Corporation of the
Township of Adelaide Metcalfe

TOWNSHIP OF ADELAIDE METCALFE
COMPREHENSIVE ZONING BY-LAW

BY-LAW NO. 34-2007

DECEMBER 3, 2007

2340 Egremont Drive R.R. #5, Strathroy, Ontario N7G 3H6
Phone (519) 247-3687 Toll Free 1-866-525-8878 Fax (519) 247-3411 E-Mail info@adelaidemetcalfe.on.ca

TABLE OF CONTENTS

SECTION 1.0	TITLE		1-1
SECTION 2.0	ADMINISTRATION		2-1
	2.1	Application	2-1
	2.2	Effective Date	2-1
	2.3	Validity	2-1
	2.4	Repeal of Existing By-laws	2-1
	2.5	Contravention and Penalties	2-1
	2.6	Licenses and Permits	2-2
	2.7	Compliance with Other Legislation and Other By-laws	2-2
	2.8	Certificate of Occupancy	2-2
SECTION 3.0	ZONES AND ZONE SCHEDULES		3-1
	3.1	Establishment of Zoning and Schedules	3-1
	3.2	Interpretation of Zone Boundaries	3-1
	3.3	Special Provisions	3-2
	3.4	Holding Symbol	3-2
SECTION 4.0	DEFINITIONS		4-1
SECTION 5.0	GENERAL PROVISIONS		5-1
	5.1	Accessory Buildings	5-1
	5.2	Bed and Breakfast Establishment and Farm Vacation Business	5-1
	5.3	Consolidated Lot Development	5-1
	5.4	Construction Uses	5-1
	5.5	Dwellings Per Lot	5-2
	5.6	Exemption to Building Height Restriction	5-2
	5.7	Existing Lots and Uses	5-2
	5.8	Exploration and/or Production of Natural Gas or Crude Oil	5-2
	5.9	Expropriations and Dedications	5-2
	5.10	Fences	5.2
	5.11	Farm Business	5-3
	5.12	Frontage on a Street	5-3
	5.13	Holding (H) Zone Provisions	5-3
	5.14	Home Business	5-4
	5.15	Loading	5-4
	5.16	Loss by Natural Cause	5-4
	5.17	Minimum Distance Separation	5-4
	5.18	Mobile Home Prohibited	5-5
	5.19	Moving Buildings	5-5
	5.20	Non-Complying Uses	5-5
	5.21	Non-Conforming Uses	5-5
	5.22	Outdoor Storage Regulations	5-6

	5.23	Parking	5-6
	5.24	Permitted Uses in All Zones	5-10
	5.25	Permitted Yard Encroachments	5-10
	5.26	Permitted Uses in Zones	5-10
	5.27	Prohibited Uses	5-11
	5.28	Regulations	5-11
	5.29	Setbacks from Provincial Highways, County Roads and Railways and Utilities	5-11
	5.30	Shopping Centres Prohibited	5-12
	5.31	Sight Visibility Triangle	5-12
	5.32	Storage of Unused Motor Vehicles	5-13
	5.33	Temporary Uses	
	5.34	Two or More Uses on a Lot	5-13
	5.35	Visual Screen	5-13
	5.36	Watercourse and Municipal Drain Setbacks	5-13
	5.37	Wayside Pits and Quarries, Portable Asphalt Plant	5-14
SECTION 6.0		RESTRICTED AGRICULTURE (RA) ZONE	6-1
	6.1	Permitted Uses	6-1
	6.2	Prohibited Uses	6-1
	6.3	Regulations	6-1
	6.4	Special Provisions	6-1
SECTION 7.0		GENERAL AGRICULTURE (A) ZONE	7-1
	7.1	Permitted Uses	7-1
	7.2	Regulations	7-1
	7.3	Special Regulations for the Growing of Mushrooms	7-1
	7.4	Special Provisions	7-2
SECTION 8.0		LIMITED AGRICULTURAL (LA) ZONE	8-1
	8.1	Permitted Uses	8-1
	8.2	Regulations	8-1
	8.2.1	Special Regulations for Accessory Buildings and Structures	8-1
	8.2.2	Special Regulations for Dog Kennels	8.2
	8.2.3	Special Regulations for Home Occupation in Dwelling	8-2
	8.2.4	Special Regulations for Home Occupation in Accessory	8-3
	8.3	Special Provisions	
SECTION 9.0		RURAL RESIDENTIAL (RR) ZONE	9-1
	9.1	Permitted Uses	9-1
	9.2	Regulations	9-1
	9.3	Special Provisions	9-1
SECTION 10.0		HAMLET RESIDENTIAL (HR) ZONE	10-1
	10.1	Permitted Uses	10-1

	10.2 Regulations for Lots with Private Services	10-1
	10.3 Special Provisions	10-1
SECTION 11.0	VILLAGE RESIDENTIAL (VR) ZONE	11-1
	11.1 Permitted Uses	11-1
	11.2 Regulations	11-1
	11.3 Special Provisions	11-1
SECTION 12.0	URBAN RESIDENTIAL (UR) ZONE	12-1
	12.1 Permitted Uses	12-1
	12.2 Regulations	12-1
	12.3 Special Provisions	12-1
SECTION 13.0	CORRIDOR COMMERCIAL (CC) ZONE	13-1
	13.1 Permitted Uses	13-1
	13.2 Regulations	13-1
	13.3 Special Provisions	13-2
SECTION 14.0	RURAL COMMERCIAL (RC) ZONE	14-1
	14.1 Permitted Uses	14-1
	14.2 Regulations	14-1
	14.3 Special Provisions	14-1
SECTION 15.0	VILLAGE COMMERCIAL (VC) ZONE	15-1
	15.1 Permitted Uses	15-1
	15.2 Prohibited Uses	15-1
	15.3 Regulations	15-1
	15.4 Special Provisions	15-1
SECTION 16.0	HAMLET COMMERCIAL (HC) ZONE	16-1
	16.1 Permitted Uses	16-1
	16.2 Prohibited Uses	16-1
	16.3 Regulations	16-1
	16.4 Special Provisions	16-1
SECTION 17.0	INDUSTRIAL (M) ZONE	17-1
	17.1 Permitted Uses	17-1
	17.2 Regulations	17-1
	17.3 Special Provisions	17-2
SECTION 18.0	RURAL INDUSTRIAL (RM) ZONE	18-1
	18.1 Permitted Uses	18-1
	18.2 Regulations	18-1
	18.3 Special Provisions	18-1

SECTION 19.0	EXTRACTIVE RESOURCE (E) ZONE		19-1
	19.1	Permitted Uses	19-1
	19.2	Prohibited Uses	19-1
	19.3	Regulations	19-1
	19.4	Pit or Quarry Excavation	19-1
	19.5	Processing of Sand, Gravel or Stone at the Excavation Site	19-1
	19.6	Planting Areas	19-1
	19.7	Special Provisions	19-1
SECTION 20.0	INSTITUTIONAL (I) ZONE		20-1
	20.1	Permitted Uses	20-1
	20.2	Regulations	20-1
	20.3	Special Provisions	20-1
SECTION 21.0	ENVIRONMENTAL PROTECTION (EP) ZONE		21-1
	21.1	Permitted Uses	21-1
	21.2	Prohibited Uses	21-1
	21.3	Special Provisions	21-1
SECTION 22.0	PARKS AND RECREATION (PR) ZONE		22-1
	22.1	Permitted Uses	22-1
	22.2	Regulations	22-1
	22.3	Special Provisions	22-1

SCHEDULE "A" ZONING SCHEDULES

SCHEDULE "B" MINIMUM DISTANCE SEPARATION 1 (MDS 1) REGULATIONS

SCHEDULE "C" MINIMUM DISTANCE SEPARATION 2 (MDS 2) REGULATIONS

CORPORATION OF THE TOWNSHIP OF ADELAIDE METCALFE

BY-LAW NUMBER 34-2007

(To be known as the Comprehensive Zoning By-law of the
Corporation of the Township of Adelaide Metcalfe)

WHEREAS the Township has two separate by-laws with regard to Zoning which apply to different areas heretofore incorporated into the Township through a county wide municipal restructuring order of the Province of Ontario coming into effect as of January 1, 2001;

AND WHEREAS it is desired to enact one new Comprehensive Zoning By-law to comprehensively deal with zoning throughout the Township and repeal the Comprehensive Zoning By-laws currently in effect;

AND WHEREAS this By-law conforms to the Official Plan for the Township of Adelaide Metcalfe;

NOW THEREFORE the Council of the Corporation of the Township of Adelaide Metcalfe enacts as follows:

SECTION 1.0 TITLE

This By-law shall be known as the "Comprehensive Zoning By-law of the Corporation of the Township of Adelaide-Metcalfe."

1.1 All of the provisions of the Corporation of the Township of Adelaide Metcalfe Comprehensive Zoning By-law No. 3-97 and the Township of Metcalfe Zoning By-law No. 94-22 all as amended shall be and are hereby repealed.

2.0 ADMINISTRATION

This By-law shall be administered by the Township's Chief Building Official.

2.1 Application

The provisions of this By-law shall apply to all lands within the limits of the zone boundaries shown on the Zoning Schedules attached as Schedule "A" hereto. Within said areas, no person shall erect, alter, enlarge or use any building or structure in whole or in part, nor use any land in whole or in part, except in accordance with the provisions of this By-law.

2.2 Effective Date

This By-law shall come into effect as of the date of the final passing thereof by the Council of the Corporation of the Township of Adelaide Metcalfe subject to compliance with the provisions of The Planning Act, R.S.O. 1990 and amendments thereto.

2.3 Validity

If any provision of this By-law including anything shown on the Zoning Schedules attached as Schedule "A" hereto, is for any reason held to be invalid, it is hereby declared to be the intention that all the remaining provisions of the said By-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.

2.4 Repeal of Existing By-laws

All the provisions of By-law No. 3-97 of the former Township of Adelaide and By-law No. 94-22 of the former Township of Metcalfe, all as amended, shall be and the same are hereby repealed.

2.5 Contravention and Penalties

2.5.1 Every person who contravenes any of the provisions of this By-law is guilty of an offense and on conviction is liable:

a) on a first conviction to a fine of not more than $25,000.00; and

b) on a subsequent conviction to a fine of not more than $10,000.00 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted.

2.5.2 Where a corporation is convicted under Section 2.5.1 of this By-law, the maximum penalty that may be imposed is:

a) on a first conviction a fine of not more than $50,000.00; and

b) on a subsequent conviction of a fine not more than $25,000.00 for each day or part thereof upon which the contravention has continued after the date on which the corporation was first convicted, and not as provided in Section 2.5.1.

2.5.3 Penalties imposed by conviction under this Section shall be recoverable under the Provincial Offenses Act.

2.6 Licenses and Permits

No person is entitled to a permit, certificate or licence for a proposed use of land or a proposed alteration, erection, enlargement or use of any building that is in violation of any provisions of this By-law.

2.7 Compliance with Other Legislation and Other By-laws

Nothing in this By-law shall serve to relieve any person from the obligation to comply with the requirements of the Ontario Building Code Act, any other legislation; the Building By-law, and any other by-law of the Corporation in force from time to time or from the obligation to obtain any licence, permit, authority or approval required by the Corporation or any other public agency or government body.

2.8 Certificate of Occupancy

No change may be made in the type of use of any land covered by this By-law or change in the type of use of any building located on any such land without a Certificate of Occupancy being issued by the Township's Chief Building Official to the effect that the proposed use is not contrary to this By-law. Notwithstanding the above, no Certificate of Occupancy shall be required for a farm residence, single detached dwelling, duplex dwelling, or a semi-detached dwelling or uses accessory thereto.

3.0 ZONES AND ZONING SCHEDULES

3.1 Establishment of Zoning Categories and Schedules

For the purposes of this By-law the land use zones listed in this section are hereby established. The maps attached as Schedule "A" shall be referred to as the Zoning Schedules. Schedules "A", "B" and "C" are attached hereto are hereby incorporated in and are declared to form part of this By-law.

The location and boundaries of the zones are shown on the Zoning Schedules included in Schedule "A." The zone symbols as set out below may be used in the text of this By-law or appear on the Zoning Schedules to represent the zones.

ZONES	SYMBOLS
Restricted Agricultural Zone	RA
General Agricultural Zone	A
Limited Agricultural Zone	LA
Rural Residential Zone	RR
Hamlet Residential Zone	HR
Village Residential Zone	VR
Urban Residential Zone	UR
Corridor Commercial Zone	CC
Rural Commercial Zone	RC
Village Commercial Zone	VC
Hamlet Commercial Zone	HC
Industrial Zone	M
Rural Industrial Zone	RM
Extractive Resource Zone	E
Institutional Zone	I
Environment Protection Zone	EP
Parks and Recreation Zone	PR

3.2 Interpretation of Zone Boundaries

Where any uncertainty exists as to the location of the boundary of any zone as shown on the Zoning Schedules, the following provisions shall apply:

a) where any zone boundary is indicated as following a highway, street, lane, railway right-of-way, or watercourse, the boundary shall be deemed to be the centreline of the highway, street, lane, railway right-of-way or watercourse.

b) where any zone boundary is indicated as approximately following lot lines as existing as of the date of the passing of this By-law, the zone boundary shall be deemed to follow such lot lines.

c) where any zone boundary is indicated as approximately parallel to an adjacent street and the distance from the street is not indicated, the zone boundary shall be deemed to being parallel to the street line, and the distance from the street shall be determined by the scale shown on the Zoning Schedules.

d) where any zone boundary is indicated as approximately following a shoreline, the boundary shall be deemed to be the shoreline and, in the event that the shoreline changes, the zone boundary shall be deemed to have moved with the new shoreline limit.

e) where any zone boundary is left uncertain after application of the provisions of subsections a), b), c) and d) above, then the boundary shall be determined by the use of the scale shown on the Zoning Schedules.

f) the Environmental Protection Zone identified on Schedule "A" to this By-law is intended to identify general boundaries of existing or potential natural hazards. The Environmental Protection Zone boundaries can be interpreted more precisely by the appropriate Conservation Authority and the Chief Building Official at the time of the application for change of land use, subdivision of land and application for building permit without an amendment to this By-law.

g) wherever it occurs, the municipal limit of the Corporation is deemed to be the boundary of the zone extending to it.

3.3 Special Provisions

Within any zone, special provisions may apply to specific parcels of land in the manner and to the extent as set out in the Special Provisions section of that zone. Reference to such special provisions shall be shown on the Zoning Schedules by the use of the symbol of the corresponding zone followed by a dash and number. Such number shall correspond to the subsection number found in the special provisions of the corresponding zone. Unless otherwise provided, all other provisions of that zone and this By-law shall apply to the land.

3.4 Holding Symbol

Where a zoning symbol shown on the Zoning Schedules has the prefix (H) followed by a dash and number, the holding provisions as set out in Section 5.12 and the subsection number found in the special provisions of the corresponding zone shall apply to the land identified within the zone boundary.

4.0 DEFINITIONS

In this By-law, unless the contrary intention appears, words importing the singular number or the masculine gender only shall include more persons, parties or things of the same kind than one, and females as well as males, and the converse.

In this By-law, the word "shall" is to be construed as always being mandatory and not directory.

In this By-law:

"Abattoir" shall mean a building specifically designed to accommodate the penning and slaughter of live animals and the preliminary processing of animal carcasses and may include the packing, treating, storing and sale of the product on the premises.

"**Accessory,**" when used to describe a use or building, shall mean a use or building which is commonly incidental, subordinate and exclusively devoted to the main use or main building located on the same lot therewith.

"Accessory Dwelling Unit" shall mean a separate and complete dwelling unit that is contained within the structure of a single detached dwelling.

"Agriculturally Related" shall mean a small scale use directly related to the farm operation and necessary in close proximity to the farm operation, such as animal husbandry services, produce or grain storage facilities, or retailing of farm produce.

"**Agriculture**" shall mean the use of land, buildings and structures for the following: growing of crops; nurseries; orchards; aviaries; apiaries; aquaculture; intensive livestock facilities; the raising and boarding of livestock poultry or other animals; forestry and reforestation; and the sale of such produce, crops, livestock, or poultry as an accessory use, but shall not include a kennel.

"**Assembly Hall**" shall mean a building used for the assembly of persons for religious, social, charitable, political, philanthropic, cultural, private recreational or private educational purposes.

"Automotive Repair" shall mean the use of land or buildings where the primary use is for the servicing and repair of motor vehicles and major recreational equipment.

"Automotive Sales" shall mean the use of land or buildings where new and used motor vehicles are displayed for sale or rent, and shall include the storage and sale of motor vehicle accessories.

"**Automotive Salvage, Recycling or Scrap Yard**" shall mean a place where motor vehicles and motor vehicle parts are wrecked, disassembled, repaired and resold; or a place where used goods or scrap materials and salvage are collected to be sorted and stored for future use.

"Automotive Service Station" shall mean the use of a lot or building where the primary use is the retailing of motor vehicle fuel, including a gas bar and a carwash, and the sale of automotive accessories, parts, repairs, refreshments and convenience goods all only as an accessory use. An automotive service station does not include automotive repair or automotive sales.

"Bed and Breakfast Establishment" shall mean a single detached dwelling in which accommodations for the travelling or vacationing public are provided.

"**Building**" shall mean any structure consisting of walls and a roof which is used or intended to be used for the shelter, accommodation or enclosure of persons, animals, goods or materials and includes any structure defined as a building in the Ontario Building Code Act, but shall not include a wall, fence or sign.

"**Building Floor Area (BFA)**" shall mean the aggregate horizontal floor area measured from the exterior walls of all floors of a building excluding any floor area located totally below the grade of the building's ground floor level.

"**Building Height**" shall mean the vertical distance between the average grade at the front of the building to the highest point thereof exclusive of any ornamental dome, chimney, tower, cupola, steeple, spire, water storage tank, antenna, electrical or mechanical equipment or other similar features or apparatus. Without limiting the generality of the foregoing, the highest point shall be calculated as:

a) in the case of a flat roof, the highest point of the roof surface or parapet, whichever is the greater, or
b) in the case of a mansard roof, the deck roof line, or
c) in the case of a gable, hip or gambrel roof for a dwelling, the mean heights between eaves and ridge.

"**Building By-law**" shall mean a By-law of the Corporation administering and regulating the erection, alteration and repair of buildings under the Ontario Building Code Act.

"Campground or Trailer Park" shall mean the use of land for the purpose of camping, and buildings accessory thereto, including the locating, keeping or maintaining of any tent, motor home, travel trailer, truck camper or other recreational vehicle, but shall not include a mobile home or any dwelling or dwelling unit designed, used or intended for residential

occupancy except for the dwelling or dwelling unit of the operator of the campground.

"**Carwash**" shall mean a building that is used for the washing of motor vehicles by mechanical means, including pressurized wands.

"**Centreline**" shall mean the centreline of a right-of-way, lane, street or highway.

"**Chief Building Official**" shall mean the officer or employee of the Corporation having the statutory duty of enforcing the provisions of the Building By-law of the Corporation and the Ontario Building Code Act.

"Conservation" shall mean the use of land or water for the purpose of planned management of natural resources or animal life.

"**Convenience Retail**" shall mean a retail outlet serving the day-to-day, non-comparison shopping needs of a consumer including, for example, a variety store, bake shop, drug store or small food/grocery store, and shall also include a florist, photo depot and video film outlet, but except for a video film outlet, shall not include any retail outlet having its main product line involving hardwares, housewares, apparel, footwear or fashion accessories.

"Corporation" shall mean The Corporation of the Township of Adelaide Metcalfe.

"Council" shall mean the Municipal Council of the Corporation.

"County" shall mean The Corporation of the County of Middlesex.

"Custom Workshop" shall mean a building or part thereof where the manufacturing of small quantities of articles is performed, or a service is provided, by a tradesperson requiring manual or mechanical skills.

"Day Care Facility" shall mean a facility licensed under Provincial legislation which accommodates a minimum of six children, for the purpose of providing temporary care for a continuous period of time not exceeding 24 hours.

"Domestic and Household Arts" shall mean those uses conducted within a single detached dwelling and include uses such as: dressmaking; academic instruction and the teaching of music, dance, and arts and crafts to not more than six pupils at any one lesson; tailoring; painting; sculpting; furniture refinishing and repair; and making or repairing personal effects or toys.

"Drive-Thru Facility" shall mean a building that is designed to allow drivers to remain in their vehicles before and during an activity on the site. Drive-thru facilities also include facilities designed for the rapid servicing of vehicles, where drivers may or may not remain

in their vehicles, but where the drivers usually either perform the service for themselves, or wait on the site for the service to be rendered.

"Dwelling" shall mean a building containing one or more dwelling units but shall not include a mobile home or major recreational equipment.

"Dwelling Unit" shall mean a room or suite of habitable rooms which:

a) is located in a building;

b) is occupied or designed to be occupied by a household as a single, independent and separate housekeeping establishment;

c) contains both a kitchen and a bathroom for the exclusive common use of the occupants thereof; and,

d) has a private entrance leading directly from outside the building or from a common hallway or stairway inside the building.

"Erect" shall mean the building, construction, reconstruction and relocation of a building and, without limiting the generality of the work, shall also include:

a) any preliminary physical operation, such as excavating, infilling or draining;

b) altering any existing building by an addition, enlargement, extension or other structural change; and

c) any work for the doing of which a building permit is required under the Ontario Building Code Act.

"Existing" shall mean a use or building existing on the day of the passing of this By-law.

"Farm Business" shall mean a business which is accessory to and used in conjunction with a farm operation.

"Farm Vacation Business" shall mean a business which is accessory to a farm operation and which provides accommodation within a single detached dwelling for guests participating in farming activities.

"Financial Establishment" shall mean a building, or part thereof, which is used to provide for financial services in which money is deposited, kept, lent or exchanged, including accessory clerical functions and shall include a bank, trust company, credit union or other similar banking service.

"Food Store" shall mean a building with a minimum floor area of 2,000 square metres which is used for retailing grocery and household items.

"Forestry" shall mean the raising and harvesting of wood for purposes such as fuel wood, pulp wood, lumber, Christmas trees and other forest products.

"Garden Suite" shall mean a one-unit detached residential structure containing sleeping, bathroom and kitchen facilities that is ancillary to an existing residential dwelling and that is designed to be portable.

"Gas Bar" shall mean a place where motor vehicle fuel and lubricants are sold for retail but where no provision is made for the repair or maintenance of motor vehicles.

"Golf Course" shall mean a public or private area operated for the purpose of playing golf but shall not include a or miniature course facility or a commercial driving range which is not ancillary to a regulation golf course.

"Greenhouse" shall mean a building for the growing of flowers, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such greenhouse, but are sold directly from such lot at wholesale or retail.

"Ground Floor Area" shall mean the area of a building measured from the outside of its exterior walls at grade.

"Group Home" shall mean a residence designed for the accommodation of three to ten persons, exclusive of staff, living under supervision in a single detached dwelling and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well being. The group home shall be licensed or funded under an Act of the Parliament of Canada or the Province of Ontario.

"Home and Auto Supply Store" shall mean a building devoted to the sale of merchandise for the home and automobile including such goods as paint, hardware, electrical, plumbing, housewares, home appliances, sporting goods, lawn and garden supplies, and automobile supplies, and may include associated automotive repair and garden centre.

"Home Business" shall mean a vocational use conducted within a single detached dwelling.

"Home For The Aged" shall mean a home for the aged as defined under the Homes for the Aged and Rest Homes Act.

"Institutional Use" shall mean the use of land or buildings for public or social purposes, but not for commercial purposes, and may include governmental, religious, educational,

charitable and other similar uses.

"Kennel" shall mean any premises where more than three dogs or other domestic animals are bred, sold or kept for sale, boarded or trained.

"Livestock Facility" shall mean a barn, building or permanent structure where livestock and/or poultry or intended to be housed, including beef feedlots, anaerobic digesters, and the associated manure or material storage facilities.

"Livestock Housing Capacity" shall mean the total maximum number of livestock that can be accommodated in a livestock facility at any one time, even if currently empty but able to house livestock.

"Livestock Unit" shall mean the equivalent values for various types of animals and poultry based upon manure production and production cycles.

"Loading Space" shall mean a space or bay located on a lot which is used or intended to be used for the temporary parking of any commercial vehicle while loading or unloading goods, merchandise, or materials used in connection with the main use of the lot and which has an unobstructed access to a street or lane.

"Lot" shall mean a parcel of land which can be legally conveyed pursuant to section 50 of the Planning Act.

> **"Corner Lot"** shall mean a lot situate at the intersection of and abutting two streets, or parts of the same street, the adjacent sides of which street or streets (or in the case of a curved corner, the tangents of which) contain an angle of not more than 135 degrees.
>
> **"Through Lot"** shall mean a lot bounded by streets on two opposite sides.

"Lot Area" shall mean the total horizontal area within the lot lines of a lot.

"Lot Coverage" shall mean that percentage of the lot area covered by the total ground floor area of all buildings.

"Lot Line" shall mean the line formed by the boundary of any lot.

> **"Front Lot Line"** shall mean the lot line abutting a street. In the case of a corner lot, the shorter lot line abutting a street shall be deemed to be the front lot line and the longer lot line abutting a street shall be deemed to be a side lot line. In the case of a through lot, one of the lot lines abutting a street shall be deemed to be the front lot line and the other lot line abutting a street shall be deemed to be the rear lot line.

"Rear Lot Line" shall mean the lot line farthest from and opposite to the front lot line, or in the case of a triangular lot, shall be that point formed by the intersection of the side lot lines.

"Side Lot Line" shall mean a lot line other than a front lot line or rear lot line.

"Lot Width" shall mean the horizontal distance between the side lot lines of a lot measured at the required front yard. Provided, however, that in the case of a lot which has a required front yard of less than 6 metres, the lot width shall be measured at the 6 metre front yard distance.

"Main Building" shall mean the building designed, used or intended for the principal use on a lot.

"Major Recreational Equipment" shall mean either a portable structure designed and built to be carried by a motor vehicle, or a unit designed and built to be transported on its own wheels, for purposes of providing temporary living accommodation or recreational enjoyment for travel and shall include, for example, motor homes, travel trailers, tent trailers, boats, snowmobiles or other like or similar equipment, excluding bicycles.

"Manufacturing" shall mean the production, compounding, processing, packaging, crating, bottling, packing or assembling of raw or semi-processed or fully-processed goods or materials, and shall include a recycling business having its operation completely contained within an enclosed building.

"Mobile Home" shall mean any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include major recreational equipment.

"Motel" shall mean a building or group of buildings where sleeping accommodation with or without meals is provided to the public.

"Motor Vehicle" shall mean any equipment self-propelled by an engine or motor mounted on the vehicle.

"Municipality" shall mean The Corporation of the Adelaide Metcalfe.

"Non-Conforming" shall mean a building existing as of the date of the passing of this By-law which is used for a purpose not permitted in this By-law.

"Non-Complying" shall mean a permitted use or building existing as of the date of the passing of this By-law which does not comply with the uses permitted by this By-law.

"Nutrient Unit (NU)" shall mean an amount of nutrients that give a fertilizer replacement value of the lower of 43 kilograms or nitrogen, or 55 kilograms of phosphate as nutrient (as defined in Ontario Regulation 267/03 made under the Nutrient Management Act, 2002).

"Office" shall mean a building or part of a building in which clerical, administrative, consulting, advisory, training or health services are performed.

"Outdoor Storage" shall mean the use of land for the outside storage of equipment, goods or materials related to the main use of the lot. Outdoor storage of goods and materials used by an industry as an integral part of its manufacturing operation shall in no way be construed to be an Automotive Salvage, Recycling or Scrap Yard.

"Park" shall mean the use of premises for athletic fields, field houses, community centres, swimming pools, wading pools, greenhouses, skating rinks, tennis or badminton courts, bowling greens, curling rinks, fairgrounds, arenas or like or similar uses.

"Parking Lot" shall mean an area located on a lot which contains four or more parking spaces.

"Parking Space" shall mean an area on which a motor vehicle may be parked and which has access directly or by way of an aisle or ramp, to a lane or to a street without the necessity of moving any other motor vehicle.

> **"Angled Parking Space"** shall mean the orientation of a parking space in such a manner that the side of the vehicle when parked is at an angle to the aisle or ramp, lane or street.
>
> **"Parallel Parking Space"** shall mean the orientation of a parking space in such a manner that the side of the vehicle when parked is parallel to the aisle, ramp, lane or street which give direct access to such parking space.
>
> **"Tandem Parking"** shall mean the arrangement of two parking spaces such that it is necessary to traverse one space to gain vehicular access to the other from a public lane or street.

"Permitted" shall mean permitted by this By-law.

"Personal Services" shall mean the provision of services involving the health, beauty or grooming of a person or the maintenance or cleaning of his apparel.

"Pit" shall mean the place where unconsolidated gravel, stone, sand, earth, clay, fill, mineral or other material has been, is being, or may be removed by means of an open

excavation to supply material for construction, industrial or manufacturing purposes, but shall not include a wayside pit.

"Place of Worship" shall mean a building or part thereof used by any religious organization for public worship or other ecclesiastical functions and may include a rectory or manse, a church hall, day care facility and educational or recreational uses associated with or accessory thereto.

"Portable Asphalt Plant" shall mean a facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material and includes stockpiling and storage of bulk materials used in the process. Such facility shall not be of permanent construction but shall be dismantled at the completion of the construction project.

"Private Home Day Care" shall mean the temporary care of five children or less at any one time, where such care is provided for a fee in a dwelling unit, other than in the home of a parent or guardian of such child, for a continuous period of time not exceeding twenty-four hours.

"Public Storage Unit" shall mean a building used for the temporary storage of items such as household objects and seasonal, recreational or commercial vehicles, boats, trailers, and designed primarily to accommodate those items which may not conveniently or legally be parked or stored elsewhere.

"Quarry" shall mean a place where consolidated rock has been or is being removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes, but does not include a wayside quarry or open pit metal mine.

"Recreational Use - Active" shall mean a recreational use or activity with buildings and/or requires alteration of soil or topography which has a higher density or frequency of human and includes activities such as golf courses, playing fields, conservation areas involving built structures, but shall not include a campground or trailer park.

"Recreational Use - Passive" shall mean an activity or use of land carried out for recreational purposes which has a lower density or frequency of human activity and does not require the construction of buildings or the alteration of soil or topography activity and includes open space and environmental areas, but shall not include a campground or trailer park.

"**Repair Service**" shall mean the maintenance or repair of equipment excluding motor vehicles and major recreational equipment.

"**Residential Care Facility**" shall mean a residence occupied by three or more persons, exclusive of staff, who by reason of their emotional, mental, physical or social condition or

legal status, are cared for on a temporary or permanent basis in a supervised group setting. This shall include, for example, crisis care facility, residence for socially disadvantaged persons or nursing home, but shall not include a group home.

"Restaurant" shall mean a place where food and/or drink is prepared and sold at retail for immediate consumption, either on or off site.

"Retail" shall mean the sale or rental of goods or materials to the ultimate consumer including "convenience retail" goods, but shall not include a restaurant or the sale or rental of motor vehicles, motor vehicle fuel or major recreational equipment.

"Rural Residential Cluster" shall mean four or more adjacent non-farm residential lots sharing a common boundary. Lots located directly across the road from one another shall be considered as having a common boundary.

"Setback" shall mean the distance between a lot line and the nearest part of any building or specified structure exclusive of any yard encroachments permitted on the lot.

"Shopping Centre" shall mean a building or group of buildings for commercial uses which are planned, designed, developed and managed as a unit having all off-street parking located on the same lot and a total building floor area greater than.

"Single Detached Dwelling" shall mean a building containing one dwelling unit but shall not include a mobile home.

"Street Line" shall mean the line forming a boundary between a lot and the abutting limit of a street.

"Street" shall mean a public highway or road allowance, other than a lane, which provides the principal means of access to abutting lots and which is physically and legally open to public vehicular traffic.

"Tillable Hectares" shall mean the total area of land including pasture that can be worked or cultivated to grow crops.

"Tradesperson or Contractor's Establishment" shall mean a service in which manual or mechanical skills are used to install, maintain or repair goods, equipment or real property.

"Transportation Terminal" shall mean the use of land or buildings for the purpose of storing, servicing, repairing or loading trucks, transport trailers and/or buses, but shall not include automotive service, automotive sales, or automotive repair.

"Veterinary Services" shall mean the provision of services by veterinarians for purposes

of consultation, diagnosis and treatment of animals and the necessary boarding thereof and which may also include incidentally thereto, the retailing of pets and pet supplies.

"Warehouse" shall mean a building, or part thereof, which is used for the storage or wholesaling of goods or material.

"Waste Disposal Site" shall mean any land upon, into or through which waste is deposited or processed and any machinery or equipment or operation for the treatment or disposal of waste, but shall not include the treatment or disposal of liquid industrial waste or hazardous waste.

"Watercourse" shall mean a natural and/or manmade channel for a stream and shall include the natural channel for intermittent streams.

"Wayside Pit or Wayside Quarry" shall mean a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or road construction and not located on the road right of way.

"Wholesaling" shall mean the sale and distribution of goods or materials for resale purposes only.

"Yard" shall mean that part of a lot extending from a lot line into the lot to the nearest building and measured at right angles to the lot line.

> **"Front Yard"** shall mean a yard that extends across the full width of a lot measured at right angles to the front lot line.
>
> **"Rear Yard"** shall mean a yard that extends across the full width of a lot, or in the case of a corner lot extending from the exterior side yard to the side lot line, measured at right angles to the rear lot line.
>
> **"Side Yard"** shall mean a yard that extends from the front yard to the rear yard measured at right angles to the side lot line.
>
> **"Exterior Side Yard"** shall mean a yard that extends from the front yard to the rear yard measured at right angles to the side lot line abutting a street line.

5.0 GENERAL PROVISIONS

5.1 Accessory Buildings

5.1.1 Unless otherwise provided for in this By-law, no accessory building shall be used for human habitation.

5.1.2 An accessory building may be located in a required rear yard or a required side yard; provided, however, such building shall not be located closer than 1.0 metre from the lot line.

5.1.3 The maximum building height for an accessory building shall be 5.0 metres.

5.2 Bed and Breakfast Establishment and Farm Vacation Business

Where listed as a permitted use, a bed and breakfast establishment or farm vacation business shall be conducted within a single detached dwelling provided that:

a) The bed and breakfast establishment or farm vacation business is carried out by a person who resides in the dwelling except for employment services that are necessary for housekeeping purposes.

b) Each guest room shall have a minimum building floor area of 10.5 square metres.

c) Guest rooms shall not be permitted within an attic.

d) A bed and breakfast establishment or farm vacation business shall have a maximum of three guest rooms for overnight accommodation.

5.3 Consolidated Lot Development

Where two or more abutting lots under one identical ownership are consolidated for the purpose of development, the internal lot lines of the original lots shall not be construed to be lot lines for the purposes of any zoning regulations subject to compliance with all other regulations of this By-law relative to the consolidated lot and its external lot lines.

5.4 Construction Uses

Any part of a lot, other than a sight visibility triangle regulated in Section 5.30, may be used for temporary buildings associated with construction work occurring on such lot, provided that the building remains only for the duration of construction work or as long as the building permit for construction is valid, whichever comes first. No temporary building intended for construction work purposes shall be used for residential purposes.

5.5 Dwellings per Lot

Unless otherwise provided for in this By-law, in any zone where a single detached dwelling is permitted, not more than one such residence or dwelling shall be permitted on a lot.

5.6 Exemption to Building Height Restriction

In this By-law, regulations prescribing the maximum building height shall not apply to radio or television receiving or transmitting equipment, grain elevators, windmills, farm silos or barns, water towers and domes not used for human occupancy.

5.7 Existing Lots and Uses

Existing lots with less than the required lot area or lot width may be used, and buildings erected or altered thereon, for the purposes permitted in the zone in which they are situated, subject to compliance with all other regulations of this By-law. For the purposes of this section, an existing lot which has been increased in lot area or lot width through consent approval under the Planning Act shall be deemed to be an existing lot.

Uses existing on the date of the passing of this By-law that are not consistent with the uses permitted in the zone in which they are situated are deemed to be legal non-conforming pursuant to the Planning Act.

5.8 Exploration and/or Production of Natural Gas or Crude Oil

This By-law shall not apply to the use of any land for the exploration and/or the production of natural gas or crude oil, or to the erection, alteration or use of any building or accessory thereto provided the lot coverage, setback and yard requirements of the zone in which such land or building is located are met.

5.9 Expropriations and Dedications

A lot altered as a result of expropriation or dedication to a public authority or public utility and having less than the minimum lot area, or minimum lot width required in this By-law, may be used and a building may be erected, altered or used thereon, subject to compliance with all other requirements of this By-law.

5.10 Fences

5.10.1 A fence may be permitted in any required yard with the exception of the front yard of any lot.

5.10.2 Where a commercial or industrial use is proposed to be constructed or

expanded abutting a residential zoned, a visual screen along the property line is required to be constructed by the owner of the commercial or industrial uses.

5.11 Farm Business

Where listed as a permitted use, a farm business may be conducted within a single detached dwelling, a farm building or an accessory building, and shall be limited to welding, seed dealing, small machinery repair, cabinet making, furniture making or repair, carpentry, the sale and service of equestrian equipment and a tradesperson or contractor's establishment provided that:

a) With the exception of one additional employee, the farm business is carried out only by a person who resides on the farm;

b) Where the farm business is located within a single detached dwelling a maximum of 25 per cent of the building floor area shall be devoted to such use;

c) Where the farm business is located within an accessory building, a maximum of 100 square metres of building floor area shall be devoted to such use; and,

d) No outdoor storage shall be permitted unless fully enclosed by a fence or other appropriate enclosure in order that such storage is not visible from a street.

5.12 Frontage on a Street

No person shall erect any building in any zone unless the lot upon which such building is to be erected has frontage on a street which has been assumed by the Corporation, the County, the Province of Ontario or some other public authority, and is maintained by such authority in such a manner to permit vehicular traffic year round. Provided, however, that in the case of a lot separated from a street by land owned by the County or Corporation which land is held by such government agency for future road widening purposes or a reserve, a building may be erected upon such lot.

5.13 Holding (H) Zone Provisions

5.13.1 Where any of the zone symbols as described in Section 3.1 of the By-law are preceded by the Holding Symbol (H) as shown on the Zoning Schedules, the conditions and process related to the removal of the (H) shall be in accordance with the provisions as set out in the Official Plan for the Township of Adelaide Metcalfe.

5.13.2 The Holding Symbol (H) shall be removed in accordance with the following:

H-1 *West Half of Lot 26, Concession 2, S.E.R.* At such time as the Council of the Township of Adelaide Metcalfe is satisfied that an appropriate subdivision agreement has been entered into, Council shall remove the Holding (H) symbol according to the requirements of the Planning Act and the land may be used for those purposes and in accordance with the regulations of the Urban Residential (UR) Zone.

H-2 *East Half of Lot 26, Concession 2, S.E.R.* At such time as the Council of the Township of Adelaide Metcalfe is satisfied that an appropriate subdivision agreement has been entered into, Council shall remove the Holding (H) symbol according to the requirements of the Planning Act and the land may be used for those purposes and in accordance with the regulations of the Urban Residential (UR) Zone.

H-3 *Lots 6 and 7, Concession 5, S.E.R., Village of Kerwood.* At such time as the Council of the Township of Adelaide Metcalfe is satisfied that an appropriate subdivision agreement has been entered into, Council shall remove the Holding (H) symbol according to the requirements of the Planning Act and the land may be used for those purposes and in accordance with the regulations of the Urban Residential (UR) Zone.

H-4 *Lot 11, Concession 1, N.E.R., Hamlet of Adelaide.* At such time as the Council of the Township of Adelaide Metcalfe is satisfied that an appropriate subdivision agreement has been entered into, Council shall remove the Holding (H) symbol according to the requirements of the Planning Act and the land may be used for those purposes and in accordance with the regulations of the Urban Residential (UR) Zone.

H-5 *Lot 12, Concession 1, N.E.R.* At such time as the Council of the Township of Adelaide Metcalfe is satisfied that an appropriate subdivision agreement has been entered into, Council shall remove the Holding (H) symbol according to the requirements of the Planning Act and the land may be used for those purposes and in accordance with the regulations of the Urban Residential (UR) Zone.

H-6 *Lot 11, Concession 1, N.E.R, Hamlet of Adelaide.* At such time as the Council of the Township of Adelaide Metcalfe is satisfied that an appropriate subdivision agreement has been entered into,

Council shall remove the Holding (H) symbol according to the requirements of the Planning Act and the land may be used for those purposes and in accordance with the regulations of the Urban Residential (UR) Zone.

H-7 *Lot 18, Concession 5, S.E.R.* At such time as the Council of the Township of Adelaide Metcalfe is satisfied that an appropriate subdivision agreement has been entered into, Council shall remove the Holding (H) symbol according to the requirements of the Planning Act and the land may be used for those purposes and in accordance with the regulations of the Urban Residential (UR) Zone.

H-8 *Lot 19, Concession 4, S.E.R.* At such time as the Council of the Township of Adelaide Metcalfe is satisfied that an appropriate subdivision agreement has been entered into, Council shall remove the Holding (H) symbol according to the requirements of the Planning Act and the land may be used for those purposes and in accordance with the regulations of the Urban Residential (UR) Zone.

H-9 *Lot 22, Concession 3, S.E.R.* At such time as the Council of the Township of Adelaide Metcalfe is satisfied that an appropriate subdivision agreement has been entered into, Council shall remove the Holding (H) symbol according to the requirements of the Planning Act and the land may be used for those purposes and in accordance with the regulations of the Urban Residential (UR) Zone.

H-10 *Part 1 of Plan 34R-1498, Part 3 of Plan 34R-1590, and Part 2 of Plan 34R-1560.* At such time that the Council of the Township of Adelaide Metcalfe is satisfied that the subject land has received sanitary sewer servicing, a site plan has received final approval, and a site plan agreement has been signed by the Township and the Owner, Council shall remove the Holding (H) symbol according to the requirements of the Planning Act and the land may be used for those purposes and in accordance with the regulations of the Special Commercial Corridor (CC-3) Zone.

H-11 *Part of Lot 21, Concession 2, S.E.R.* At such time as the Council of the Township of Adelaide Metcalfe and the conservation authorities are satisfied that the subject land has adequate water supply, storm water management and sanitary servicing, Council shall removed the Holding (H-11) symbol according to the requirements of the

Planning Act and the land may be used for those purposes and in accordance with the regulations of the Commercial Corridor (CC) Zone.

H-12 *Part of Lot 22, Concession 3, S.E.R.* At such time as the Council of the Township of Adelaide Metcalfe is satisfied that the subject land is serviced by a sanitary sewer, and if necessary, the owner is granted an exemption by the Township to By-law No. 32-2000 to permit a sewage connection that is not operated or maintained by or on behalf of the Township, Council shall remove the Holding (H-12) symbol according to the requirements of the Planning Act and the land may be used for those purposes and in accordance with the regulations of Special Commercial Corridor (CC-4) Zone.

H-13 *Part of Lot 21, Concession 2, S.E.R.* At such time as the Council of the Township of Adelaide Metcalfe is satisfied that an appropriate Market Study and Feasibility Report has been prepared in support of a proposed food store and the appropriate site plan control agreement has been entered into, Council shall remove the Holding (H) symbol according to the requirements of the Planning Act and the land may be used for those purposes and in accordance with the regulations of the Special Commercial Corridor (CC-6) Zone.

5.13.3 Prior to the removal of the Holding Symbol (H) no person shall use any land or erect alter or use any building except those uses or buildings which legally existed on the day of the passing of this By-law.

5.14 Home Business

Where listed as a permitted use, a home business for professional use, domestic and household arts, personal services and private home day care may be conducted within a single detached dwelling provided that:

a) With the exception of one additional employee, the home business is carried out only by a person who resides in the dwelling unit;

b) A maximum of 25 percent of the building floor area of the dwelling unit shall be devoted to the home business;

c) No outdoor storage shall be permitted; and,

d) All home businesses shall be located only within the dwelling unit.

5.15 Loading

5.15.1 Each loading space shall have a minimum height clearance of 4.0 metres and shall be at least 3.0 metres wide and 9.0 metres wide.

5.15.2 Loading spaces shall be located in a building or adjacent to a building and shall have unobstructed ingress and egress for delivery vehicles to and from a street across the same lot as that upon which the building is located, provided that no loading space shall be located in a required front yard.

5.16 Loss by Natural Cause

Where a building is accidentally destroyed or damaged by fire or other natural causes, reconstruction or replacement of the said building to the same external dimensions and on the same site shall be permitted provided reconstruction or replacement of the said building is contained entirely on the lot on which it is being erected except where such a structure is located within the Environmental Protection (EP) Zone is destroyed or damaged either by flooding or erosion. In such case, the Minimum Distance Separation I and II (MDS I and II) noted in Section 5.17 will not apply.

5.17 Minimum Distance Separation

Notwithstanding any other provisions of this By-law new residential, institutional, commercial, industrial or recreational uses shall comply with the Minimum Distance Separation I (MDS I) calculated using the Guidelines approved by the Province of Ontario (as amended from time to time).

Notwithstanding any other yard or setback provision of this By-law, no livestock facility shall be erected or expanded unless it complies with the Minimum Distance Separation II (MDS II) calculated using the Guidelines approved by the Province of Ontario (as amended from time to time).

5.18 Mobile Home Prohibited

It shall be prohibited to erect or use a mobile home in any zone for any purpose unless the use of a mobile home is specifically permitted within such zone

5.19 Moving Buildings

No building shall be moved, in whole or in part, to or within the Township of Adelaide Metcalfe unless every portion of the building is made to conform to all regulations of this By-law applying to the zone in which it is to be located.

5.20 Non-Complying Uses

Where a building has been lawfully erected prior to the effective date of this By-law on a lot having less than the minimum lot width or minimum lot area, or having less than the minimum setback, or minimum yard, or having more than the maximum building height permitted by this By-law; the said building may be used, altered, repaired or renovated provided that the use, alteration, repair or renovation does not further encroach within a minimum setback or yard required by this By-law; and subject to compliance with all other regulations of this By-law.

Provided however that where a building has been erected on a lot created as a result of a consent being given following the effective date of this By-law and having less than the minimum setback or minimum yard; or having more than the maximum building height required by this By-law, the said building may be used, repaired, renovated or replaced provided the external dimensions of the building continue as they were existing on the day the lot was created.

5.21 Non-Conforming Uses

Nothing in this By-law shall apply:

a) to prevent the use of any land or building for any purpose prohibited by this By-law if such land or building was lawfully used for such purpose on the day of the passing of this By-law, so long as it continues to be used for that purpose; or,

b) to prevent the erection or use for a purpose prohibited by this By-law of any building for which a permit has been issued under the Ontario Building Code Act, prior to the day of the passing of the By-law, so long as the building when erected is used and continues to be used for the purpose for which it was erected and provided that the permit has not been revoked under the Ontario Building Code Act; or,

c) to prevent the strengthening to a safe condition of any building or part of any such building which does not comply with this By-law, so long as such alteration or repair does not increase the height, size or volume or change the use of such building.

5.22 Outdoor Storage Regulations

5.22.1 Where outdoor storage is permitted by this By-law, such outdoor storage shall be located only in the side or rear yard.

5.22.2 The minimum setback from any lot line for outdoor storage shall be not less than the required minimum side or rear yard regulation of the zone in which the outdoor storage is located.

5.22.3 If the outdoor storage is located in an industrial zone, the minimum setback of any outdoor storage shall be 3.0 metres from the side or rear lot line, where such side or rear lot line abuts an industrial zone.

5.22.4 In the case where an outdoor storage area abuts a residential zone, a visual screen as set out in section 5.33 shall be required to be provided along the entire property line abutting such residential zone.

5.23 Parking

5.23.1 The parking requirements of this By-law shall not apply to any existing building if the floor area of the building is used for a purpose which does not require additional parking spaces. Where a use is changed, intensified or the building enlarged in floor area, then this By-law shall be used to calculate the new parking requirement.

5.23.2 Where more than one use is accommodated on one property the required parking spaces shall be the sum of the required parking spaces for each use. A reduction in the total parking spaces required may be permitted if it can be proven to the municipality's satisfaction that parking spaces can be shared by users with different schedules.

5.23.3 If the calculation of the required parking spaces results in a fraction, the required parking spaces shall be the next highest whole number.

5.23.4 Parking spaces required by this By-law shall be located on the same lot as the use requiring such parking spaces.

5.23.5 No parking space for a single detached dwelling, accessory dwelling unit, bed and breakfast establishment, farm vacation business, home business or group home shall be located within the minimum front yard setback and minimum external yard setback.

5.23.6 No parking space shall be located closer than 3.0 metres to the front lot line and the exterior side lot line or 1.0 metre to all other lot lines.

5.23.7 Parking lots will provide access to parking lots on neighbouring properties whenever possible.

5.23.8 The width of a driveway to a parking space or parking lot shall be between 3.0 metres and 6.0 metres.

5.23.9 In addition to the parking spaces required by section 5.22.13, except for a single detached dwelling, accessory dwelling unit, bed and breakfast

establishment, farm vacation business, home business or group home, three percent of the required parking spaces or one parking space shall be provided and signed for persons with a physical disability.

5.23.10 Each parking space shall have a minimum width of 2.5 metres and a minimum depth of 5.5 metres. Parking spaces for persons with a physical disability shall have a minimum width of 4.4 metres and a minimum depth of 5.5 metres.

5.23.11 Each parking space and access to each space shall be surfaced in a dust free material and be usable year round.

5.23.12 For every 5 required parking spaces, a deciduous tree a minimum of 3.0 metres in height must be planted adjacent to the parking area.

5.23.13 Required parking spaces shall be calculated as follows for the uses listed below:

Use	Required Parking Space
Abattoir	1 per 40sq.m. of BFA
Accessory Retail	1 per 25sq.m. of BFA
Accessory Office	1 per 30sq.m. of BFA
Assembly Hall	1 per 25sq.m. of BFA or 1 per every 5 seats, whichever is greater
Auction Sales Facility	1 per 25sq.m. of BFA or 1 per every 5 seats, whichever is greater
Automotive Service Station	1 per 10sq.m. of BFA
Automotive Repair	4 per service bay
Automotive Sales	1 per 30sq.m. of BFA
Bed and Breakfast Establishment	1 per guest room in addition to the space required for the single detached dwelling
Building Supplies Retail Outlet	1 per 25sq.m of BFA
Convenience Retail	1 per 30 sq.m. of BFA
Custom Workshop	1 per 40 sq.m. of BFA

Use	Required Parking Space
Day Care Facility	1 per 40sq.m. of BFA
Dwelling Unit	1
Farm Vacation Business	1 per guest room in addition to the space required for the single detached dwelling
Farm Equipment Sales and Service	1 per 30sq.m. of BFA, plus 1 per 200sq.m. of warehouse space
Financial Establishment	1 per 30sq.m. of BFA
Food Store	1 per 25sq.m. of BFA
Furniture Retail Outlet	1 per 25sq.m. of BFA
Golf Course	5 per tee
Government Office	1 per 30sq.m. of BFA
Greenhouse	1 per 200sq.m. of BFA
Group Home	1.1 per 3 beds, 2.2 per 3 to 8 residents and 3 per 9 or more residents plus one for every 3 staff in attendance at one time
Home for the Aged	1.1 per 3 beds, 2. 2 per 3 to 8 residents and 3 per 9 or more residents plus one for every 3 staff in attendance at one time
Home and Auto Supply Store	1 per 25sq.m of BFA
Home Business	1 per employee in addition to the space required for the single detached dwelling
Livestock Marketing or Sales Yard	1 per 25sq.m. of BFA
Manufacturing	1 per 100sq.m. of BFA
Motel, not including a restaurant	1 per rentable room
Office	1 per 30sq.m. of BFA
Personal Services	1 per 20sq.m. of BFA
Place of Worship	1 per 25sq.m. of BFA or 1 per every 5 seats, whichever is greater
Printing or Publishing	1 per 100sq.m. of BFA

Use	Required Parking Space
Public Storage Unit	1 per 200sq.m. of BFA
Recreation Use - Active, not including a Golf Course	1 per 25sq.m. of BFA or 1 per ever 5 seats, whichever is greater
Repair Service	1 per 40sq.m. of BFA
Residential Care Facility	1.1 per 3 beds, 2.2 per 3 to 8 residents and 3 per 9 or more residents plus one for every 3 staff in attendance at one time
Restaurant, including Drive-Thru Facility	1 per 3 seats
Retail	1 per 25sq.m of BFA
School, Public or Private	3 plus 1 per classroom
Tradesperson or Contractor's Establishment	1 per 40sq.m. of BFA
Transportation Terminal	1 per 100sq.m. of BFA
Veterinary Services	3 spaces per practitioner
Warehouse	1 per 200sq.m. of BFA
Wholesaling	1 per 150sq.m. of BFA

5.24 Permitted Uses in All Zones

Notwithstanding anything else in this By-law, the Corporation or any of its local boards as defined in the Municipal Act, the County, any communication, transportation or transmission system owned or operated by or for the Township or County and any agency of the Federal or Provincial Government, any pipelines regulated under the National Energy Board Act, and any hydro-electric company, may, for the purposes of the public service, use any land or erect or use any building in any zone subject to the use or building being in compliance with the most restrictive regulations of the zone in which it is located and subject to there being no outdoor storage of goods, materials or equipment in any yard abutting a residential zone. Any buildings erected or used in a residential zone under the provisions of this section shall be designed so as not to intrude into the residential character of the area.

5.25 Permitted Yard Encroachments

5.25.1 Sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters, and other ornamental or architectural features may project into any required yard but not more than 0.5 metres.

5.25.2 Unenclosed porches, and covered or uncovered steps and patios may project into a required front or rear yard but not more than 2.5 metres provided however that such features are not more than 1.0 metre in height above finished grade.

5.25.3 Exterior stairways may project into a required rear yard but not more than 1.5 metres.

5.25.4 Open steel fire escapes may project into any required side or rear yard but not more than 1.5 metres.

5.25.5 Balconies may project into any required yard but not more than 2.5 metres.

5.25.6 Awnings, atriums and bay windows may project into any required yard but not more than 1.0 metre.

5.26 Permitted Uses in Zones

No person shall use any land or erect or use any building for any purpose other than for one or more of the uses listed under the heading "Permitted Uses" for the zoning category in which the lot is zoned and located. Accessory uses shall be deemed to be permitted uses in all zones.

5.27 Prohibited Uses

With respect to any lands to which this By-law applies, all uses are prohibited unless specifically permitted in this By-law.

Provided however, that in the case of a use specifically listed as a prohibited use in this By-law, which may also be generally permitted in the Permitted Uses section of the zone, the provisions of the prohibited uses shall prevail and take precedent.

5.28 Regulations

No person shall use any land or erect or use any building or structure which does not conform to the provisions set out in this Section and to the regulations set out under the heading "Regulations" for the zoning category in which the lot is zoned and located.

5.29 Setbacks from Provincial Highways, County Roads, Railways and Utilities

5.29.1 Notwithstanding any other provision of this By-law, the following regulations shall apply to setbacks from Provincial Highways, County Roads, railways and utility corridors:

a) Residential buildings shall be setback 8.0 metres from Highway 402. Commercial and industrial buildings shall be setback 14.0 metres from Highway 402.

b) All buildings shall be setback 38.0 metres from the centre line of a County Arterial Road, and 33.0 metres from the centre line of a County Collector Road.

c) Notwithstanding Section 5.29.1(b) the setbacks stipulated within the UR, CC, VC, HR, VR and HC Zones shall apply to County Arterial and County Collector Roads.

d) In the case of a lot which fronts a street and is located between two existing buildings both of which encroach into the required front yard and are not more than 18 metres apart, a building may be located on such lot so that the front face of the building is no closer to the street line than the front face of that existing building which is located furthest from the street line.

e) Residential buildings shall not be located closer than 30.0m to a railway right-of-way.

f) Residential buildings shall not be located closer than 20m to the centreline of a gas or oil pipeline. No institutional use shall be permitted within 200m of the centreline of a gas or oil pipeline.

5.30 Shopping Centres Prohibited

No land or building shall be used as a shopping centre.

5.31 Sight Visibility Triangle

5.31.1 Corner Lots on Municipal Streets

In all zones, on a corner lot, no building shall be erected and no vehicle shall be parked in such a manner as to materially impede vision above a height of 0.5 metres above the centreline grade of the intersecting streets in the triangular area bounded by the street lines of the corner lot and a line from

the points along said street lines a distance of 7.5 metres back from the point of intersection of the said street lines.

5.31.2 Railway Grade Crossings

a) In all zones, on a lot abutting a railway where the railway and a street intersect at the same grade, no building shall be erected and no vehicle shall be parked in such a manner as to materially impede vision above a height of 0.5 metres above the centreline grade of the intersecting street in the triangular area bounded by the right-of-way limit of the railway and the street line and a line from the points along such right-of-way limit and such street line a distance of 45 metres back from the point of the intersection thereof.

b) Where such railway and street intersect at an unprotected crossing, the sight visibility triangle shall be increased to a distance of 400 metres measured along the railway right-of-way and 90 metres measured along the street line or such greater distance required by the Canadian Transport Commission Regulations.

5.31.3 Street Intersections with County or Provincial Roads

a) In all zones, on a corner lot having frontage on a County or Provincial Road, no building shall be erected and no vehicle shall be parked in such a manner as to materially impede vision above a height of 0.5 metres above the centreline grade of the intersecting streets in the triangular area bounded by the street lines of the corner lot and a line from the points along said street lines a distance of 30.0 metres back from the point of intersection of the said street lines.

b) The provisions Section 5.30.3 (a) shall not apply to built-up areas as defined herein, Towns, Villages or Cities as defined in the Highway Traffic Act. The provisions of Section 5.30.1 shall apply in these areas. For the purpose of this Section, a "built-up area" means the territory contiguous to a highway and not within a City, Town or Village where:

i) not less than 50% of the frontage on one side of the highway, for a site of not less than 200 metres contains separate lots and such lots are occupied by non-agricultural uses including non-farm residential uses, businesses, schools or churches; or

ii) not less than 50% of the frontage on both sides of the highway for a distance of not less than 100 metres contains separate lots and

such lots are occupied by non-agricultural uses including non-farm residential uses, businesses, schools or churches.

5.32 Storage of Unused Motor Vehicles

Unless otherwise permitted by this By-law, motor vehicles without affixed and validated licence plates for the current year shall not be parked or stored in any zone other than within a completely enclosed building.

5.33 Temporary Uses

Nothing in this By-law shall prevent further use of any land, or the erection of or use of any building, trailer or structure for a construction camp, work camp, temporary accommodation, tool shed, scaffold or other building or structure incidental to and necessary for construction work on the premises, but only for so long as such use, building or structure is necessary for such construction work which has not been finished or abandoned

5.34 Two or More Uses on a Lot

Unless otherwise provided for in this By-law, where two or more uses are located on a lot and the uses are governed by different regulations, the most restrictive regulations shall apply.

5.35 Visual Screen

Where a visual screen is required by this By-law it shall consist of a planting area or a solid wood fence and the following shall apply:

(a) A planting area shall consist of a dense screen of shrubs or evergreen trees, a minimum 1.0 metre high when planted and of a species that will attain a minimum height of 3.0 metres at maturity as well as providing a year round visual barrier. The remainder of ground surface shall be planted with any combination of shrubs, flower beds or grass. A planting area shall have a minimum width of 3.0 metres.

(b) A solid wood fence shall be a minimum of 1.8 metres in height.

(c) Where interrupted by walkways or driveways, a planting area or a solid wood fence shall not be provided closer than 1.5 metres to a walkway or 3 metres to a driveway.

5.36 Watercourse and Municipal Drain Setbacks

Notwithstanding any other provisions of this By-law, no person shall erect any building in any zone which is:

(a) closer than 5.0 metres from the centreline of an enclosed municipal tile drain; or,

(b) closer than 15.0 metres from the top of bank of an open municipal drain; or,

(c) closer than 15 metres from the top of bank of a watercourse in any zone or within 8 metres of the edge of an Environmental Protection Zone boundary, which ever is greater.

5.36 Wayside Pits and Quarries, Portable Asphalt Plant

Notwithstanding anything else in this By-law, a wayside pit, a wayside quarry and a portable asphalt plant shall be permitted in any zone except a residential zone, the Environmental Protection Zone, the Parks and Recreation Zone or the Institutional Zone.

6.0 RESTRICTED AGRICULTURE (RA) ZONE

6.1 Permitted Uses

Accessory dwelling unit within a single detached dwelling
Accessory use
Agriculture
Bed and Breakfast Establishment in accordance with section 5.2 of this By-law
Conservation
Equestrian Training Facility
Farm Vacation Business, in accordance with section 5.2 of this By-law
Forestry
Home Business, in accordance with section 5.14 of this By-law
Outdoor Storage
Single Detached Dwelling

6.2 Prohibited Uses

Notwithstanding section 6.1, the following agricultural uses are prohibited:

Growing of mushrooms
New intensive livestock operations

6.3 Regulations

Minimum lot area:	40 hectares
Minimum lot width:	150 metres
Minimum front yard:	30 metres
Minimum internal side yard:	15 metres
Minimum external side yard:	30 metres
Minimum rear yard:	15 metres
Maximum building height	
i) Agricultural Buildings:	20 metres
ii) Dwellings:	10 metres

6.4 Special Provisions

6.4.1 Within the land zoned RA-1 as shown on Schedule "A", Map 22 and as described as Lot 19, Concession 5, S.E.R., permitted uses only include the production, storage and distribution of greenhouse crops as well as those buildings and greenhouses that lawfully existed on the date of the passing of this By-law.

6.4.2 Within the land zoned RA-2 as shown on Schedule "A", Map 22 and as described as Lot 19, Concession 4, S.E.R., permitted uses only include agricultural uses and a home business.

6.4.3 Within the land zoned RA-3 as shown on Schedule "A", Map 22 and as described as Lot 19, Concession 5, S.E.R., permitted uses only include agricultural and recreational uses.

6.4.4 Within the land zoned RA-4 as shown on Schedule "A", Map 24 and as described as Lot 26, Concession 2, S.E.R., a minimum lot width of 20 metres is permitted.

6.4.5 Within the land zoned RA-5 as shown on Schedule "A", Map 15 and as described as Lot 1, Concession VII, the following regulations shall apply:

a) Minimum lot area:	8,800 m^2
b) Minimum lot width:	6.0 metres
c) Minimum side yard:	
i) from westerly lot line	35 metres
ii) from easterly lot line	5.0 metres

6.4.6 Within the land zoned RA-6 as shown on Schedule "A", Map 13 and as described as Lot 5, Concession 5, the following regulations shall apply:

a) Maximum lot frontage:	7.0 metres
b) Maximum floor area:	
i) northernmost existing accessory building	395 m^2
ii) southernmost existing accessory building	230 m^2

7.0 GENERAL AGRICULTURE (A) ZONE

7.1 Permitted Uses

Accessory dwelling unit within a single detached dwelling
Accessory use
Agriculture
Bed and Breakfast Establishment in accordance with section 5.2 of this By-law
Conservation
Equestrian Training Facility
Farm Business, in accordance with section 5.11 of this By-law
Farm Vacation, in accordance with section 5.2 of this By-law
Forestry
Home Business, in accordance with section 5.14 of this By-law
Outdoor Storage
Single Detached Dwelling

7.2 Regulations

Minimum lot area:	40 hectares
Minimum lot width:	150 metres
Minimum front yard:	30 metres
Minimum internal side yard:	15 metres
Minimum external side yard:	30 metres
Minimum rear yard:	15 metres
Maximum building height:	
i) Agricultural Buildings	20 metres
ii) Dwellings	10 metres

7.2.1 Special Regulations for the Growing of Mushrooms

Buildings for the growing of mushrooms shall not be erected or used:

a) within 50 metres of any lot line, except that no stockpiles of waste, manure, fertilizers or compost shall be permitted within 30 metres of any lot line;

b) within 150 metres of a dwelling located on a separate lot;

c) within 150 metres of an institutional zone; and

d) within 150 metres of a residential zone.

7.3 Special Provisions

7.3.1 Within the land zoned A-1 as shown on Schedule "A", Map 11 and as described as Lot 10, Concession 5, S.E.R., permitted uses include a poultry farm and a single detached residence with no other buildings or expansions of existing buildings, in accordance with the following regulations:

a) Minimum lot frontage:	82.296 metres
b) Minimum rear yard:	0.72 metres
c) Minimum lot area:	5796.11 m^2

7.3.2 Within the land zoned A-2 as shown on Schedule "A", Map 9 and as described as Lot 31, Concession 1, N.E.R., a minimum lot area of 9.749 hectares is permitted.

7.3.3 Within the land zoned A-3 as shown on Schedule "A", Map 2 and as described as Lot 9, Concession 2, N.E.R., permitted uses include two residential dwellings on a lot as a temporary use to expire on November 6, 1998.

7.3.4 Within the land zoned A-4 as shown on Schedule "A", Map 2 and as described as Lot 13, Concession 4, N.E.R., permitted uses include a golf driving range and associated learning centre as temporary use to expire on May 15, 2007.

7.3.5 Within the land zoned A-5 as show on Schedule "A", Map 10 and as described as Part Lots 4 and 5, Concession 5, S.E.R., permitted uses include a garden suite more than 300 metres from the railway right-of-way as a temporary use to expire on July 27, 2008. For the purposes of this By-law, garden suite shall mean a one-unit, detached residential structure containing a bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.

7.3.6 Within the land zoned A-6 as shown on Schedule "A", Map 2 and as described as Part of Lot 14, Concession 4, N.E.R., the following regulations shall apply:

a) Minimum lot width:	123 metres
b) Minimum rear yard:	0 metres
c) Minimum lot area:	1.12 hectares

7.3.7 Within the land zoned A-7 as shown on Schedule "A", Map 24 and as described as Part of Lot 29, Concession 2, S.E.R., a garden suite is permitted as a temporary use to expire on May 20, 2013. For the purpose of this by-law, a garden suite shall mean a one-unit detached residential structure containing a bathroom and kitchen facilities within an existing structure. No new buildings

or structure are permitted as a temporary use.

7.3.8 Within the land zoned A-8 as shown on Schedule "A", Map 2 and as described as Part of Lot 9, Concession 2, N.E.R., permitted uses include an establishment for the repair of automobiles and farm equipment.

8.0 LIMITED AGRICULTURAL (LA) ZONE

8.1 Permitted Uses

Accessory use
Agricultural use
Bed and Breakfast Establishment in accordance with section 5.2 of this By-law
Conservation
Dog kennel
Forestry use
Home Business, in accordance with section 5.14 of this By-law
Single detached dwelling

8.2 Regulations

Minimum lot area	1,000 m²
Maximum lot area	2 hectares
Minimum lot width	50 metres
Minimum setback	
i) County Road No. 9	38 metres
ii) Provincial Hwy No. 80	33 metres
County Road No. 2	33 metres
County Road No. 6	33 metres
County Road No. 7	33 metres
County Road No. 8	33 metres
Maximum lot coverage	20%
Minimum front yard	15 metres
Minimum side yard, interior	5.0 metres
Minimum side yard, exterior	15.0 metres abutting road
Minimum rear yard,	
i) Single unit dwelling	15 metres
ii) Accessory building or structure	1.0
Maximum building height	
i) Single unit dwelling	10 metres

ii) Accessory building or structure	5.0 metres
Minimum floor area, single unit dwelling	100 m²
Maximum floor area, livestock building	100 m²
Maximum number of dwellings/lot	1

8.2.1 Special Regulations for Accessory Buildings and Structures

An accessory building or structure shall not:

a) be erected in the front yard, or in the case of a corner lot, in the exterior side yard;

b) exceed ten (10) percent lot coverage;

c) be erected closer than three (3.0) metres from the side lot line on an interior lot, and closer than 15 metres on the side abutting a road and three (3.0) metres on the other side on corner lot;

d) exceed 75 square metres is floor area;

e) be erected within two (2.0) metres of the dwelling;

f) be considered an accessory building or structure if attached to the dwelling.

8.2.2 Special Regulations for Dog Kennels

Dog kennels shall not be erected closer than:

a) 150 metres from a dwelling located on a separate lot;

b) 150 metres from an Institutional (I) Zone.

8.2.3 Special Regulations for Home Businesses Conducted in a Dwelling

Home businesses conducted in a dwelling shall:

a) not exceed 35 square metres in floor area;

b) not change the external character of the dwelling as a residence;

c) be restricted to one per dwelling.

8.2.4 Special Regulations for Home Occupations within An Accessory Structure

Home occupations conducted in an accessory structure shall:

a) not exceed 100 square metres in floor area;

b) be located a minimum of 50 metres from a dwelling on an adjacent lot;

c) be located a maximum of 45 metres from the dwelling and behind and to the rear of the dwelling.

8.3 Special Provisions

9.0 RURAL RESIDENTIAL (RR) ZONE

9.1 Permitted Uses

Accessory dwelling unit within a single detached dwelling
Bed and Breakfast Establishment, in accordance with section 5.2 of this By-law
Group Home
Home Business, in accordance with section 5.14 of this By-law
Single Detached Dwelling

9.2 Regulations

Minimum lot area:	4000 m^2
Minimum lot width:	30 m
Maximum front yard:	6 m
Minimum internal side yard:	3 m
Minimum external side yard:	6 m
Minimum rear yard:	12 m
Maximum building height:	10 m
Maximum lot coverage:	20 %

9.3 Special Provisions

9.3.1 Within the land zoned RR-1 as shown on Schedule "A", Map 2 and as described as Lot 12, Concession 2, N.E.R., a minimum lot area of 3,048 m^2 is permitted.

9.3.2 Within the land zoned RR-2 as shown on Schedule "A", Map 5 and as described as Lot 7, Concession 3, S.E.R., a minimum lot area of 2,974 m^2 is permitted.

9.3.3 Within the land zoned RR-3 as shown on Schedule "A", Map 13 and as described as Part Lot 6, Concession VI, permitted uses include an accessory use and an existing single unit dwelling. The following regulations shall apply:

a) Minimum lot are:	700 m^2
b) Minimum lot frontage:	15 metres
c) Maximum number of dwellings/lot	1

10.0 HAMLET RESIDENTIAL (HR) ZONE

10.1 Permitted Uses

Accessory dwelling unit within a single detached dwelling
Bed and Breakfast Establishment, in accordance with section 5.2 of this By-law
Existing Institutional Uses
Group Home
Home Business, in accordance with section 5.14 of this By-law
Single Detached Dwelling

10.2 Regulations for Lots with Private Services

Minimum lot area:	4000 m^2
Minimum lot width:	30 m
Minimum front yard:	6 m
Minimum internal side yard:	3 m
Minimum external side yard:	6 m
Minimum rear yard:	10 m
Maximum building height:	10 m
Maximum lot coverage:	30 %

10.3 Special Provisions

11.0 VILLAGE RESIDENTIAL (VR) ZONE

11.1 Permitted Uses

Accessory dwelling unit within a single detached dwelling
Bed and Breakfast Establishment, in accordance with section 5.2 of this By-law
Existing Institutional Uses
Group Home
Home Business, in accordance with section 5.14 of this By-law
Single Detached Dwelling

11.2 Regulations

Minimum lot area:	1600 m^2
Minimum lot frontage:	30 m
Minimum front yard:	6 m
Minimum internal side yard:	3 m
Minimum external side yard:	6 m
Minimum rear yard:	12 m
Maximum building height:	10 m
Maximum lot coverage:	30 %

11.3 Special Provisions

11.3.1 Within the land zoned VR-1 as shown on Schedule "A", Map 21 and as described as Lot 7, Cockburn Street, Kerwood, permitted uses include a auto body repair shop with a sign area of a maximum of 1.5 m^2 and a maximum of one overnight parking space for the auto body repair shop.

12.0 URBAN RESIDENTIAL (UR) ZONE

12.1 Permitted Uses

Accessory dwelling unit within a single detached dwelling
Bed and Breakfast Establishment in accordance with section 5.2 of this By-law
Existing Institutional Uses
Group Home
Home Business, in accordance with section 5.14 of this By-law
Single Detached Dwelling

12.2 Regulations

Minimum lot area:	1850 m^2
Minimum lot width:	30 m
Minimum front yard:	6 m
Minimum internal side yard:	3 m
Minimum external side yard:	6 m
Minimum rear yard:	12 m
Maximum building height:	10 m
Maximum lot coverage:	30 %

12.3 Special Provisions

12.3.1 Within the land zoned UR-1 as shown on Schedule "A", Map 23A and as described as Lot 18, Concession 4, S.E.R. and Lot 21, Concession 3, S.E.R., a minimum lot width of 3 metres is permitted.

12.3.2 Within the land zoned UR-2 as shown on Schedule "A", Map 22 and as described as Lot 18, Concession 4, S.E.R., a minimum lot frontage of 5 metres is permitted.

12.3.3 Within the land zoned UR-3 as shown on Schedule "A", Map 22 and as described as Lot 19, Concession 5, S.E.R., the following regulations shall apply:

Main Building

a) Minimum side yard:	1.76 metres
b) Maximum height:	10 metres
c) Minimum rear yard:	12 metres

Accessory Building
Permitted in rear yard only.
Minimum 1 metre from any side yard or rear lot line.

a) Maximum height:	4 metres

b)	Minimum lot width:	27.43 metres
c)	Maximum lot coverage:	40%
d)	Minimum lot area:	1,379.73 m^2

12.3.4 Within the land zoned UR-4 as shown on Schedule "A", Map 24 and as described as Lot 27, Concession 2, S.E.R., the following regulations shall apply:

a)	Minimum lot area:	2,000 m^2
b)	Minimum lot width:	30 metres
c)	Minimum lot width, cul-de-sac:	25 metres
d)	Minimum building setback from centreline of Sideroad #27	17 metres

12.3.5 Within the land zoned UR-5 as shown on Schedule "A", Map 9 and as described as Lot 31, Concession 1, S.E.R., the only permitted uses are one single detached dwelling and a custom machine shop.

12.3.6 Within the land zoned UR-6 as shown on Schedule "A", Map 22 and as described as Lot 19, Concession 5, S.E.R., a minimum lot frontage of 10 metres is permitted.

12.3.7 Within the land zoned UR-7 as shown on Schedule "A", Map 24 and as described as Lot 26, Concession 3, S.E.R., a minimum lot frontage of 16 metres is permitted.

12.3.8 Within the land zoned UR-8 as shown on Schedule "A", Map 9 and as described as Part of Lot 21, Concession 1, S.E.R., notwithstanding the definition of *Lot Frontage* is Section 4.0 of this By-law, the required lot frontage will be measured as a setback of 0.3 metres from the front lot line.

12.3.9 Within the land zoned UR-9 as shown on Schedule "A", Map 22 and as described as Part of Lot 18, Concession 5, S.E.R., notwithstanding the definition of *Lot Frontage* in Section 4.0 of this By-law, the required lot frontage will be measured as a setback of 0.3 metres from the front lot line.

12.3.10 Within the land zoned UR-10 as shown on Schedule "A", Map 23A and as described as Plan 295, Part Lot 2, Reference Plan 33R-10344, Part 6, a minimum lot width of 3.0 metres and a minimum lot area of 1,435 m^2 are permitted.

12.3.11 Within the land zoned UR-11 as shown on Schedule "A", Map 22 and as described as Part Lot 18, Concession 5, S.E.R, a minimum setback from the adjacent Village Commercial, Special Provision (VC-3) Zone of 12.0 metres is permitted.

12.3.12 Within the land zoned UR-12 as shown on Schedule "A", Map 24 and as described as Part of Park Lots 1 and 2, Plan 295, a minimum lot width of 9.0 metres is permitted.

12.3.13 Within the land zoned UR-13 as shown on Schedule "A", Map 24 and as described as Part of Lot 28, Concession 2, S.E.R., a minimum lot width of 6.1 metres is permitted.

12.3.14 Within the land zoned UR-14 as shown on Schedule "A", Map 20 and as described as Crown Survey Parts 13 and 14, permitted uses include the storage of business tools, equipment and vehicles and a detached structure for home business purposes.

13.0 CORRIDOR COMMERCIAL (CC) ZONE

13.1 Permitted Uses

Auction Sales Facility
Automotive Repair
Automotive Sales
Automotive Service Station
Building Supplies Retail Outlet
Farm Equipment Sales and Service
Furniture Retail Outlet
Greenhouse, wholesale and retail
Home and Auto Supply Store
Motel
Office
Outdoor Storage
Public Storage Unit
Restaurant, including drive-thru facility
Veterinary Services
Warehouse
Wholesaling

13.2 Regulations

Minimum lot area:	0.4 hectares
Minimum lot width:	30 metres
Minimum front yard:	6 metres
Minimum internal side yard:	3 metres
Minimum external side yard:	6 metres
Minimum side yard abutting a residential zone:	6 metres
Minimum rear yard:	12 metres
Maximum lot coverage:	40 %
Maximum building height:	10 metres
Minimum parking requirements:	In accordance with section 5.23 of this By-law
Maximum building floor area:	
Retail food store:	3,250 square metres
Building supplies retail outlet:	4,000 square metres
Furniture retail outlet:	3,000 square metres
Home and auto supply store:	4,000 square metres
Office:	2,500 square metres

Visual Screen:	Adjacent to residential zones in accordance with section 5.35 of this By-law.

13.3 Special Provisions

13.3.1 Within the land zoned CC-1 as shown on Schedule "A", Map 23A and as described as West Part of Lot 22, Concession 3, S.E.R, permitted uses include a home and auto supply store with an automotive service centre and garden centre. Prohibited uses include:

- Contractor's yard
- Dry cleaning and laundry plant
- Product assembly
- Product processing
- Truck operation
- Warehouse and storage

13.3.2 Within the land zoned CC-2 as shown on Schedule "A", Map 23A and as described as Part Lot 22, Concession 3, S.E.R., permitted uses include one outdoor billboard sign. The following regulations shall apply:

a)	Minimum setback from County Road 81:	24.4 metres
b)	Minimum setback from north side yard:	3.0 metres
c)	Minimum setback from south side yard:	67.4 metres
d)	Maximum area of sign:	18.6 m^2
e)	Maximum height of sign:	9.1 metres

13.3.3 Within the land zoned CC-3 as shown on schedule "A", Map 23B and as described as Part Lot 22, Concession 2, S.E.R. permitted uses include a restaurant.

13.3.4 Within the land zoned CC-4 as shown on Schedule "A", Map 23B and as described as Part Lot 22, Concession 3, S.E.R. , permitted uses include a restaurant with a drive-thru facility.

13.3.5 Within the land zoned CC-5 as shown on Schedule "A", Map 23B and as described as Part Lot 23, Concession 3, S.E.R, .

13.3.6 Within the land zoned CC-6 as shown on Schedule "A", Map 23B and as described as Part of Lot 21, Concession 2, S.E.R., permitted uses also include commercial recreation, commercial entertainment, retail uses, a food store and a restaurant. Development of the site will required the submission of a Site Plan application , at which time, landscaping, building size and massing, site layout

and other design considerations will be reviewed in accordance with the policies contained in the Township of Adelaide Metcalfe Official Plan and in consultation with the Township of Strathroy-Caradoc regarding site development with the Commercial Corridor along County Road No. 81. The minimum size of any retail use will be 375 square metres of floor space. Any future food store will have a maximum floor space area of 3,250 square metres, including community rooms and mezzaines.

14.0 RURAL COMMERCIAL (RC) ZONE

14.1 Permitted Uses

Abattoir
Accessory dwelling unit within a single detached dwelling
Accessory office within the main building
Accessory retail
Auction sales facility
Bed and Breakfast Establishment in accordance with section 5.2 of this By-law
Farm Equipment Sales and Service
Greenhouse, wholesale and retail
Home Business in accordance with section 5.14 of this By-law
Outdoor Storage
Single Detached Dwelling
Veterinary Services

14.2 Regulations

Minimum lot area:	0.4 hectares
Minimum lot width:	30 metres
Minimum front yard:	6 metres
Minimum internal side yard:	3 metres
Minimum external side yard:	6 metres
Minimum side yard abutting a residential zone:	6 metres
Minimum rear yard:	12 metres
Maximum lot coverage:	20 %
Maximum building height:	10 metres
Minimum parking requirements:	In accordance with section 5.23 of this By-law
Maximum floor space for accessory office and accessory retail:	25% of the total floor area and not more than 30 square metres
Visual Screen:	Adjacent to residential zones in accordance with section 5.35 of this By-law.

14.3 Special Provisions

14.3.1 Within the land zoned RC-1as shown on Schedule "A", Map 12 and as described as Lot 19, Concession 4, S.E.R., a cable television tower as it lawfully existed on the date of the passing of this By-law is permitted.

14.3.2 Within the land zoned RC-2 as shown on Schedule "A", Map 11 and as described as Lot 10, Concession 5, S.E.R., permitted uses only include a poultry farm and farm equipment, machinery sales and service business with a minimum side yard of 2.12 metres and a minimum rear yard of 2.23 metres.

14.3.3 Within the land zoned RC-3 as shown on Schedule "A", Map 9 and as described as Lot 29, Concession 1, S.E.R., permitted uses only include a paint shop for farm and industrial vehicles and equipment, a single detached residential dwelling and a home occupation. Automotive repair and auto body shop are prohibited uses.

14.3.4 Within the land zoned RC-4 as shown on Schedule "A", Map 8 and as described as Lot 25, Concession 1, S.E.R., permitted uses only include a single detached dwelling, an accessory apartment dwelling, a home occupation and an antique store. The following regulations apply:

a) Minimum front yard, residential use 11.58 metres
b) Minimum front yard, commercial use 29.748 metres

15.0 VILLAGE COMMERCIAL (VC) ZONE

15.1 Permitted Uses

Automotive Repair
Automotive Service Station
Financial Establishment
Office
Personal services
Restaurant
Retail
Veterinary Services

15.2 Prohibited Uses

Notwithstanding section 14.1, car washes are prohibited.

15.3 Regulations

Minimum lot area:	1,600 square metres
Minimum lot width:	30 metres
Minimum front yard:	0 metres
Minimum internal side yard:	3 metres
Minimum external side yard:	6 metres
Minimum side yard abutting a residential zone:	6 metres
Minimum rear yard:	7.5 metres
Maximum lot coverage:	40 %
Maximum building height:	10 metres
Minimum parking requirements:	In accordance with section 5.23 of this By-law
Maximum building floor area:	1,100 square metres
Visual Screen:	Adjacent to residential zones in accordance with section 5.35 of this By-law.

15.4 Special Provisions

15.4.1 Within the land zoned VC-1 as shown on Schedule "A", Map 21 and as described as Lot 2, Cockburn Street, Kerwood, permitted uses include a ware house and wholesale.

15.4.2 Within the land zoned VC-2 as shown on Schedule "A", Map 20 and as described as Lot 12, Concession 1, S.E.R., permitted uses include a welding

shop, a small engine repair shop, a cement producing and finishing business, and one single detached dwelling.

15.3.3 Within the land zoned VC-3 as shown on Schedule "A", Map 22 and as described as Part Lot 18, Concession 5, S.E.R., permitted uses only include a tradesman or contractor's establishment, garage, storage and workshop.

15.3.4 Within the land zoned VC-4 as shown on Schedule "A", Map 22 and as described as Part 19, Concession 5, S.E.R., the following regulations shall apply:

a) Minimum lot area:	1,226.31 m^2
b) Minimum lot width:	24.38 metres
c) Minimum front yard:	25 metres (from centreline of road)
d) Minimum side yard:	1.8 metres
e) Minimum rear yard:	1.2 metres

15.3.5 Within the land zoned VC-5 as shown on Schedule "A", Map 20 and as described as Part Lot 11, Concession 1, S.E.R., permitted uses also include the manufacturing of utility trailers. In addition, outdoor storage will be restricted to the rear yard only.

16.0 HAMLET COMMERCIAL (HC) ZONE

16.1 Permitted Uses

Accessory dwelling unit within a single detached dwelling
Automotive Service Station
Bed and Breakfast establishment in accordance with section 5.2 of this By-law
Convenience Retail
Financial Establishment
Home Business, in accordance with section 5.14 of this By-law
Personal Services
Single Detached Dwelling

16.2 Prohibited Uses

Notwithstanding section 15.1, car washes are prohibited.

16.3 Regulations

Minimum lot area:	4,000 square metres
Minimum lot width:	30 metres
Minimum front yard:	6 metres
Minimum internal side yard:	3 metres
Minimum external side yard:	6 metres
Minimum side yard abutting a residential zone:	6 metres
Minimum rear yard:	10 metres
Maximum lot coverage:	40 %
Maximum building height:	10 metres
Minimum parking requirements:	In accordance with section 5.23 of this By-law
Maximum building floor area:	200 square metres
Visual Screen:	Adjacent to residential zones in accordance with section 5.35 of this By-law.

16.4 Special Provisions

16.4.1 Within the land zoned HC-1 as shown on Schedule "A", Map 25 as described as Part Lot 1, Concession XII, permitted uses include a single unit dwelling.

17.0 INDUSTRIAL (M) ZONE

17.1 Permitted Uses

Accessory retail within the main building
Accessory office within the main building
Automotive Repair
Custom Workshop
Feed Storage
Grain Handling/Drying facility
Livestock marketing or sales yard
Manufacturing
Outdoor Storage
Printing or publishing
Public Storage Unit
Repair service
Tradesperson or Contractor's Establishment
Transportation Terminal
Warehouse
Wholesaling

17.2 Regulations

Minimum lot area:	0.4 hectares
Minimum lot width:	30 metres
Minimum front yard:	6 metres
Minimum internal side yard:	3 metres
Minimum external side yard:	6 metres
Minimum side yard abutting a residential zone:	10 metres
Minimum rear yard:	2 metres
Maximum lot coverage:	35 %
Maximum building height:	10 metres
Minimum parking requirements:	In accordance with section 5.23 of this By-law
Maximum floor space for accessory office and accessory retail:	25% of the total floor area and not more than 30 square metres

17.3 Special Provisions

17.3.1 Within the land zoned M-1 as shown on Schedule "A", Map 21 and as described as East half of Lot 6, Concession 5, S.E.R., permitted uses include vehicle sales and service. Prohibited uses include the sale of gasoline, propane, diesel or other fuels and an automobile wrecking yard.

17.3.2 Within the land zoned M-2 as shown on Schedule "A", Map 19 and as described as Part Lot 2, Concession XII, permitted uses include an accessory use, a single dwelling unit and a truck terminal.

18.0 RURAL INDUSTRIAL (RM) ZONE

18.1 Permitted Uses

Abattoir
Accessory dwelling unit within a single detached dwelling
Accessory retail within the main building
Accessory office within the main building
Agriculturally Related Custom Workshop
Agriculturally Related Tradesperson or Contractor's Establishment
Bed and Breakfast Establishment in accordance with section 5.2 of this By-law
Feed Storage
Grain Handling/Drying Facility
Home Business in accordance with section 5.14 of this By-law
Livestock Marketing or Sales Yard
Outdoor Storage
Single Detached Dwelling

18.2 Regulations

Minimum lot area:	0.4 hectares
Minimum lot width:	30 metres
Minimum front yard:	15 metres
Minimum internal side yard:	3 metres
Minimum external side yard:	15 metres
Minimum rear yard:	10 metres
Maximum lot coverage:	20 %
Maximum building height:	10 metres
Minimum parking requirements:	In accordance with section 5.23 of this By-law
Accessory office and accessory retail:	25% of the total floor area and not more than 30 square metres

18.3 Special Provisions

18.3.1 Within the land zoned RM-1 as shown on Schedule "A", Map 3 and as described as Lot 21, Concession 2, N.E.R., permitted uses only include the storage of pre-packaged gas and the re-packing of gas including acetylene.

18.3.2 Within the land zoned RM-2 as shown on Schedule "A", Map 8 and as described as Lot 26, Concession 1, N.E.R., permitted uses include a dead animal receiving plant, exclusive of further processing, and a single detached residential unit.

18.3.3 Within the land zoned RM-3 as shown on Schedule "A", Map 8 and as described as Lot 26, Concession 1, N.E.R., permitted uses include a warehouse for garage doors and accessories and one single detached residential dwelling.

18.3.4 Within the land zoned RM-4 as shown on Schedule "A", Map 8 and as described as Lot 23, Concession 1, N.E.R., permitted uses only include abattoir, retail meat store and one single detached residential dwelling.

18.3.5 Within the land zoned RM-5 as shown on Schedule "A", Map 12 and as described as Part Lot 17, Concession III, permitted uses include light industrial uses.

18.3.6 Within the land zoned RM-6 as shown on Schedule "A", Map 14 and as described as Part Lot 14, Concession III, permit uses include light industrial uses.

18.3.7 Within the land zoned RM-7 as shown on Schedule "A", Map 14 and as described as Part Lot 16, Concession IV, permitted uses include an accessory use, a contractor's yard or shop, and a truck terminal.

19.0 EXTRACTIVE RESOURCE (E) ZONE

19.1 Permitted Uses

Pits
Quarries

19.2 Prohibited Uses

Concrete Batching Plants
Asphalt Plants

19.3 Regulations

No building, structure, plan, equipment or any stockpile of aggregate materials extracted from a pit or quarry shall be located closer than 30 metres to any lot line which is the boundary of a lot any part of which is located in a residential zone.

In addition, no building, structure, plan, equipment or any stockpile of aggregate materials extracted from a pit or quarry shall be located closer than 15 metres to an Environmental Protection (EP) Zone.

19.4 Pit or Quarry Excavation

No pit or quarry excavation shall be established or extended within 120 metres of any residential lot or within 30 metres of any road or within 15 metres of any other adjoining lot line.

19.5 Processing of Sand, Gravel or Stone at the Excavation Site

No processing of sand, gravel or stone may be carried out within 215 metres of any lot, any part of which is located in a residential zone, or within 90 metres of any other lot line.

19.6 Planting Areas

All buildings, structures, parking areas and extraction areas shall be screened from a street, or from any lot any part of which is located in residential zone or a parks zone by a continuous row of trees of 3.0 metres minimum height at planting, planted at intervals of not more than 6.0 metres.

19.7 Special Provisions

19.7.1 Within the land zoned E-1 as shown on Schedule "A", Map 1 and as described as Part of South Half of Lot 7, Concession 4, N.E.R., prohibited uses include an

asphalt plant and concrete batching plan.

20.0 INSTITUTIONAL (I) ZONE

20.1 Permitted Uses

Assembly Hall
Cemetery
Day Care Facility
Government Office
Home for the Aged
Outdoor Storage
Place of Worship
Public Works and Utilities
Residential Care Facility
School, private or public

20.2 Regulations

Minimum lot area:	0.4 hectares
Minimum lot width:	30 metres
Minimum front yard:	6 metres
Minimum internal side yard:	3 metres
Minimum external side yard:	6 metres
Minimum rear yard:	12 metres
Maximum lot coverage:	20 %
Maximum building height:	10 metres
Minimum parking requirements:	In accordance with section 5.23 of this By-law

20.3 Special Provisions

20.3.1 Within the land zoned I-1 as shown on Schedule "A", Map 12 and 22 and as described as Lot 19, Concession 5, S.E.R., permitted uses include a sewage treatment facility.

20.3.2 Within the land zoned I-2 as shown on Schedule "A", Map 7 and as described as Lot 15, Concession 1, N.E.R., permitted uses include a landfill site.

20.3.3 Within the land zoned I-3 as shown on Schedule "A", Map 10 and as described as Part of Lot 7, Concession 5, S.E.R., permitted use only include a place of worship and accessory use. Prohibited uses include a banquet hall.

20.3.4 Within the land zoned I-4 as shown on Schedule "A", Map 11 and as described as Part of Lot 13, Concession II, permitted uses include a waste disposal site and accessory use.

21.0 ENVIRONMENTAL PROTECTION (EP) ZONE

21.1 Permitted Uses

Conservation
Existing agriculture
Recreational use - passive

21.2 Prohibited Uses

Notwithstanding section 21.1, no new buildings shall be permitted except those necessary for the control of flooding or erosion and which have been approved by the Ausable Bayfield Conservation Authority or the St. Clair Region Conservation Authority or appropriate body.

21.3 Regulations

Any site grading including the placement or removal of fill, or the alteration of a watercourse, or the alteration of change of use of any structure, or interference with a wetland shall be in accordance with the applicable regulations of the Ausable Bayfield Conservation Authority or the St. Clair Region Conservation Authority.

21.4 Special Provisions

21.4.1 Within the land zoned EP-1 as shown on Schedule "A", Map 22 and as described as Lot 19, Concession 5, S.E.R., permitted use only include agricultural uses with the exception of livestock facilities, recreational uses, conservation, and forestry.

22.0 PARKS AND RECREATION (PR) ZONE

22.1 Permitted Uses

Assembly Hall
Conservation
Equestrian Training Facility
Parks
Recreational use - passive
Recreational use - active

22.2 Regulations

Minimum front yard:	6 metres
Minimum internal side yard:	3 metres
Minimum external side yard:	6 metres
Minimum rear yard:	12 metres
Maximum building height:	10 metres
Minimum parking requirements:	In accordance with section 5.23 of this By-law

22.3 Special Provisions

22.3.1 Within the land zoned PR-1 as shown on Schedule "A", Map 26b and as described as Part Lot 3, Concession VI, permitted uses include a club and accessory uses.

22.3.2 Within the land zoned PR-2 as shown on Schedule "A", Map 26b and as described as Part Lot 3, Concession VI, permitted uses include landscaped open space.

READ A FIRST AND SECOND at the Council Chambers in the Township of Adelaide Metcalfe this 3rd day of December 2007.

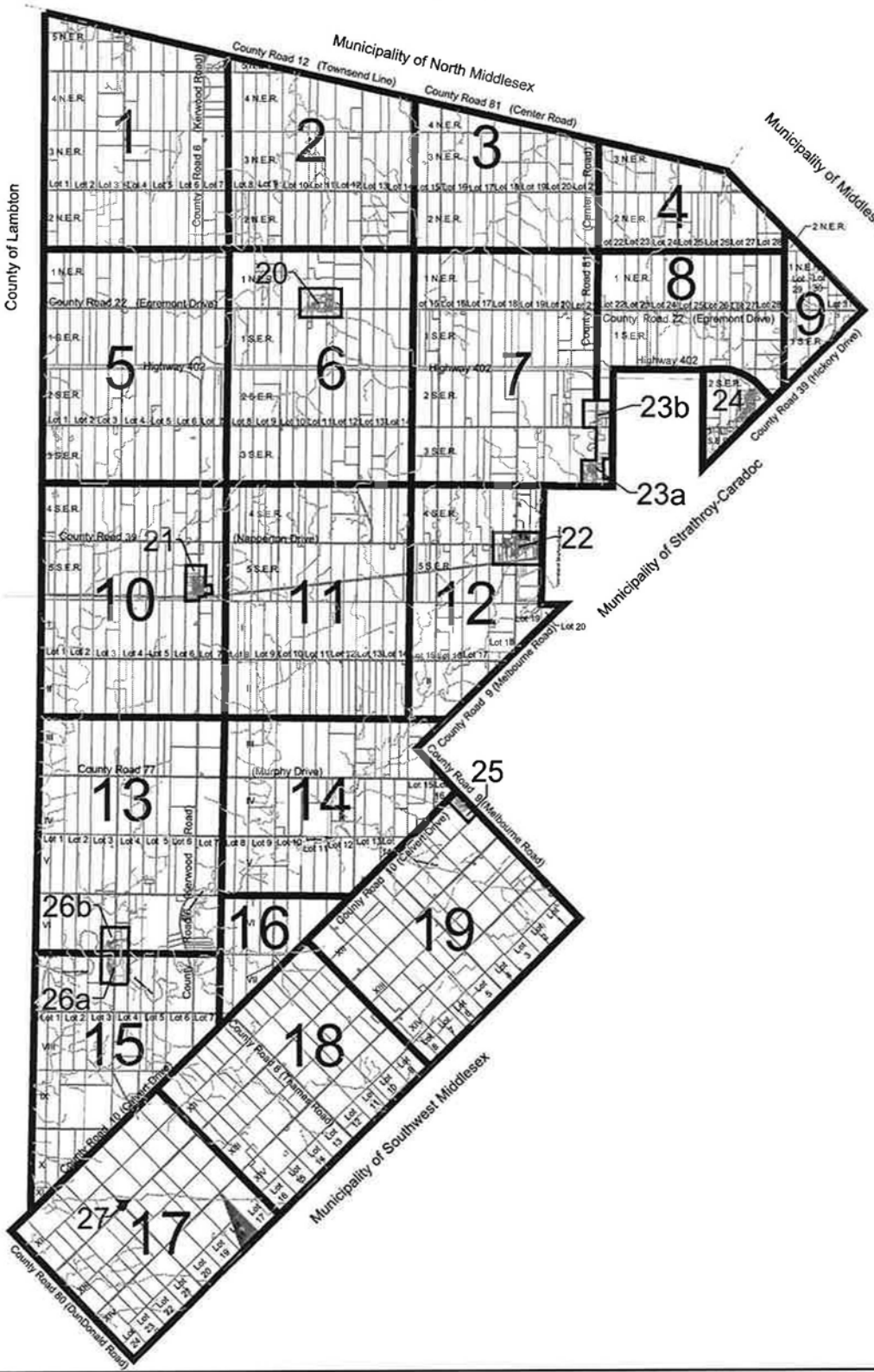
Mayor

Clerk

READ A THIRD TIME and finally passed at the Council Chambers in the Township of Adelaide Metcalfe this 3rd day of December 2007.

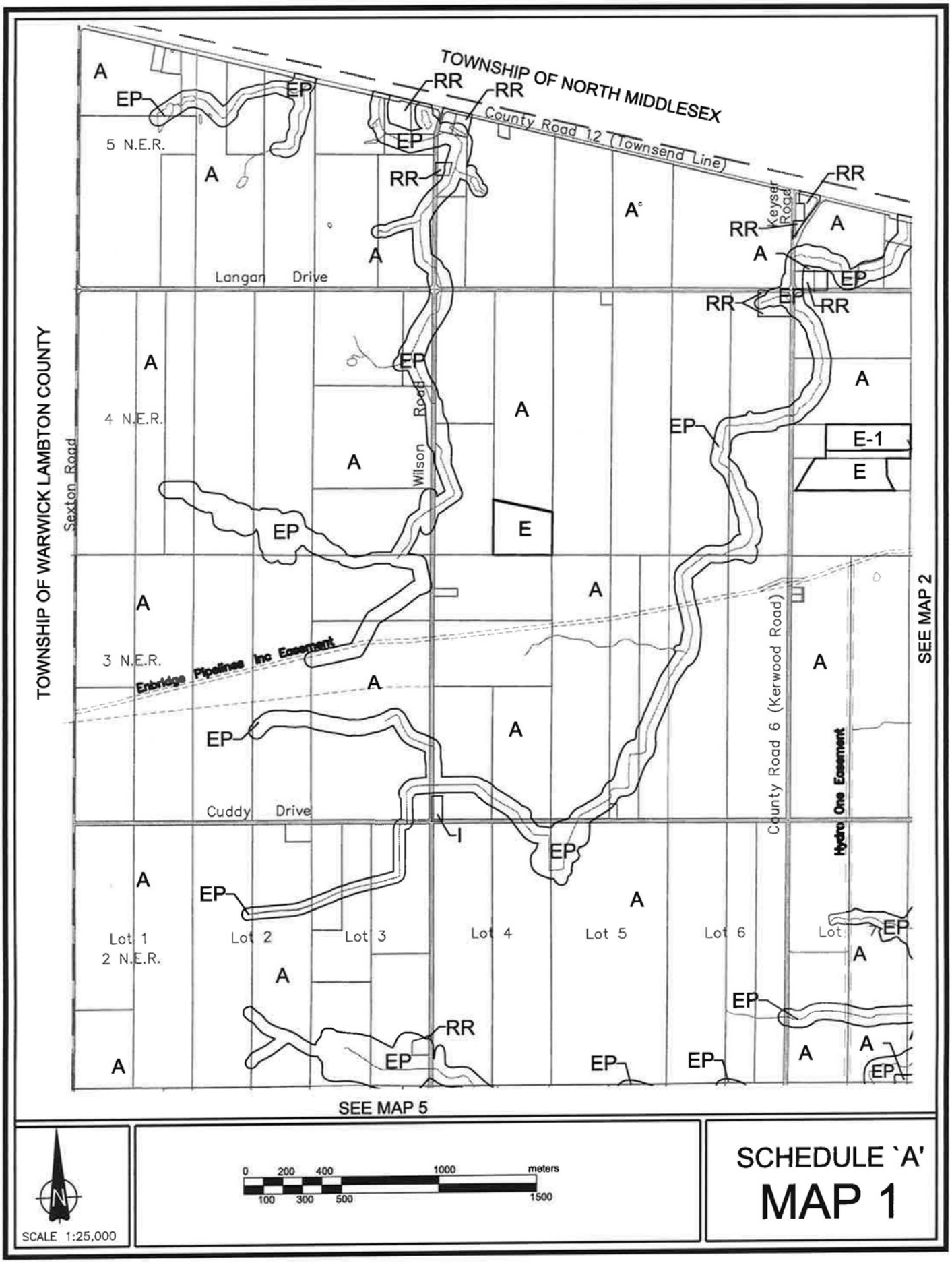
Mayor

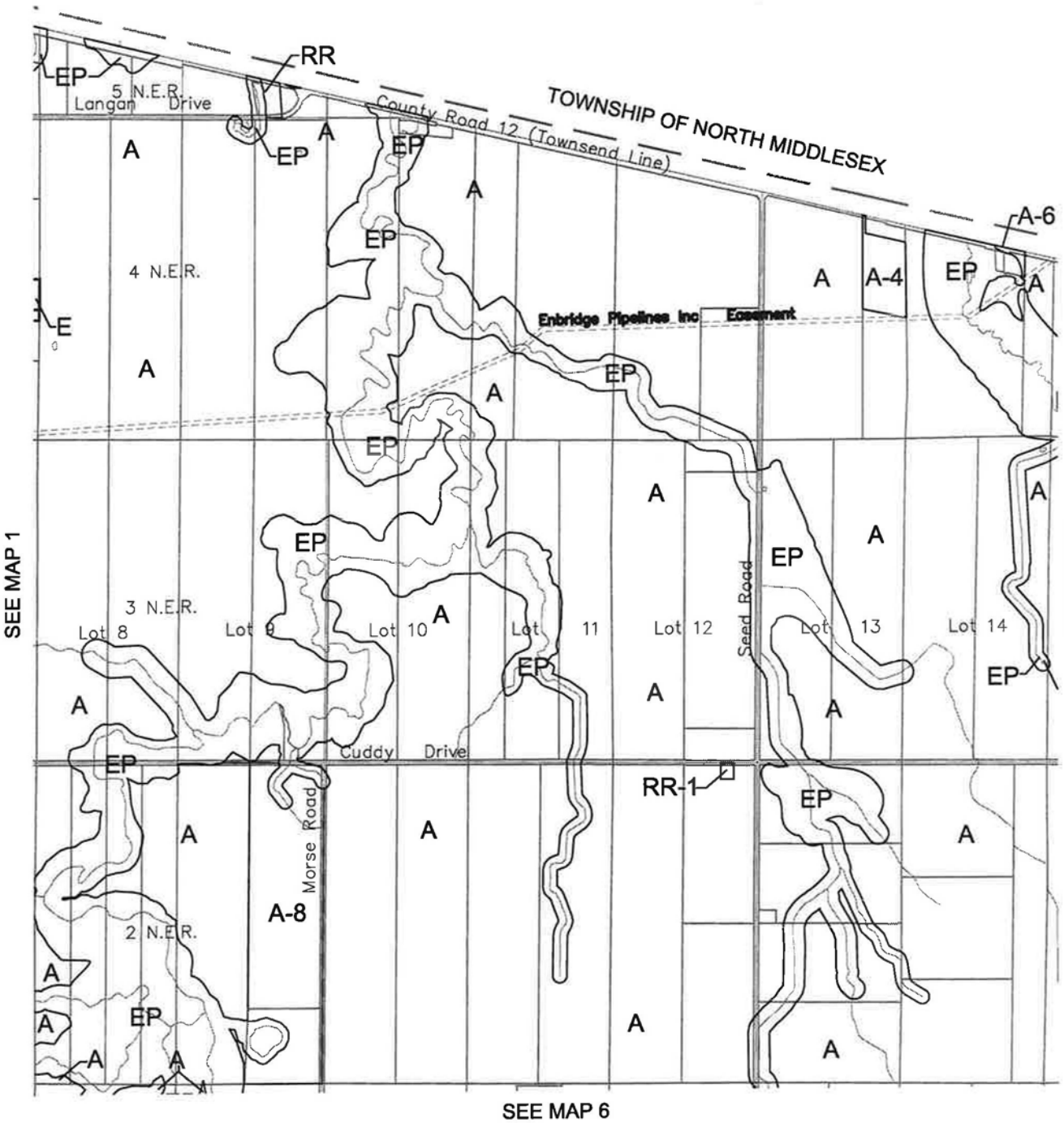
Clerk



SCALE N.T.S.

SCHEDULE `A'
MAP INDEX

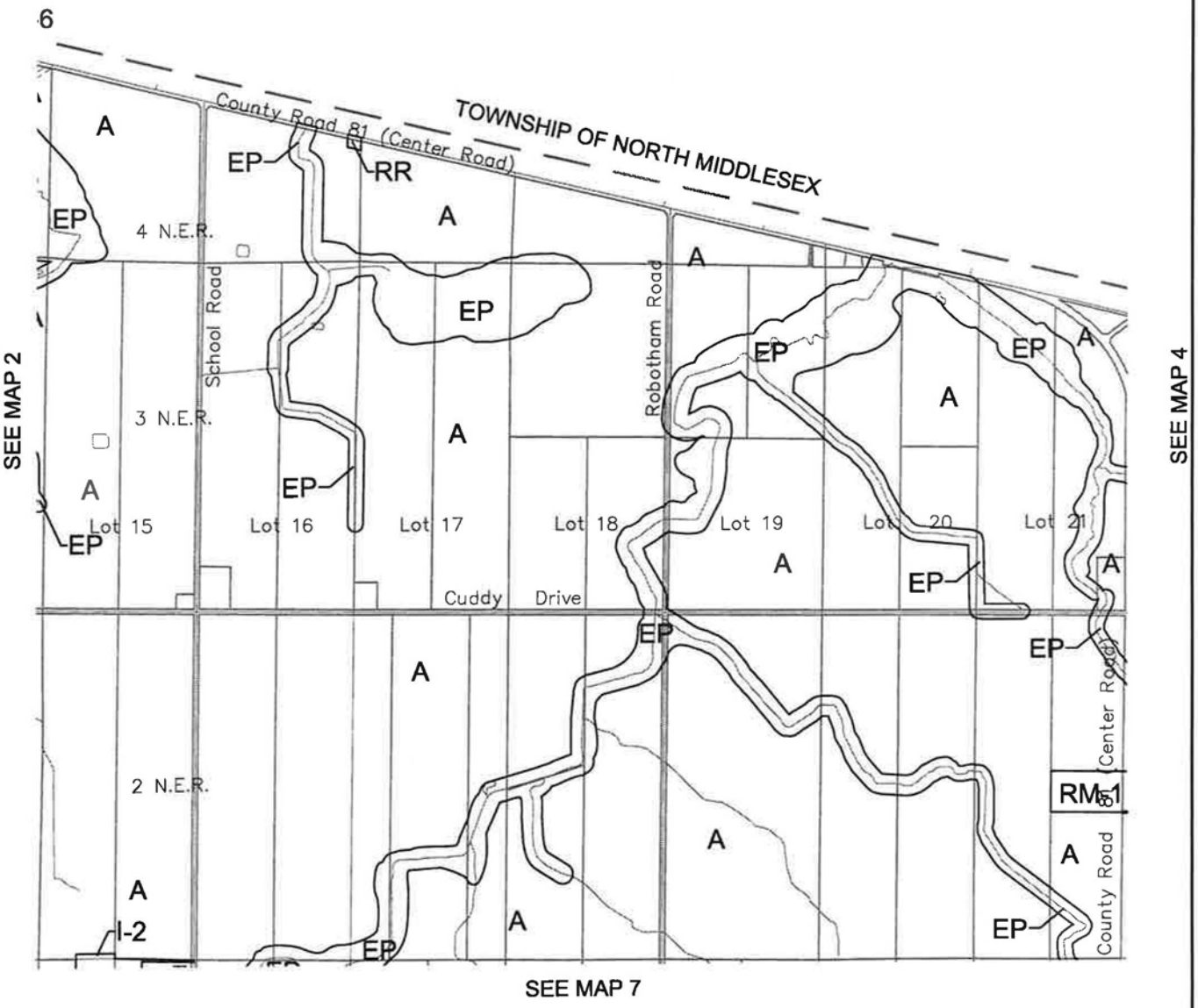

TOWNSHIP OF NORTH MIDDLESEX
County Road 12 (Townsend Line)
TOWNSHIP OF WARWICK LAMBTON COUNTY
SEE MAP 2
SEE MAP 5
5 N.E.R.
4 N.E.R.
3 N.E.R.
2 N.E.R.
Langan Drive
Cuddy Drive
Sexton Road
Wilson Road
Keyser Road
County Road 6 (Kerwood Road)
Enbridge Pipelines Inc Easement
Hydro One Easement
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
A
EP
RR
E
E-1
I
SCALE 1:25,000
0 200 400 1000 meters
100 300 500 1500
SCHEDULE `A'
MAP 1



SCALE 1:25,000

0 200 400 1000 meters
100 300 500 1500

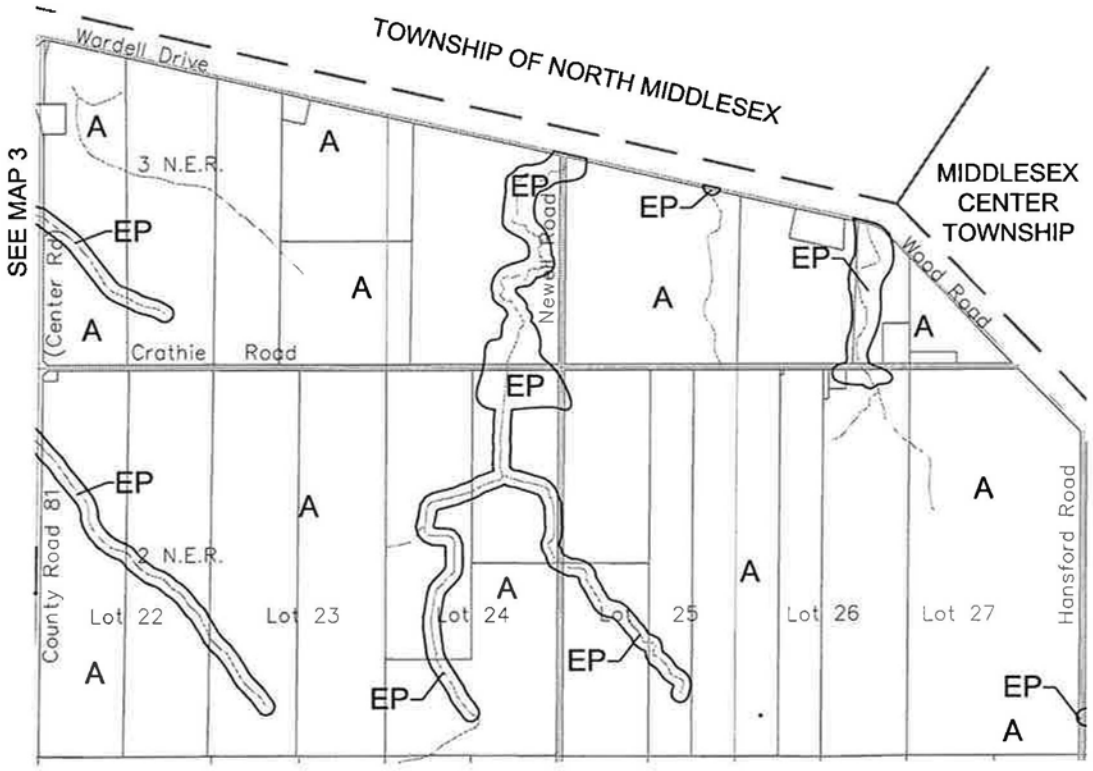
SCHEDULE `A'
MAP 2



SCALE 1:25,000

0 200 400 1000 meters
100 300 500 1500

SCHEDULE `A'
MAP 3

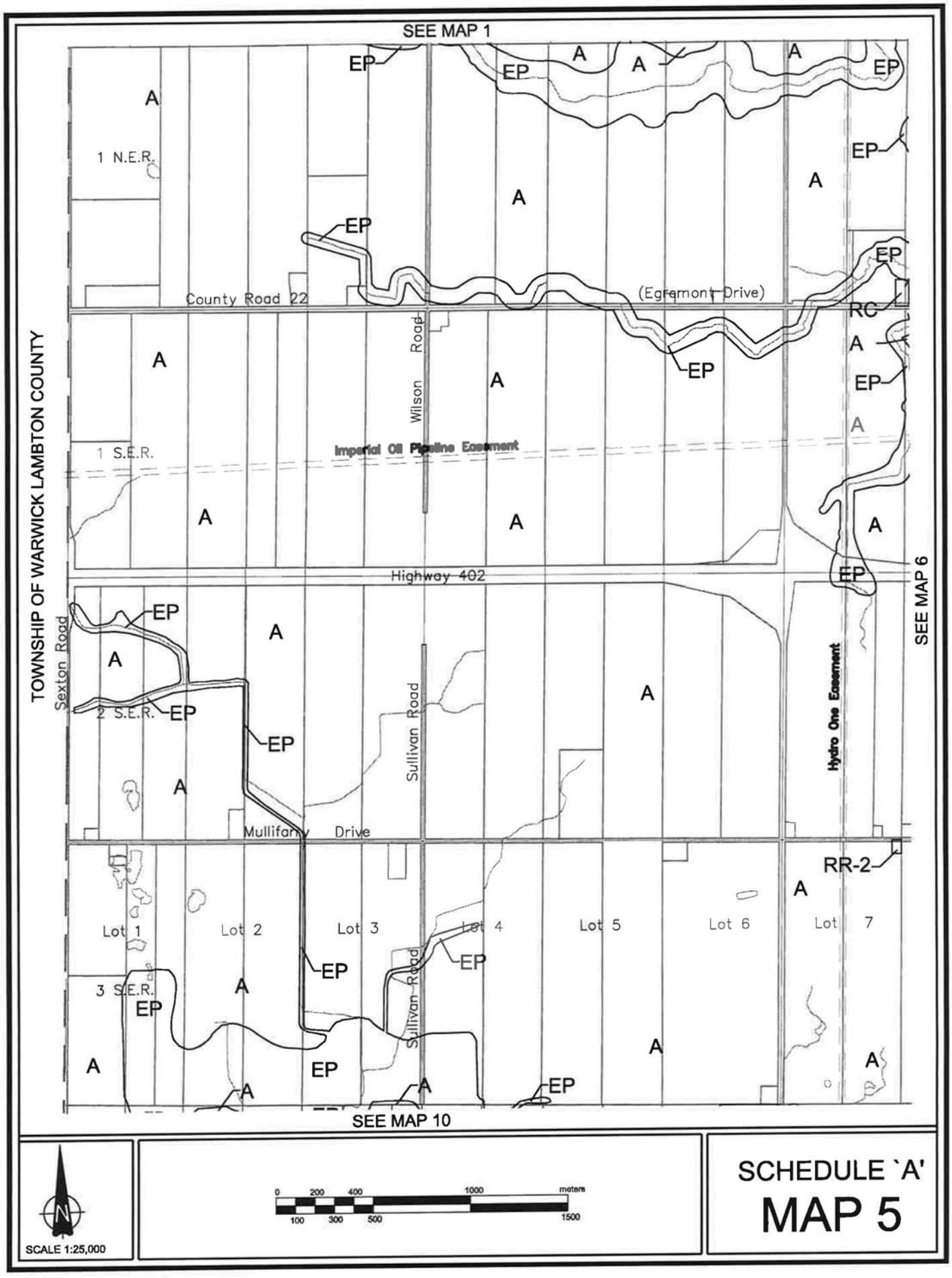


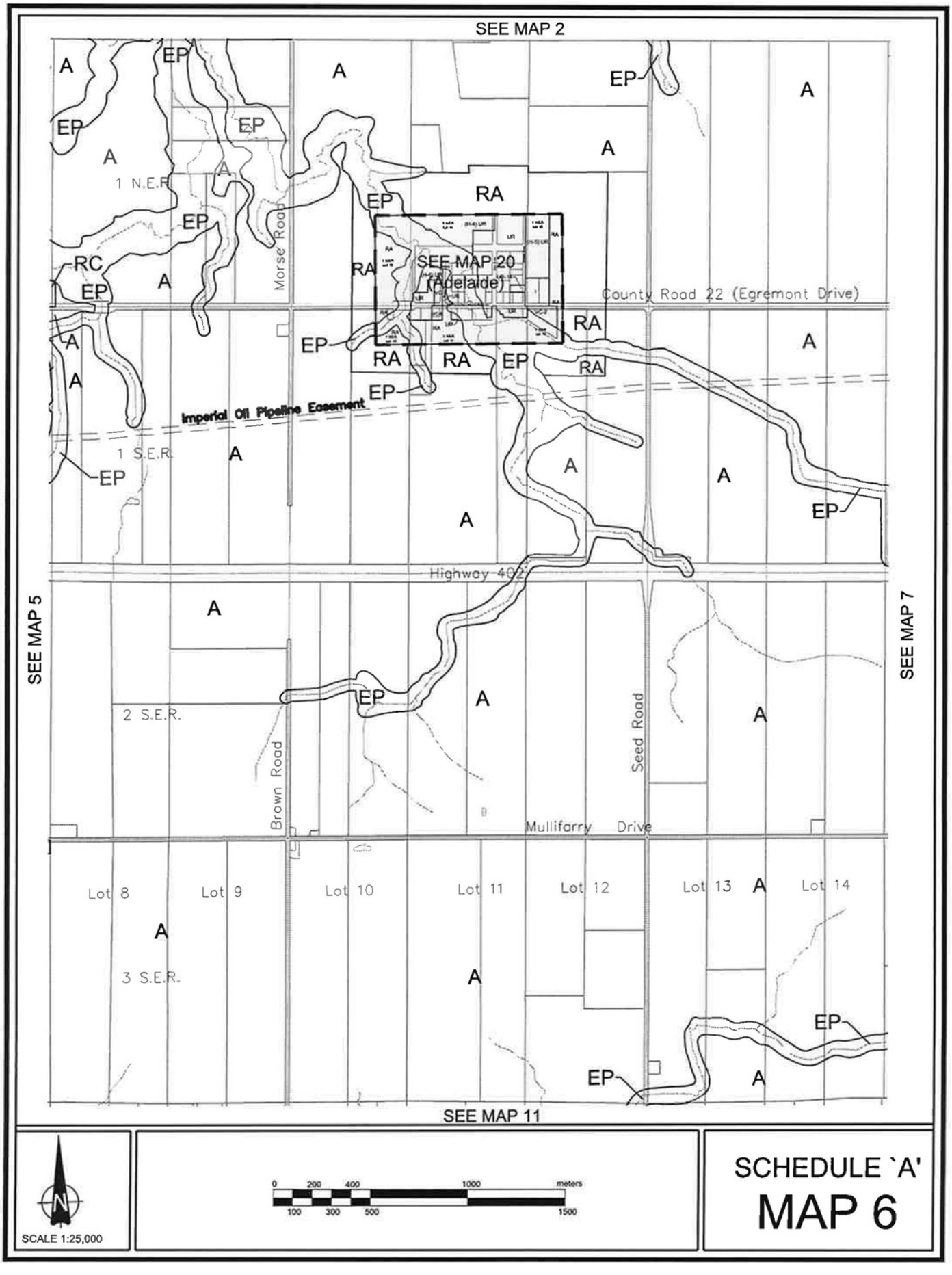
SCALE 1:25,000

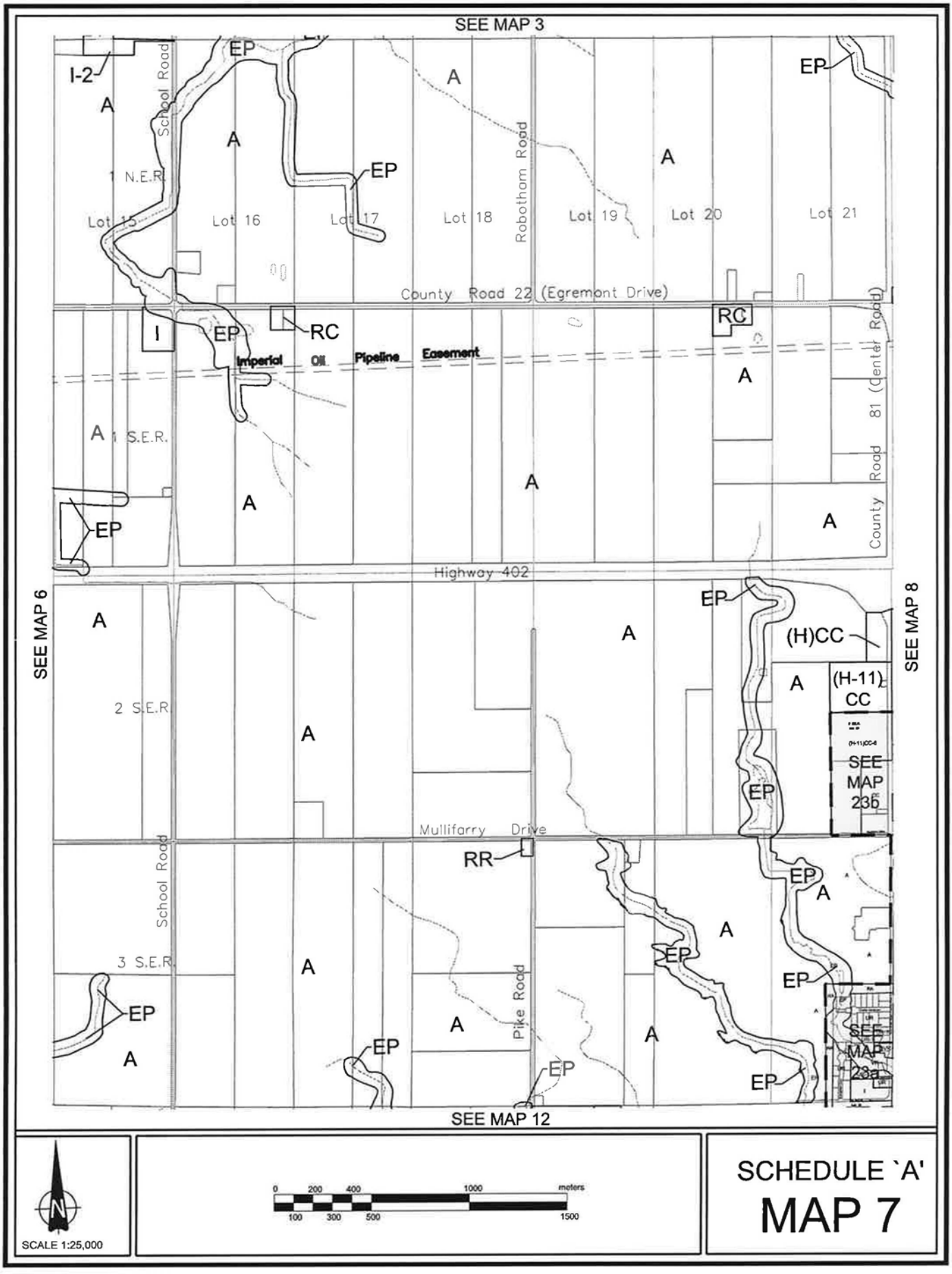
0 100 200 300 400 500 1000 1500 meters

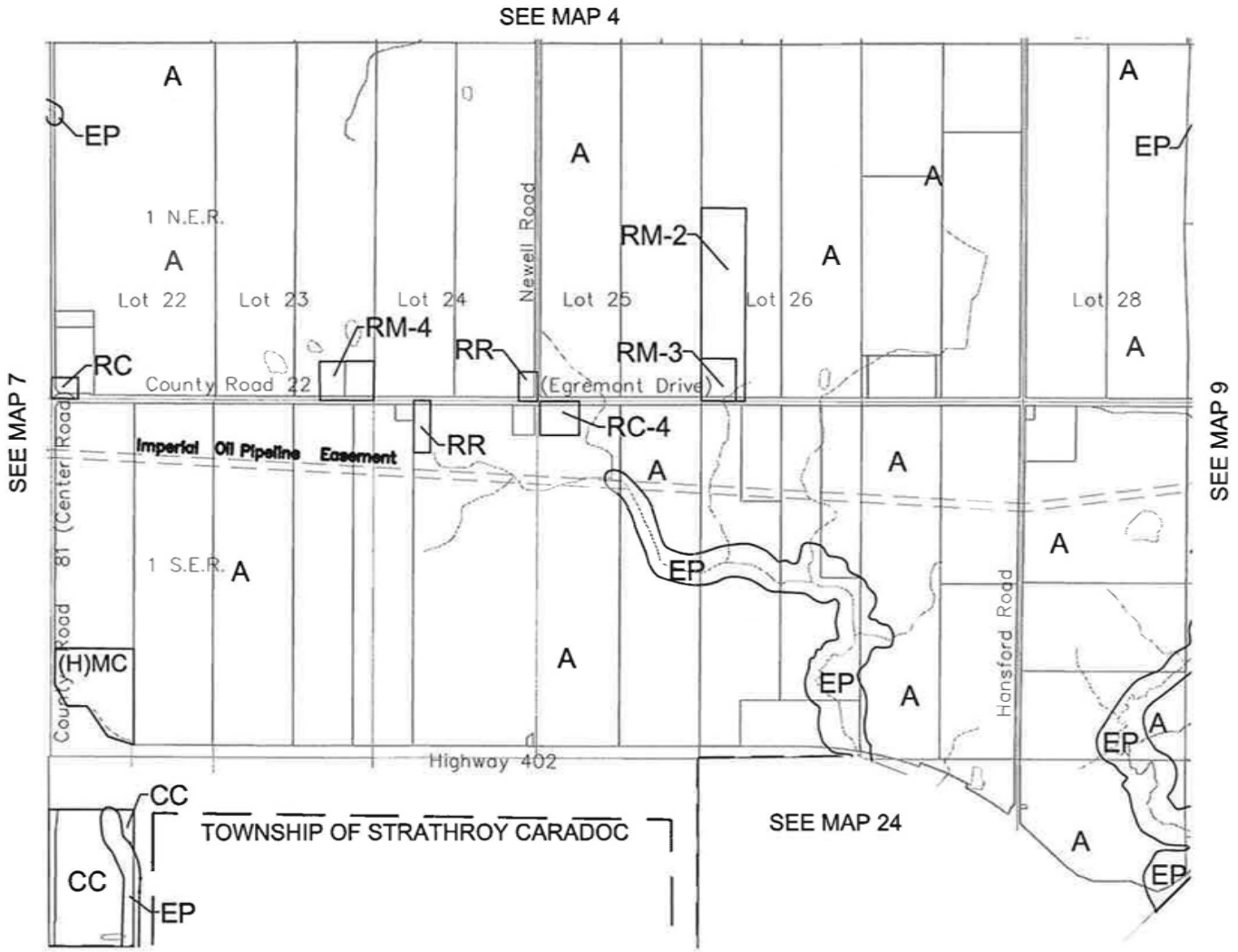
SCHEDULE `A'

MAP 4


SEE MAP 1
TOWNSHIP OF WARWICK LAMBTON COUNTY
1 N.E.R.
County Road 22
(Egremont Drive)
Wilson Road
1 S.E.R.
Imperial Oil Pipeline Easement
Highway 402
SEE MAP 6
Sexton Road
2 S.E.R.
Sullivan Road
Hydro One Easement
Mullifarry Drive
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
3 S.E.R.
RR-2
RC
SEE MAP 10
SCALE 1:25,000
0 200 400 1000 meters
100 300 500 1500
SCHEDULE `A'
MAP 5


SEE MAP 2
SEE MAP 5
SEE MAP 7
SEE MAP 11
SEE MAP 20 (Adelaide)
County Road 22 (Egremont Drive)
Highway 402
Imperial Oil Pipeline Easement
Morse Road
Brown Road
Seed Road
Mullifarry Drive
1 N.E.R.
1 S.E.R.
2 S.E.R.
3 S.E.R.
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
A
EP
RA
RC
SCALE 1:25,000
0 200 400 1000 meters
100 300 500 1500
SCHEDULE `A'
MAP 6

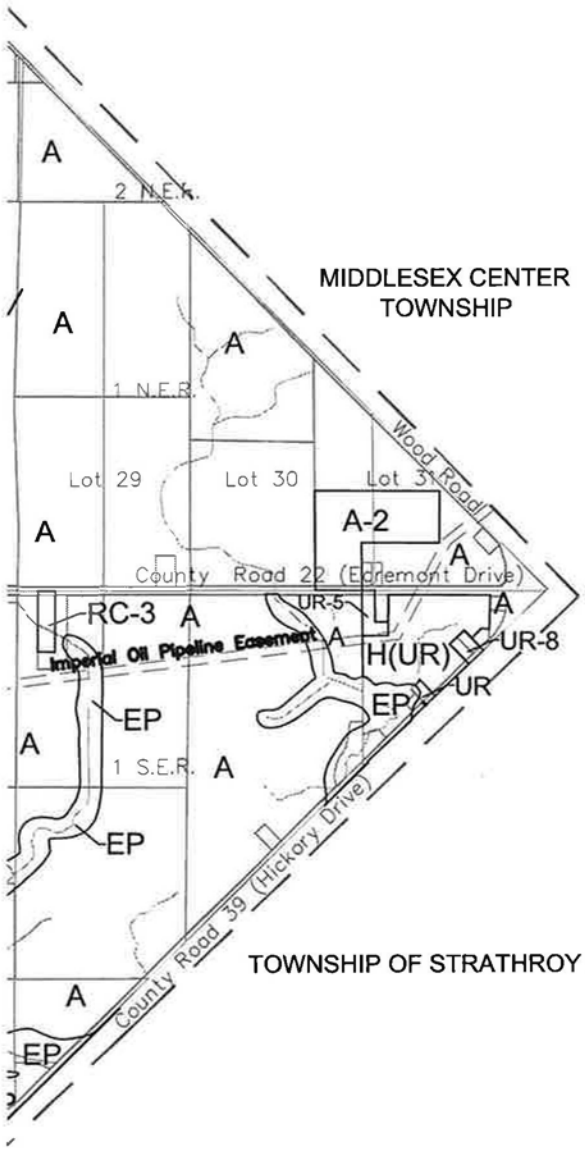

SEE MAP 3
SEE MAP 6
SEE MAP 8
SEE MAP 12
I-2
A
EP
School Road
1 N.E.R.
Lot 15
Lot 16
Lot 17
Lot 18
Robotham Road
Lot 19
Lot 20
Lot 21
County Road 22 (Egremont Drive)
I
RC
Imperial Oil Pipeline Easement
1 S.E.R.
County Road 81 (Center Road)
Highway 402
2 S.E.R.
(H)CC
(H-11) CC
SEE MAP 23b
Mullifarry Drive
RR
3 S.E.R.
Pike Road
SEE MAP 23a
SCALE 1:25,000
0 200 400 1000 meters
100 300 500 1500
SCHEDULE `A'
MAP 7



SCALE 1:25,000

0 200 400 1000 meters
100 300 500 1500

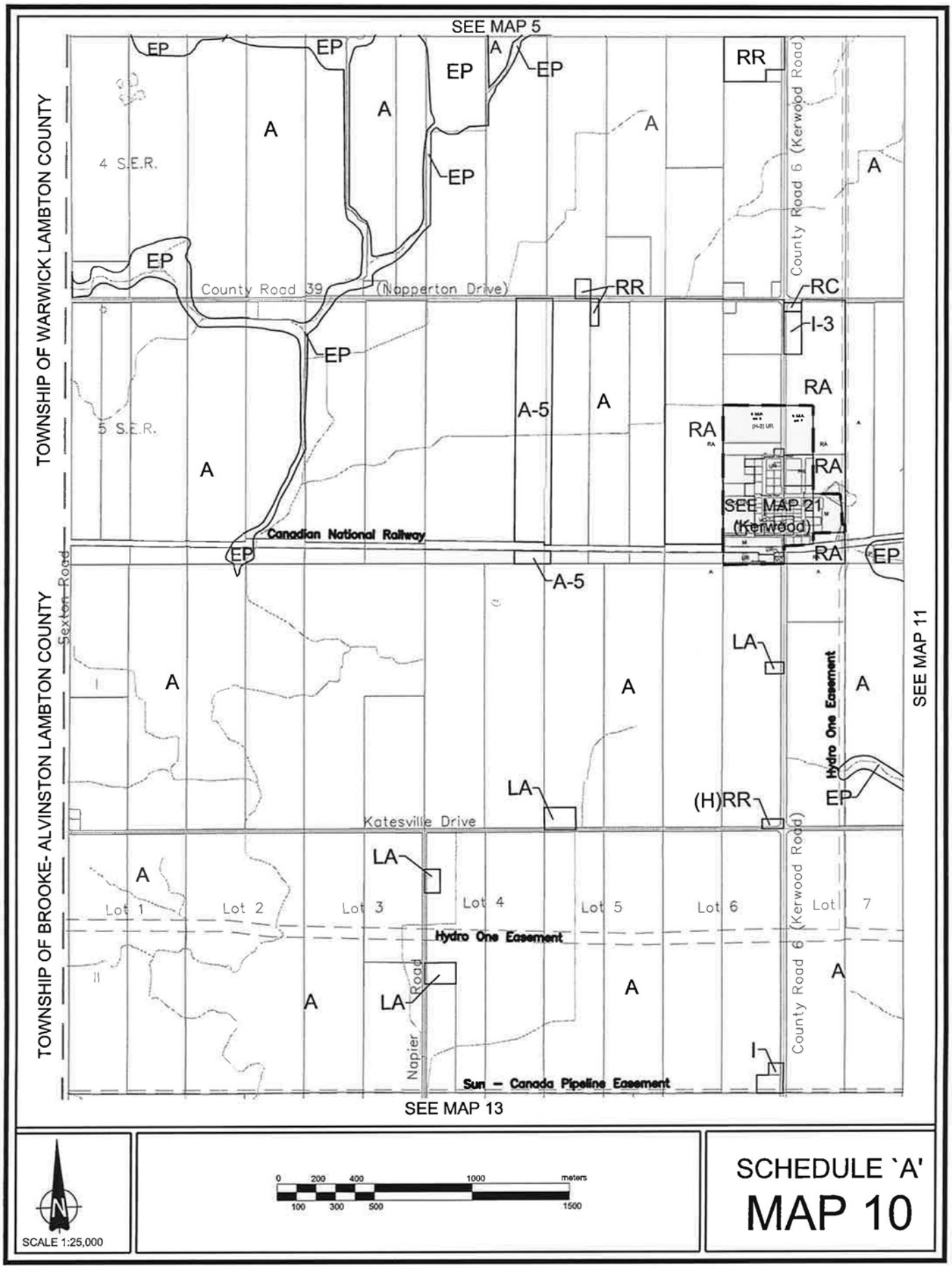
SCHEDULE `A'
MAP 8



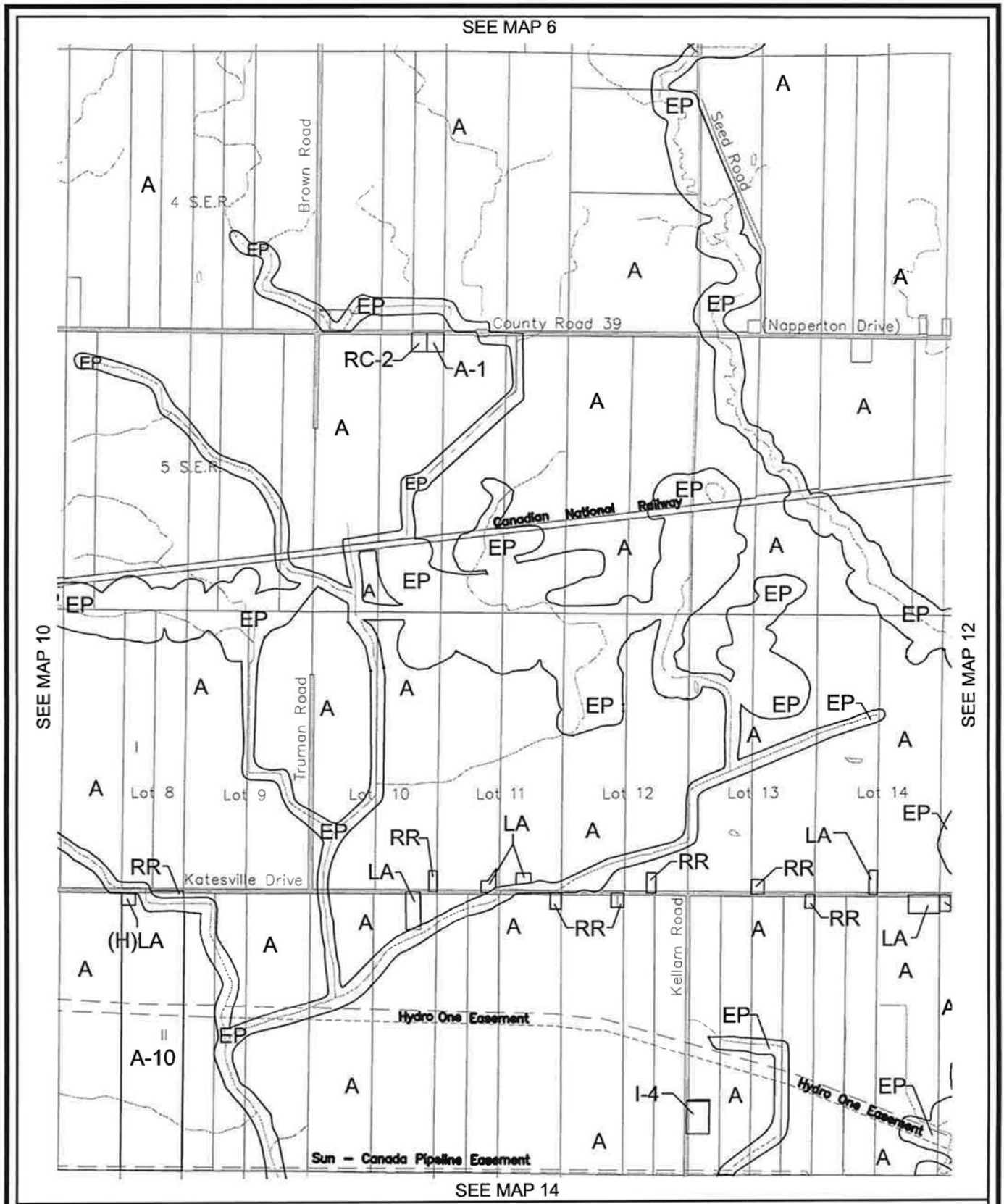
SCALE 1:25,000

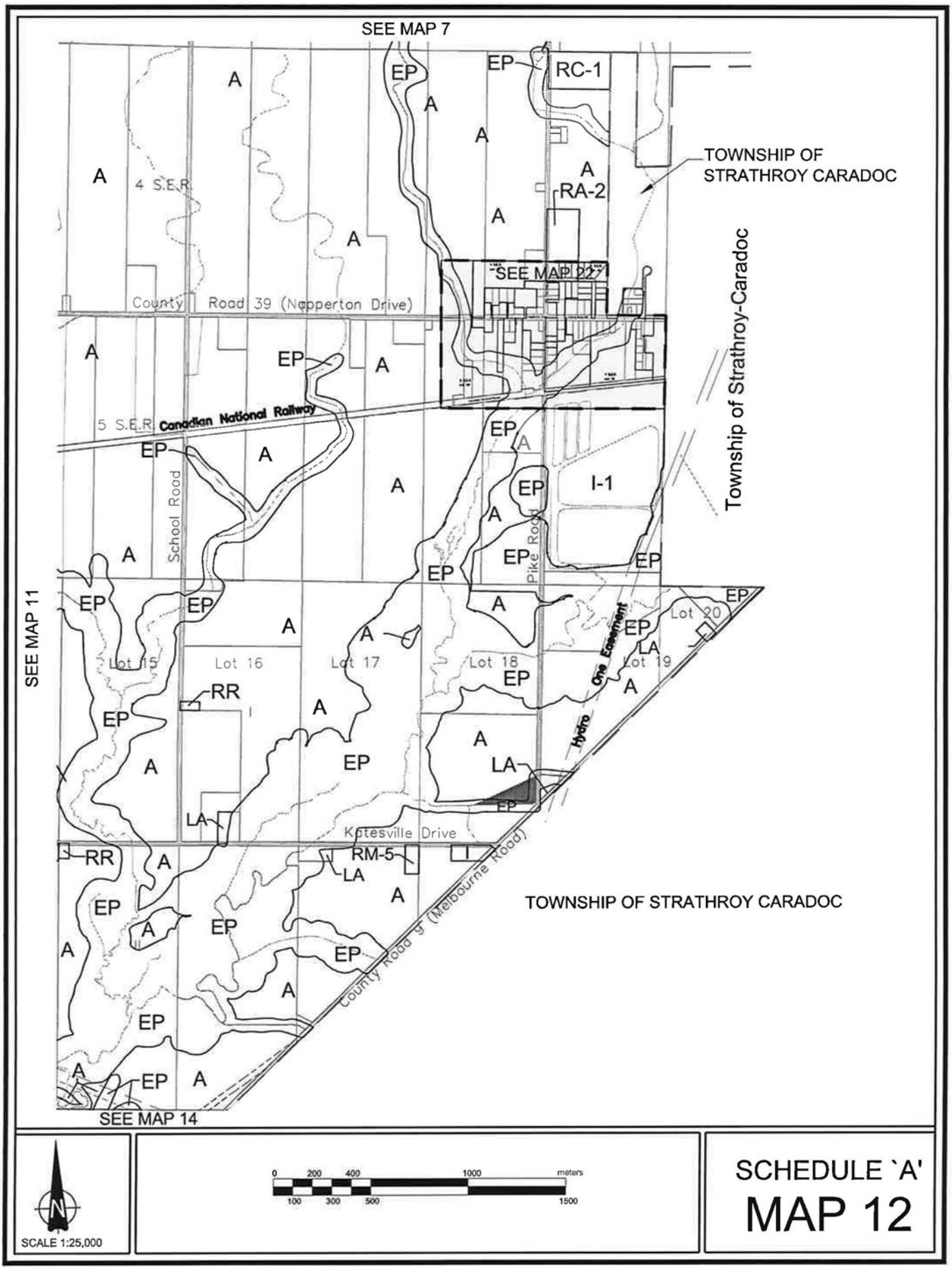
0 200 400 1000 meters
100 300 500 1500

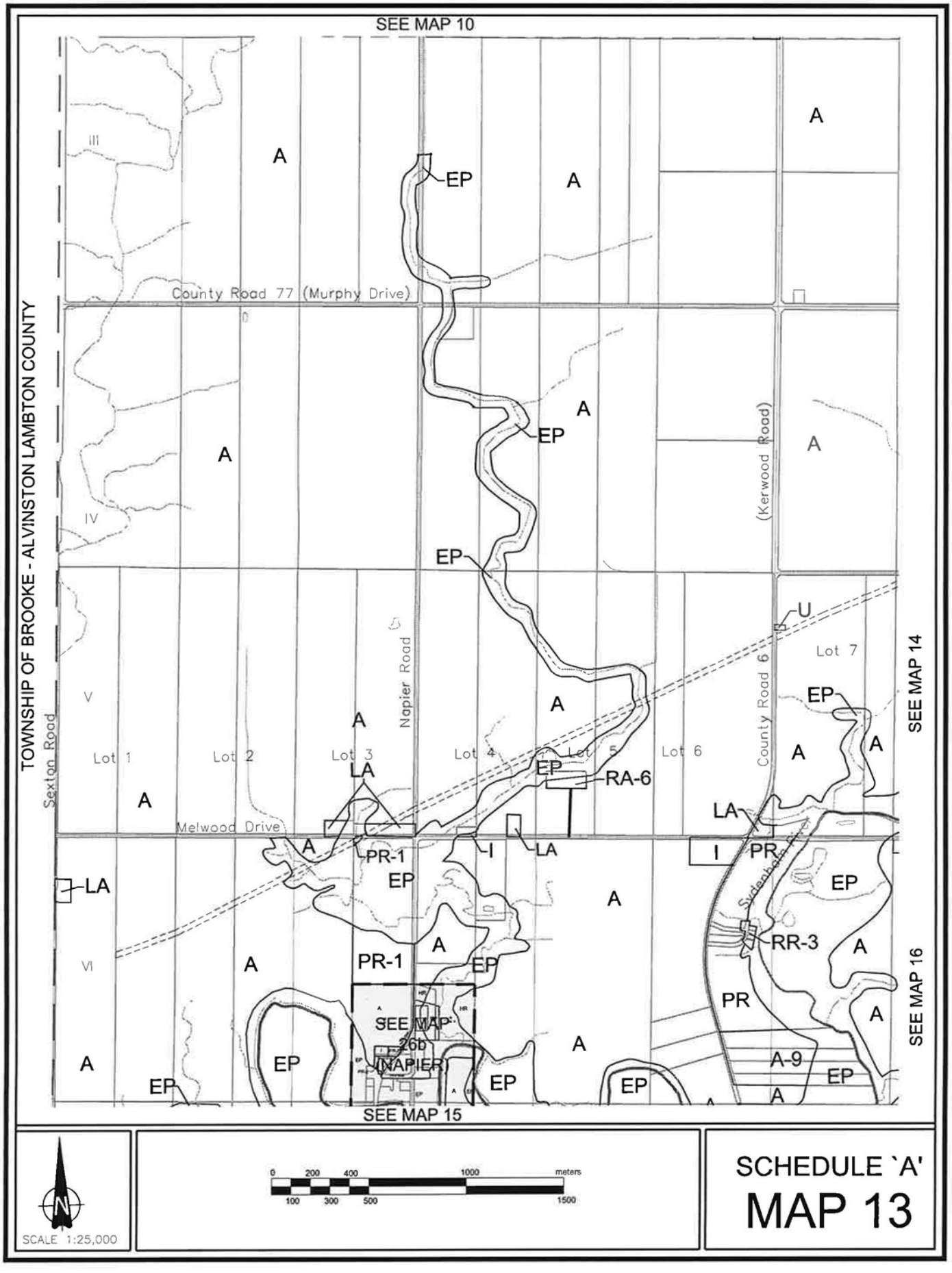
SCHEDULE `A'
MAP 9

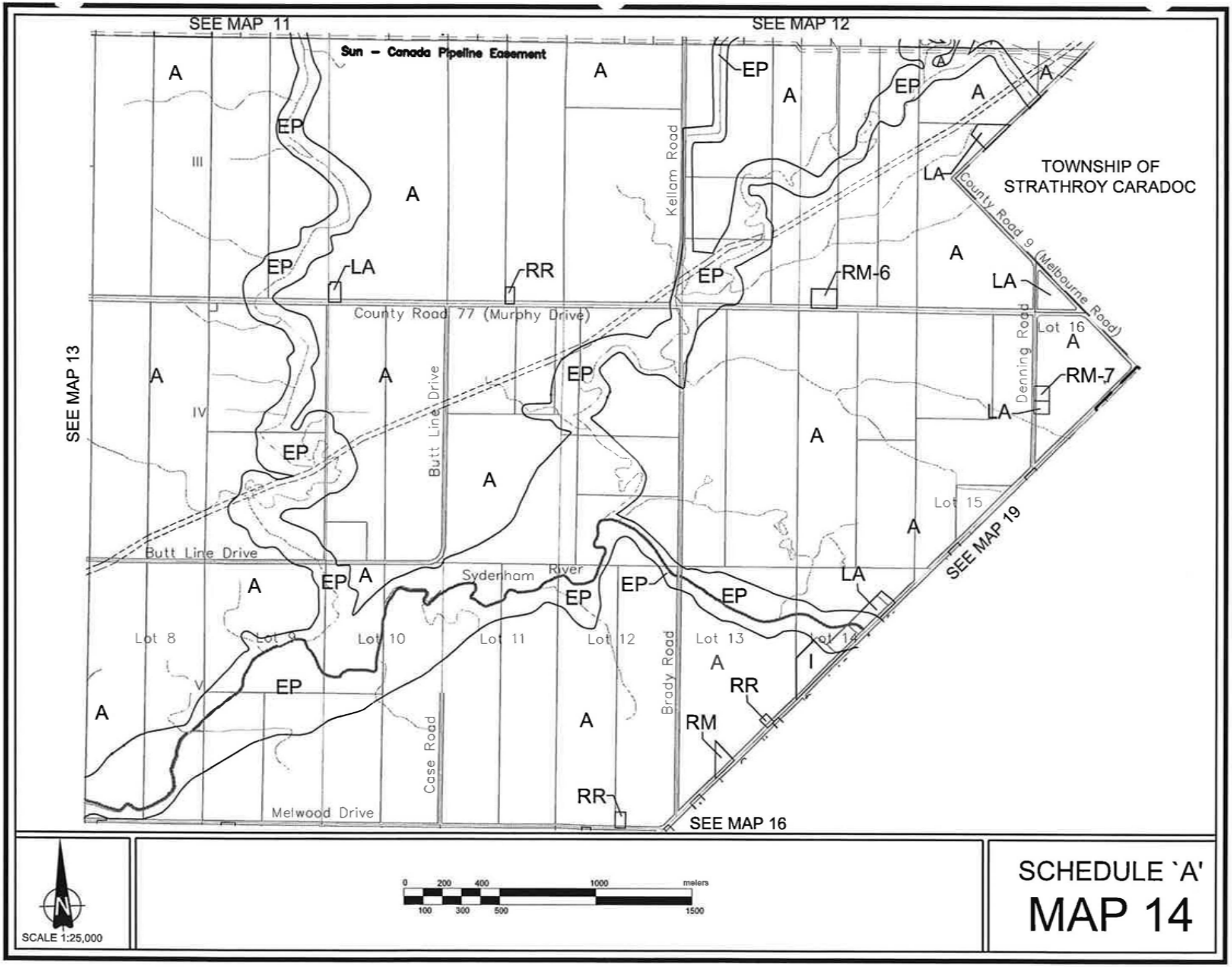


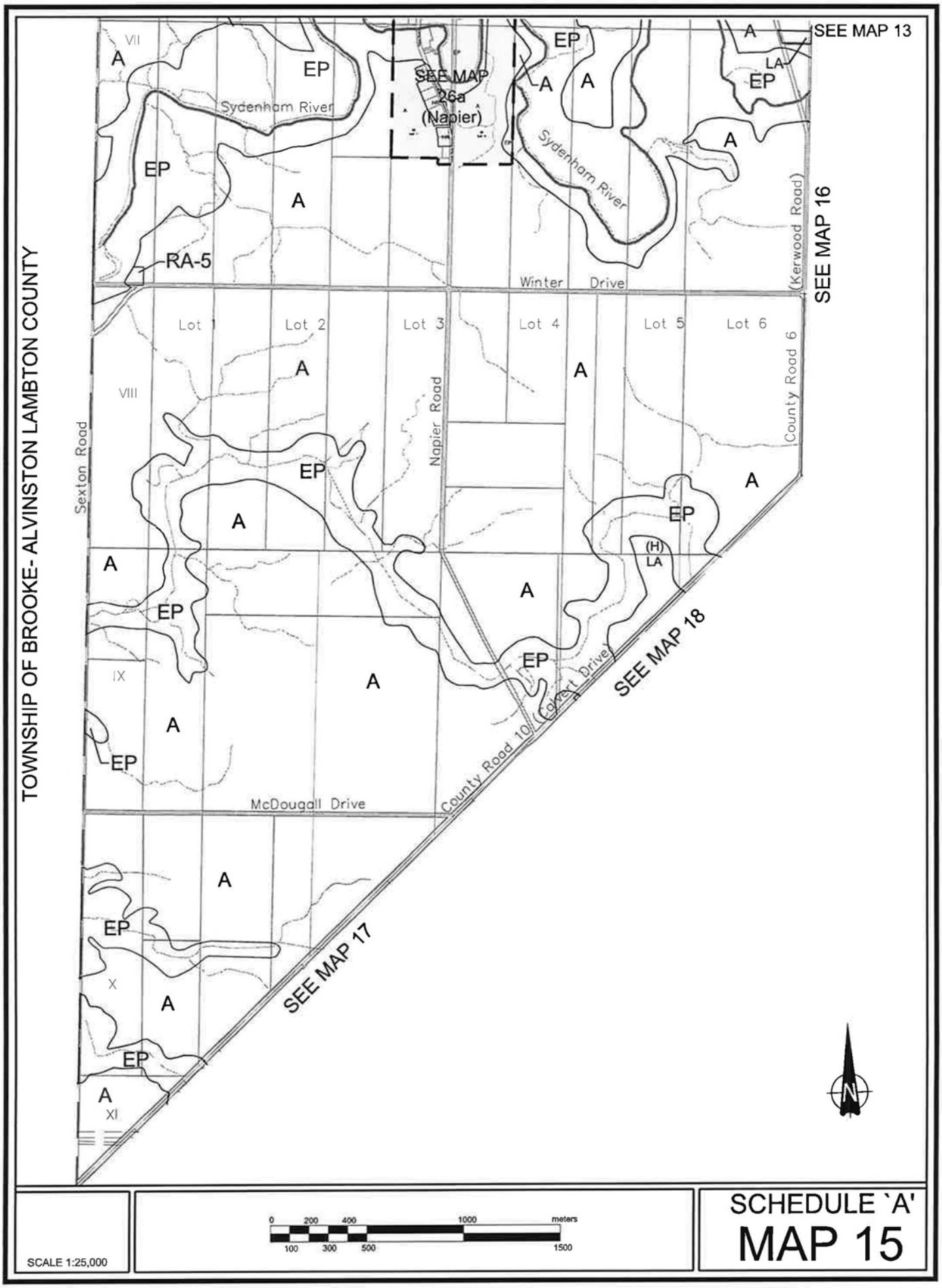
SCHEDULE `A'
MAP 10

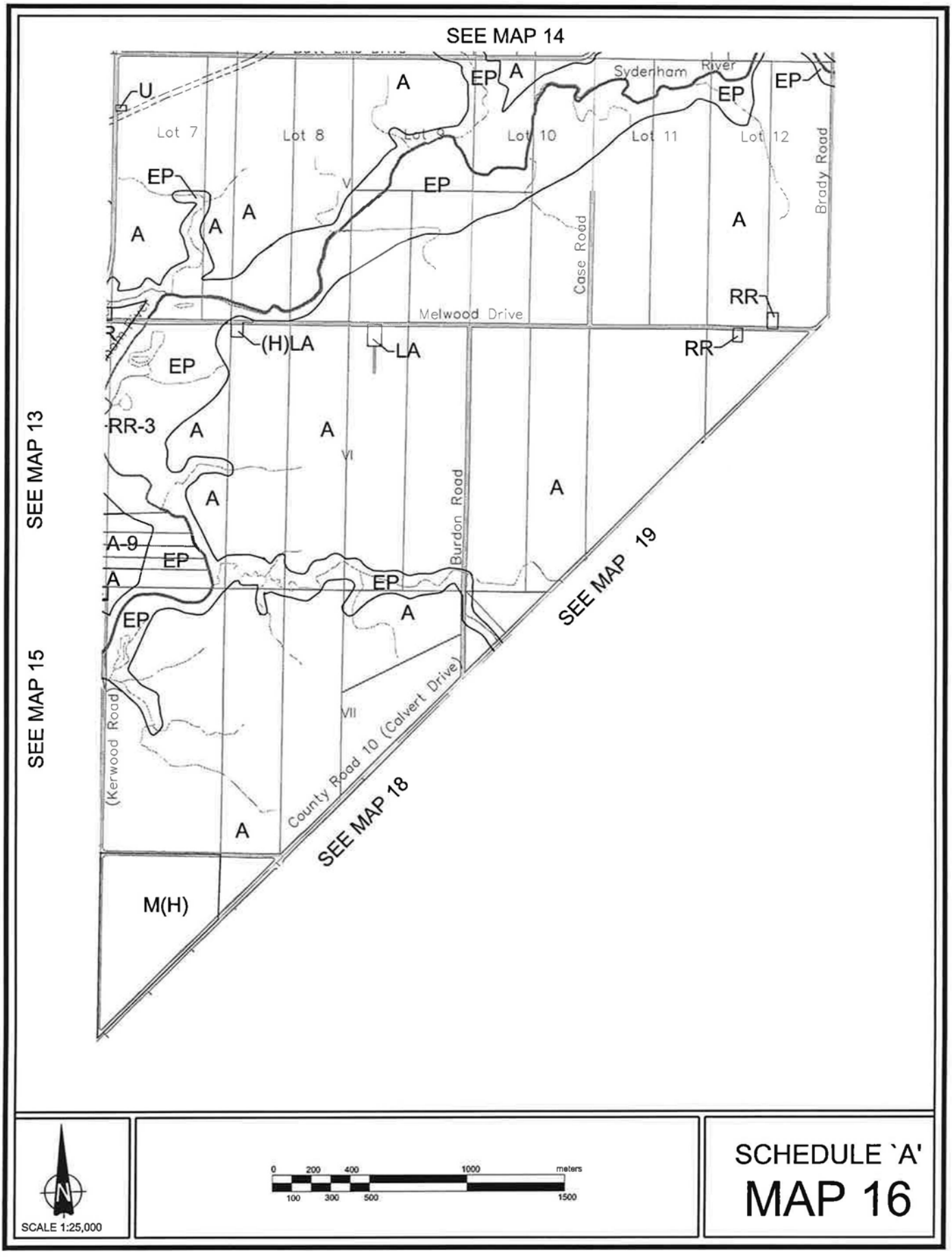

SEE MAP 6
SEE MAP 10
SEE MAP 12
SEE MAP 14
Brown Road
Seed Road
Truman Road
Kellam Road
County Road 39
(Napperton Drive)
Katesville Drive
Canadian National Railway
Hydro One Easement
Hydro One Easement
Sun – Canada Pipeline Easement
4 S.E.R.
5 S.E.R.
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
RC-2
A-1
A-10
I-4
(H)LA
A
EP
RR
LA
SCALE 1:25,000
0 200 400 1000 meters
100 300 500 1500
SCHEDULE `A'
MAP 11


SEE MAP 7
RC-1
RA-2
TOWNSHIP OF STRATHROY CARADOC
4 S.E.R.
SEE MAP 22
County Road 39 (Napperton Drive)
Township of Strathroy-Caradoc
5 S.E.R. Canadian National Railway
School Road
Pike Road
I-1
SEE MAP 11
Lot 15
Lot 16
Lot 17
Lot 18
Lot 19
Lot 20
Hydro One Easement
Kotesville Drive
RM-5
County Road 9 (Melbourne Road)
TOWNSHIP OF STRATHROY CARADOC
SEE MAP 14
SCALE 1:25,000
0 200 400 1000 meters
100 300 500 1500
SCHEDULE `A'
MAP 12

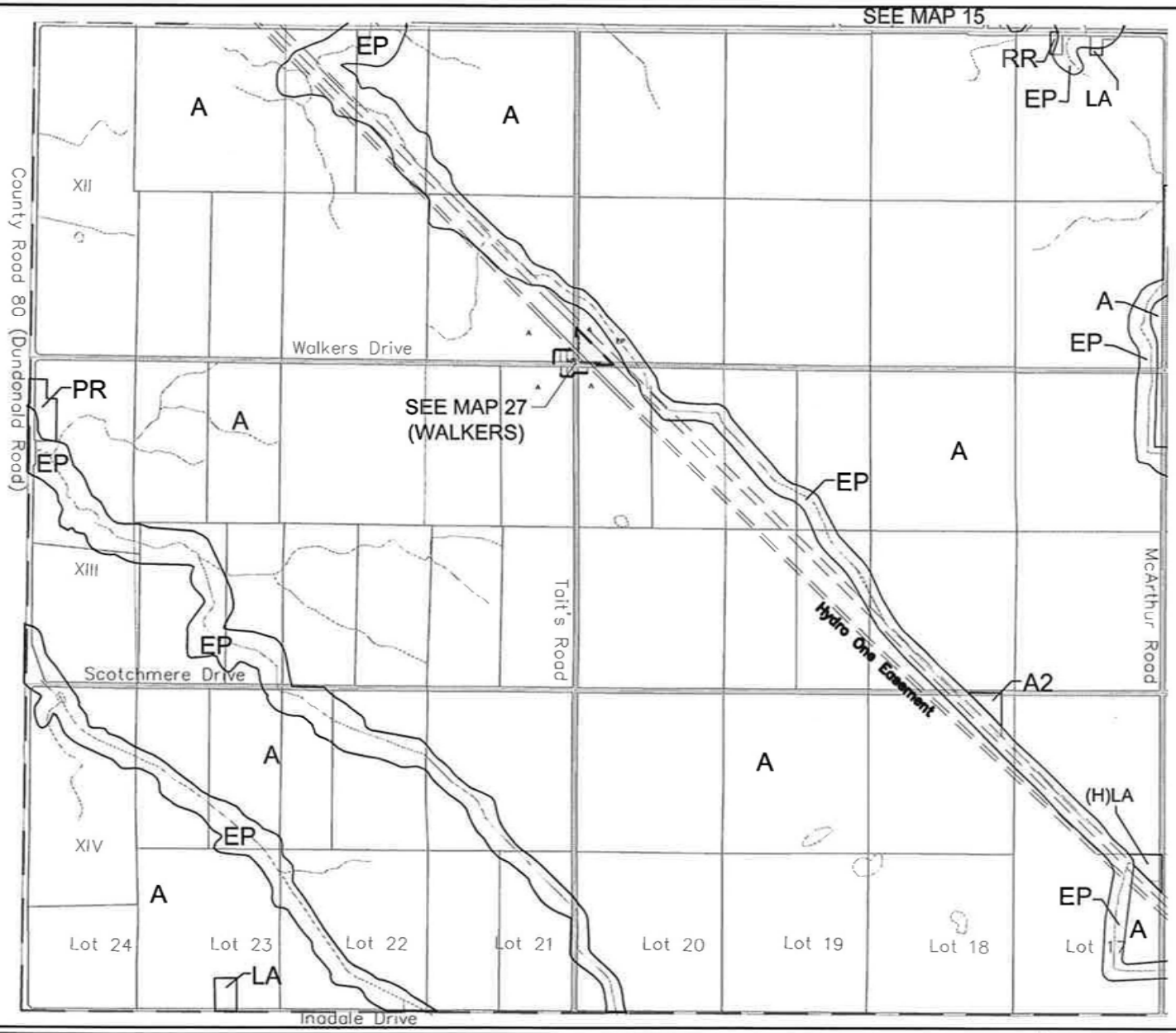

SEE MAP 10
TOWNSHIP OF BROOKE - ALVINSTON LAMBTON COUNTY
County Road 77 (Murphy Drive)
Sexton Road
Napier Road
(Kerwood Road)
County Road 6
Melwood Drive
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
III
IV
V
VI
A
EP
LA
RA-6
PR-1
I
PR
RR-3
A-9
U
SEE MAP 14
SEE MAP 16
SEE MAP 15
SEE MAP 26b
NAPIER
N
SCALE 1:25,000
0 200 400 1000 meters
100 300 500 1500
SCHEDULE `A'
MAP 13


SEE MAP 11
SEE MAP 12
Sun – Canada Pipeline Easement
TOWNSHIP OF
STRATHROY CARADOC
SEE MAP 13
SEE MAP 19
SEE MAP 16
Kellam Road
County Road 9 (Melbourne Road)
County Road 77 (Murphy Drive)
Denning Road
Butt Line Drive
Butt Line Drive
Sydenham River
Brady Road
Case Road
Melwood Drive
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
Lot 15
Lot 16
A
EP
LA
RR
RM
RM-6
RM-7
I
III
IV
V
SCALE 1:25,000
0 200 400 1000 meters
100 300 500 1500
SCHEDULE `A'
MAP 14


TOWNSHIP OF BROOKE- ALVINSTON LAMBTON COUNTY
SEE MAP 13
SEE MAP 16
SEE MAP 17
SEE MAP 18
SEE MAP 26a (Napier)
Sydenham River
Sydenham River
Winter Drive
(Kerwood Road)
County Road 6
Napier Road
Sexton Road
McDougall Drive
County Road 10 (Calvert Drive)
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
VII
VIII
IX
X
XI
A
EP
LA
(H) LA
RA-5
N
SCALE 1:25,000
0 200 400 1000 meters
100 300 500 1500
SCHEDULE `A'
MAP 15


SEE MAP 14
SEE MAP 13
SEE MAP 15
SEE MAP 19
SEE MAP 18
Sydenham River
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Brady Road
Case Road
Melwood Drive
Burdon Road
(Kerwood Road)
County Road 10 (Calvert Drive)
U
A
EP
RR
(H)LA
LA
RR-3
A-9
M(H)
V
VI
VII
SCALE 1:25,000
0 200 400 1000 meters
100 300 500 1500
SCHEDULE `A'
MAP 16

TOWNSHIP OF BROOKE - ALVINSTON (LAMBTON COUNTY)



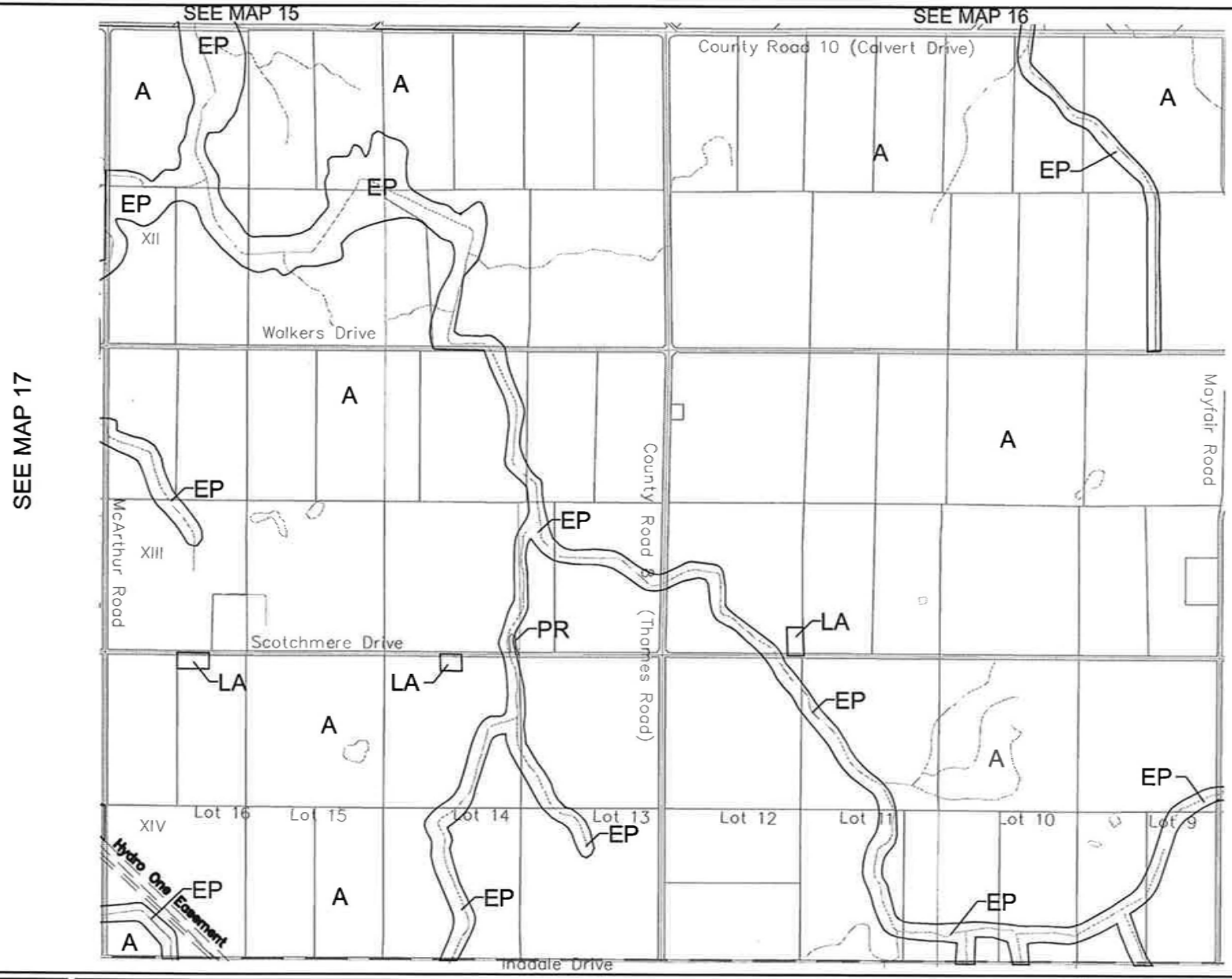
SEE MAP 18

SCALE 1:25,000

0 200 400 1000 meters
100 300 500 1500

SCHEDULE `A'

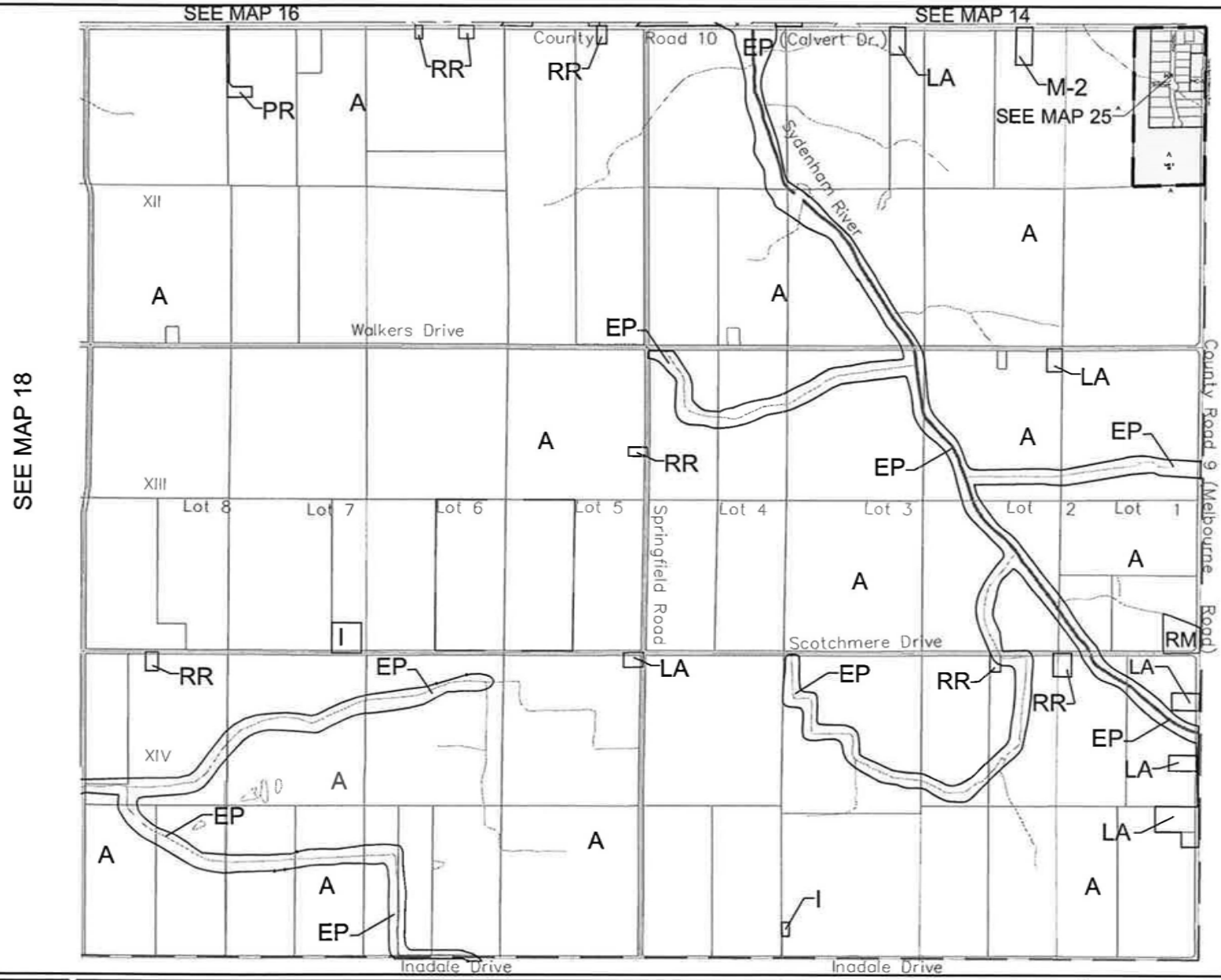
MAP 17



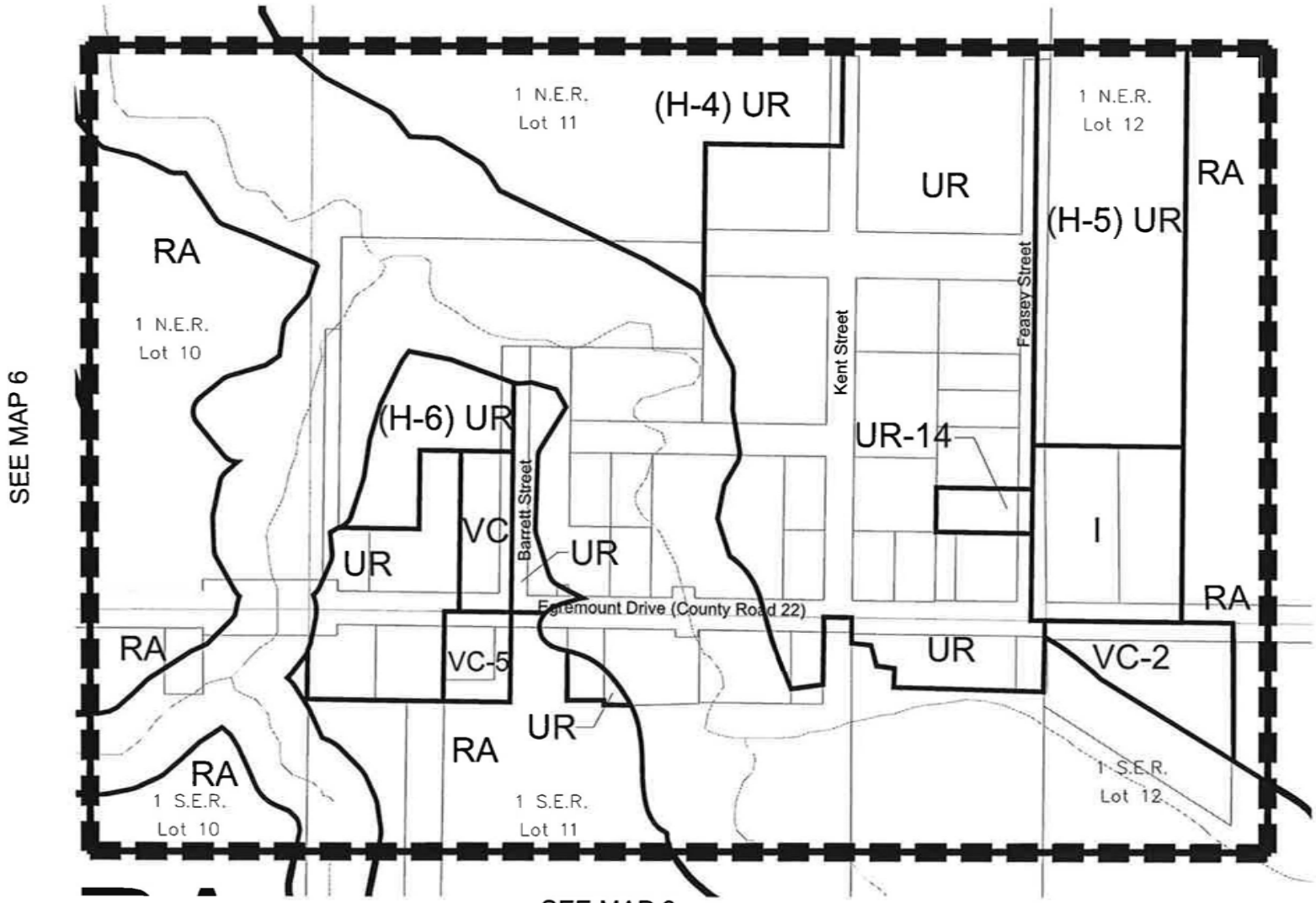
SCALE 1:25,000

0 200 400 1000 meters
100 300 500 1500

SCHEDULE `A'
MAP 18


SEE MAP 16
SEE MAP 14
SEE MAP 18
SEE MAP 25
TOWNSHIP OF STRATHROY CARADOC
County Road 10
(Calvert Dr.)
Sydenham River
Walkers Drive
Springfield Road
County Road 9 (Melbourne Road)
Scotchmere Drive
Inadale Drive
Inadale Drive
XII
XIII
XIV
Lot 8
Lot 7
Lot 6
Lot 5
Lot 4
Lot 3
Lot 2
Lot 1
PR
RR
RR
EP
LA
M-2
A
A
A
A
A
A
A
A
A
A
A
A
A
A
A
RR
RR
RR
RR
EP
EP
EP
EP
EP
EP
EP
LA
LA
LA
LA
LA
RM
I
I
0 200 400 1000 meters
100 300 500 1500
SCALE 1:25,000
SCHEDULE `A'
MAP 19

SEE MAP 6



SEE MAP 6

SEE MAP 6

SEE MAP 6

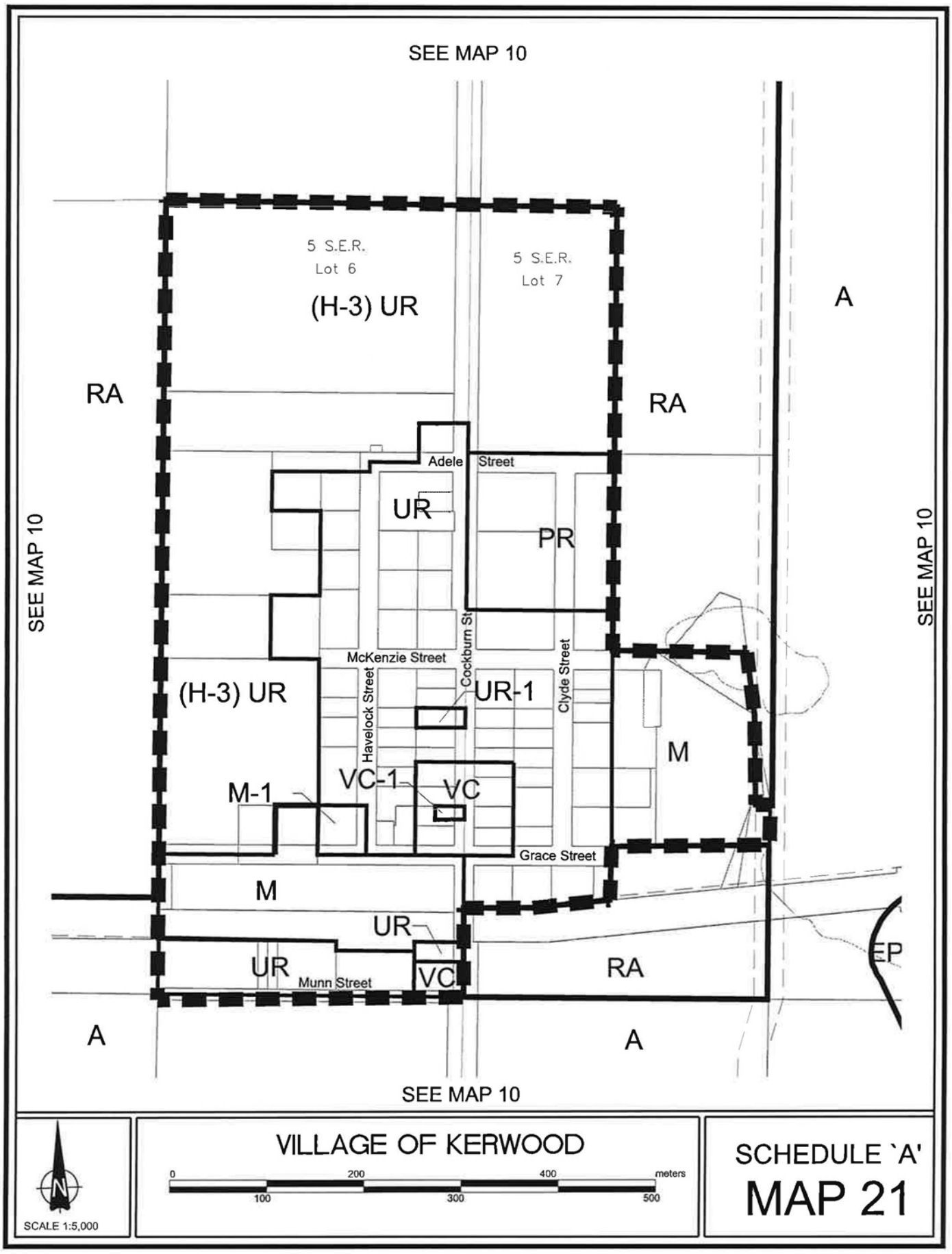
HAMLET OF ADELAIDE

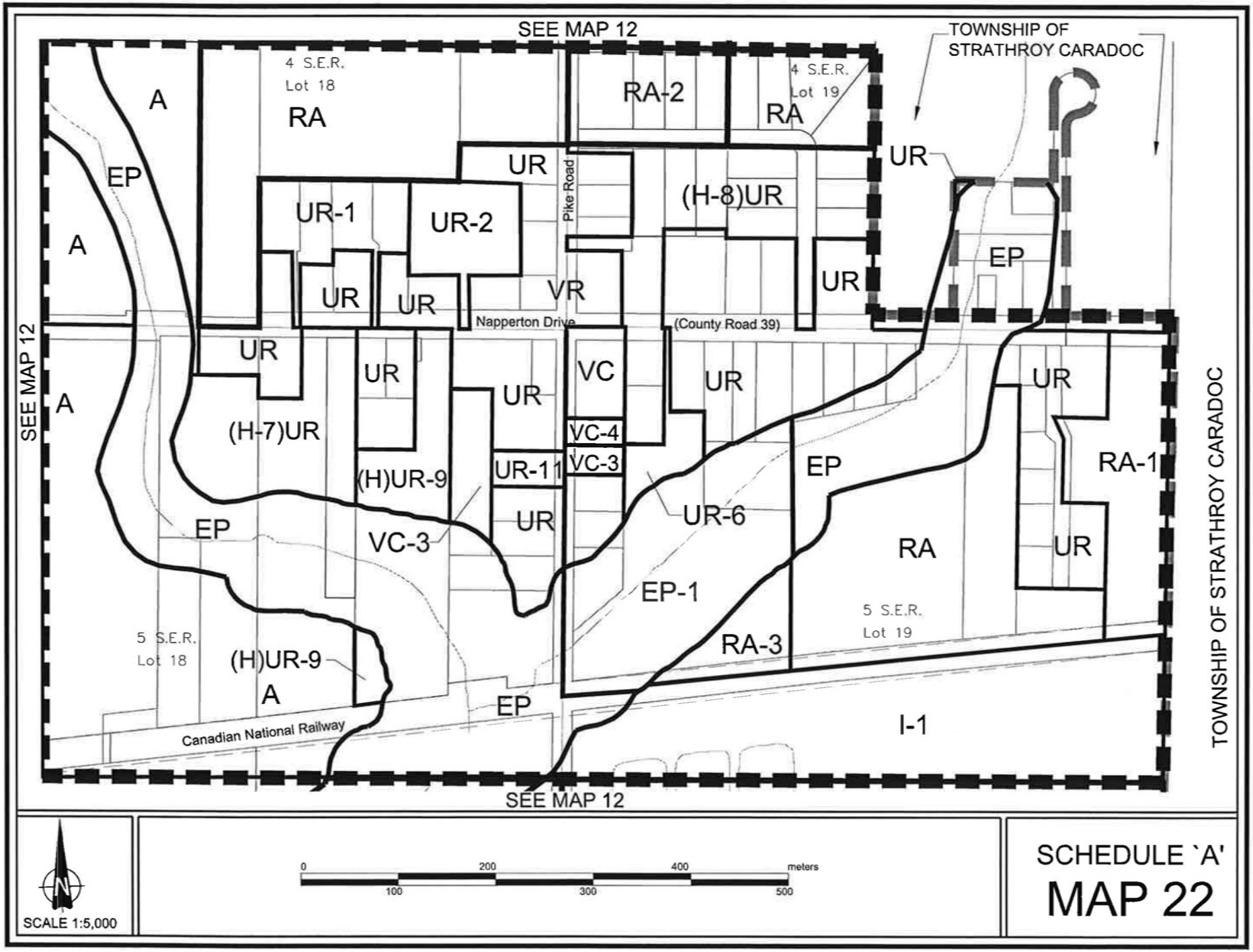
0 100 200 300 400 500 meters

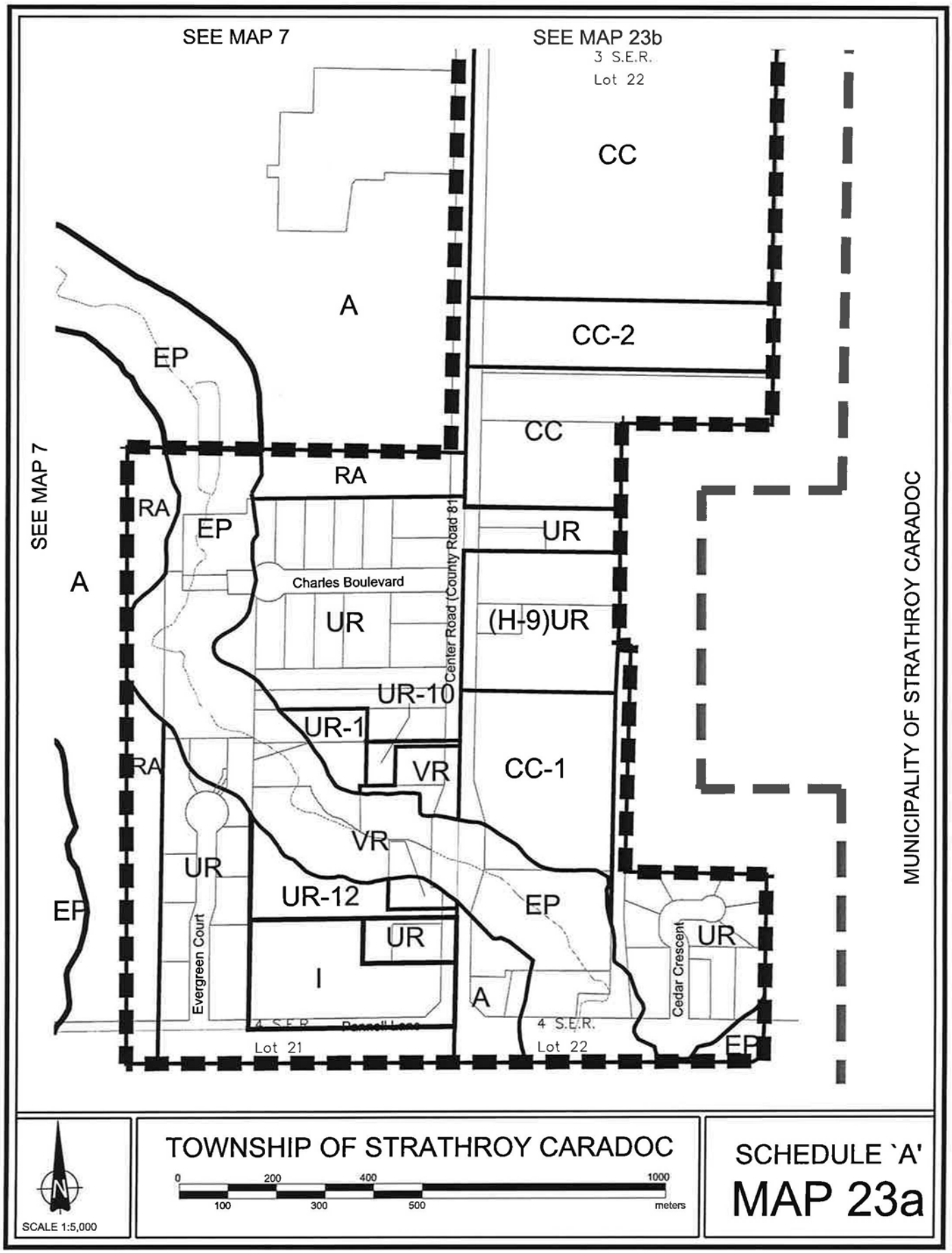
SCALE 1:5,000

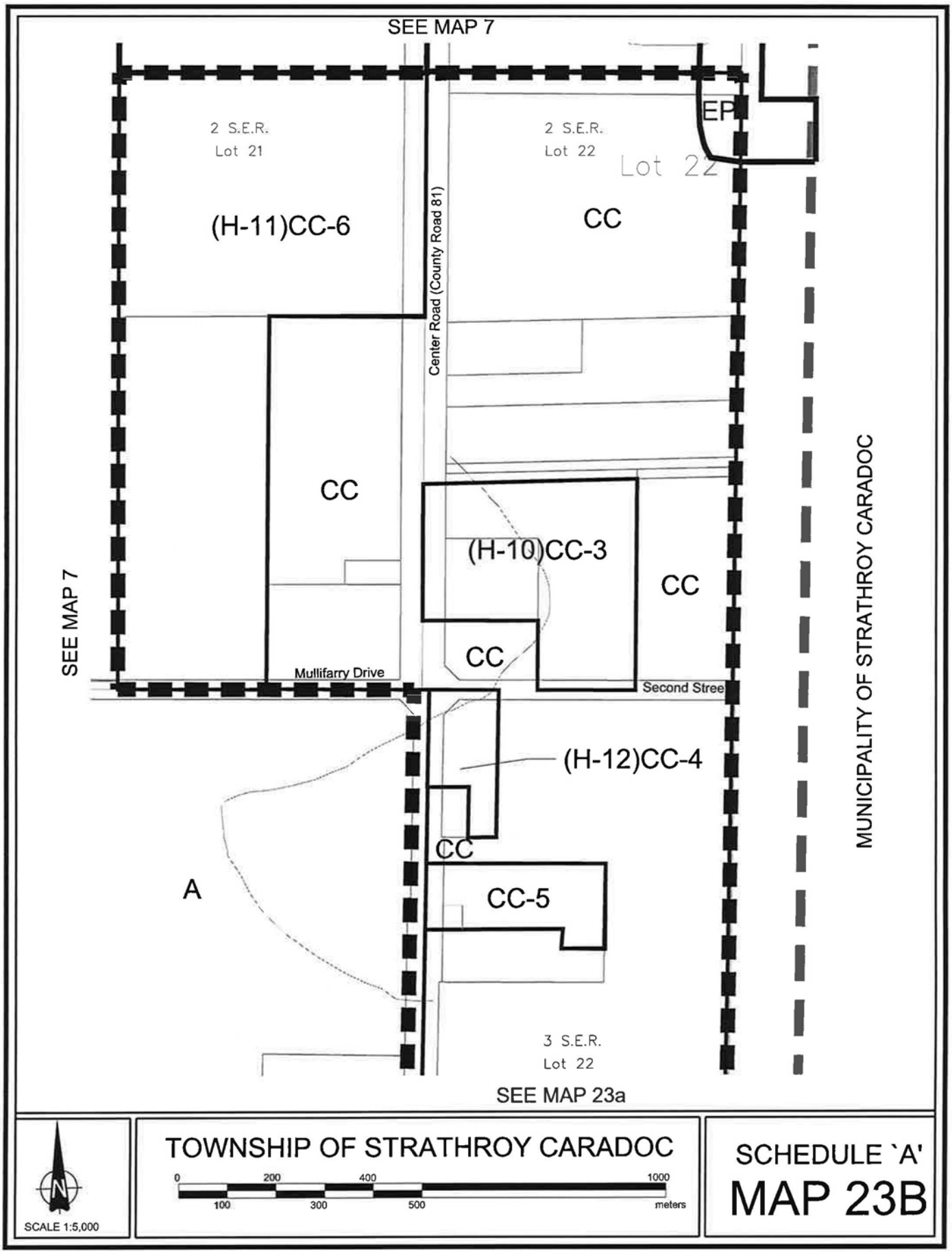
SCHEDULE `A'

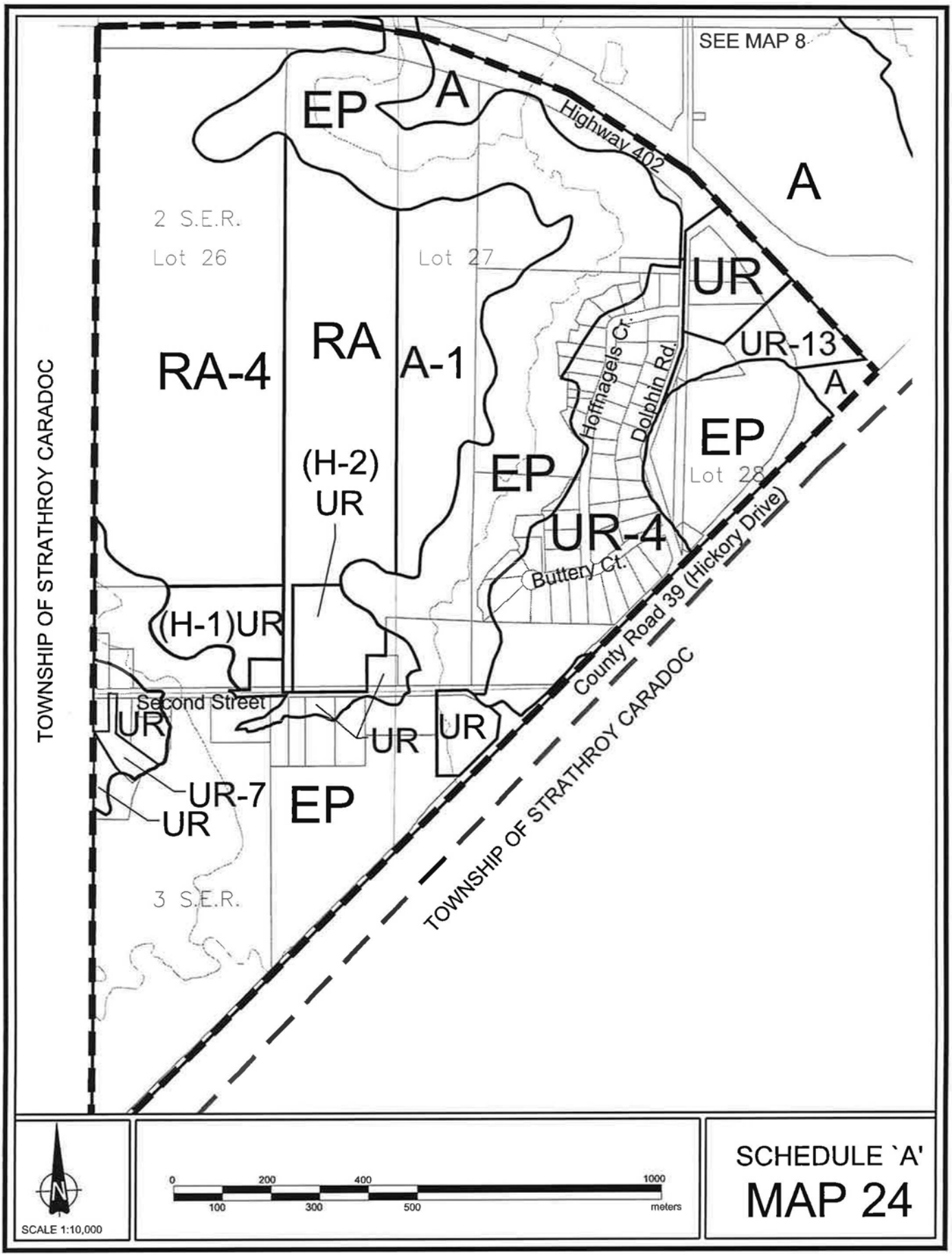
MAP 20


SEE MAP 10
5 S.E.R.
Lot 6
(H-3) UR
5 S.E.R.
Lot 7
A
RA
RA
Adele Street
UR
PR
SEE MAP 10
SEE MAP 10
McKenzie Street
Cockburn St
Clyde Street
(H-3) UR
UR-1
Havelock Street
M
M-1
VC-1
VC
Grace Street
M
UR
UR
Munn Street
VC
RA
EP
A
A
SEE MAP 10
VILLAGE OF KERWOOD
0
100
200
300
400
500
meters
SCALE 1:5,000
SCHEDULE `A'
MAP 21

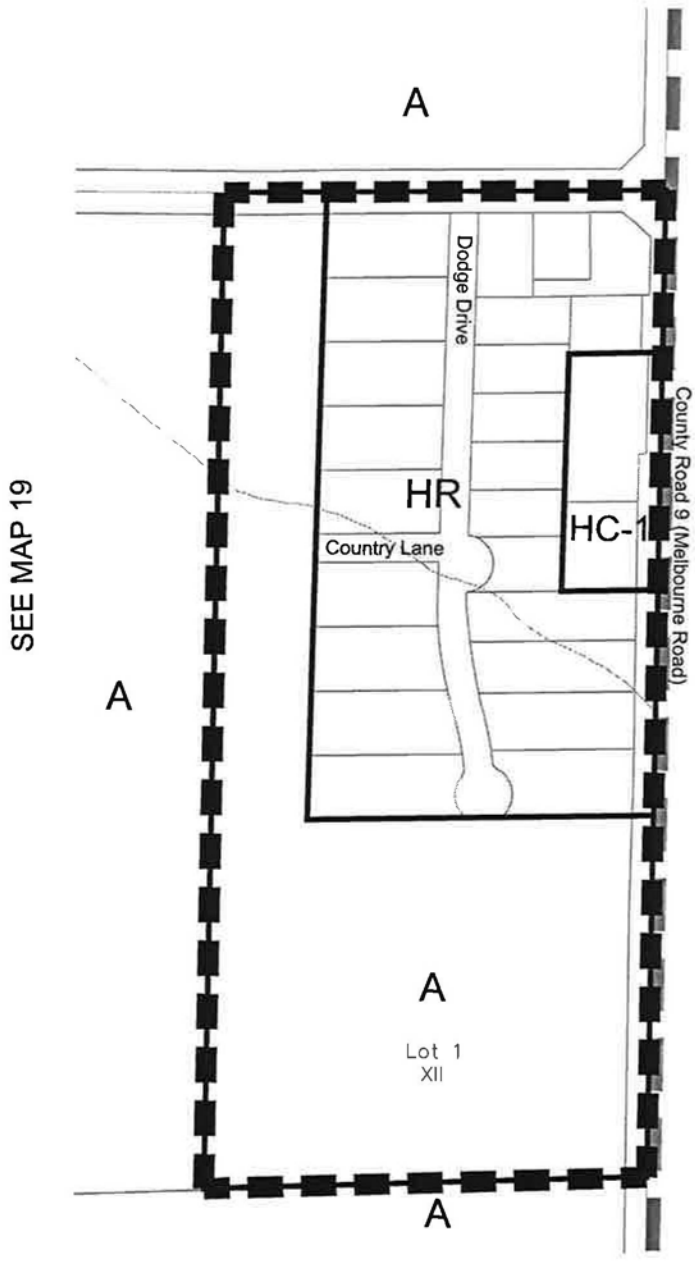

SEE MAP 12
TOWNSHIP OF STRATHROY CARADOC
4 S.E.R.
Lot 18
RA
A
EP
A
UR-1
UR-2
UR
Pike Road
RA-2
4 S.E.R.
Lot 19
RA
UR
(H-8)UR
UR
EP
UR
UR
UR
VR
Napperton Drive
(County Road 39)
SEE MAP 12
A
UR
UR
UR
VC
UR
UR
(H-7)UR
VC-4
VC-3
UR-11
(H)UR-9
EP
VC-3
UR
UR-6
EP
RA-1
RA
UR
EP-1
5 S.E.R.
Lot 19
5 S.E.R.
Lot 18
(H)UR-9
A
RA-3
EP
I-1
Canadian National Railway
SEE MAP 12
TOWNSHIP OF STRATHROY CARADOC
SCALE 1:5,000
0
100
200
300
400
500
meters
SCHEDULE `A'
MAP 22


SEE MAP 7
SEE MAP 23b
3 S.E.R.
Lot 22
CC
A
CC-2
EP
CC
RA
SEE MAP 7
RA
EP
UR
A
Charles Boulevard
UR
(H-9)UR
Center Road (County Road 81)
UR-10
UR-1
RA
VR
CC-1
VR
UR
UR-12
EP
EP
UR
Evergreen Court
I
A
Cedar Crescent
UR
4 S.E.R.
Lot 21
4 S.E.R.
Lot 22
EP
MUNICIPALITY OF STRATHROY CARADOC
N
SCALE 1:5,000
TOWNSHIP OF STRATHROY CARADOC
0
100
200
300
400
500
1000
meters
SCHEDULE `A'
MAP 23a


SEE MAP 7
2 S.E.R.
Lot 21
(H-11)CC-6
2 S.E.R.
Lot 22
Lot 22
EP
CC
Center Road (County Road 81)
CC
(H-10)CC-3
CC
CC
SEE MAP 7
Mullifarry Drive
Second Stree
(H-12)CC-4
CC
A
CC-5
3 S.E.R.
Lot 22
SEE MAP 23a
MUNICIPALITY OF STRATHROY CARADOC
N
SCALE 1:5,000
TOWNSHIP OF STRATHROY CARADOC
0
200
400
1000
100
300
500
meters
SCHEDULE `A'
MAP 23B


SEE MAP 8
EP
A
Highway 402
A
2 S.E.R.
Lot 26
Lot 27
UR
RA-4
RA
A-1
Hoffnagels Cr.
Dolphin Rd.
UR-13
A
EP
Lot 28
(H-2)
UR
EP
UR-4
Buttery Ct.
(H-1)UR
Second Street
UR
UR
UR
UR-7
UR
EP
3 S.E.R.
TOWNSHIP OF STRATHROY CARADOC
County Road 39 (Hickory Drive)
TOWNSHIP OF STRATHROY CARADOC
SCALE 1:10,000
0
100
200
300
400
500
1000
meters
SCHEDULE `A'
MAP 24

SEE MAP 14



SEE MAP 19

SEE MAP 19

Township of Strathroy Caradoc

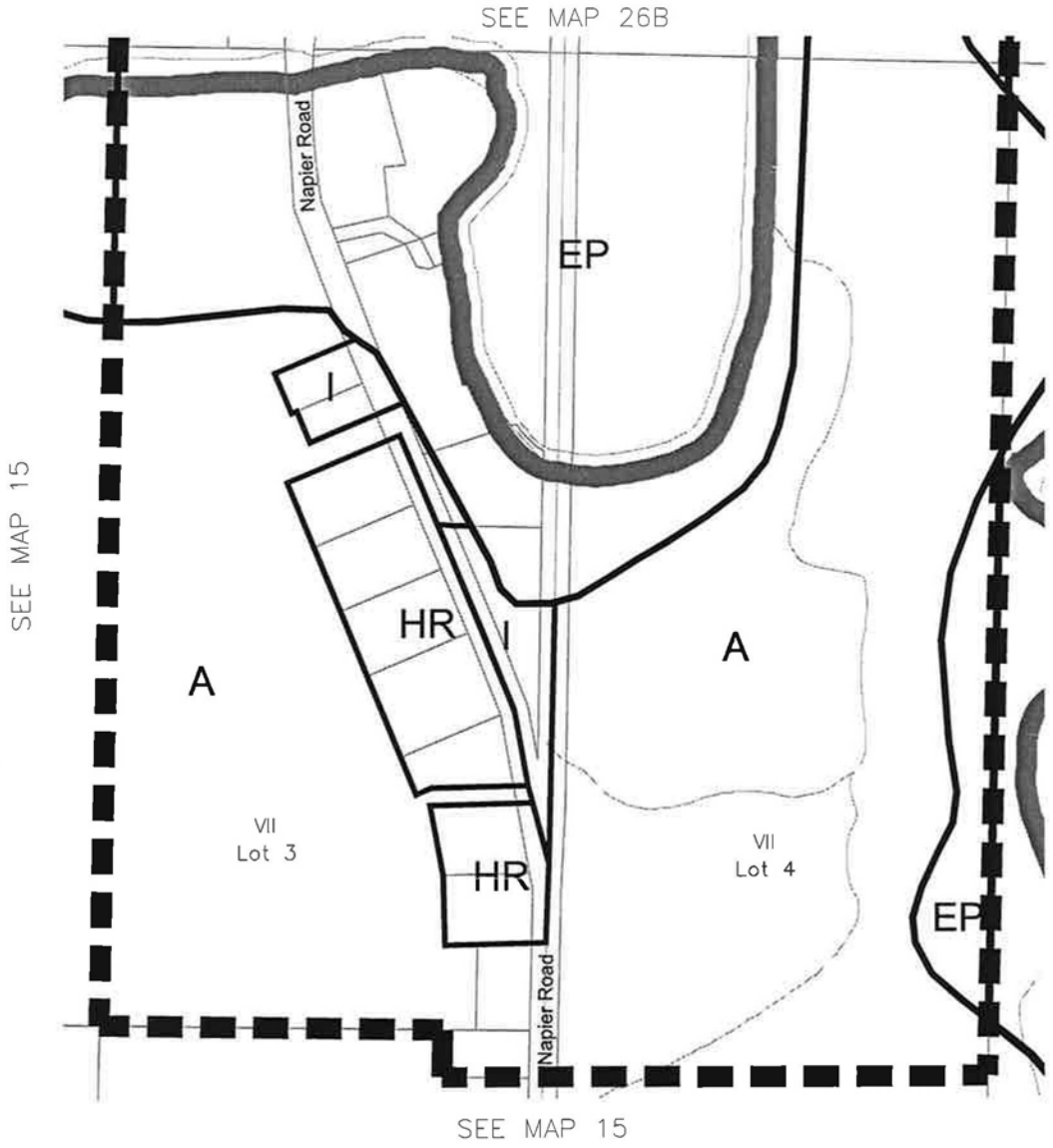
CAIRNGORM

0 100 200 300 400 500 meters

SCALE 1:5,000

SCHEDULE `A'

MAP 25



SCALE 1:5,000

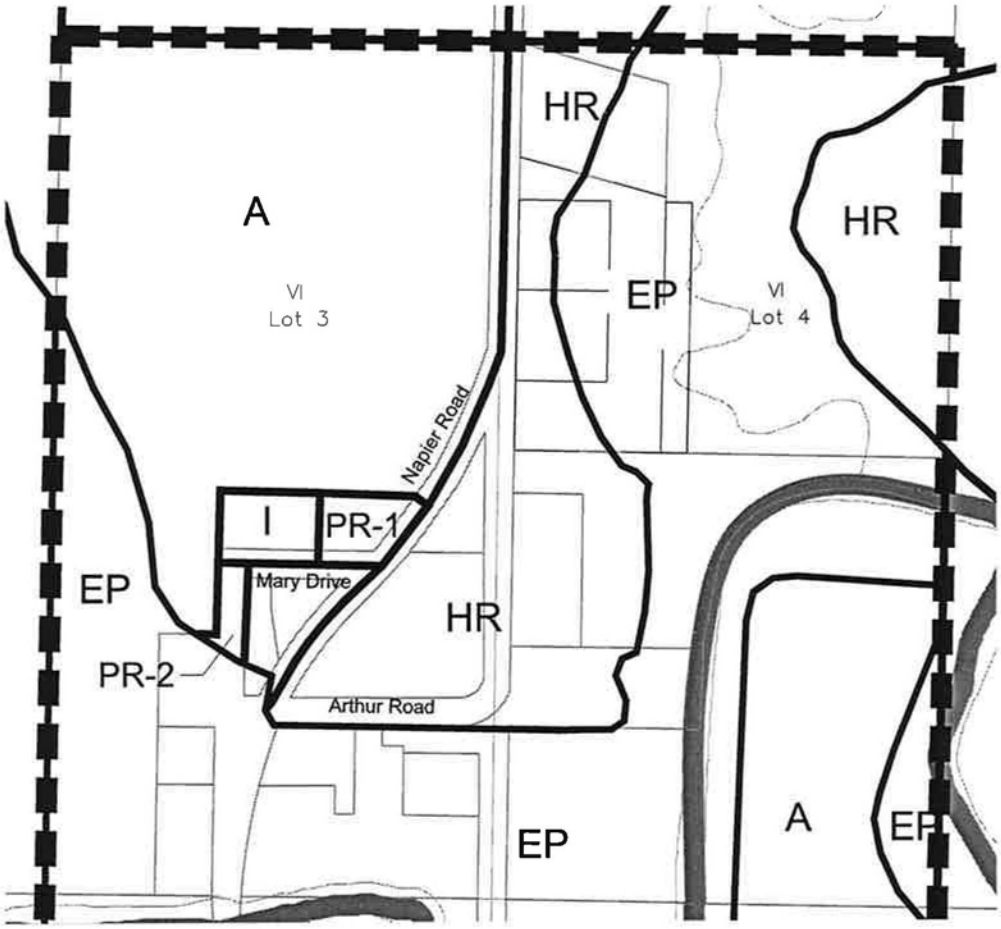
VILLAGE OF NAPIER

0 100 200 300 400 500 meters

SCHEDULE `A'

MAP 26a

SEE MAP 13



SEE MAP 13

SEE MAP 13

SEE MAP 15

SEE MAP 15

SEE MAP 26A

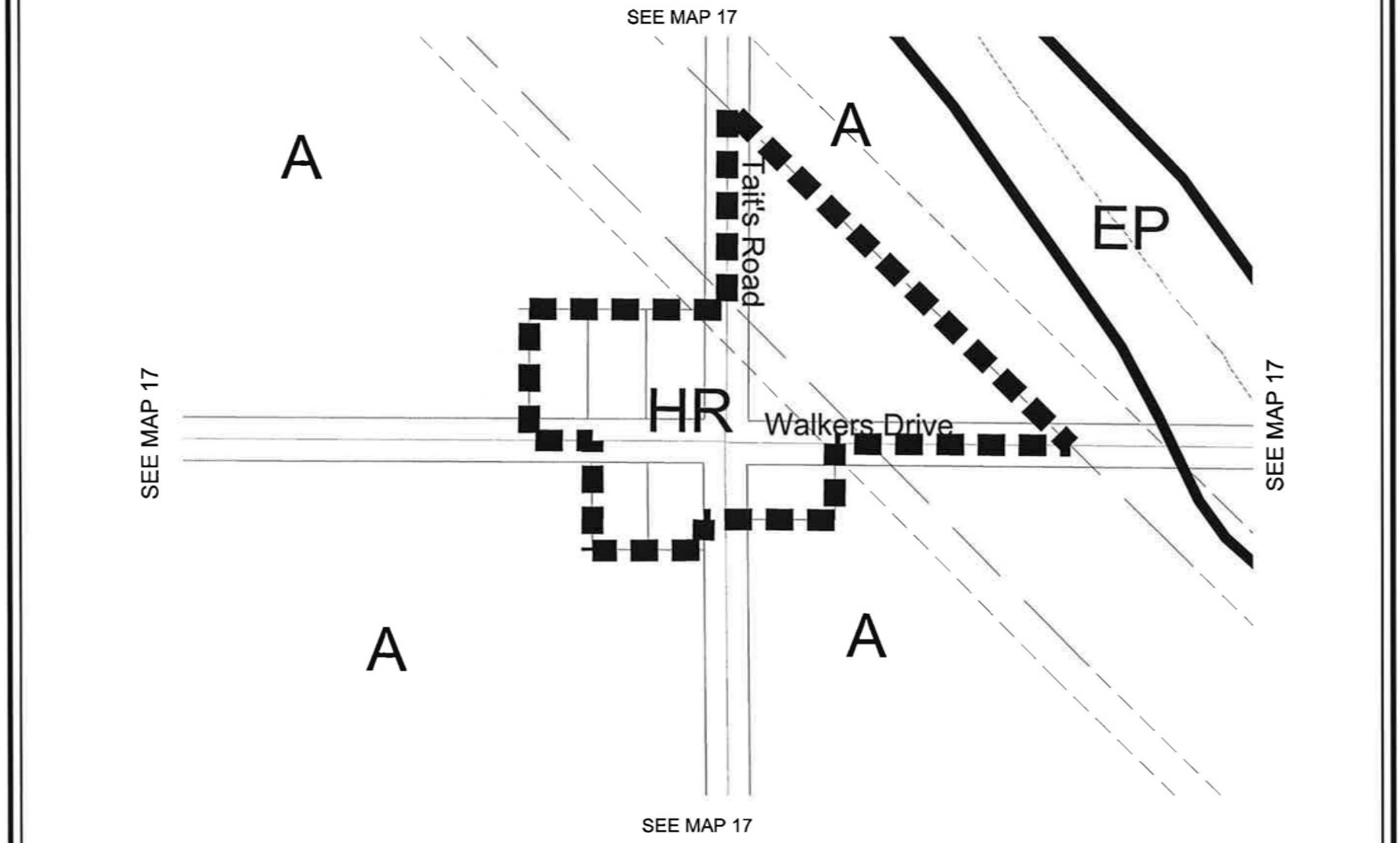
SCALE 1:5,000

VILLAGE OF NAPIER

0 100 200 300 400 500 meters

SCHEDULE `A'

MAP 26b



SCALE 1:2500

WALKERS

0 100 200 300 400 500 meters

SCHEDULE `A'

MAP 27