

ZONING MAP & USES STUDY PURPOSES ONLY



(8) Minimum Lot Frontage shall be increased by 3 metres for corner lots.
[ZBA 2019-41]

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						

Permitted Use	A	SA	RU	D (7)	H	W	I	REC1	REC2	REC3	P	OS	PU
Farm Produce Outlet	X	X	X										
Farm Winery	X	X	X										
Forest management	X	X	X		X (6)	X (1)		X	X	X		X	
Golf course [ZBA 2019-41]					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.