

8.1 USES PERMITTED

No *person* shall within any AB Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the AB *uses* presented in Table 8.1:

TABLE 8.1: USES PERMITTED
• an <i>abattoir</i> ;
• an agricultural research and/or breeding operation;
• an <i>animal kennel</i> , in accordance with the provisions of Section 5.3 and Section 8.2.3;
• a commercial grain elevator;
• a <i>communications structure</i> ;
• a <i>converted dwelling</i> , in accordance with the provisions of Section 5.5;
• a <i>dead stock removal operation</i> ;
• a <i>farm auction barn</i> ;
• a <i>farm implement dealer</i> ;
• a <i>farm</i> drainage contractor or silo contractor;
• a <i>farm</i> produce retail outlet;
• a feed mill;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.13;
• a landscaping business;
• a <i>livestock assembly and sales yard</i> ;
• a manufacturing plant for the production of agricultural field tile;
• a <i>processing plant for agricultural products and/or by-products</i> ;
• a <i>public use</i> in accordance with the provisions of subsection 5.22;
• a regulating and compressor station for a petroleum products pipeline or natural gas pipeline;
• a <i>nursery</i> ;
• a retail outlet, a wholesale outlet or a <i>business office accessory</i> to a permitted <i>use</i> ;
• a retail outlet for the sale of agricultural supplies such as feed, grain, fertilizer, etc.;

TABLE 8.1: USES PERMITTED	
•	a sawmill;
•	a <i>single detached dwelling accessory</i> to a permitted use on the lot;
•	a <i>soil processing operation</i> ;
•	a <i>veterinary clinic</i> ;
•	a <i>wayside sand or gravel pit</i> in accordance with the provisions of Section 5.33;
•	a welding and repair garage for servicing <i>farm</i> vehicles and <i>farm</i> implements.

8.2 ZONE PROVISIONS

No person shall within any AB Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions presented in Table 8.2. The lot area provisions for residential uses are cumulative with the lot area provisions for non-residential uses when such residential use is located on the same lot with a permitted non-residential use.

TABLE 8.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
Number of Single Detached Dwellings per Lot, Maximum	1	No Provision
Lot Area, Minimum Where sanitary sewers and public water supply not available	.4 ha (1 ac)	.4 ha (1 ac)
Lot Frontage, Minimum	45 m (147.6 ft)	
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	10 m (32.8 ft)	
Rear Yard, Minimum Depth	7.5 m (24.6 ft)	
Interior Side Yard, Minimum Width	3 m (9.8 ft)	5 m (24.6 ft)
Lot Depth, Minimum	60 m (196.9 ft)	

TABLE 8.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
Setback, Minimum Distance from the Centreline of a County Road	26 m (85.3 ft)	
Height of Building, Maximum	11 m (36.1 ft)	15 m (49.2 ft) or in accordance with the provisions of Section 5.32
Gross Floor Area, Minimum	93 m ² (1,001 ft ²)	No Provision
Landscaped Open Space, Minimum	30% of <i>lot area</i>	10 % of the <i>lot area</i>
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5.	

8.2.1 LOCATION OF NEW DWELLINGS, BUILDINGS OR STRUCTURES

Dwellings, *buildings* or *structures* hereafter erected outside of a settlement, as defined in Section 2.7.2.1, shall be required to satisfy the minimum distance separation requirements as determined through the application of the Minimum Distance Separation Formula I (MDS I), in accordance with Section 2.7 of this Zoning By-Law.

Existing dwellings, *buildings* or *structures* located outside of a settlement, as defined in Section 2.7.2.1, which are hereafter enlarged, shall be required to satisfy MDS I, in accordance with Section 2.7 of this Zoning By-Law, **or** not further reduce an *existing* insufficient *setback* relative to MDS I, whichever is the lesser.

Dwellings, *buildings* or *structures* hereafter erected, within a settlement defined in Section 2.7.2.1, shall be required to satisfy MDS I, in accordance with Section 2.7 of this Zoning By-Law, **or** not further reduce an *existing* insufficient *setback* relative to MDS I, whichever is the lesser.

(Amended by By-Law 2009-15)

8.2.2 SPECIAL PROVISION FOR ACCESSORY RESIDENTIAL USE

Prior to the issuance of a building permit for the *single detached dwelling*, the construction of the agri-business *buildings* or *structures* must be complete, to the satisfaction of the *Chief Building Official*.

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8.2.3 LOCATION OF AN ANIMAL KENNEL

Notwithstanding any provision of this Zoning By-Law to the contrary, no land shall be used and no *building* or *structure* or part thereof shall be used or *erected*, renovated or remodelled for *use* as an *animal kennel* closer than **90 m** (295.3 ft) to any *lot line*.

8.2.4 OPEN STORAGE REQUIREMENTS

No storage of goods or materials is permitted outside any *building* except that the open storage of goods or materials may be permitted to the rear of the main *building* provided that:

- 8.2.4.1 such open storage is *accessory* to the *use* of the main non-residential *building* on the *lot*;
- 8.2.4.2 such open storage complies with the *yard* and *setback* requirements of this Section; and
- 8.2.4.3 any portion of the area used for open storage, where it does not adjoin the outside wall of a *building*, shall be enclosed by a fence extending at least **1.5 m** (4.9 ft) in *height* from the ground, constructed of new materials.
- 8.2.4.4 Notwithstanding the open storage *yard*, *setback* and enclosure requirements, the open storage of finished goods or materials shall be permitted for the purposes of display or sale.

8.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (AB-C)

In accordance with the provisions of Section 5.5, all AB-C zoned *lots* may contain a *converted dwelling*, or any other *use* permitted in Section 8.1, in accordance with the provisions of Section 8.2 of this Zoning By-Law.

8.4 SPECIAL PROVISIONS8.4.1 Location: Part of Lot 34, Concession 9, (East Zorra), AB-1 (Key Map 1)

(Amended by By-Law 2021-09)

- 8.4.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

an *on-farm diversified use*, consisting of a cheese processing plant located in a *building* existing as of February 20th, 2002.

- 8.4.1.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any AB-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

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8.4.1.2.1 GROSS FLOOR AREA

The maximum *gross floor area* used for the cheese processing operation shall be restricted to the *gross floor area* existing as of February 20th, 2002.

8.4.1.2.2 RETAILING OR WHOLESALING RESTRICTION

The area used for retailing or wholesaling shall not exceed **60 m²** (645.8 ft²) of *gross floor area*.

8.4.1.2.3 That all the other provisions of the AB Zone in Section 8.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

8.4.2 **Location: Part of Lot 34, Concession 12, (East Zorra), AB-2 (Key Map 2)**

(Amended by By-Law 2021-09)

8.4.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this Zoning By-Law; and
a *farm*, excluding the keeping of any livestock.

8.4.2.2.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any AB-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

8.4.2.2.2 VEHICULAR ACCESS

No vehicular access shall be permitted onto *County Road #59*.

8.4.2.2.2 That all the other provisions of the AB Zone in Section 8.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

8.4.3 **Location: Part of Lot 26, Concession 16, (East Zorra), AB-3 (Key Map 18)**

(Amended by By-Law 2021-09)

8.4.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a *single detached dwelling*, if *accessory* to a permitted *use* on the lot; and
a *truck transport terminal* or *yard* for agricultural products.

8.4.3.2.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any AB-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

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8.4.3.2.2 INTERIOR SIDE YARD

From west <i>lot line</i>	10 m (32.8 ft)
From east <i>lot line</i>	5 m (16.4 ft)

8.4.2.2.2 That all the other provisions of the AB Zone in Section 8.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

8.4.4 **Location: Part of Lot 10, Concession 14, (East Zorra), AB-4 (Key Map 44)**

(Amended by By-Law 2021-09)

8.4.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this Zoning By-Law;

retail sale of trucks;

retail sale of industrial supplies, being mainly small motors and engines, tools, small machinery and loading equipment.

8.4.4.2 That all the other provisions of the AB Zone in Section 8.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

8.4.5 **Location: Part of Lot 34, Concession 11, (East Zorra), AB-5 (Key Map 2)**

(Amended by By-Law 2021-09)

8.4.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

NON-RESIDENTIAL USES

an *animal kennel* in accordance with the provisions of Section 5.3 and Section 8.2.3;

a *farm auction barn*;

a *farm implement dealer*;

a *farm produce retail outlet*;

a public *use* in accordance with the provisions of subsection 5.22 hereof;

a *nursery*;

a retail outlet for the sale of agricultural supplies such as feed, grain, fertilizer, etc;

a service shop;

a *veterinary clinic*;

a welding and repair garage for servicing *farm* vehicles and *farm* implements.

8.4.5.2 That all the other provisions of the AB Zone in Section 8.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

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8.4.6 **Location: Part Lot 34, Concession 12 (East Zorra), AB-6 (Key Map 2)**

(Amended by By-Law 2021-09)

8.4.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this Zoning By-Law; and
a manufacturing plant.

8.4.6.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.6.2.1 INTERIOR SIDE YARD

Minimum Width from south *lot line* **2.5 m** (8.2 ft)

8.4.6.2.2 VEHICULAR ACCESS

No vehicular access shall be permitted onto *County Road # 59*.

8.4.6.2.3 DRY INDUSTRY RESTRICTIONS

Notwithstanding the permitted *uses* listed in 8.1, no *use* shall be permitted which is not a dry industry. A dry industry shall be defined as an industrial *use* which produces no waste water other than domestic waste water from washrooms or *accessory* kitchens or water used for the cooling of equipment.

8.4.6.2.4 That all the other provisions of the AB Zone in Section 8.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.
(Added by By-Law 2003-30)

8.4.7 **Location: Part Lot 35, Concession 13 (East Zorra), AB-7 (Key Map 9)**

(Amended by By-Law 2021-09)

8.4.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this Zoning By-Law; and
an agriculturally related *contractor's shop* or *yard*.

8.4.7.2 That all the other provisions of the AB Zone in Section 8.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

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(Added by By-Law 2003-39)

8.4.8 **Location: Part Lot 9, Concession 10 (East Zorra), AB-8 (Key Map 40)**

(Amended by By-Law 2021-09)

8.4.8.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'AB-8' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this Zoning By-Law; and
an agriculturally related manufacturing facility of wooden pallets.

(Added by By-Law 2004-35)

8.4.8.2 Notwithstanding any provisions of this Zoning By-Law the contrary, no *person* shall within any 'AB-8' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions.

8.4.8.2.1 OUTSIDE STORAGE REQUIREMENTS

8.4.8.2.1.1 *open storage* shall be restricted the cement pad area behind the shed located in the northeasterly corner of the *lot*, measuring approximately **35.4 m** (116 ft) by **16.5 m** (54 ft); and

8.4.8.2.1.2 the *height* of the stored materials shall not exceed the *height* of the fence that encloses the storage area identified in 8.4.8.2.1.1 above

(Added by By-Law 2004-35)

(Amended by By-Law 2011-3)

8.4.8.2.2 PARKING RESTRICTIONS

8.4.8.2.2.1 A maximum of 9 storage trailers may be parked or stored on the *lot*.

(Added by By-Law 2011-3)

8.4.8.2.3 That all the other provisions of the 'AB' Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Amended by By-Law 2011-3)

8.4.9 **Location: Part Lot 22, Concession 12 (East Zorra), AB-9 (Key Map 21)**

(Amended by By-Law 2021-09)

8.4.9.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a *truck transportation terminal*;

a *single detached dwelling accessory* to a permitted *use*; and,

accessory uses, as set out in Section 5.1.

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8.4.9.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

8.4.9.2.1 INTERIOR SIDE YARD

Minimum Width **10 m.** (32.8 ft)

8.4.9.2.2 PARKING RESTRICTION

A maximum of 20 tractor-trailers may be parked or stored on the *lot*.

8.4.9.2.3 MINIMUM DISTANCE SEPARATION FORMULA I

The Minimum Distance Formula 1 (MDS 1) *setback* requirement for the *single detached dwelling* shall be no closer than **154 m** (505.2 ft) to the nearest *farm building* and manure storage facility.

8.4.9.2.4 That all the other provisions of the ‘AB’ Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 2004-35)

8.4.10 **Location: Part Lot 15, Concession 16 (East Zorra), AB-10 (Key Map 38)**

(Amended by By-Law 2021-09)

8.4.10.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a processing plant for agricultural products and/or by-products;
a business office accessory to a permitted use.

8.4.10.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

8.4.10.2.1 INTERIOR SIDE YARD

Minimum Width for *buildings*
existing at the time of passing of
this Zoning By-Law: **1.4 m** (4.6 ft)

Minimum Width for new *buildings*: **5 m** (24.6 ft)

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- 8.4.10.2.2 That all the other provisions of the ‘AB’ Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 2004-46)

- 8.4.11 **Location: Part Lot 20, Concession 9 (East Zorra), 884670 Oxford Road 8, AB-11 (Key Map 25)** (Amended by By-Law 2021-09)

- 8.4.11.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any ‘AB-11’ Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

A welding and repair garage for servicing *farm* vehicles and *farm* implements;
An agriculturally related excavating business.

- 8.4.11.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any ‘AB-11’ Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

- 8.4.11.2.1 LOT AREA

Minimum **3,400 m²** (36,598 ft²)

- 8.4.11.2.2 LOT FRONTAGE

Minimum **16.5 m** (54 ft)

- 8.4.11.2.3 Side Yard

Minimum Width **2.0 m** (6.5 ft)

- 8.4.11.2.4 EMPLOYEES

Maximum A maximum of 2 people, other than a *person* residing on the *lot*, may be employed.

- 8.4.11.2.5 That all provisions of the ‘AB’ Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 2013-9)

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8.4.12 **Location: Part Lot 8, Concession 16, (East Zorra), AB-12T (Key Map 45)**

8.4.12.1 Notwithstanding any provisions of this Zoning By-Law, no *person* shall within any AB-12T Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a temporary office *trailer*;
all *uses* permitted in Section 8.1 of this Zoning By-Law.

8.4.12.2 Notwithstanding any provisions of this Zoning By-law, no person shall within any AB-12(T) Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.12.2.1 TIME PERIOD FOR TEMPORARY OFFICE *TRAILER*

October 2, 2019 – October 2, 2022.

8.4.12.2.2 That all the provisions of the AB Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply, and further, that all other provisions of the Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 2016-05)

(Deleted and Replaced by By-Law 2019-47)

8.4.13 **Location: Part Lot 19, Concession 11 (East Zorra), AB-13 (Key Map 27)**

8.4.13.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-13 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a farm store (selling local meats and cheeses);
the sale of furniture and home furnishings;
a wellness spa;
all *uses* permitted in Section 8.1 of this Zoning By-law.

8.4.13.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-13 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:

8.4.13.2.1 For the purpose of this By-law, a wellness spa shall mean a facility that offers massage therapy, team building, and leadership classes for personal well-being.

8.4.13.3 That all the provisions of the AB Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply, and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added By By-Law 2016-16)

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(Deleted and Replaced by By-Law 2017-28)

8.4.14 **Location: Part Lots 9 & 10, Concession 12 (East Zorra), AB-14 (Key Map 42)**

8.4.14.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any AB-14 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

- a commercial grain elevator;
- a *processing plant for agricultural products and/or by-products*;
- a warehouse operation *accessory* to a permitted *use*;
- a retail outlet, wholesale outlet or a *business office accessory* to a permitted *use*.

8.4.14.2 That all of the provisions of the AB Zone in Section 8.2 of this By-law, as amended, shall apply; and further, that all other provisions of this Zoning By-law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 2016-10)

8.4.15 **Location: Part Lot 21, Concession 9 (East Zorra), AB-15 (Key Map 20)**

8.4.15.1 Notwithstanding any provisions of By-Law Number 35-99 to the contrary, no *person* shall within any AB-15 Zone use any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

- all *uses* permitted in Section 8.1 of this By-Law;
- a rendering plant.

8.4.15.2 That all the provisions of the AB Zone in Section 8.2 to this Zoning By-law, as amended, shall apply, and further that all other provisions of this Zoning By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 2018-48)