

15.1 USES PERMITTED

No *person* shall within any V Zone use any lot or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the V *uses* presented in Table 15.1:

TABLE 15.1: USES PERMITTED
• an administrative office of the <i>Corporation</i> , the <i>County</i> , the Government of Ontario or the Government of Canada
• an <i>automobile service station</i> ;
• a bakeshop;
• a <i>business</i> or <i>professional office</i> ;
• a <i>commercial school</i> ;
• a community centre;
• a <i>converted dwelling</i> , in accordance with Section 5.5 of this Zoning By-Law;
• a <i>dwelling unit</i> in a portion of a non-residential <i>building</i> ;
• an <i>eating establishment</i> ;
• a financial institution;
• a <i>fraternal lodge</i> or <i>institutional hall</i> ;
• a funeral home;
• a <i>home occupation</i> , in accordance with Section 5.13 of this Zoning By-Law;
• a laundromat;
• a <i>medical centre</i> ;
• a <i>parking lot</i> ;
• a <i>personal service establishment</i> ;
• a <i>place of entertainment</i> ;
• a <i>public library</i> ;
• a <i>public use</i> , in accordance with the provisions of Section 5.22 of this Zoning By-Law;
• a <i>retail store</i> ;
• a retail outlet, a wholesale outlet or a business office <i>accessory</i> to a permitted <i>use</i> ;
• a <i>service shop</i> ;
• a <i>single detached dwelling</i> ;
• a <i>studio</i> ;

TABLE 15.1: USES PERMITTED

- a *veterinary clinic*, with no outside kennels or runs.

15.2 ZONE PROVISIONS

No *person* shall within any V Zone use any lot or *erect, alter* or use any *building or structure* except in accordance with the provisions presented in Table 15.2:

The *lot area* provision for residential *uses* are cumulative with the *lot area* provision for non-residential *uses* when such residential *use* is located on the same *lot* with a permitted non-residential *use*. No *person* shall use any *lot* or *erect, alter* or use any *building or structure* for the any of the *uses* in Table 15.1 unless the *lot* is served by partial services (sanitary sewers or a public water supply) or by private services (private well and septic system).

TABLE 15.2: ZONE PROVISIONS

Zone Provision	Residential Uses		Non-Residential Uses	Automobile Service Station
	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building		
Lot Area, Minimum	2,800 m ² (30,140 ft ²)	300 m ² (3,230 ft ²)	3,700 m ² (39,828 ft ²)	.4 ha (1 ac)
Lot Frontage Minimum	35 m (114.8 ft)	No Provision	40 m (131.2 ft)	50 m (164 ft)
Lot Depth, Minimum	50 m (164 ft)	No Provision	92.5 m (303.5 ft)	80 m (262.5 ft)
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	9 m (29.5 ft)			15 m (49.2 ft)
Rear Yard, Minimum Depth	7.5 m (24.6 ft)			10 m (32.8 ft)

TABLE 15.2: ZONE PROVISIONS				
Zone Provision	Residential Uses		Non-Residential Uses	Automobile Service Station
	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building		
Interior Side Yard, Minimum Width	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a garage or <i>carport</i> is attached to or is within the main <i>building</i> , or the lot is a <i>corner lot</i> , the minimum width shall be 1.2 m (3.9 ft)	5 m (16.4 ft) where the <i>interior side lot line</i> abuts a Residential zone		5 m (16.4 ft) or 10 m (32.8 ft) where the <i>interior side lot line</i> abuts a Residential zone
Setback, Minimum Distance from the Centreline of a County Road	22 m (72.2 ft)			26 m (85.3 ft)
Lot Coverage, Maximum	30%	No Provision	40%	20%
Height of Building, Maximum	11 m (36.1 ft)	No Provision	11 m (36.1 ft)	
Landscaped Open Space, Minimum	No Provision		10%	5%
Gross Floor Area, Minimum	93 m² (1,001.1 ft ²)	55 m² (592 ft ²)	No Provision	
Number of Dwelling Units per Lot, Maximum	1 dwelling	1 <i>dwelling unit</i>	No Provision	
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5 of this Zoning By-Law.			

15.2.1 SINGLE DETACHED DWELLING AND NON-RESIDENTIAL BUILDING ON THE SAME LOT:

When a permitted *single detached dwelling* is *erected, altered* or used on the same *lot* in a Village Zone as a permitted non-residential *building*, then a *setback* of **3 m** (9.8 ft) is required between such *buildings*.

15.2.2 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:

- 15.2.2.1 such *open storage* is *accessory* to the *use* of the main non-residential *building* on the lot;
- 15.2.2.2 such *open storage* complies with the *yard* and *setback* requirements of this Section; and
- 15.2.2.3 such *open storage* shall be enclosed within a wooden, rigid plastic and/or metal fence extending at least **1.8 m** (5.9 ft) in *height* from the ground, constructed of new materials.
- 15.2.2.4 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.

15.2.3 REQUIREMENTS FOR PUMP ISLANDS:

Notwithstanding any other provisions of this Zoning By-Law to the contrary, a *pump island* may be located within any *front yard* or *exterior side yard* provided:

- 15.2.3.1 the minimum distance between any portion of the *pump island* and any *lot line* shall be **7.5 m** (24.6 ft); and
- 15.2.3.2 where the lot is a *corner lot*, no portion of any *pump island* shall be located closer than **3 m** (9.8 ft) to a straight line between a point in the *front lot line* and a point in the *exterior side lot line*, each such point being distant **15 m** (49.2 ft) from the intersection of such lines.

15.2.4 REQUIREMENTS FOR DRIVEWAYS FOR USES WITH PUMP ISLANDS:

Notwithstanding the provisions of Section 5.19 of this Zoning By-Law, the following provisions shall apply to *driveways*:

- 15.2.4.1 there shall be a minimum of two *driveways* per lot;

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- 15.2.4.2 the minimum width of a *driveway*, measured along the sidewalk, where such exists, and along the *street line* shall be **5 m** (16.4 ft);
- 15.2.4.3 the minimum distance between *driveways* measured along the *street line* intersected by such *driveways* shall be **7.5 m** (24.6 ft);
- 15.2.4.4 the minimum distance between a *driveway* and an intersection of *street lines*, measured along the *street line* intersected by such *driveway*, shall be **15 m** (49.2 ft);
- 15.2.4.5 the minimum distance between an *interior side lot line* and any *driveway* shall be **3 m** (9.8 ft);

15.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (V-C)

In accordance with the provisions of Section 5.5, all V-C zoned *lots* may contain a *converted dwelling*, or any *use* permitted in Section 15.1, in accordance with the provisions of Section 15.2 of this Zoning By-Law.

15.4 SPECIAL PROVISIONS

15.4.1 Location: Part of Lot 11, Concession 17 (East Zorra), Innerkip, V-1 (Key Map 47)

(Amended by By-Law 2021-09)

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

all the *uses* permitted in section 15.1;
 an antique shop;
 a *place of worship*;
 a nursery school;
 a retail nursery; and
 a retail outlet for the sale of agricultural supplies;

- 15.4.1.2 That all the other provisions of the V Zone in Section 15.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

15.4.2 Location: Part of Blocks 78 & 87, 41M-115 (East Zorra) Innerkip, V-2 (Key Map 47)

(Amended by By-Law 2021-09)

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

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all the *uses* permitted in section 15.1;
 an antique shop;
 a *place of worship*;
 a nursery school;
 a retail nursery;
 the parking of a highway tractor; and
 a retail outlet for the sale of agricultural supplies;
 (Amended by By-Law 2009-15)

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

15.4.2.2.1 PROVISIONS FOR THE PARKING OF A HIGHWAY TRACTOR

15.4.2.2.1.1 LOCATION OF HIGHWAY TRACTOR

The highway tractor shall be housed entirely within the *accessory* storage garage while parked on the *lot*.

15.4.2.2.1.2 NUMBER OF HIGHWAY TRACTORS

Not more than 1 highway tractor shall be parked on the *lot*

15.4.2.2.1.3 HEIGHT OF THE STORAGE GARAGE FOR HIGHWAY TRACTOR

Maximum **6.0 m (19.7 ft)**

15.4.2.2.1.4 The highway tractor shall be owned or operated by the owner or occupant of the *single detached dwelling* on the *lot*.

15.4.2.3 That all the other provisions of the V Zone in Section 15.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

15.4.3 **Location: Blandford Street (Innerkip), V-3 (Key Map 50)**

(Amended by By-Law 2021-09)

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

(Added by By-Law 2005-6)

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all the *uses* permitted in section 15.1;
a *retail store* selling plumbing supplies and fixtures, saunas, hot tubs, suntanning units and related articles, and the assembly of saunas, hot tubs and related articles;
a plumbing contractors shop;
a wholesale outlet *accessory* to a permitted *use*.

15.4.3.2 That all the other provisions of the V Zone in Section 15.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.
(Added by By-Law 2005-6)

15.4.4 **Location: Lots 2, 3, 4, 5, 17, 18 and Part Lot 19, Plan 59, (East Zorra), V-4**
(Added by By-Law 2005-6)
(Deleted by By-Law 2021-09)

15.4.5 **Location: Lots 17, 18 and 19, Plan 35 (East Zorra), Innerkip V-5 (Key Map 49)**
(Amended by By-Law 2021-09)

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

a *contractor’s shop*;
a *dwelling unit* in a portion of a non-residential *building*;
a retail outlet, wholesale outlet or a business office *accessory* to a permitted *use*;
a *service shop*;
a *studio*; and
a *veterinary clinic*, with no outdoor kennels or runs.

15.4.5.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any V-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

15.4.5.2.1 PARKING PROVISIONS

15.4.5.2.1.1 NUMBER OF PARKING SPACES FOR A CONTRACTOR’S SHOP

Minimum 9

15.4.5.2.1.2 NUMBER OF PARKING SPACES FOR A DWELLING UNIT IN A PORTION OF A NON-RESIDENTIAL BUILDING

Minimum 1

(Added by By-Law 2007-38)

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15.4.5.2.1.2 LOCATION OF PARKING AREAS

15.4.5.2.1.2.1 SETBACKS

Minimum Front <i>Lot Line</i>	3.0m (9.8 ft)
Minimum North Interior <i>Lot Line</i>	3.0m (9.8 ft)
Minimum South Interior <i>Lot Line</i>	nil
Minimum Rear Interior <i>Lot Line</i>	3.0m (9.8 ft)

15.4.5.2.2 OPEN STORAGE

15.4.5.2.2.1 No storage of goods or materials is permitted outside of any *buildings*.

15.4.5.3 That all the provisions of the V Zone in Section 15.4 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 2007-38)

15.4.6 **Location: Lot 14 W/S Blandford Street, Plan 35 (Innerkip); V-6 (Key Map 49)**

(Amended by By-Law 2021-09)

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

All *uses* permitted in section 15.1;

A repair shop for hunting and archery equipment with *accessory* sales;

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

15.4.6.2.1 LOT AREA

Minimum cumulative *lot area* for a *single detached dwelling* and a repair shop for hunting and archery equipment with *accessory* sales

1012.6 m² (10899.8 ft²)

15.4.6.2.2 PARKING PROVISIONS

15.4.6.2.2.1 NUMBER OF PARKING SPACES FOR A HUNTING AND ARCHERY REPAIR SHOP WITH ACCESSORY SALES

Minimum

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(Added by By-Law 2008-50)

15.4.6.3 That all the provisions of the V Zone in Section 15.2 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 2008-50)

15.4.7 **Location: Part 1 of Lots 15 & 16, Plan 111 (Innerkip); V-7 (Key Map 50)**

(Amended by By-Law 2021-09)

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

an administrative office of the *Corporation*, the *County*, the Government of Ontario or the Government of Canada;

a bakeshop;

a *business* or *professional office*;

a *converted dwelling*, in accordance with Section 5.4 of this Zoning By-Law;

a *dwelling unit* in a portion of a non-residential *building*;

a *home occupation*, in accordance with Section 5.13 of this Zoning By-Law;

a *personal service establishment*;

a *retail store*;

a *service shop*;

a *single detached dwelling*, in accordance with Section 12.2 of this Zoning By-Law;

a *studio*; and

a *veterinary clinic*, with no outdoor kennel or runs.

15.4.7.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any ‘V-7’ Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

15.4.7.2.1 LOT AREA

Minimum **1,287.0 m²** (13,861.0 ft²)

15.4.7.2.2 LOT FRONTAGE

Minimum **32.0 m** (105.0 ft)

15.4.7.2.3 LOT DEPTH

Minimum **40.0 m** (131.0 ft)

15.4.7.2.4 EXTERIOR SIDE YARD

Minimum Width **7.4 m** (24.0 ft)

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(Added by By-Law 2014-30)

15.4.7.3 That all provisions of the ‘V’ Zone in Section 15.2 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 2014-30)

15.4.8 **Location: Lot 23, west side of Blandford Street and Part of Lot 23, east side of Coleman Street, Registered Plan 35 (East Zorra), in the Village of Innerkip, V-8, (Key Map 49)**

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

a home occupation, in accordance with Section 5.13 of this Zoning By-Law;
a single detached dwelling.

15.4.8.2 Notwithstanding any provision of this Zoning By-law to the contrary, no *person* shall within any V-8 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

15.4.8.2.1 REGULATIONS FOR ACCESSORY USES EXISTING AS OF APRIL 4, 2018

Permitted Location	Any <i>yard</i>
Maximum Height	4.4 m (14.4 ft)
Front Yard Setback	0.9 m (2.9 ft)
Side Yard Setback	0.0 m (0.0 ft)
Rear Yard Setback	0.2 m (0.66 ft)

15.4.8.2.2 NUMBER OF PARKING SPACES REQUIRED FOR A SINGLE DETACHED DWELLING

Minimum	0 (nil)
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15.4.8.2.3 YARD, SETBACK AND HEIGHT - PERMITTED ENCROACHMENTS

Permitted Projections into Required Yards - An uncovered deck and steps existing on April 4, 2018, are permitted to encroach into the required *rear yard* and *interior side yard*.

(Added by By-Law 2018-16)

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15.4.8.2.4 RESIDENTIAL USES – SINGLE DETACHED DWELLING

15.4.8.2.4.1 LOT AREA

Minimum 525.7 m² (5,658.6 ft²)

15.4.8.2.4.2 LOT FRONTAGE

Minimum 31.0 m (101.7 ft)

15.4.8.2.4.3 LOT DEPTH

Minimum 20.0 m (65.6 ft)

15.4.8.2.4.4 FRONT YARD DEPTH - FOR EXISTING STRUCTURE AS OF APRIL 4, 2018

Minimum 1.9 m (6.2 ft)

15.4.8.2.4.5 INTERIOR SIDE YARD WIDTH – FOR EXISTING STRUCTURE AS OF APRIL 4, 2018

Minimum 1.0 m (3.3 ft)

15.4.8.3 That all the other provisions of the V Zone in Section 15.2 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 2018-16)

15.4.9 **Location: Lot 23, west side of Blandford Street, Registered Plan 35 (East Zorra), in the Village of Innerkip, V-9, (Key Map 49)**

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

a home occupation, in accordance with Section 5.13 of this Zoning By-Law;
a single detached dwelling.

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

15.4.9.2.1 RESIDENTIAL USES – SINGLE DETACHED DWELLING

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(Added by By-Law 2018-16)

- 15.4.9.2.1.2 LOT AREA
- Minimum 627.8 m² (6,757.6 ft²)
- 15.4.9.2.1.3 LOT FRONTAGE
- Minimum 20.0 m (65.6 ft)
- 15.4.9.2.1.4 LOT DEPTH
- Minimum 31.0 m 101.7 ft)
- 15.4.9.2.1.5 FRONT YARD DEPTH – FOR EXISTING STRUCTURE AS OF APRIL 4, 2018
- Minimum Depth 3.9 m (12.8 ft)
- 15.4.9.2.1.6 EXTERIOR SIDE YARD WIDTH – FOR EXISTING STRUCTURE AS OF APRIL 4, 2018
- Minimum 2.9 m (9.5 ft)
- 15.4.9.2.1.7 INTERIOR SIDE YARD
- Minimum Width 0.6 m (2.0 ft)
- 15.4.9.2.1.8 SETBACK DISTANCE FROM THE CENTRELINE OF A COUNTY ROAD
- Minimum 11.3 m (37 ft)
- 15.4.9.2.2 YARD, SETBACK AND HEIGHT - PERMITTED ENCROACHMENTS
- Permitted Projections into Required Yards – An uncovered front porch existing on April 4, 2018 is permitted to encroach into the required *front yard* and an uncovered deck existing on April 4, 2018 is permitted to encroach into the required *exterior side yard*.
- 15.4.9.3 That all the other provisions of the V Zone in Section 15.2 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 2018-16)