



STUDY PURPOSES ONLY

OS

D

D

H

R2

R1-1

R1-1

R1-1

R1-1

R1-1

R1-1

R1-1

R1-1

R1-1

R1-1

R1-1

R1-1

R1-1

R1-1

R1-1

R1-1

R1-1

R1-1

R1-1

R1-1

R1-1

R1-1

R1-1

(R1)

WL

H

James St

Garvey Blvd

Highway

Highway

Lake Rd

# STUDY PURPOSES ONLY

## PART 8.0 AGRICULTURAL, RURAL, RECREATIONAL AND OTHER ZONES

### 8.1 ZONES

Uses permitted in the Agricultural, Rural, Recreational and Other Zones are denoted by the symbol 'X' in the column applicable to that Zone and corresponding with the row for a specific permitted use in **Table 8.1**.

If a number(s) follows the symbol 'X' or identified permitted use, then one or more special provisions may apply. Special provisions are listed below **Table 8.1** (if applicable).

**Table 8.1 – Agricultural, Rural, Recreational and Other Zone Use Permissions**

Permitted Use	A	SA	RU	D (7)	H	W	I	REC1	REC2	REC3	P	OS	PU
Accessory Apartment	X	X	X										
Accessory Farm Employee Accommodation	X	X	X										
Agricultural Use	X	X	X		X (4)	X (1)						X (1)	
Agri-Tourism Use	X	X	X										
Arena							X						
Base lodge								X				X (1)	
Cemetery							X						
Child Care Centre							X	X	X				
Commercial Greenhouse	X	X	X										
Community Centre							X						
Conservation Use	X	X	X		X (6)		X	X	X	X		X	
Conservation Use - Wetland						X							
Emergency Service Facility							X						
Farm Produce Outlet	X	X	X										

Permitted Use	A	SA	RU	D (7)	H	W	I	REC1	REC2	REC3	P	OS	PU
Farm Winery	X	X	X										
Forest management	X	X	X		X (6)	X (1)		X	X	X		X	
Golf course					X (4)				X				
Golf Driving Range									X				
Group Home	X	X	X				X						
Home Child Care	X	X	X										
Home Industry	X	X	X										
Home Business	X	X	X										
Hospital							X						
Library							X						
Long Term Care Facility							X						
Museum							X						
Outdoor Recreation Use					X (6)			X	X	X		X (1)	
Parking Lot											X		
Parking Garage											X		
Passive Recreational Use	X (6)	X (6)	X										
Place of Worship							X						
Private Club								X	X	X			
Private park					X (1)		X	X	X	X		X (5)	
Private Recreational Use								X	X	X			
Private School							X						
Public Park	X	X	X		X	X	X	X	X	X	X	X	
Public School							X						
Recreational Establishment							X	X	X	X	X	X (5)	
Residential Care Facility							X						
Retirement Home							X						
Single Detached Dwelling	X	X	X							X (2)			
Ski-Lift Facility								X					
Ski Resort								X					
Snack bar								X	X	X			
Veterinary Clinic			X										

### Special Provisions

(1) Existing uses only. All buildings or structures are prohibited, unless for flood or erosion control.

- (2) Only permitted accessory to an existing *campground* or *trailer park* for gatekeeper or caretaker.
- (3) Only permitted within a *single detached dwelling* that existed on the effective date of this By-law.
- (4) Only existing *golf courses* are permitted.
- (5) No *buildings* or *structures* are permitted, except for the following:
  - a) Renovated or minor expansions to existing *buildings* and *structures* which were legally established on the date of passage of this By-law;
  - b) Non-habitable *buildings* connected with *public parks* (i.e. picnic shelters);
  - c) Flood and erosion/sedimentation control *structures*;
  - d) Fences, provided they will not constitute an obstruction or debris catching obstacle to the passage of flood waters or create or aggravate an erosion problem; and,
  - e) Recreational facilities, as approved by the Niagara Escarpment Commission, on lands identified as being prominent escarpment slope. *Buildings* and *structures* (excluding docks and *boathouses* which are portable or floating in nature) will be *setback* 30 metres from all lakes.
- (6) *Passive recreational uses* shall only be permitted on lands owned by a *public authority*.
- (7) See section 1.5(g).

## 8.2 ZONE STANDARDS

Regulations for *uses* permitted in Section 8.1 are set out in **Table 8.2**. A number(s) following the *Zone* standard, *Zone* heading or description of the standard, indicates that one or more special provisions apply. These special provisions are listed below **Table 8.2**.

**Table 8.2 - Agricultural, Rural, Recreational and Other Zone Standards**

Zone Standard	A	SA	RU	D	H & W	I	REC1	REC2	REC3	P	OS	PU
Minimum <i>lot area</i> (ha)	40.0 (2)	10.0 (2)	20.0 (2)	(1)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum <i>lot frontage</i> (m)	150.0			(1)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum <i>front yard</i> (m)	15.0			(1)	N/A	7.5					9.0 (3)	5.0
Minimum <i>exterior side yard</i> (m)	15.0			(1)	N/A	4.0	7.5				9.0 (3)	5.0
Minimum <i>interior side yard</i> (m)	8.0			(1)	N/A	4.0	7.5				9.0 (3)	5.0
Minimum <i>rear yard</i> (m)	15.0			(1)	N/A	7.5					9.0 (3)	5.0
Maximum <i>height</i> (m)	11.0			(1)	N/A	11.0					4.5	11.0

### Special Provisions

- (1) As existing on the date of passing of this By-law.
- (2) For lots 2.0ha or less, the regulations and permitted uses of the Residential R1-4 zone shall apply with the exception of lot frontage and lot area requirements which shall be as existing at the date of passing of this By-law.
- (3) A minimum distance of 12.0m shall be provided from a public street and a minimum of 15.0m shall be provided from any residential zone.