

6.1 USES PERMITTED

No *person* shall within any A1 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the A1 *uses* presented in Table 6.1:

TABLE 6.1: USES PERMITTED
• an <i>animal kennel</i> , in accordance with the provisions of Section 5.3 and Section 6.2.3;
• a <i>communications structure</i> ;
• a <i>conservation project</i> ;
• a <i>converted dwelling</i> , in accordance with the provisions of Section 5.5;
• a <i>farm</i> , but does not include a <i>regulated farm</i> as defined in this Zoning By-Law;
• a <i>garden suite</i> , in accordance with the provisions of Section 5.10;
• a <i>group home</i> , in accordance with the provisions of Section 5.12;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.13;
• an <i>on-farm composting facility</i> ;
• an oil or gas well;
• a <i>public use</i> , in accordance with the provisions of Section 5.22;
• a seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the <i>farm</i> on which the outlet is located;
• a <i>single detached dwelling</i> if <i>accessory</i> to a <i>farm</i> ;
• a <i>single detached dwelling</i> on an <i>existing lot</i> zoned A1 on the date of passage of this Zoning By-Law;
• a <i>wayside sand</i> or <i>gravel pit</i> in accordance with the provisions of Section 5.33.

(Amended by By-Law 2007-30)

(Amended by By-Law 2009-15)

(Amended by By-Law 2021-09)

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6.2 ZONE PROVISIONS

No *person* shall within any A1 Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions presented in Table 6.2:

TABLE 6.2: ZONE PROVISIONS			
Zone Provision	Livestock Barns & Manure Storage Buildings & Structures	Sales Outlets for Farm Produce	All Other Buildings and Structures
Lot Area , Minimum	Existing at the date of passing of this Zoning By-Law or created through a <i>boundary adjustment</i> .		
Lot Frontage , Minimum	Existing at the date of passing of this Zoning By-Law or created through a <i>boundary adjustment</i> .		
Front Yard , Minimum Depth Exterior Side Yard , Minimum Width	Greater of 30 m (98.4 ft) or such minimum distance from the <i>front</i> or <i>exterior side lot line</i> as determined through the application of the <i>Minimum Distance Separation Formula II (MDS II)</i> .	5 m (16.4 ft)	15 m (49.2 ft)
Rear Yard , Minimum Depth Interior Side Yard , Minimum Width	Greater of 10 m (32.8 ft) or such minimum distance separation from the rear or <i>interior side lot line</i> as determined through the application of the MDS II.	7.5 m (24.6 ft)	
Setback , Minimum Distance from the Centreline of a County Road.	Greater of 45 m (148 ft) or the sum of 16 m (52.5 ft) plus the <i>front yard, or exterior side yard setback</i> determined through the application of the MDS II.	21 m (68.9 ft)	31 m (101.7 ft)
Height of Building , Maximum	15 m (49.2 ft) or in accordance with the provisions of Section 5.32		
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5.		

(Amended by By-Law 2007-30)

(Amended by By-Law 2009-15)

(Amended by By-Law 2021-09)

6.2.1 **MINIMUM DISTANCE SEPARATION REQUIREMENTS FOR LIVESTOCK BARN AND STRUCTURES**

In addition to the minimum *yard* and *setback* requirements contained in Table 6.2 above, agricultural buildings and structures hereafter *erected, altered* and/or used for the housing of livestock shall meet the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula II (MDS II)*, in accordance with Section 2.7 of this Zoning By-Law.

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6.2.2 MINIMUM DISTANCE SEPARATION REQUIREMENTS FOR MANURE STORAGE STRUCTURES

In addition to the minimum *yard* and *setback* requirements contained in Table 6.2 above, manure storage structures *erected*, or *altered* shall meet the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula II (MDS II)*, in accordance with Section 2.7 of this Zoning By-Law.

6.2.3 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*.

6.2.4 NUMBER OF ACCESSORY DWELLINGS AND GARDEN SUITES PER LOT

<i>Single detached dwelling</i> , Maximum	1, except that up to a maximum of 2 <i>accessory single detached dwellings</i> may be located on a <i>farm</i> subject to the approval of the Committee of Adjustment.
<i>Converted dwelling</i> , Maximum	1, with a maximum of 2 <i>dwelling</i> units, in accordance with the provisions of Section 5.5.
<i>Garden suites</i> , Maximum	1, in accordance with the provisions of 5.9.

6.2.5 MINIMUM GROSS FLOOR AREA FOR A SINGLE DETACHED DWELLING

Minimum	93 m² (1,001 ft ²)
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6.2.6 LOCATION OF NEW OR ENLARGED FARM DWELLINGS

New *farm* dwelling, including temporary *dwellings*, 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.

(Amended by By-Law 2009-15)

Existing farm dwellings, 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.

6.2.7 REQUIREMENT FOR ON-FARM COMPOSTING FACILITIES

The following additional provisions apply to on-farm composting facilities:

6.2.7.1 The facility will require a concrete floor with runoff containment, solid walls not less than **1.5 m** (4.9 ft) in *height* consisting of a closed wooden, metal, and/or concrete wall constructed of rot-proof materials and unpierced except for gates necessary for access, and a roof constructed with permanent all-weather materials;

6.2.7.2 In addition to the minimum *yard* and *setback* requirements contained in this Zoning By-Law, *on-farm composting facilities* erected or altered shall meet the Minimum Distance Separation requirements as determined through the application of the *Minimum Distance Separation Formula II (MDS II)*, or shall not further reduce an *existing* insufficient *setback*. For the purposes of calculation, an *on-farm composting facility* shall be considered a roofed or covered manure storage facility based on the capacity of the *existing* livestock or poultry housing on the *farm*;

(Amended by By-Law 2007-30)

6.2.7.3 The facility shall require engineered drawings submitted at the time of application for building permit;

6.2.7.4 The sizing and design of the facility shall be in accordance with best management practices and standards for type of animal published from time to time by the Ontario Ministry of Agriculture, Food and Rural Affairs.

(Amended by By-Law 2009-15)

6.2.8 REQUIREMENT FOR AN OIL OR GAS WELL

No gas or oil well or drilling in connection therewith, or storage tank, or other *accessory use* in connection with the foregoing shall be located closer than **75 m** (246 ft) to any Residential Zone or any building in an adjacent *lot*.

6.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (A1-C)

In accordance with the provisions of 5.4, all A1-C zoned *lots* may contain a *converted dwelling*, or any *use* permitted in Section 6.1, in accordance with the provisions of Section

6.4 SPECIAL PROVISIONS FOR A GARDEN SUITE (A1-G)

In accordance with the provisions of Section 5.10, all A1-G zoned *lots* may contain a *garden suite* or any *use* permitted in Section 6.1, in accordance with the provisions of Section 6.2. Upon expiry of the temporary use By-Law, the *garden suite* shall be removed unless an application is submitted for an extension of the *use* and approved by the *Corporation* pursuant to Section 39 of the Planning Act.

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6.5 SPECIAL PROVISIONS6.5.1 Location: Part of Lot 34, Concession 14, (East Zorra), A1-1 (Key Map 9)

(Amended by By-Law 2021-09)

6.5.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

All *uses* permitted in Section 6.1 of the By-Law.

6.5.1.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

6.5.1.2.1 MAXIMUM NUMBER OF NUTRIENT UNITS PERMITTED

Maximum

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(Amended by By-Law 2007-30)

6.5.1.2.2 That all the other provisions of the A1 Zone in Section 6.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

6.5.2 Location: Part of Lot 8, Concession 11, (East Zorra), A1-2 (Key Map 42)

(Amended by By-Law 2021-09)

6.5.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

All *uses* permitted in Section 6.1 of the By-Law; and
a retail outlet for the selling of seed if *accessory* to a *single detached dwelling*.

6.5.2.2 That all the other provisions of the A1 Zone in Section 6.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

6.5.3 Location: Part of Lot 9, Concession 17, (East Zorra), A1-3 (Key Map 46)

(Amended by By-Law 2021-09)

6.5.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

A *farm*, excluding any buildings or structures;
a public *use* in accordance with the provisions of Section 5.20;
a communication structure; and
a seasonal fruit, vegetable, flower or *farm* produce sales outlet, provided the produce is the product of the *farm* on which the outlet is located.

(Amended by By-Law 2007-30)

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6.5.3.2 Notwithstanding any provisions of this Zoning By-Law the contrary, no *person* shall within any 'A1-3' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.5.3.2.1 LOT AREA

Minimum **4.97 ha** (12.3 ac)

6.5.3.2.2 That all the other provisions of the A1 Zone in Section 6.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.
(Amended by By-Law 2005-20)

6.5.4 **Location: Part of Lot 3, Concession 10, (East Zorra), A1-4 (Key Map 51)**

(Amended by By-Law 2021-09)

6.5.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a single detached dwelling;

a farm,;

a public use, in accordance with the provisions of Section 5.20.

(Amended by By-Law 2007-30)

6.5.4.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

6.5.4.2.1 LOT AREA

Minimum **2.8 ha** (6.9 ac)

6.5.4.2.2 That all the other provisions of the A1 Zone in Section 6.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

6.5.5 **Location: Part of Lot 5, Concession 13, (East Zorra), A1-5**

(Amended by By-Law 2021-09)

6.5.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

All *uses* permitted in Section 6.1 of the By-Law.

6.5.5.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

6.5.5.2.1 MAXIMUM NUMBER OF NUTRIENT UNITS PERMITTED

Maximum 4
(Amended by By-Law 2007-30)

6.5.5.2.2 That all the other provisions of the A1 Zone in Section 6.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

6.5.6 **Location: Part of Lot 20, Concession 9, (East Zorra), A1-6 (Key Map 25)**

(Amended by By-Law 2021-09)

6.5.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

All *uses* permitted in Section 6.1 of the By-Law.

6.5.6.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

6.5.6.2.1 MAXIMUM NUMBER OF NUTRIENT UNITS PERMITTED

Maximum 35
(Amended by By-Law 2007-30)

6.5.6.2.2 That all the other provisions of the A1 Zone in Section 6.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

6.5.7 **Location: Part of Lot 21, Concession 16, (East Zorra), A1-7 (Key Map 23)**

(Amended by By-Law 2021-09)

6.5.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

All *uses* permitted in Section 6.1 of the By-Law.

6.5.7.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-7 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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6.5.7.2.1 SPECIAL PROVISIONS FOR HOME OCCUPATION

6.5.7.2.1.1 A *home occupation* restricted to a machine shop/tool and die shop shall be permitted within an *existing accessory building*.

6.5.7.2.1.2 The area of the *home occupation* permitted in the *accessory building* shall not be greater than **223 m²** (2400.4 ft²) of *gross floor area*.

6.5.7.2.1.3 A maximum of one *person*, other than a family member residing on the *lot*, may be employed by the *home occupation*.

6.5.7.2.2 That all the other provisions of the A1 Zone in Section 6.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.
(Added by By-Law 2003-54)

6.5.8 **Location: Part of Lot 1, Concession 10, (East Zorra), A1-8 (Key Map 51)**

(Amended by By-Law 2021-09)

6.5.8.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

All *uses* permitted in Section 6.1 of the By-Law.

6.5.8.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.5.8.2.1 MAXIMUM NUMBER OF NUTRIENT UNITS PERMITTED

Maximum

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(Amended by By-Law 2007-30)

6.5.8.2.2 That all the other provisions of the A1 Zone in Section 6.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.
(Added by By-Law 2003-54)

6.5.9 **Location: Part of Lots 35 and 36, Concession 11, (East Zorra), A1-9 (Key Map 2)**

(Amended by By-Law 2021-09)

6.5.9.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'A1-9' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 6.1 of this Zoning By-Law;

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6.5.9.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-9 Zone, use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions

6.5.9.2.1 LOT AREA

Minimum **10.5 ha** (26 acres)
(Added by By-Law 2004-39)

6.5.9.2.2 LOT FRONTAGE

Minimum **717 m** (2,353 ft)

6.5.9.2.3 That all the other provisions of the ‘A1’ Zone in Section 6.2 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 2004-39)

6.5.10 **Location: Part of Lot 10, Concession 17, (East Zorra), A1-10 (Key Map 46)**

(Amended by By-Law 2021-09)

6.5.10.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any ‘A1-10’ Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 6.1 of this Zoning By-Law;

6.5.10.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-10 Zone, use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

6.5.10.2.1 LOT AREA

Minimum **1.7 ha** (4.3 ac)

6.5.10.2.2 LOT FRONTAGE

Minimum **59.63 m** (195.6 ft) at street line

6.5.10.2.3 That all the other provisions of the ‘A1’ Zone in Section 6.2 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 2005-41)

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6.5.11 **Location: Part Lot 10, Concession 15 (East Zorra), A1-11 (Key Map 45)**

(Amended by By-Law 2021-09)

6.5.11.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-11 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 6.1 to this Zoning By-Law; and
an on-farm solar energy generating system.

6.5.11.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-11 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.5.11.2.1 SPECIAL PROVISIONS FOR AN ON-FARM SOLAR ENERGY GENERATING SYSTEM:

6.5.11.2.1.1 Maximum area **1.0 ha** (2.47 ac)

6.5.11.2.1.2 Minimum *interior side yard setback* to the centre of the base of solar panels: **10.0 m** (32.8 ft)

6.5.11.2.1.3 Minimum *exterior side yard setback* to the centre of the base of solar panels: **250.0 m** (820.2 ft)

6.5.11.2.1.4 Minimum *front yard setback* to the centre of the base of solar panels: **90.0 m** (295.2 ft)

6.5.11.2.1.5 Maximum *height* of solar panels, from grade to highest point of solar panel at any angle: **7.0 m** (22.9 ft)

6.5.11.2.1.6 That all the provisions of the A1 Zone in Section 6.5 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 2008-18)

6.5.12 **Location: Part Lot 5, Concession 10 (East Zorra), A1-12 (Key Map 51)**

(Amended by By-Law 2021-09)

6.5.12.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-12 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 6.1 to this Zoning By-Law.

(Added by By-Law 2010-32)

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6.5.12.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-12 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.5.12.2.1 FLOOR AREA FOR A STRUCTURE ACCESSORY TO A RESIDENTIAL USE

Maximum **238 m²** (2,560 ft²)

6.5.12.2.2 That all provisions of the A1 Zone in Section 6.5 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 2010-32)

6.5.13 **Location: Part Lot 21, Concession 9 (East Zorra); A1-G13 (Key Map 20)**

6.5.13.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any ‘A1-G13’ Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 6.1; and
a *garden suite*.

6.5.13.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any ‘A1-G13’ Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.5.13.2.1 TIME PERIOD FOR A GARDEN SUITE

Maximum April 1, 2015 to April 1, 2025

6.5.13.2.2 GROSS FLOOR AREA FOR A GARDEN SUITE

Maximum **120.8 m²** (1,300 ft²)

6.5.13.2.3 LOCATION OF GARDEN SUITE

Notwithstanding any other provision contained in Section 5.10.4 of this Zoning By-Law, a *garden suite* may be located in the *front yard*.

6.5.13.2.4 That all provisions of the ‘A1-G13’ Zone in Section 6.5 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 2015-17)

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