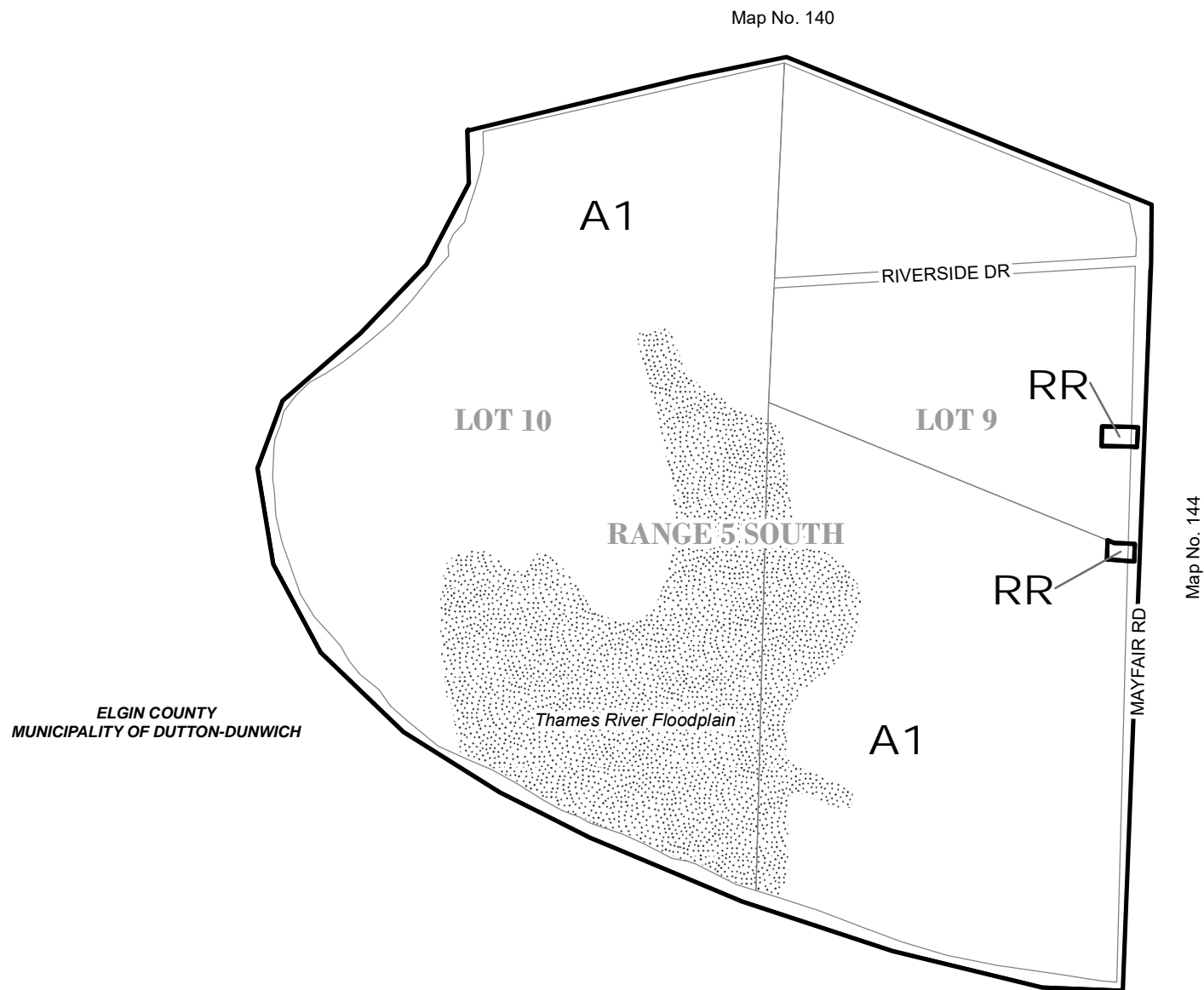
SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

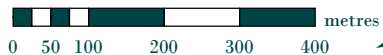
Map No. 142



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

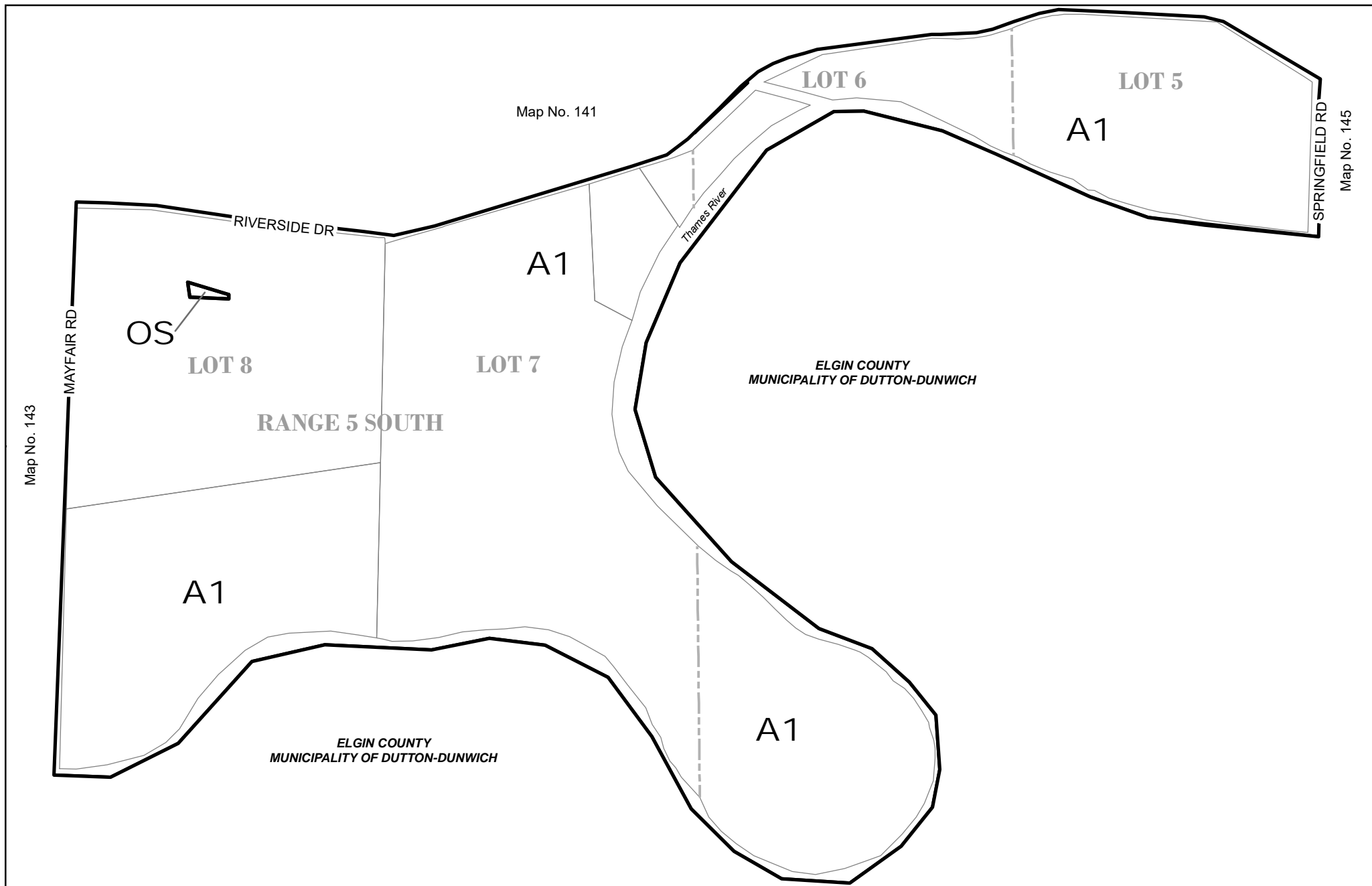
SCHEDULE "A"

SCALE 1: 10000



*Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023*

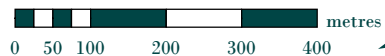
Map No. 143



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

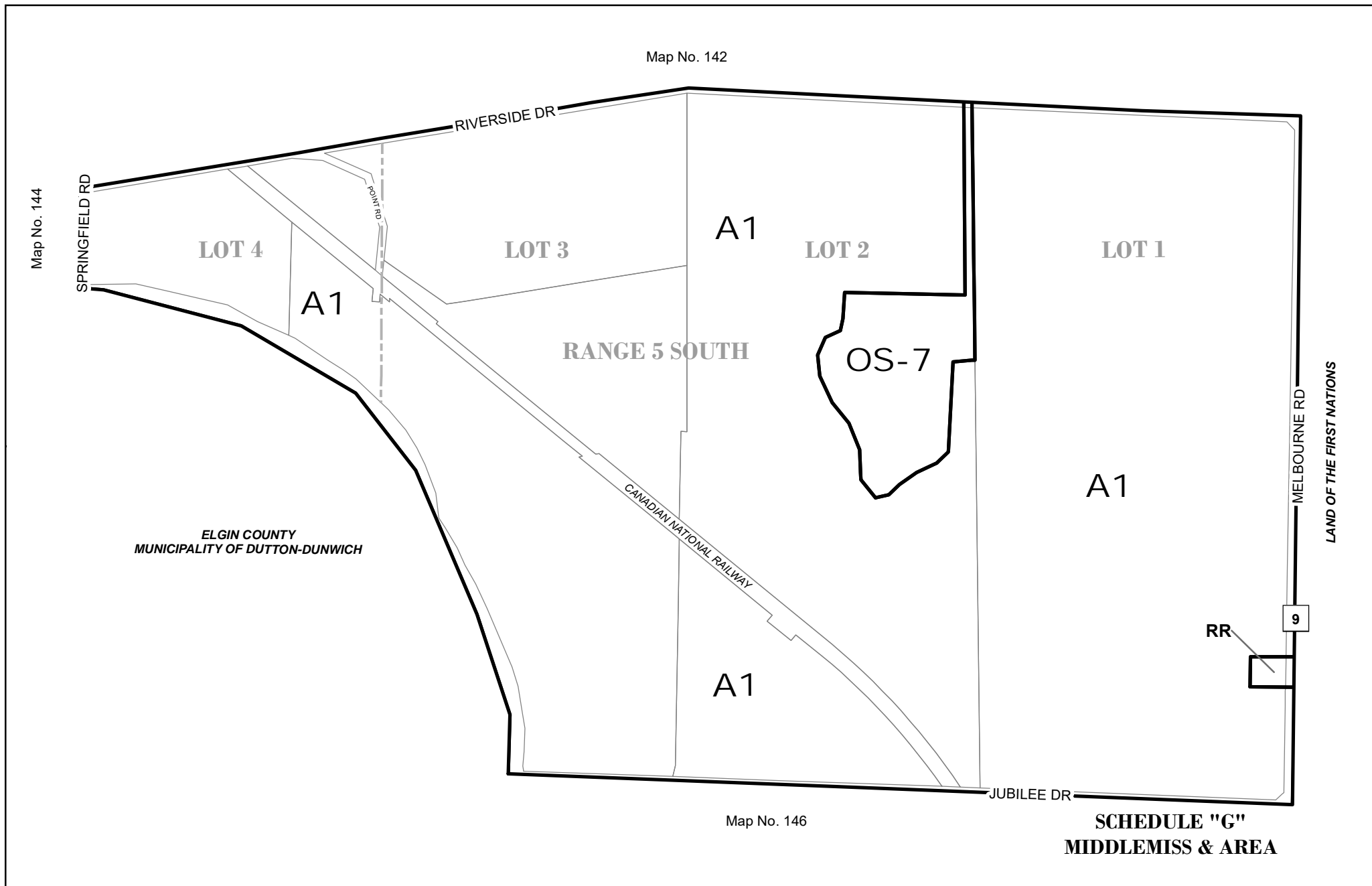
SCHEDULE "A"

SCALE 1: 10000



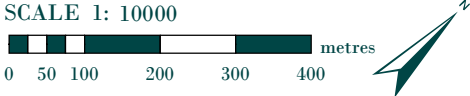
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 144



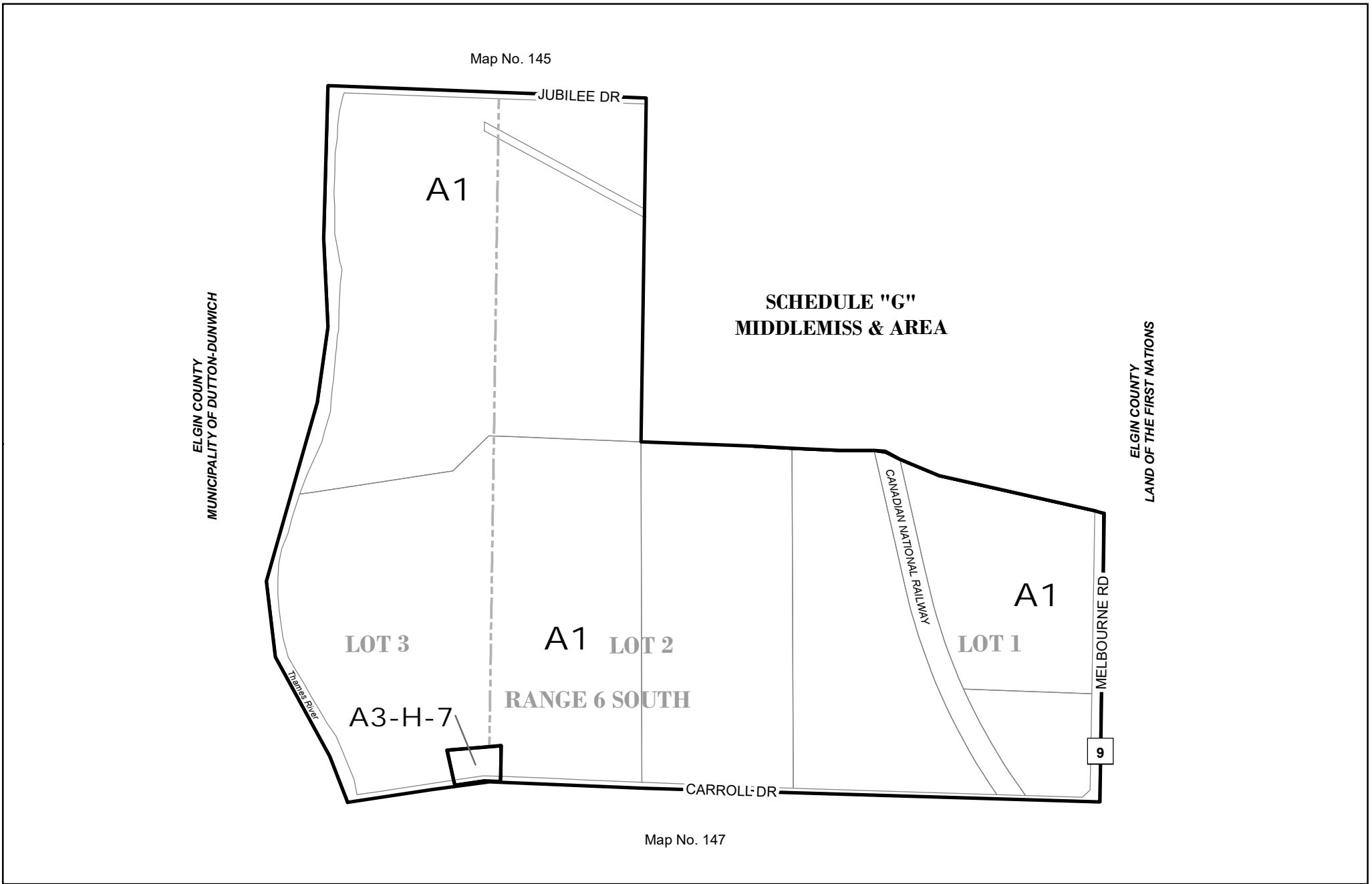
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



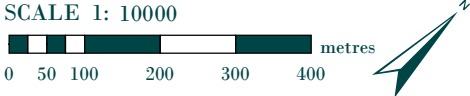
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 145



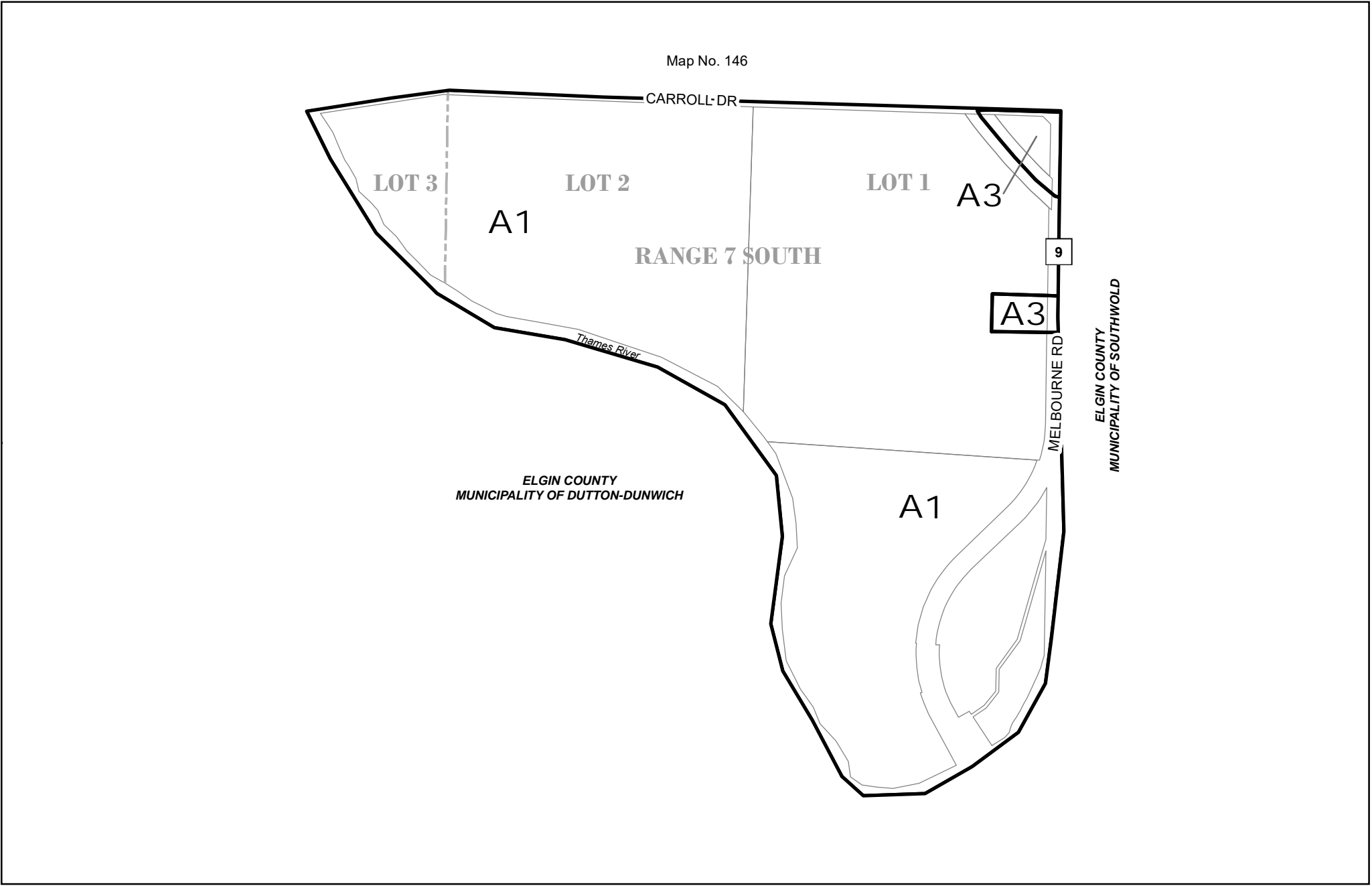
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"



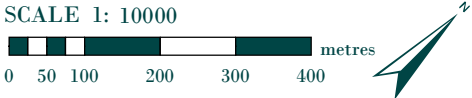
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 146



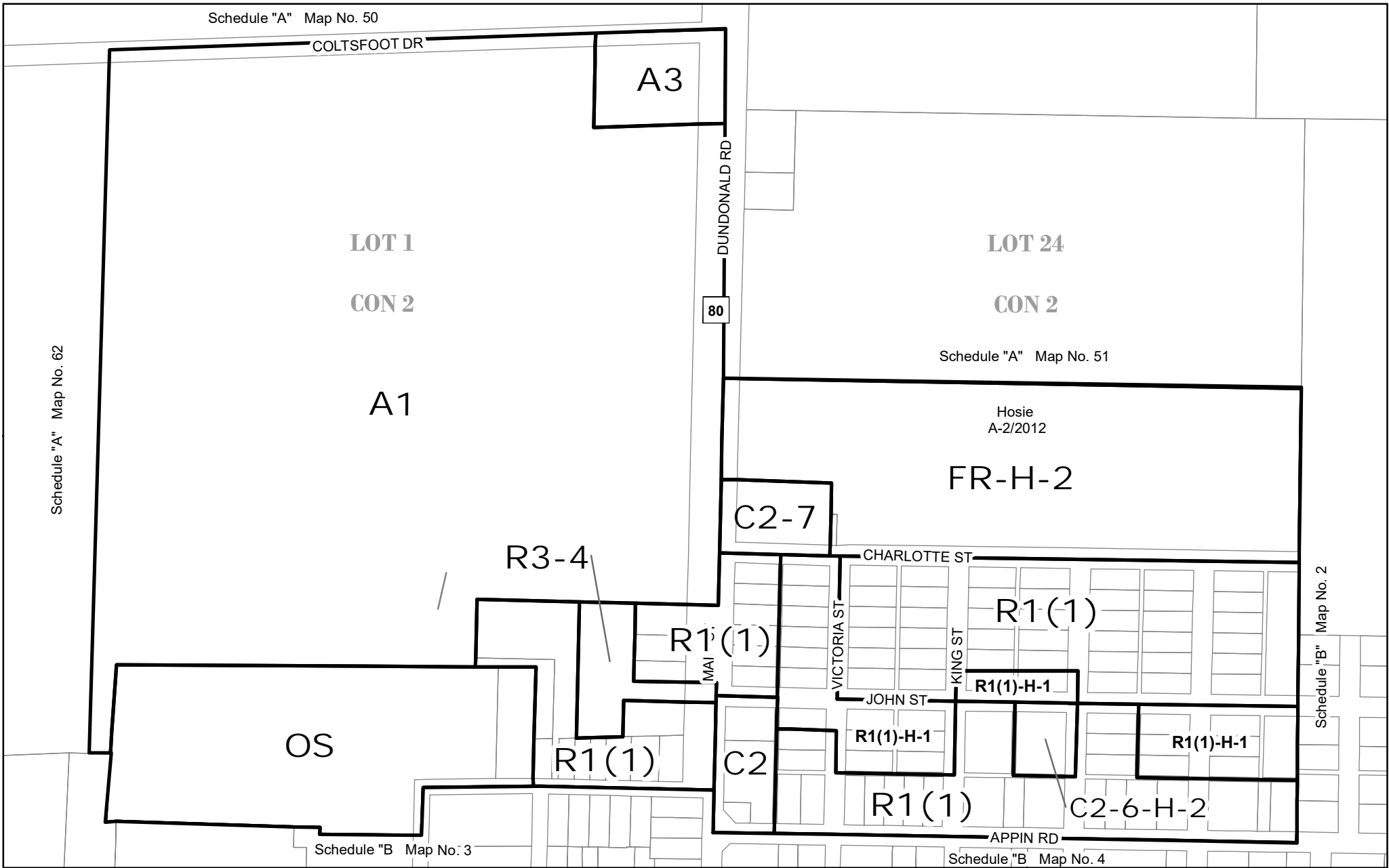
Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

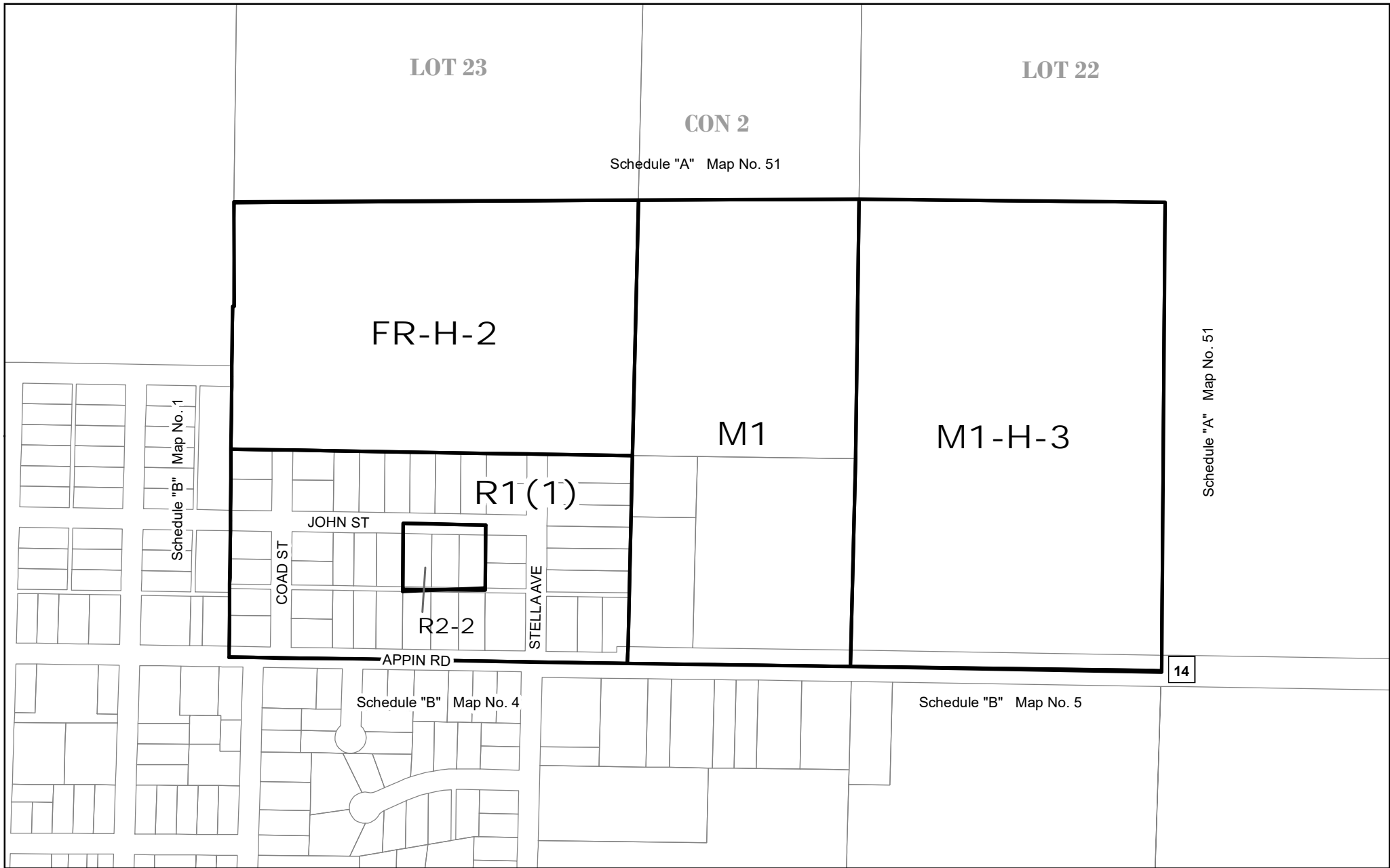
SCHEDULE "A"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 147





Municipality of SOUTHWEST MIDDLESEX ~ GLENCOE & AREA

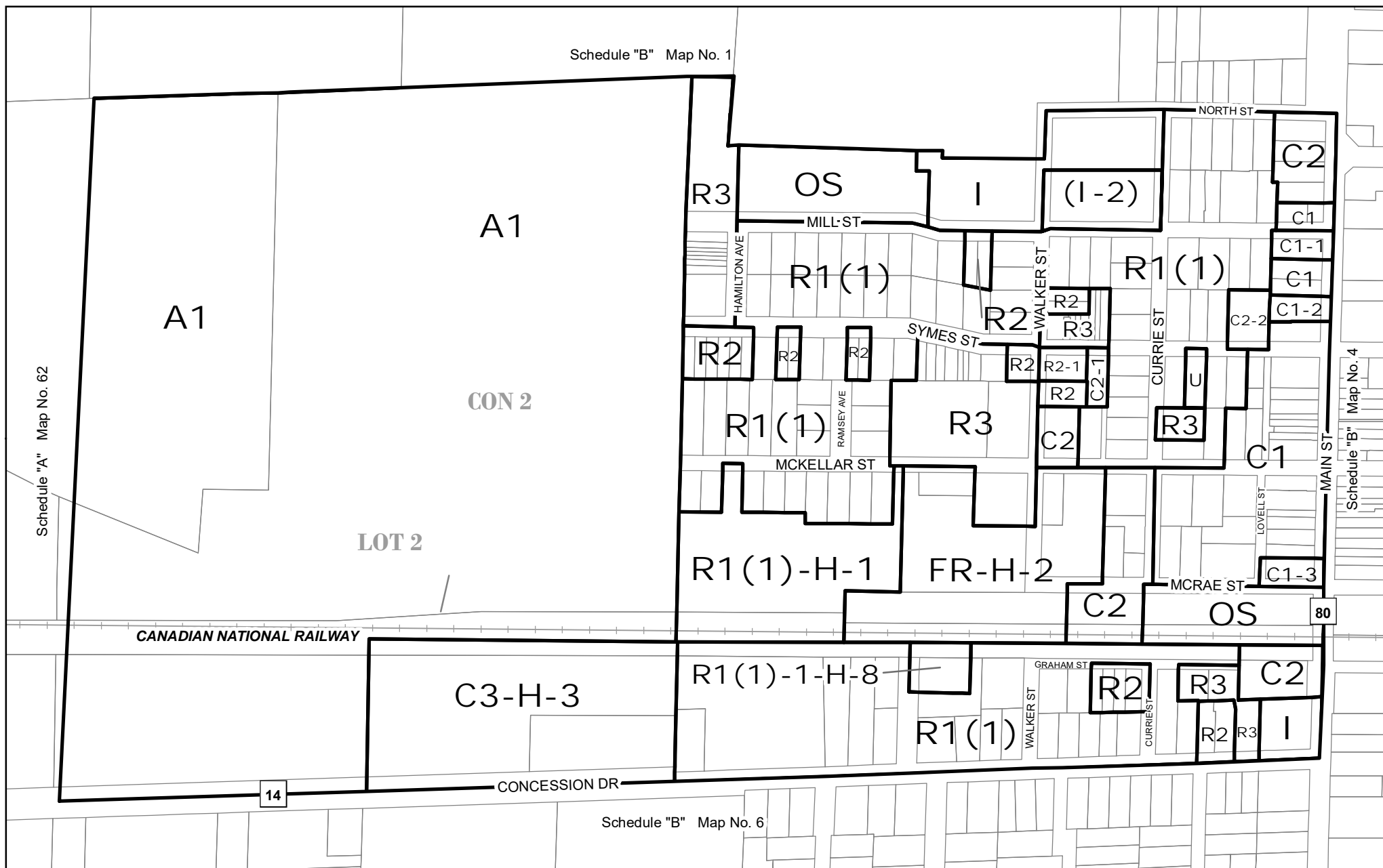
SCHEDULE "B"

SCALE 1: 5000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 2



Municipality of SOUTHWEST MIDDLESEX ~ GLENCOE & AREA

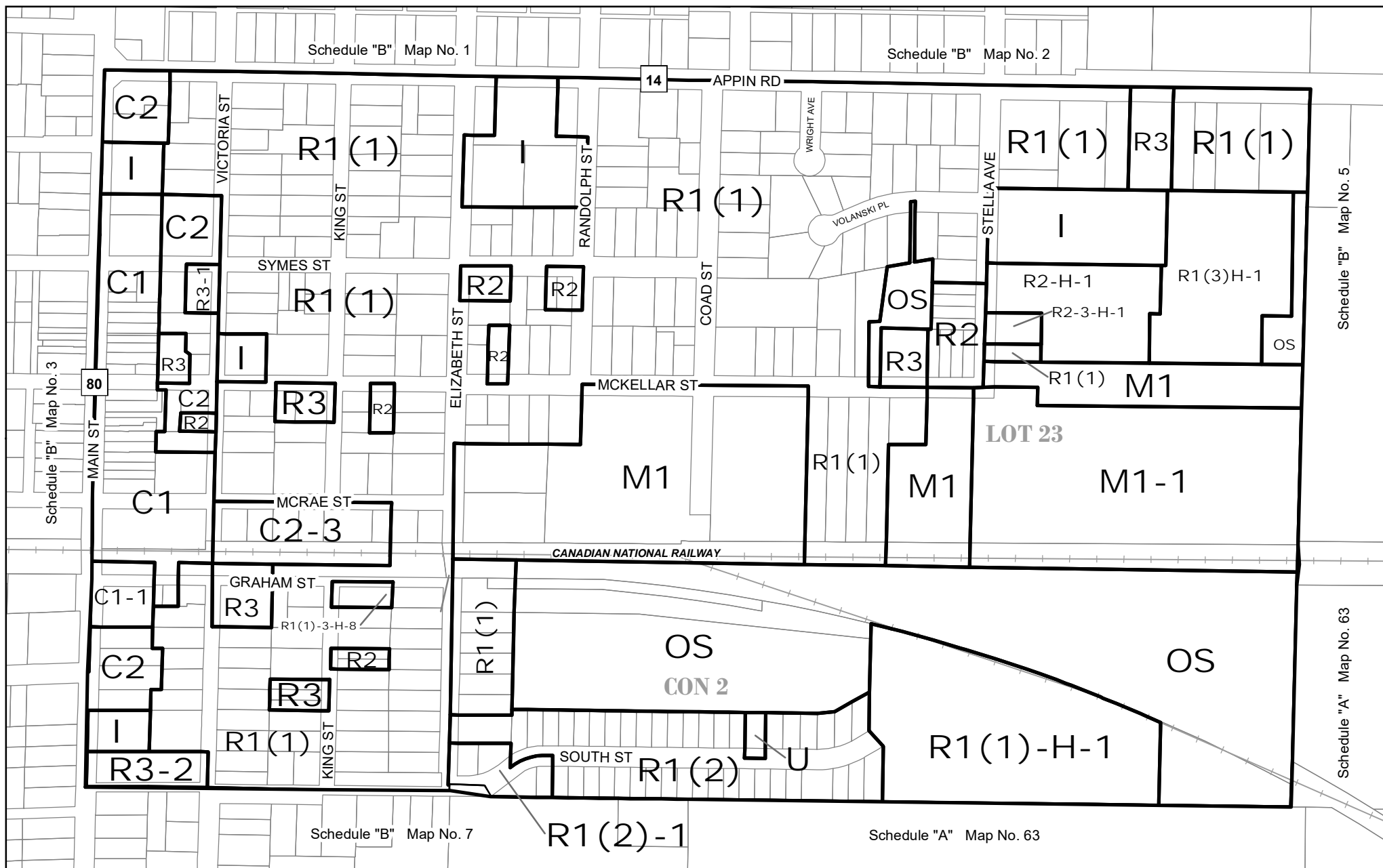
SCHEDULE "B"

SCALE 1: 5000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 3



Municipality of SOUTHWEST MIDDLESEX ~ GLENCOE & AREA

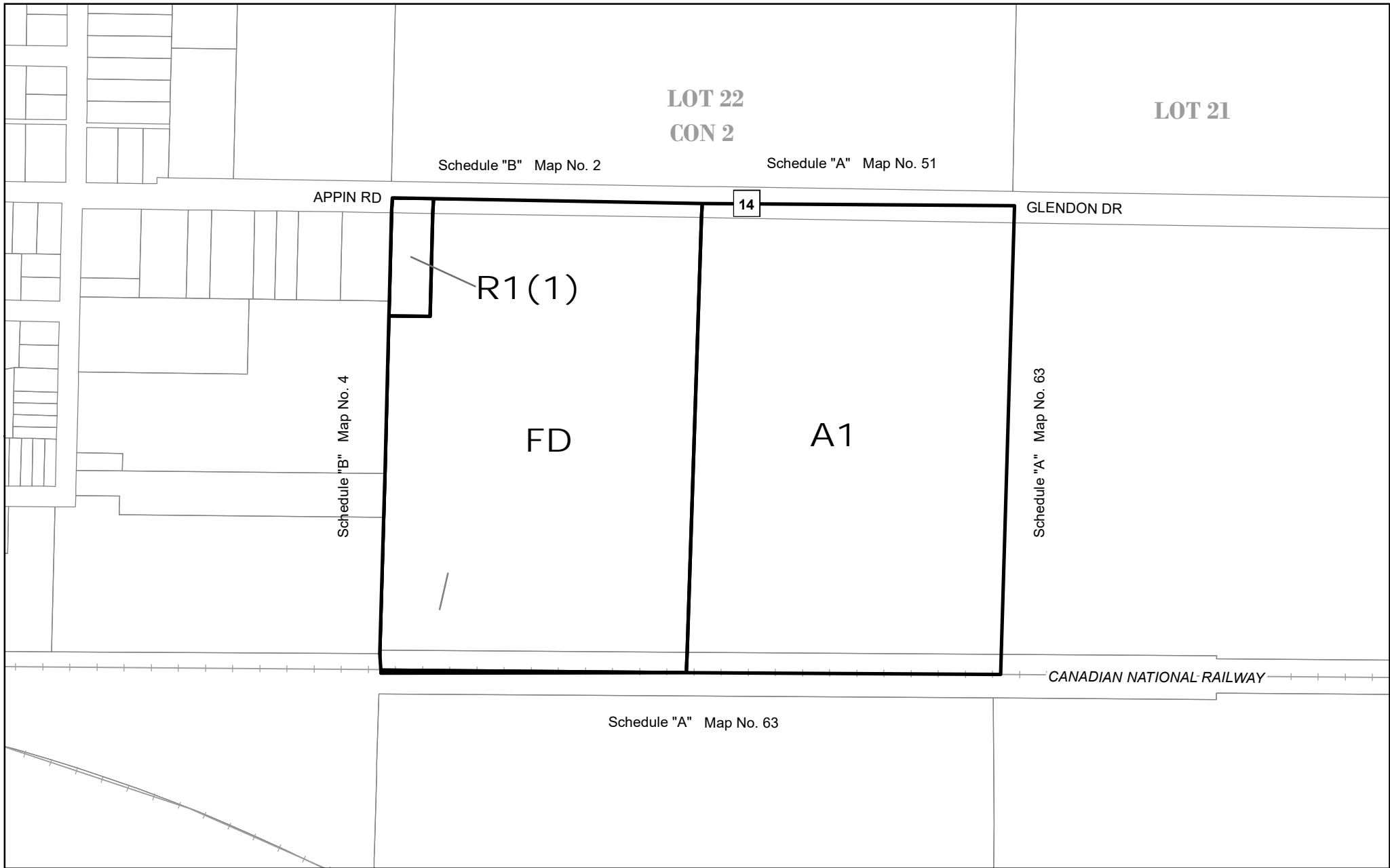
SCHEDULE "B"

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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 4



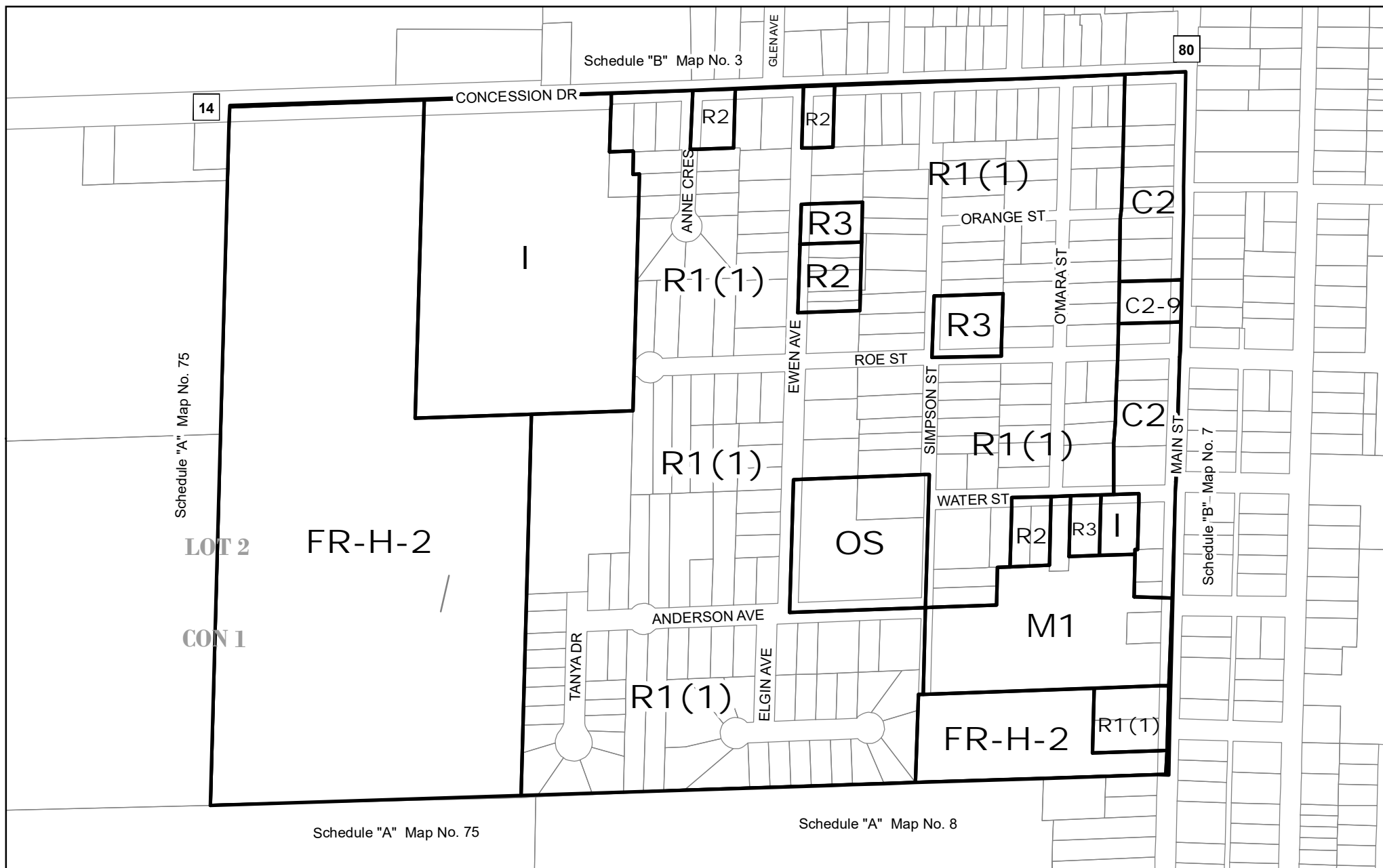
Municipality of SOUTHWEST MIDDLESEX ~ GLENCOE & AREA

SCHEDULE "B"



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 5



Municipality of SOUTHWEST MIDDLESEX ~ GLENCOE & AREA

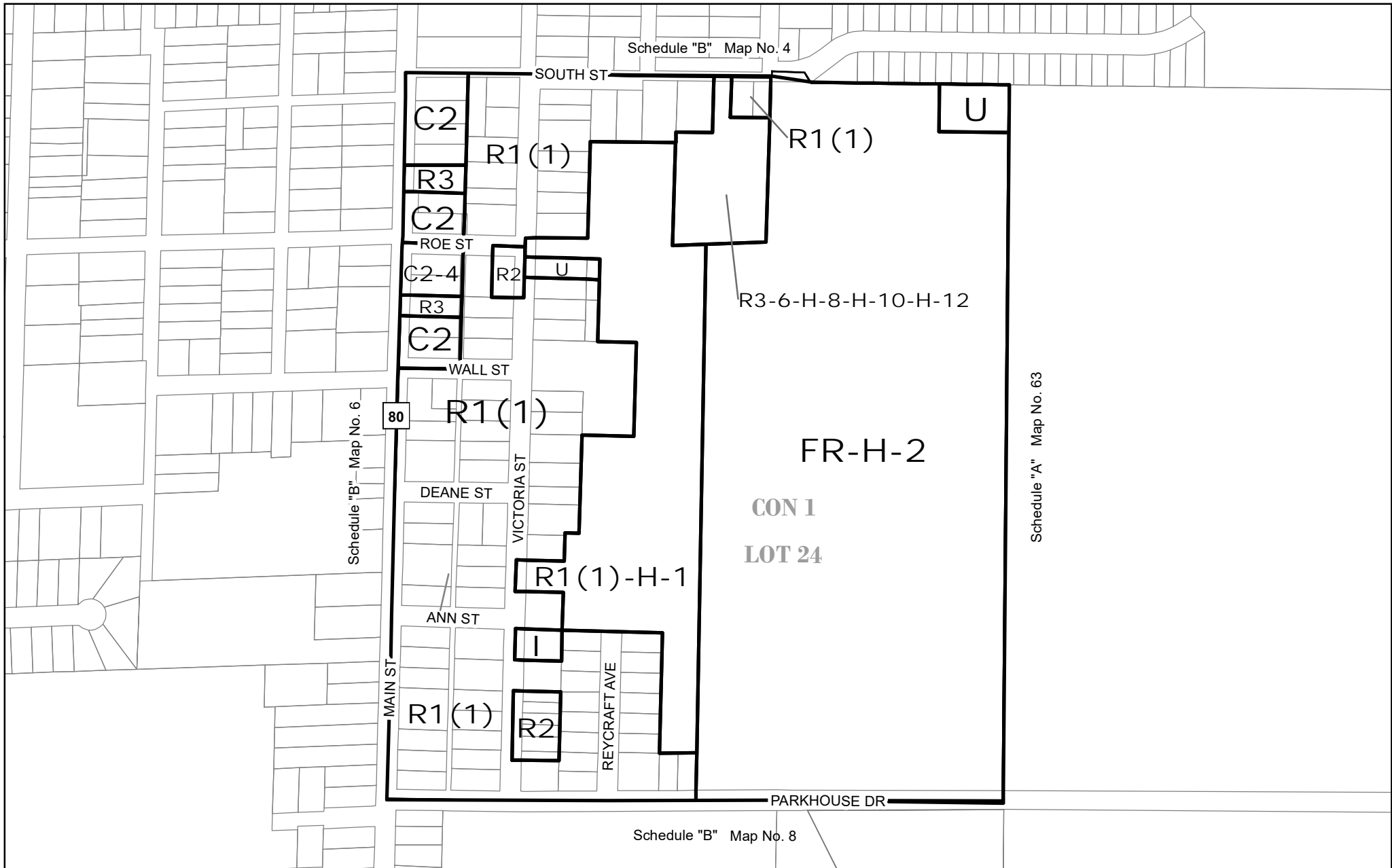
SCHEDULE "B"

SCALE 1: 5000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 6



Municipality of SOUTHWEST MIDDLESEX ~ GLENCOE & AREA

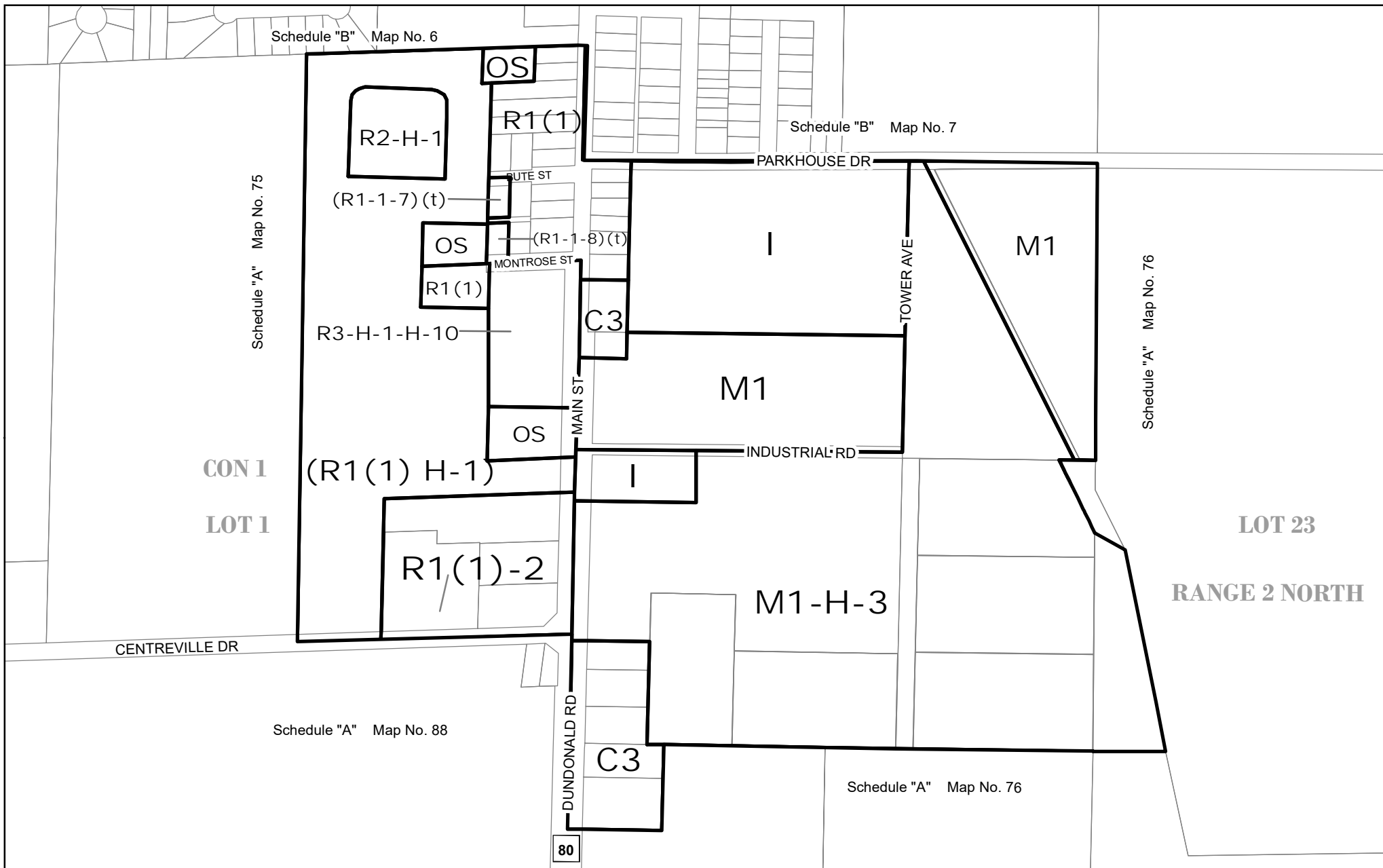
SCHEDULE "B"

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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

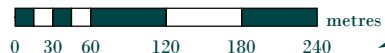
Map No. 7



Municipality of SOUTHWEST MIDDLESEX ~ GLENCOE & AREA

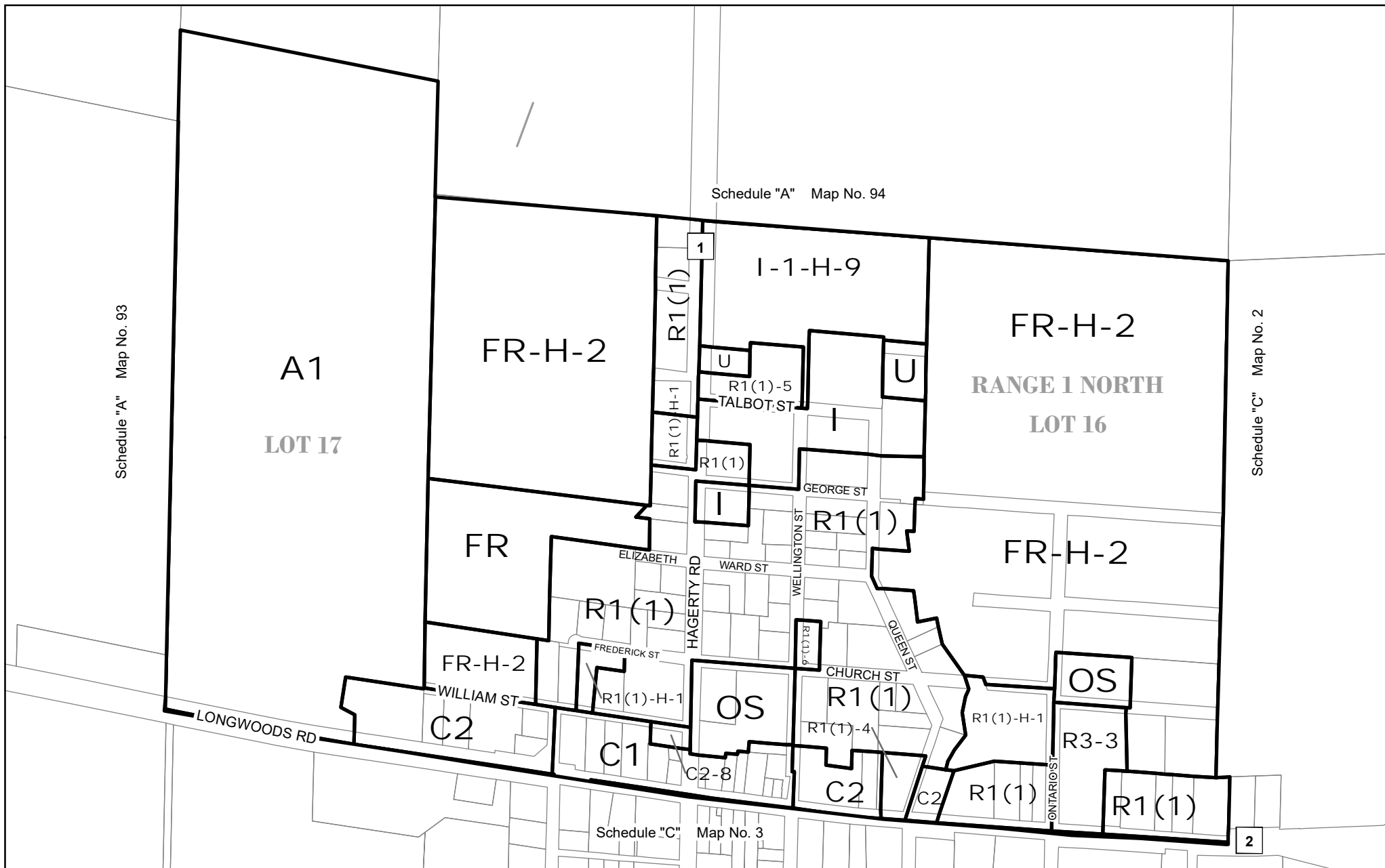
SCHEDULE "B"

SCALE 1: 6000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 8



Municipality of SOUTHWEST MIDDLESEX ~ WARDSVILLE & AREA

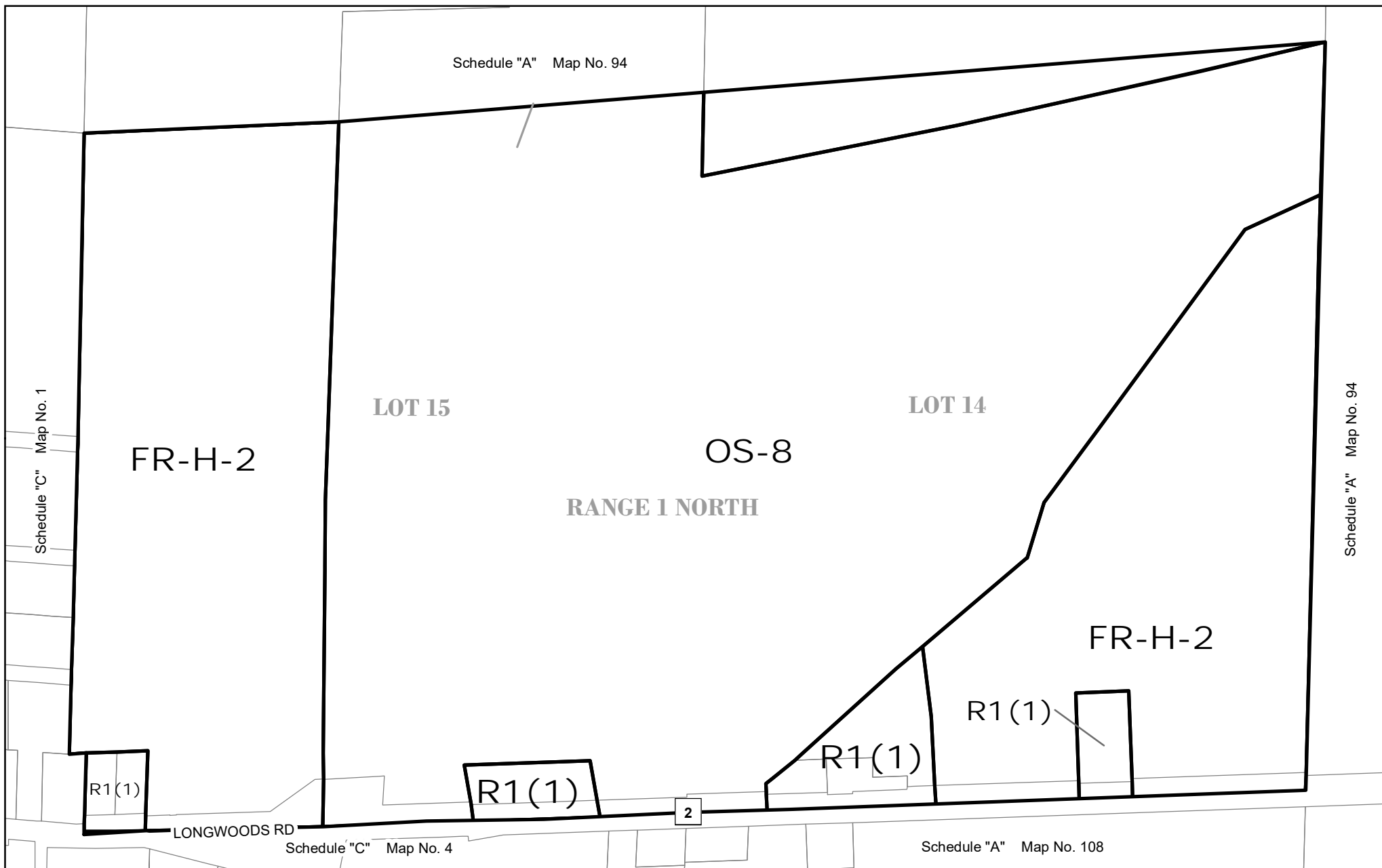
SCHEDULE "C"

SCALE 1: 6000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

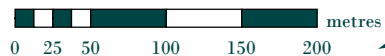
Map No. 1



Municipality of SOUTHWEST MIDDLESEX ~ WARDSVILLE & AREA

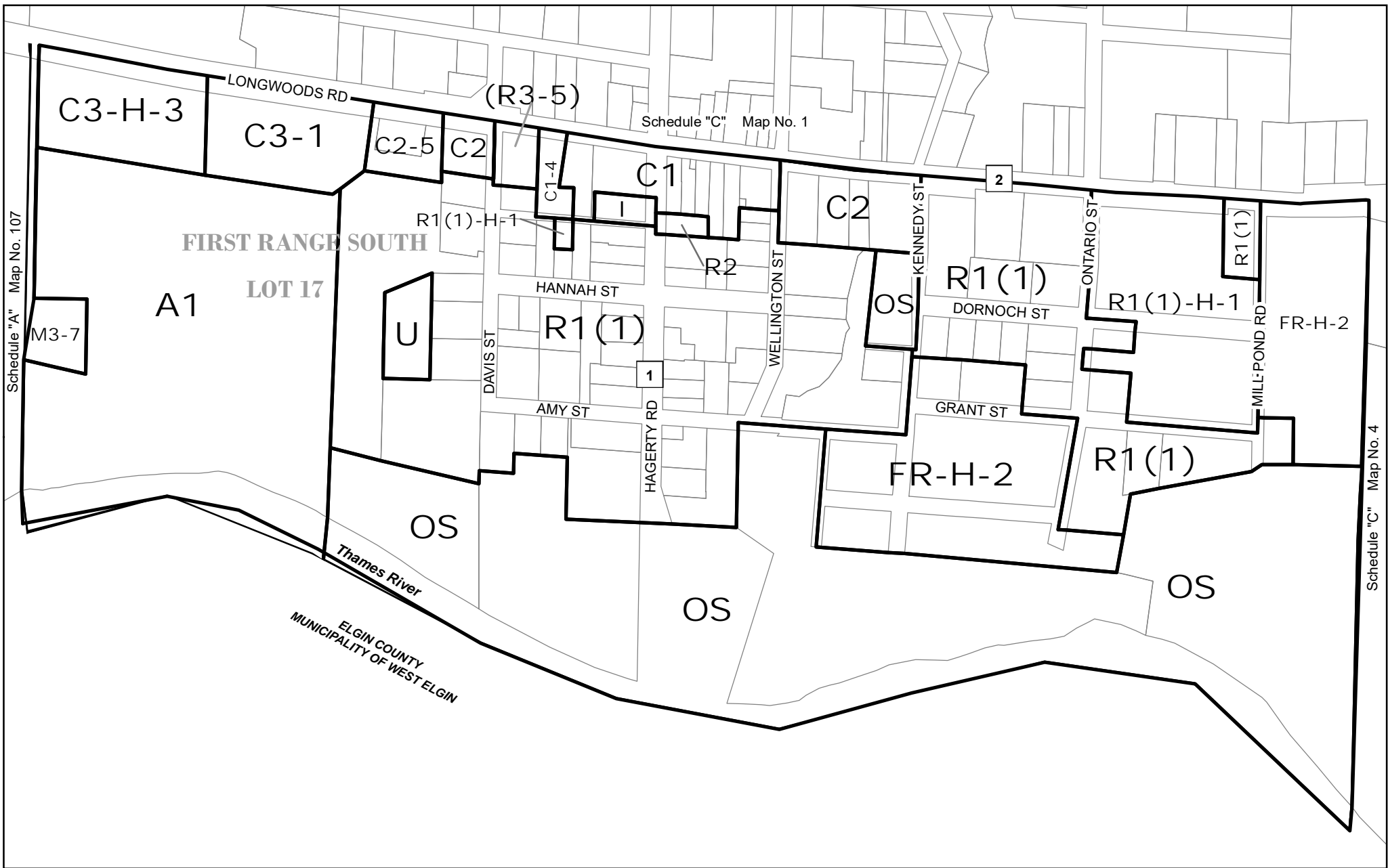
SCHEDULE "C"

SCALE 1: 5000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

Map No. 2



Municipality of SOUTHWEST MIDDLESEX ~ WARDSVILLE & AREA

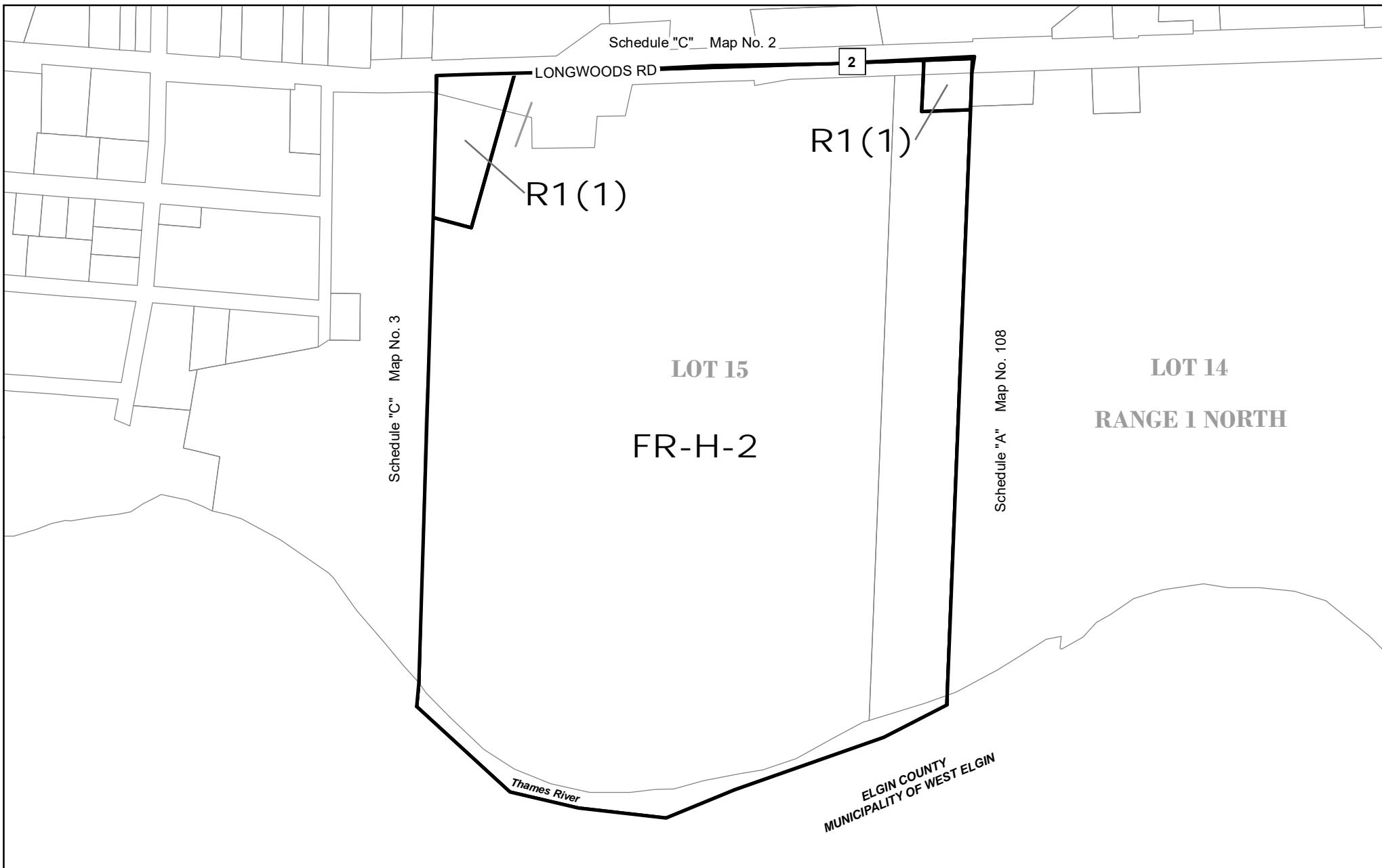
SCHEDULE "C"

SCALE 1: 5000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

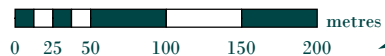
Map No. 3



Municipality of SOUTHWEST MIDDLESEX ~ WARDSVILLE & AREA

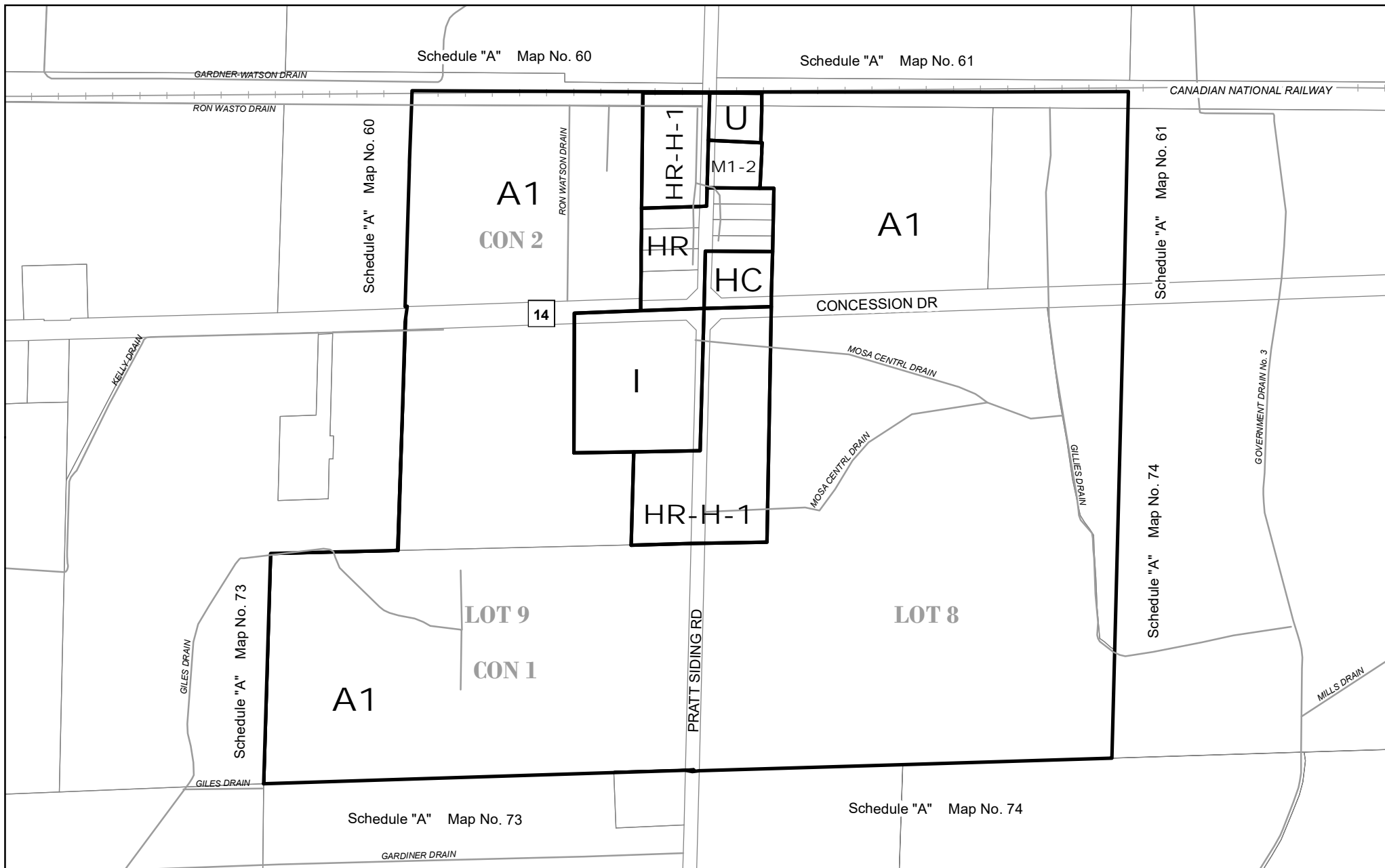
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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

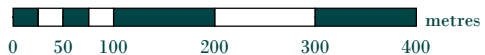
Map No. 4



Municipality of SOUTHWEST MIDDLESEX ~ PRATT SIDING & AREA

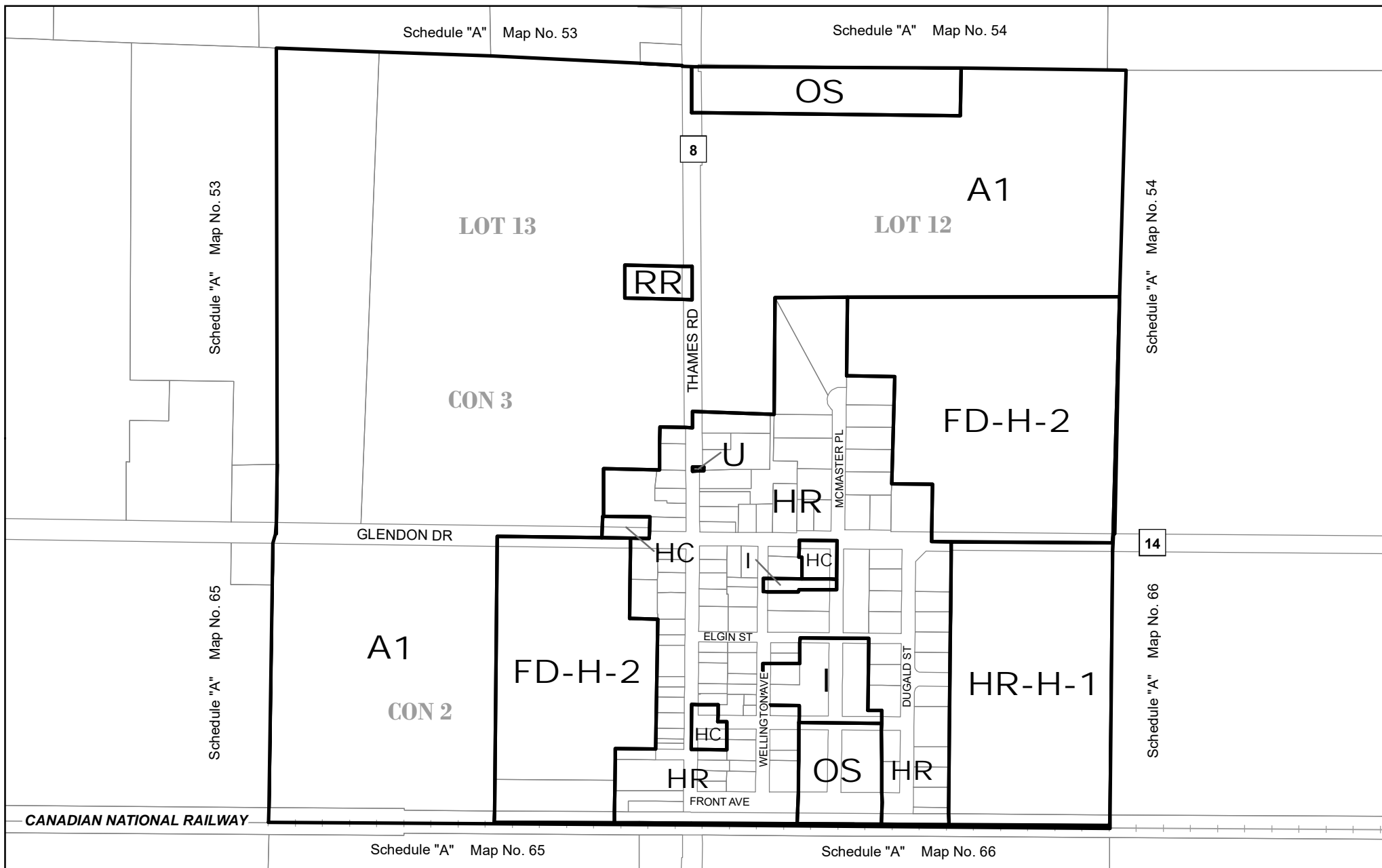
SCHEDULE "D"

SCALE 1: 7500



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

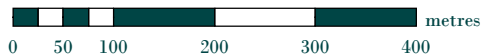




Municipality of SOUTHWEST MIDDLESEX ~ APPIN & AREA

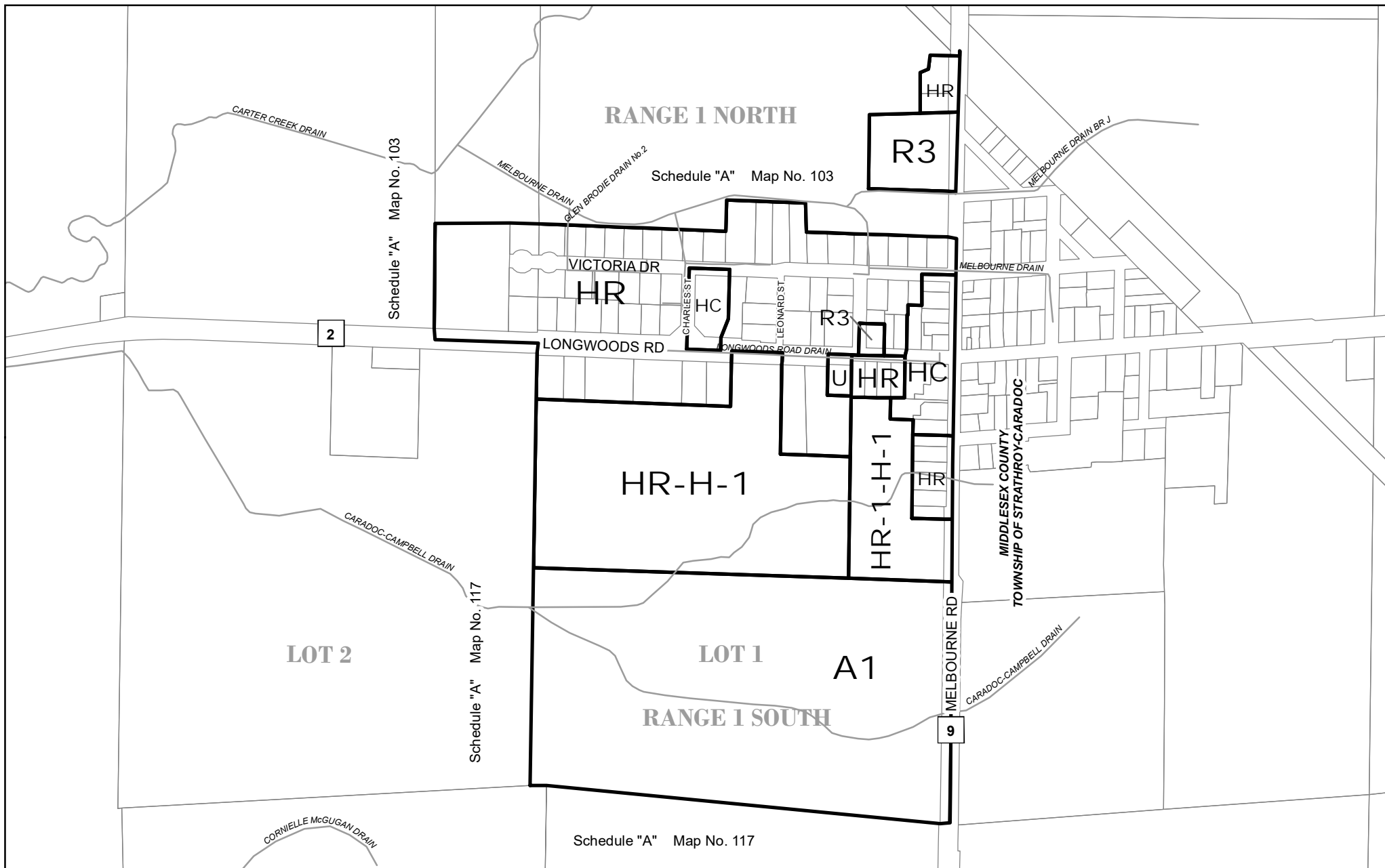
SCHEDULE "E"

SCALE 1: 7500



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

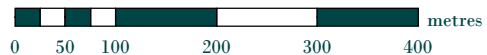




Municipality of SOUTHWEST MIDDLESEX ~ MELBOURNE & AREA

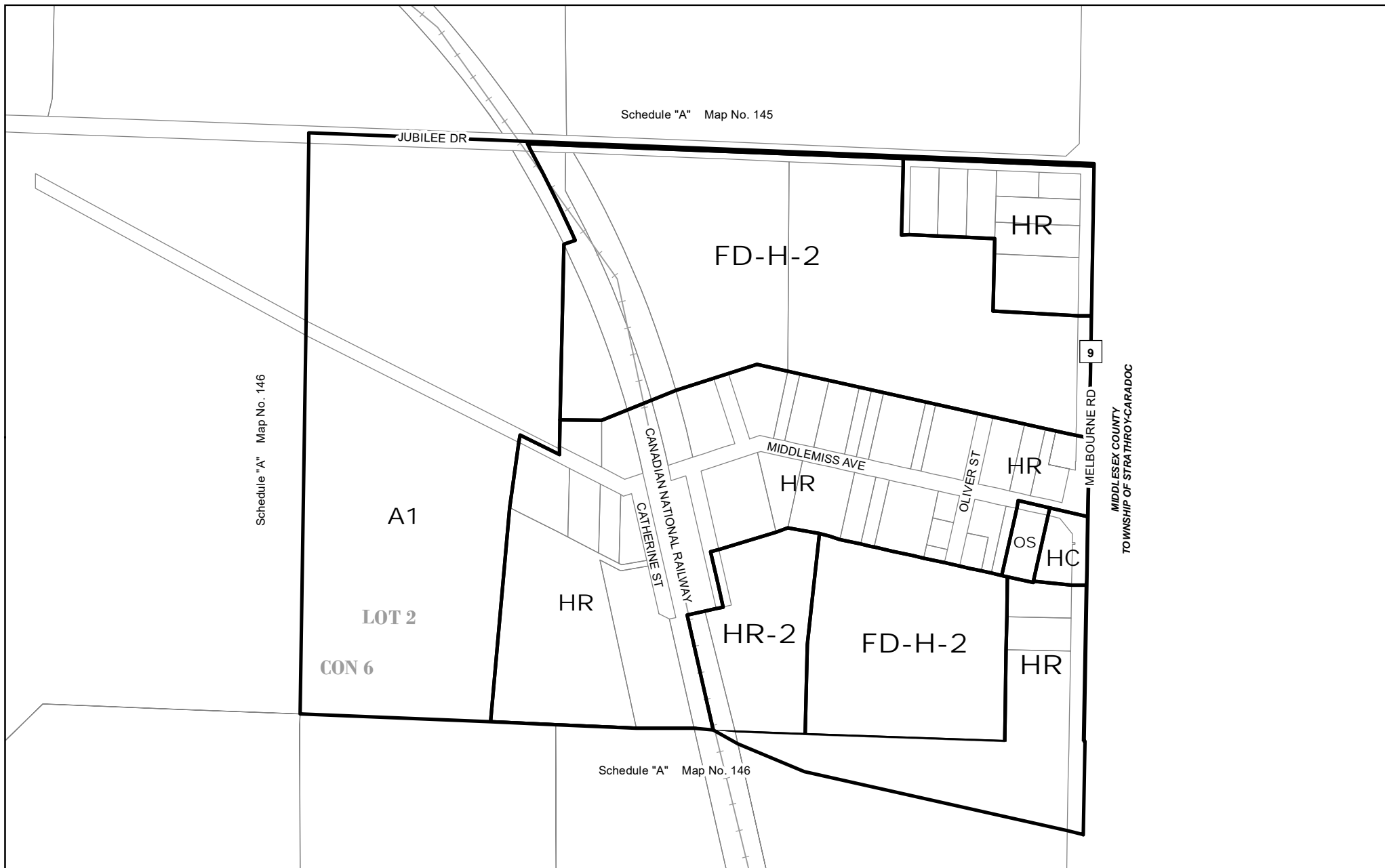
SCHEDULE "F"

SCALE 1: 7500



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023

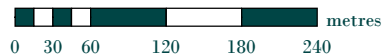




Municipality of SOUTHWEST MIDDLESEX ~ MIDDLEMISS & AREA

SCHEDULE "G"

SCALE 1: 6000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.
CONSOLIDATED VERSION, AUGUST 2023



SCHEDULE “H”

MINIMUM DISTANCE SEPARATION (MDS) FORMULAE

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1.0 DEFINITIONS

The following definitions shall apply for the purposes of applying the Minimum Distance Separation (MDS) formulae:

1.1 Agricultural Use

shall mean the growing of crops, including nursery 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 accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

1.2 Agricultural-Related Uses

shall mean farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation. Examples of this use include animal husbandry services, produce or grain storage facilities, and seed dealers.

1.3 Anaerobic Digester

shall mean an enclosed vessel in which micro-organisms break down organic materials (e.g. manure and other organic materials), in the absence of oxygen, resulting in the production of biogases, consisting primarily of methane and carbon dioxide. The Minimum Distance Separation Formulae is to be applied to on-farm anaerobic digesters, which utilize manure as an input. An on-farm anaerobic digester may include a *co-substrate input tank* fitted with a tight cover, in which permitted off-farm non-agricultural source materials are temporarily stored before feeding into the anaerobic digester.

1.4 Catastrophe

shall mean an unanticipated, disastrous loss of part, or all, of a *livestock facility* due to fire, collapse, flood, wind, or other such event.

1.5 Commercial Use

shall mean 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 retail shops, hotels or motels, shopping centres and supermarkets.

1.6 Co-substrate Input Tank (CSIT)

shall mean a vessel for the storage of containing permitted non-agricultural wastes that will be blended with manure in an on-farm *anaerobic digester* in order to increase biogas production.

1.7 Digestate

shall mean the end product from the anaerobic digestion of manure (and possibly permitted co-substrate input tank materials) that has a significant reduction in pathogens and odour.

1.8 Dwelling

shall mean any building that is used or designed for use as a domestic establishment in which one or more persons may sleep and prepare and serve meals.

1.9 Empty Facility

shall mean a *livestock facility* that does not currently contain any manure, house any *livestock*, or contain organic material used for *anaerobic digesters*.

1.10 Existing Livestock Facility

shall mean a *livestock facility*, or a portion of a *livestock facility*, intended for keeping or housing of *livestock* and containing one or more barns or structures. Includes *manure or material storages*, whether associated with a *livestock facility* or not, and *anaerobic digesters*, which have already been constructed.

1.11 Expanded Livestock Facility

shall mean any building activity to construct or expand a *livestock facility* that requires a building permit and results in an increase, or decrease, in *Nutrient Unit* capacity on a *lot*, where there already was some existing *Nutrient Unit* capacity.

1.12 First Livestock Facility

shall mean any building activity to construct a *livestock facility* that requires a building permit and results in an increase in *Nutrient Unit* capacity on a *lot*, where there was no existing *Nutrient Unit* capacity.

1.13 Housing Capacity

shall mean the maximum *livestock* capacity for all facilities on a *lot* at any time, even if currently empty but able to house *livestock*.

1.14 Industrial Use

shall mean the use of land, buildings or structures for the purpose of manufacturing, processing, fabricating or assembly of raw materials or goods, warehousing or bulk storage of goods, and related accessory uses.

1.15 Institutional Use

shall mean the use of land, buildings or structures for public or social purposes, including religious, governmental, educational, charitable, health, or other non-commercial uses, and may include cemeteries, places of worship, municipal buildings, police and fire stations, schools, hospitals, and seniors complexes.

1.16 Livestock

shall mean dairy, beef, swine, poultry, horses, goats, sheep, ratites, fur-bearing animals, deer and elk, game animals, birds, and other animals identified in Table 1 to this schedule.

1.17 Livestock Facility

shall mean one or more barns or permanent structures with *livestock occupied portions*, intended for keeping or housing of *livestock*, and includes all *manure* or *material storages* and *anaerobic digesters*.

1.18 Livestock Occupied Portion

shall mean areas of *livestock facilities* where *livestock* spend the majority of their time, allowing substantial amounts of manure to accumulate, but not including feed preparation rooms, milking centres, offices, washrooms, riding arenas, *livestock* loading chutes, or *livestock* assembly areas.

1.19 Lot(s)

shall mean a parcel or tract of land, within a registered plan or subdivision or described in a deed or other legal document, that is capable of being legally conveyed.

1.20 Manure or Material Storage

shall mean permanent storage, which may or may not be associated with a *livestock facility*, containing liquid manure (< 18% dry matter), solid manure (> 18% dry matter), or digestate (< 18% dry matter). Permanent storage may come in a variety of:

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

1.21 Multiple Residential

shall mean three or more *residential* units in the same structure.

1.22 Nutrient Unit (NU)

shall mean 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.

1.23 Recreational Use – High Intensity

shall mean recreational use that usually includes buildings and/or a higher density or concentration of human activity such as golf courses, sports fields, trailer parks, campgrounds and conservation areas with facilities.

1.24 Recreational Use – Low Intensity

shall mean a recreational use that usually does not require buildings, does not alter the soil or topography, and/or has a lower density or concentration of human activity such as open space and environmental areas.

1.25 Residential Use

shall mean the use of land, buildings or structures for human habitation.

1.26 Rural Residential Cluster

shall mean 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.

1.27 Settlement Area

shall mean areas identified in the Municipality's Official Plan as settlement areas namely the Urban Area of Glencoe, the Community Area of Wardsville and the Hamlets of Appin, Melbourne, Middlemiss and Pratt Siding as delineated on Schedule "B" through Schedule "G" inclusive to this By-law.

1.28 Storage Capacity

shall mean the maximum storage volume (measured as cubic feet or cubic metres) of all storages for *manure*, or *digestate* treated through an *anaerobic digester*, on a *lot* at any time, even if currently empty but able to store these materials.

1.29 Tillable Hectares

shall mean land, including pasture that can be worked or cultivated to grow crops.

1.30 Type A Land Use

shall mean land uses that are typically characterized by uses that have lower density of human occupancy, habitation or activity without limiting the generality of the forgoing, shall include single unit dwellings and converted dwellings located outside settlement areas, inactive (i.e. closed or abandoned) cemeteries and lands zoned Farm Industrial (M2).

1.31 Type B Land Use

Shall mean land uses that are typically characterized by uses that have a higher density of human occupancy, habitation or activity without limiting the generality of the forgoing shall include lands zoned Highway Commercial (C3), Rural Commercial (RC), Rural Industrial (M3), Institutional (I).

2.0 CALCULATIONS

2.1 MDS I

Animal Type or Material	Description	Number per NU	Manure Form	Existing Maximum Housing Capacity	Existing NU	Factor A	Factor D
Total Number of NU							
Factor A (Odour Potential Factor)...a weighted average may be necessary							
Factor D (Manure Form Factor)...a weighted average may be necessary							
Factor B (Nutrient Units Factor)							
Factor E (Encroaching Land Use Factor)							
Maximum tillable hectares on the lot with the livestock facilities				X		=	(Maximum 300 NU)
F (Building Base Distance, m) = Factor A x Factor D x Factor B x Factor E							
S (Manure Storage Base Distance, m)							
Notes							

2.2 MDS II

Animal Type or Material	Description	Number per NU	Manure Form	Existing Maximum Housing Capacity	Existing NU	Proposed Maximum Housing Capacity	Factor D	Added NU	Total NU	Factor A	Factor AD				
Totals															
Factor A (Odour Potential Factor)...a weighted average may be necessary															
Factor D (Manure Form Factor)...a weighted average may be necessary															
Factor B (Nutrient Units Factor)															
Has a building permit been issued for the livestock facility on this property, in the last 3 years that has increased its livestock capacity? No? Yes? If No, proceed to Approach (i); if Yes, proceed to Approach (ii)															
Approach (i) - No Building Permits in Last 3 Years						Approach (ii) - Building Permit(s) issued in Last 3 Years									
Calculation of Percentage Increase						Calculation of Percentage Increase									
Total 2 - Total Added NU (From Above)					Total 2 - Total Added NU (From Above) + Total Added NU from building permit(s) issued in the last 3 Years										
Total 1 - Total Existing NU (From Above)					Total 1 - Total Existing NU at Livestock Facility - 3 Years Ago										
If Total 1 = Zero - Treat as a First Livestock Facility					If Total 1 = Zero - Treat as a First Livestock Facility										
% Increase: (Total 2/Total 1) x 100					% Increase: (Total 2/Total 1) x 100										
Factor C (Orderly Expansion Factor)															
F (Building Base Distance, m) = Factor A x Factor D x Factor B x Factor C															
S (Manure Storage Base Distance, m)															
Note	Apply MDS calculation to building permit application as appropriate. For Type A land uses, the values of Building Base Distance 'F' and Storage Base Distance 'S' should be multiplied by 1.0 to determine the required MDS setback. For Type B land uses, the values of Building Base Distance 'F' and Storage Base Distance 'S' should be multiplied by 2.0 to determine the required MDS setback. Implementation Guideline #40 provides direction around setbacks from rear lot lines, side lot lines and road allowances. For rear and side lot lines, the values of Building Base Distance 'F' and Storage Base Distance 'S' should be multiplied by 0.1 to determine the required MDS setback. In accordance with Implementation Guideline #44, the required MDS setback from a rear or side lot line should never exceed 30 metres. For road allowances, the values of Building Base Distance 'F' and Storage Base Distance 'S' should be multiplied by 0.2 to determine the required MDS setback.														

3.0 TABLES

TABLE 1
Factor A - Odour Potential and Factor D - Manure or Material Form in Storage Facility

Animal Type or Material	Description	Number per NU	Factor A	Manure or Material Form in Permanent Storage	
				Liquid Manure: Factor D = 0.8 < 18% Dry Matter	Solid Manure: Factor D = 0.7 18 - 100% Dry Matter
Swine	Sows with litter, dry sows/boars Segregated Early Weaning (SEW)	3.33	1.0	Most systems have liquid manure stored under the barn slats for short or long periods, or in storages located outside	Systems with solid manure inside on deep bedded packs or with scraped alleys
	Sows with litter, dry sows or boars (non- SEW)	3.5			
	Breeder gilts (entire barn designed specifically for this purpose)	5			
	Weaners (7 kg – 27 kg)	20	1.1		
	Feeders (27 – 105 kg)	6	1.2		
Dairy Cattle	Milking-age cows (dry or milking) Large-framed; 545 kg – 636 kg (e.g. Holsteins)	0.7	0.7	Free-stall barns with minimal bedding, or sand bedding, or tie-stall barns with minimal bedding & milking centre wash water added	Tie-stall barns with lots of bedding, or loose housing with deep bedded pack, and with or without outside yard access
	Medium-framed; 455 kg – 545 kg (e.g. Guernseys)	0.85			
	Small-framed; 364 kg – 455 kg (e.g. Jerseys)	1			
	Heifers (5 months to freshening)				
	Large-framed; 182 kg – 545 kg (e.g. Holstiens)	2			
	Medium-framed; 148 kg – 455 kg (e.g. Guernseys)	2.4			
	Small-framed; 125 kg – 364 kg (e.g. Jerseys)	2.9			
	Calves (0 – 5 months)		0.7		Bedded pens or stalls or heavily bedded calf hutches that are outside
	Large-framed; 45 kg – 182 kg (e.g. Holsteins)	6			
	Medium-framed; 39 kg – 148 kg (e.g. Guernseys)	7			
Beef Cattle	Cows, including calves to weaning (all breeds)	1	0.7	N/A	Bedded pack barns with or without outside yard access
	Feeders (7 - 16 months)	3	0.8		
	Backgrounders (7 - 12.5 months)	3			
	Shortkeepers (12.5 - 17.5 months)	2			
Veal	Milk Fed	6	1.1	Slatted floors or slatted stall system	Heavily bedded pack barns
	Grain Fed	6	0.8		

Table 1 continued...

Animal Type or Material	Description	Number per NU	Factor A	Manure or Material Form in Permanent Storage	
				Liquid Manure: Factor D = 0.8 < 18% Dry Matter	Solid Manure: Factor D = 0.7 18 - 100% Dry Matter
Goats	Does & bucks (for meat kids; includes unweaned offspring & replacements)	8	0.7	N/A	Heavily bedded pack barns
	Does & bucks (for dairy; includes unweaned offspring and replacements)	8			
	Kids (dairy or feeder kids)	20			
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)	8	0.7	N/A	All sheep systems
	Ewes & rams (for dairy operation; includes unweaned offspring and replacements)	6			
	Lambs (dairy or feeder lambs)	20			
Horses	Large-framed, mature; > 681 kg (including unweaned offspring)	0.7	0.7	N/A	All horse systems
	Medium-framed, mature; 227 kg - 680 kg (including unweaned offspring)	1			
	Small-framed, mature; < 227 kg (including unweaned offspring)	2			
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)	150	1.0	Birds in cages, manure belts, no drying of manure, water added	Birds in cages, manure belts & drying, or floor systems
	Layer pullets (day olds until transferred into layer barn)	500	0.7		
	Broiler breeder growers (males/females transferred into layer barn)	500		N/A	Bedded floors
	Broiler breeder layers (males/females transferred in from grower barn)	100			Cages or slatted floor systems
	Broilers on a 8 week cycle	350		Bedded floor systems	
	Broilers on a 9 week cycle	300			
	Broilers on a 10 week cycle	250			
	Broilers on a 12 week cycle	200			
	Broilers on any other cycle, or if unknown, use 24.8 m²/NU	24.8 m²			
Turkeys	Turkey pullets (day olds until transferred into layer barn)	267	0.7	N/A	Bedded floor systems
	Turkey breeder layers (males/females transferred in from grower barn)	67			
	Breeder toms	45			
	Broilers (day olds to 6.2 kg)	133			
	Hens (day olds up to 6.2 kg to 10.8 kg; 7.5 kg is typical)	105			
	Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical)	75			
	Turkeys at any other weights, or if unknown, use 24.8 m²/NU	24.8 m²			

Table 1 continued...

Animal Type or Material	Description	Number per NU	Factor A	Manure or Material Form in Permanent Storage	
				Liquid Manure: Factor D = 0.8 < 18% Dry Matter	Solid Manure: Factor D = 0.7 18 - 100% Dry Matter
Quail	Use 24.8 m²/NU	24.8 m²	0.7	N/A	Bedded floor systems
Partridge	Use 24.8 m²/NU	24.8 m²			
Pheasants	Use 24.8 m²/NU	24.8 m²			
Squab	Use 24.8 m²/NU	24.8 m²			
Rheas	Adults (includes replacements & market birds)	13			
Emus	Adults (includes replacements & market birds)	12			
Ostriches	Adults (includes replacements & market birds)	4			
Ducks	Peking	105	0.8	Wire mesh flooring system	Bedded floor system
	Muscovy, use 24.8 m²/NU	24.8 m²			
	Geese	Use 24.8 m²/NU			
Rabbits	Breeding females (including males, replacements & market animals)	40	0.8	N/A	Cage or floor systems
Chinchillas	Breeding females (including males, replacements & market animals)	320			
Fox	Breeding females (including males, replacements & market animals)	25	1.0		
Mink	Breeding females (including males, replacements & market animals)	90			
Bison	Adults (includes unweaned calves & replacements)	1.3	0.7	N/A	Bedded pack barns with outside access or outside confinement areas
	Feeders (170 kg - 477 kg)	4			
Llama	Adults (includes unweaned young & replacements)	5			
	Feeders (45 kg - 86 kg)	16			
Alpaca	Adults (includes unweaned young & replacements)	8			
	Feeders (23 kg - 48 kg)	26			
Wild Boar	Breeding age sows (includes boars, replacements & weaned piglets to 27 kg)	5			
	Feeders (27 kg - 86 kg)	7			
Deer	White Tailed Deer		0.7	N/A	Bedded pack barns with outside access <u>OR</u> outside confinement areas
	Adults > 24 mo (including unweaned offspring)	11			
	Feeders	21			
	Red Deer				
	Adults > 24 mo (including unweaned offspring)	7			
	Feeders	14			
	Elk				
	Adults > 24 mo (including unweaned offspring)	2			
	Feeders	6			
	Elk/Deer Hybrids				
	Adults > 24 mo (including unweaned offspring)	4			
	Feeders	10			
	Fallow Deer				
	Adults > 24 mo (including unweaned offspring)	13			
	Feeders	23			

Table 1 continued...

Animal Type or Material	Description	Number per NU	Factor A	Manure or Material Form in Permanent Storage	
				Liquid Manure: Factor D = 0.8 < 18% Dry Matter	Solid Manure: Factor D = 0.7 18 - 100% Dry Matter
Other <i>livestock</i> not listed in this table	To determine the number per NU, add up the total maximum live weight of animals and divide by the weight of animals per NU in the next column	453.6 kg (1000 lbs)	0.8	All storages with liquid manure	All storages with solid manure
Manure imported to a lot not generating manure	Maximum capacity of permanent storages at any time: solid or liquid capacity	19.8 m ³ (700 ft ³)	1.2	All storages with liquid manure	All storages with solid manure
Storages for <i>digestate</i> from an <i>Anaerobic Digester</i> (odours reduced during this process)	Maximum capacity of permanent storages at any time: solid or liquid capacity	19.8 m ³ (700 ft ³)	0.5	All storages with liquid manure	All storages with solid manure
1. On farms with 100 milking-age cows (dry & milking), there are usually about 20 replacement calves and 80 replacement heifers. 2. Average value for typical types of manures that might be imported to a lot, such as poultry, dairy, beef, swine, horse or other manure. N/A = Not Applicable					

TABLE 2
FACTOR B - Nutrient Units Factor

Final NU	Factor B	Final NU	Factor B	Final NU	Factor B	Final NU	Factor B	Final NU	Factor B	Final NU	Factor B
Up to 5	150	32	224	68	287	122	339	245	432	520	562
6	153	33	226	70	289	124	340	250	435	540	570
7	157	34	228	72	291	126	342	260	441	560	577
8	160	35	230	74	293	128	344	270	447	580	584
9	163	36	232	75	294	130	346	280	453	600	591
10	167	37	234	78	296	135	351	290	458	620	598
11	170	38	236	80	298	140	355	300	464	640	605
12	173	39	238	82	300	145	360	310	469	660	611
13	177	40	240	84	301	150	364	320	474	680	618
14	180	41	242	86	303	155	368	330	480	700	624
15	183	42	244	88	305	160	372	340	485	750	639
16	187	43	246	90	307	165	376	350	490	800	654
17	190	44	248	92	309	170	380	360	494	850	668
18	193	45	250	94	310	175	384	370	499	900	681
19	197	46	252	96	312	180	388	380	504	950	694
20	200	47	254	98	314	185	392	390	508	1000	707
21	202	48	256	100	316	190	395	400	513	1100	731
22	204	49	258	102	318	195	399	410	517	1200	753
23	206	50	260	104	320	200	402	420	522	1300	775
24	208	52	264	106	322	205	406	430	526	1400	795
25	210	54	268	108	324	210	409	440	530	1500	815
26	212	56	272	110	326	215	413	450	535	2000	870
27	214	58	276	112	329	220	416	460	539	3000	980
28	216	60	280	114	331	225	419	470	543	4000	1090
29	218	62	282	116	333	230	423	480	547	5000	1200
30	220	64	284	118	335	235	426	490	551		
31	222	66	285	120	337	240	429	500	555		

In using Table 2 to determine Factor B, it may be necessary to interpolate a value for Factor B. For example, you determine the total number of *nutrient units* at a *livestock facility* to be 255 NU. Table 2 provides a value for Factor B for 250 NU and for 260 NU, but not for 255 NU. The value of Factor B for 250 NU is 435 and the value of Factor B for 260 NU is 441. To determine Factor B for 255 NU interpolate between the numbers 435 and 441. In this example, the value of Factor B for 255 NU is 438.

When interpolating a value for Factor B do not include more than two decimal places. Interpolated values with more than two decimal places should be rounded accordingly. For example, if an interpolated value for Factor B is calculated as 499.238, then use a value of 499.24 for Factor B in the MDS calculation.

For operations less than 5 NU in size, do not interpolate, but use a Factor B of 150. For operations greater than 5000 NU in size, contact OMAFRA staff to determine Factor B.

TABLE 3
FACTOR C - Orderly Expansion Factor

% Increase in Nutrient Units	Factor C	% Increase in Nutrient Units	Factor C	% Increase in Nutrient Units	Factor C
0% increase or decreases ('negative' increase)	0.5000	27%	0.6674	75%	0.8420
		28%	0.6736	80%	0.8484
1%	0.5062	29%	0.6798	85%	0.8547
2%	0.5124	30%	0.6860	90%	0.8610
3%	0.5186	31%	0.6922	95%	0.8674
4%	0.5248	32%	0.6984	100%	0.8737
5%	0.5310	33%	0.7046	105%	0.8800
6%	0.5372	34%	0.7108	110%	0.8864
7%	0.5434	35%	0.7170	115%	0.8927
8%	0.5496	36%	0.7232	120%	0.8990
9%	0.5558	37%	0.7294	125%	0.9054
10%	0.5620	38%	0.7356	130%	0.9117
11%	0.5682	39%	0.7418	135%	0.9180
12%	0.5744	40%	0.7480	140%	0.9244
13%	0.5806	41%	0.7542	145%	0.9307
14%	0.5868	42%	0.7604	150%	0.9371
15%	0.5930	43%	0.7666	160%	0.9497
16%	0.5992	44%	0.7728	170%	0.9624
17%	0.6054	45%	0.7790	180%	0.9751
18%	0.6116	46%	0.7852	190%	0.9877
19%	0.6178	47%	0.7914	200%	1.0000
20%	0.6240	48%	0.7976	300%	1.0280
21%	0.6302	49%	0.8038	400%	1.0560
22%	0.6364	50%	0.8100	500%	1.0840
23%	0.6426	55%	0.8167	600%	1.1120
24%	0.6488	60%	0.8230	700% increase, or more, or First Livestock Facility on lot of record.	1.1400
25%	0.6550	65%	0.8294		
26%	0.6612	70%	0.8357		

In using Table 3 to determine Factor C, it may be necessary to interpolate a value for Factor C. For example, you determine the percentage increase at a *livestock facility* to be 155%. Table 3 provides a value for Factor C for a 150% increase, and for a 160% increase, but not for a 155% increase. The value of Factor C for a 150% increase is 0.9371 and the value of Factor C for a 160% increase is 0.9497. To determine Factor C for a 155% increase interpolate between the numbers 0.9371 and 0.9497. In this example, the value of Factor C for a 155% increase is 0.9434.

When interpolating a value for Factor C do not include more than four decimal places. Interpolated values with more than four decimal places should be rounded accordingly. For example, if an interpolated value for Factor C is calculated as 0.977643, then use a value of 0.9776 for Factor C in the MDS calculation.

For operations with a 0% increase, or a decrease, i.e. 'negative' percentage increase, use a value of 0.5000 for Factor C. Do not interpolate below a value of 0.5000. For operations with a 700% increase or greater, or for a *first livestock facility*, use a value of 1.1400 for Factor C. Do not interpolate above a value of 1.1400.

TABLE 4
FACTOR E - Encroaching Land Use Factor

Encroaching Land Use	Factor E
Type A Land Use	1.1
Type B Land Use	2.2

TABLE 5
PERMANENT MANURE OR MATERIAL STORAGE TYPES

Solid Manure: 18% dry matter, or more

Liquid Manure: Less than 18% dry matter

Digestate: Less than 18% dry matter

Storage Odour Potential	Solid or Liquid System	Inside or Outside Livestock Facility	Number referred to in Table 6 (view descriptions in section 3.0)	Description of permanent manure storages being sited by MDS II, or encroached upon through MDS I application
Very Low	Solid	Inside	V1	Solid, inside, bedded pack (manure accumulates under livestock over time)
		Outside	V2	Solid, outside, covered (cover keeps off precipitation to prevent runoff)
			V3	Solid, outside, no cover, greater than or equal 30% dry matter (manure is dry enough that a flowpath option can be used for runoff control (Nutrient Management Act, 2002))
			V4	Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage (manure not dry enough to soak up precipitation, so a liquid runoff storage needed, but it has a permanent, tight cover)
	Liquid	Inside	V5	Liquid, inside, underneath slatted floor (manure is stored under the animals in the barn)
		Outside	V6	Liquid, outside, with a permanent, tight fitting cover (negative pressure tarp, concrete lid, inflatable dome, etc.)
			V7	Liquid, (digestate), outside, no cover (all manure has been treated through anaerobic digestion, or a similar process that reduces odours)
	Solid	Outside	L1	Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage (manure not dry enough to soak up precipitation, so a liquid Low runoff storage needed, but it is uncovered, producing more odour than in V4 above)
	Liquid	Outside	L2	Liquid, outside, with a permanent floating cover (tarps, foam panels, etc.)
Medium	Liquid	Outside	M1	Liquid, outside, no cover, straight-walled storage (usually circular or rectangular concrete, or steel storages)
			M2	Liquid, outside, roof, but with open sides (roof keeps off precipitation, but the open sides allow wind to travel over the manure and carry odours)
High	Liquid	Outside	H1	Liquid, outside, no cover, sloped-sided storage (earthen manure storages, but not earthen runoff storages associated with a solid manure storage which are L1 above)

TABLE 6

MDS I / MDS II FOR PERMANENT MANURE

Building base Distance (m) for MDS II ('F') or Encroachment Base Distance for MDS I ('F')	Storage Separation Distances Based on Relative Odour Potential - Storage Based Distance, 'S' (m)			
	Very Low Odour Storages V1 to V7	Low Odour Storages L1 to L2	Medium Odour Storages M1 to M2	High Odour Storages H1
40	40	64	136	232
50	50	74	145	240
60	60	84	154	248
70	70	93	163	256
80	80	103	172	264
90	90	113	181	272
100	100	123	190	280
110	110	132	199	288
120	120	142	208	296
130	130	152	217	304
140	140	162	226	312
150	150	171	235	320
160	160	181	244	328
170	170	191	253	336
180	180	201	262	344
190	190	210	271	352
200	200	220	280	360
210	210	230	289	368
220	220	240	298	376
230	230	249	307	384
240	240	259	316	392
250	250	269	325	400
260	260	279	334	408
270	270	288	343	416
280	280	298	352	424
290	290	308	361	432
300	300	318	370	440
310	310	327	379	448
320	320	337	388	456
330	330	347	397	464
340	340	357	406	472
350	350	366	415	480
360	360	376	424	488
370	370	386	433	496
380	380	396	442	504
390	390	405	451	512
400	400	415	460	520
420	420	435	478	536
440	440	454	496	552
460	460	474	514	568
480	480	493	532	584
500	500	513	550	600
600	600	610	640	680
800	800	805	820	840
1000	1000	1000	1000	1000
Greater than 1000 m	Storage Base Distance, 'S', should be the same as Building Base Distance or Encroachment Base Distance – 'F'			

4.0 MANURE OR MATERIAL STORAGE TYPES

Type	Description
V1	Solid, inside, bedded pack (manure accumulates under livestock over time)
V2	Solid, outside, covered (cover keeps off precipitation to prevent runoff)
V3	Solid, outside, no cover, greater than or equal 30% dry matter (manure is dry enough that a flowpath option can be used for runoff control) (Nutrient Management Act, 2002)
V4	Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage (manure not dry enough to soak up precipitation, so a liquid runoff storage needed, but it has a permanent, tight cover)
V5	Liquid, inside, underneath slatted floor (manure is stored under the animals in the barn)
V6	Liquid, outside, with a permanent, tight fitting cover (negative pressure tarp, concrete lid, inflatable dome, etc.)
V7	Liquid, (digestate), outside, no cover (all manure has been treated through anaerobic digestion, or a similar process that reduces odours)
L1	Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage (manure not dry enough to soak up precipitation, so a liquid runoff storage needed, but it is uncovered, producing more odour than in V4 above)
L2	Liquid, outside, with a permanent floating cover (tarps, foam panels, etc.)
M1	Liquid, outside, no cover, straight-walled storage (usually circular or rectangular concrete, or steel storages)
M2	Liquid, outside, roof, but with open sides (roof keeps off precipitation, but the open sides allow wind to travel over the manure and carry odours)
H1	Liquid, outside, no cover, sloped-sided storage (earthen manure storages, but not earthen runoff storages associated with a solid manure storage which are L1 above)