

# SECTION 13

## SITE SPECIFIC PROVISIONS

### 13.1 Special Provision for Agricultural Lands – Residential Use Exceptions

Formerly AG-ER (in Zoning By-law 06-54). Listed on draft mapping as AG-23.

Notwithstanding the permitted uses of the Agricultural Zone, the following are prohibited uses on the following properties as identified by the symbol “Exception 1” (1) on the schedules to this By-law or amendments thereto:

- Single detached dwelling,
- Farm help accommodation,
- Accessory residential unit (ARU),
- Accessory bed and breakfast,
- Garden suite,
- Home occupation

The following properties are subject to the site-specific 13.1 special provision:

1426-1482 Centreline Road, 432901000202110, 432901000202000, 432901000202000, 1935 Fairgrounds Road N, 432901000351602, 1957 Fairgrounds Road N, 432901000351600 10235 County Road 10, 432904000217800, 10936 County Road 10, 10941 County Road 10, 432904000228100, 11890 County Road 10, 432904000305700, 2062 County Road 42, 432901000215500, 2157 County Road 42, 432901000207202,	1034 3/4 Side Road, 432904000308900, 2236 15/16 Sideroad, 432904000228610, 6659 15/16 Sideroad, 432901000207200, 2175 18/19 Side Road, 432904000229500, 6511 21/22 Side Road, 432901000217000, 6915 27/28 Sideroad, 432901000804100, 6042 30/31 Sideroad, 432901000343500, 2377 Creemore Ave, 432904000227301, 2832 Creemore Ave, 432904000220750, 3255 County Road 124, 432901000813800,	5754 Concession 5, 432904000220225, 5806 Concession 5, 432904000220200, 1996 Concession 6, 432901000568800, 5659-5663 Concession 6, 432904000220405, 4530 Concession 6, 432904000228700, 4005 Concession 7, 432904000229400, 4378 Concession 7, 432904000233200, 4782 Concession 9, 432904000305900, 5262 Concession 9, 432904000305302, 5610 Concession 9, 432904000304700,
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7857 County Road 91, 432901000222800, 5171 Concession 10, 432904000305101, 6347 Highway 26, 432904000309400,	6578 Highway 26, 432904000313400, 6309 15/16 Sideroad, 432901000200900 432901000105600, 432901000222700,	432904000217704, 432904000217900, 432904000217903, 5806 Concession 5, 432904000220200, 432904000223600
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### 13.2 Special Provision for Agricultural Lands – Livestock Use Exceptions

Formerly AG-EL (in Zoning By-law 06-54). Listed on draft mapping as AG-19.

Notwithstanding the permitted uses of the Agricultural Zone, the following are prohibited uses on the following properties as identified by the symbol “Exception 2” (2) on the schedules to this By-law or amendments thereto:

- Livestock

The following properties are subject to the site-specific 13.2 special provision:

1196 Fairgrounds Road North, 432901000801520, 3255 County Road 124, 432901000813800, 11271 County Road 10, 432904000232520, 2062 County Road 42, 432901000215500,	2108 County Road 42, 432901000215404, 5754 Concession 5, 432904000220225, 5778 Concession 5, 432904000220206, 1273 Concession 6 North, 432901000804102,	1287 Concession 6 South, 432901000803004 6511 21/22 Sideroad, 432901000217005, 6985 27/28 Sideroad, 432901000804200
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### 13.3 Special Provision for Agricultural Lands – Kennel Use

Formerly AGK (in Zoning By-law 06-54). Listed on draft mapping as AG-33.

Notwithstanding the permitted uses of the Agricultural Zone, the following shall apply on lands subject to the 13.3 special provision:

#### 13.3.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 6.1, the following uses are permitted:

- Kennels
- An accessory grooming service and accessory retail area of no greater than 15 m<sup>2</sup> of floor area may also be permitted.

#### 13.3.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- No kennel shall house more than thirty-five (35) dogs;
- In no case shall any kennel be located closer than 100 m to the lot boundary of any residential use in a settlement area shown in this By-law, or within 50 m of any other

residential structure other than a residential structure on the property on which the kennel is located; and,

- An accessory retail use shall not exceed a total gross floor area of 10 m<sup>2</sup>.

The following properties are subject to the site-specific 13.2 special provision:

9343 County Road 10,                      5617 Highway 26,  
432904000106500,                      432904000311600

### **13.4 Special Provision for Agricultural Lands – Commercial Uses**

Formerly AGC (in Zoning By-law 06-54). Listed on draft mapping as AG-27.

Notwithstanding the permitted uses of the Agricultural Zone, the following shall apply on lands subject to the 13.4 special provision:

#### **13.4.1 Altered Permitted Uses:**

In addition to the list of permitted uses in Sec. 6.1, the following uses are permitted:

- Abattoir;
- Agricultural processing plant;
- Agricultural produce warehouse;
- Cold storage;
- Dairy products plant;
- Feed mill;
- Fertilizer mixing plant and distribution facility;
- Grain drying facility;
- Large scale agri-composting facilities and bio-generation energy facilities;
- Livestock assembly area;
- Seed cleaning plant

In addition, the following uses are permitted as accessory to the primary use:

- Accessory retail outlet associated with a permitted agricultural processing plant;
- Accessory retail outlet associated;
- Accessory and primary open storage;
- Accessory office;
- Accessory display and sales.

#### **13.4.2 Altered Site & Building Regulations:**

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Minimum Lot Frontage                                              40 m

- Minimum Lot Area 0.5 ha
- Minimum Lot Coverage (on site-specific area) 60%
- Minimum Rear Yard 7.5 m
- Maximum Building Height 20 m
- Maximum Accessory Building Height 18 m
- Minimum setback of the zone boundary from any Residential Zone or the lot line of any residential use, other than a residential use on the same lot, shall be 30 m.
- For an abattoir, the above setback shall be increased to 100 m.
- Where the zone boundary is within 100 m of a residential use or zone, other than a residential use on the same lot, the Agriculturally Related Industrial uses shall be buffered from those uses with a landscape buffer as defined herein.
- Accessory buildings and structures may be located in all yards, including the front yard, but shall be required to meet all minimum yard and setback requirements.

The following properties are subject to the site-specific 13.3 special provision:

4537 County Road 124,	6725 County Road 124,	7865 Highway 26,
432901000705201,	432904000308500,	432901000219002

### **13.5 Special Provision for Agricultural Lands – Industrial Uses**

Formerly AGI (in Zoning By-law 06-54). Listed on draft mapping as AG-30.

Notwithstanding the permitted uses of the Agricultural Zone, the following shall apply on lands subject to the 13.5 special provision:

#### **13.5.1 Altered Permitted Uses:**

In addition to the list of permitted uses in Sec. 6.1, the following uses are permitted:

- Agricultural equipment and supply sales outlet;
- Agricultural veterinary clinic in areas designated Agricultural in the Township Official Plan and a veterinary clinic in areas designated Rural in the Township Official Plan;
- Agri-tourism operation;
- Farm auction or stock yard establishment;
- Farm co-operative;
- Farm produce sales outlet;
- Farmers market;
- Fertilizer, seed, pesticide, and herbicide sales facility
- Open storage

In addition, the following uses are permitted as accessory to the primary use:

- Accessory open storage;
- Accessory display and sales;
- Accessory office;
- Temporary accessory seasonal outdoor attraction such as a farm tour, a maze, an agriculturally related play or activity area;
- Temporary agricultural fair or exhibition.

#### 13.5.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Minimum Lot Frontage 30 m
- Minimum Lot Area (of site-specific area) 0.5 ha
- Minimum Lot Coverage (on site-specific area) 60%
- Minimum Rear Yard 7.5 m
- Maximum Building Height 15 m
- Maximum Accessory Building Height 15 m
- Agriculturally related commercial uses, including all associated uses, must be clearly farm related through ongoing interaction with agricultural activities, and shall not include facilities for activities, commercial uses, dining, or accommodation which have no or only minimal agricultural interaction or local agriculturally related input or components.
- A retail establishment shall not exceed a floor area of more than 500 m<sup>2</sup> for the retail use. This does not include production, processing, or storage floor space, but does include a hospitality room in the case of wineries and cideries.
- The minimum setback from any Residential Zone or the lot line of any residential use, other than a residential use on the same lot, shall be 30 m.
- Where the zone boundary is within 100 m of a residential use or zone, other than a residential use on the same lot, the Agriculturally Related Commercial uses shall be buffered from those uses with a landscape buffer as defined herein.
- Accessory buildings and structures may be located in all yards, including the front yard, but shall be required to meet all minimum yard and setback requirements.
- An agri-tourism operation may incorporate a restaurant in which food products produced primarily on the farm or surrounding farms are prepared and served.

- Agri-tourism buildings, including those for dining, must be an integral component of the farm, must not alter the character of the farm or landscape, and shall be located in or in the immediate vicinity of the farm building cluster. In regard to restaurant uses, they are to be distinct in character from restaurant uses permitted in the Highway Commercial Zone and drive-through restaurants are not permitted. As an agri-tourism operation, a restaurant shall not exceed seating and entertainment floor area of more than 93 m<sup>2</sup>, excluding kitchen and storage areas.
- A temporary agricultural fair or exhibition shall
  - Not exceed a duration of more than one (1) month;
  - Not involve the construction of any permanent buildings or structures; and,
  - Meet all other provisions of this By-law.
- A temporary accessory seasonal attraction shall:
  - Not involve the construction of any permanent buildings or structures;
  - Not exceed a duration of six (6) weeks over a contiguous period of time;
  - Shall not occur on more than two (2) contiguous periods of time per year;
  - Not occupy more than four (4) ha; and,
  - Meet all other provisions of this By-law.

The following properties are subject to the site-specific 13.5 special provision:

6278 21/22 Side Road,	1042 Klondike Park Road,	352 Warrington Road,
432901000209100,	432904000315150,	432901000203200

### **13.6 Special Provision for 12694 County Road 10 (432904000318200)**

Formerly AG-1 (in Zoning By-law 06-54). Listed on draft mapping as AG-1.

Notwithstanding the regulations of the AG Zone, the following shall apply on lands subject to the 13.6 site-specific provision.

#### **13.6.1 Altered Permitted Uses:**

In addition to the list of permitted uses in Sec. 6.1, the following uses are permitted:

- Garden Suite

### **13.7 Special Provision for 4525 County Road 124 (432901000705200)**

Formerly AG-3 (in Zoning By-law 06-54). Listed on draft mapping as ARC-1.

Notwithstanding the regulations of the AG Zone, the following shall apply on lands subject to the 13.7 site-specific provision.

#### **13.7.1 Altered Site & Building Regulations:**

Notwithstanding the regulations in Sec. 6.4, the following altered regulations apply:

- Minimum Lot Frontage 45 m

- Minimum Lot Area 8090 m<sup>2</sup>
- Accessory outdoor storage and accessory agricultural outdoor storage shall be limited to not more than twenty percent (20%) lot coverage and shall be located to the rear of all buildings and occur within a fenced area. There shall be no open outdoor external storage of manure, compost, organic, or other waste material including wastewater associated with an agricultural operation.

### **13.8 Special Provision for 4537 County Road 124 (432901000705201)**

Formerly AG-4 (in Zoning By-law 06-54). Listed on draft mapping as ARC-2.

Notwithstanding the regulations of the AG Zone, the following shall apply on lands subject to the 13.8 site-specific provision.

#### **13.8.1 Altered Site & Building Regulations:**

Notwithstanding the regulations in Sec. 6.4, the following altered regulations apply:

- Minimum Lot Frontage 95 m
- Minimum Lot Area 9.5 ha

### **13.9 Special Provision for 5375 Concession 7 (432904000226950)**

Formerly AG-5 (in Zoning By-law 06-54). Listed on draft mapping as AG-2.

Notwithstanding the regulations of the AG Zone, the following shall apply on lands subject to the 13.9 site-specific provision.

#### **13.9.1 Altered Permitted Uses:**

In addition to the list of permitted uses in Sec. 6.1, the following uses are not permitted:

- Single detached dwelling is not a permitted use

#### **13.9.2 Altered Site & Building Regulations:**

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Minimum Lot Area: 28.3 ha

### **13.10 Special Provision for 6331 Highway 26 (432904000309410)**

Formerly AG-6 (in Zoning By-law 06-54). Listed on draft mapping as AG-3.

Notwithstanding the regulations of the AG Zone, the following shall apply on lands subject to the 13.10 site-specific provision.

#### **13.10.1 Altered Site & Building Regulations:**

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Minimum Lot Frontage 10 m
- Minimum West Side Yard 3.5 m

### **13.11 Special Provision for 1152 Concession 6 South (432901000806000)**

Formerly AG-7 (in Zoning By-law 06-54). Listed on draft mapping as AG-4/HZ.

Notwithstanding the regulations of the AG Zone, the following shall apply on lands subject to the 13.11 site-specific provision.

13.11.1 Altered Permitted Uses:

Notwithstanding the permitted uses in Sec. 6.1, the permitted uses are limited to:

- Single detached dwelling
- Accessory Uses: home occupation, home industry, single accessory apartment, accessory bed and breakfast.

13.11.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Minimum Lot Frontage 60 m
- Minimum Lot Area 2.5 ha

**13.12 Special Provision for 2735 Concession 10 (432901001200800)**

Formerly AG-8 (in Zoning By-law 06-54). Listed on draft mapping as AG-5/HZ.

Notwithstanding the regulations of the AG Zone, the following shall apply on lands subject to the 13.12 site-specific provision.

13.12.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 6.1, the following uses are permitted:

- A farm help accommodations for full time farm help shall be permitted on the south half of Lot 39, Concession 10 in the former Nottawasaga Township located not more than 35 m from the dwelling located on the lot and existing on the date of passing of this exception.

**13.13 Special Provision for 6263 33/34 Sideroad (432901000351801)**

Formerly AG-10 (in Zoning By-law 06-54). Listed on draft mapping as AG-6.

Notwithstanding the regulations of the AG Zone, the following shall apply on lands subject to the 13.13 site-specific provision.

13.13.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Minimum Lot Area 1.9 ha

**13.14 Special Provision for 4871 Concession 9 (432904000301710)**

Formerly AG-11 (in Zoning By-law 06-54). Listed on draft mapping as AG-7.

Notwithstanding the regulations of the AG Zone, the following shall apply on lands subject to the 13.14 site-specific provision.

13.14.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Minimum Interior Side Yard Setback (East) 4 m

### **13.15 Special Provision for 4559 County Road 124 (432901000705400)**

Formerly AG-12 (in Zoning By-law 06-54). Listed on draft mapping as ARC-3.

Notwithstanding the regulations of the AG Zone, the following shall apply on lands subject to the 13.15 site-specific provision.

#### 13.15.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.4, the following altered regulations apply:

- Minimum Lot Area 6.94 ha
- No permanent buildings or structures shall be located, installed within 15 m of the limit of the County Road 124 and Poplar Sideroad, unless an exception to this requirement has been approved in writing by the County of Simcoe, in accordance with the County Road Setback by-law.

### **13.16 Special Provision for 1426 Centre Line Road (432901000202110)**

Formerly AG-13 (in Zoning By-law 06-54). Listed on draft mapping as AG-8.

Notwithstanding the regulations of the AG Zone, the following shall apply on lands subject to the 13.16 site-specific provision.

#### 13.16.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Minimum Lot Frontage 20 m

### **13.17 Special Provision for 2629 Concession 6 South (432901001004101)**

Formerly AG-14 (in Zoning By-law 06-54). Listed on draft mapping as AG-9.

Notwithstanding the regulations of the AG Zone, the following shall apply on lands subject to the 13.17 site-specific provision.

#### 13.17.1 Altered Permitted Uses:

Notwithstanding the list of permitted uses in Sec. 6.1, the permitted uses are restricted to the following uses:

- Single Detached Dwelling
- Produce Farm
- Conservation Use
- Passive Recreation Use
- Forestry and Maple Syrup Production
- Greenhouse and Plan Nursery (no retailing from subject lands)

Accessory Uses Restricted to:

- Accessory Buildings
- Accessory Agricultural Open Storage
- Accessory Farm Office
- Garden Suite subject to a Temporary Use By-law
- Following Home Occupations (no public to attend the subject lands):

- Professional Offices
- Arts and Crafts (artists, jewelers etc.)
- Business Services (secretarial, word processing etc.)
- Following Home Industries (no public to attend the subject lands):
- Trade Businesses (contractors, trades etc.)
- Catering and Food Preparation

13.17.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Minimum Lot Frontage 0 m
- Minimum Lot Area 0.8 ha
- Setbacks from all lot lines 3 m
- Maximum Lot Coverage 20%
- Maximum Height of Buildings 13 m
- Maximum Height of Accessory Buildings 8 m

**13.18 Special Provision for 1482 Centre Line Road (432901000202010)**

Formerly AG-16 (in Zoning By-law 06-54). Listed on draft mapping as AG-10.

Notwithstanding the regulations of the AG Zone, the following shall apply on lands subject to the 13.18 site-specific provision.

13.18.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Minimum Lot Frontage 15 m

**13.19 Special Provision for 1087 Fairgrounds Road South (432901000222704)**

Formerly AG-17 (in Zoning By-law 06-54). Listed on draft mapping as AG-11/HZ.

Notwithstanding the regulations of the AG Zone, the following shall apply on lands subject to the 13.19 site-specific provision.

13.19.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Minimum Lot Frontage 9 m
- Minimum Interior Side Yard (North) 3 m

**13.20 Special Provision for 2605 County Road 42 (432901000105603)**

Formerly AG-18 (in Zoning By-law 06-54). Listed on draft mapping as AG-12.

Notwithstanding the regulations of the AG Zone, the following shall apply on lands subject to the 13.20 site-specific provision.

13.20.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Minimum Lot Frontage 23 m

**13.21 Special Provision for 7242 21/22 Sideroad (432901000803004)**

Formerly AG-19 (in Zoning By-law 06-54). Listed on draft mapping as AG-39.

Notwithstanding the regulations of the AG Zone, the following shall apply on lands subject to the 13.21 site-specific provision.

13.21.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Minimum Lot Frontage 55 m
- Minimum Lot Area 0.4 ha

**13.22 Special Provision for 1931 Concession 10 (432901000717801)**

Formerly AG-20 (in Zoning By-law 06-54). Listed on draft mapping as AG-13.

Notwithstanding the regulations of the AG Zone, the following shall apply on lands subject to the 13.22 site-specific provision.

13.22.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Minimum Lot Frontage 60 m
- Minimum Lot Area 1 ha

**13.23 Special Provision for 6797 3/4 Sideroad (432901000100600)**

Formerly AG-21 (in Zoning By-law 06-54). Listed on draft mapping as AG-14.

Notwithstanding the regulations of the AG Zone, the following shall apply on lands subject to the 13.23 site-specific provision.

13.23.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 6.1, the following uses are permitted:

- Extraction of aggregate above and below the water table;
- Portable processing and associated equipment but not including asphalt or concrete plants;
- Temporary stockpiles of aggregate extracted on the premises;
- Temporary stockpile of topsoil from the extracted site.

13.23.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Minimum Lot Frontage 100 m
- Minimum Lot Area 35 ha

- Minimum Front Yard 15 m
- Minimum Rear Yard 0 m
- Minimum Interior Side Yard abutting Agricultural (AG) zone 15 m
- Minimum Interior Side Yard abutting Extractive Industrial Exception (EX) zone 0 m
- Minimum Exterior Side Yard 15 m

Yard requirements shall apply to all aggregate extraction and processing activities.

No buildings or structures are permitted other than extraction equipment and portable processing equipment utilized in on-site operations.

All extraction and portable processing areas shall be screened and buffered from visibility from public roads and residential, commercial, recreational and institutional uses.

### **13.24 Special Provision for 10158 County Road 9 (432901000100600)**

Formerly AG-22 (in Zoning By-law 06-54). Listed on draft mapping as ARC-4.

Notwithstanding the regulations of the AG Zone, the following shall apply on lands subject to the 13.24 site-specific provision.

#### 13.24.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 6.1, the following uses are permitted:

- Firewood processing operation

### **13.25 Special Provision for 10581 County Road 10 (432904000223604)**

Formerly AG-23 (in Zoning By-law 06-54). Listed on draft mapping as AG-15/HZ.

Notwithstanding the regulations of the AG Zone, the following shall apply on lands subject to the 13.25 site-specific provision.

#### 13.25.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Minimum Interior Side Yard (North) 1.5 m

### **13.26 Special Provision for 8073 Highway 26 (432901000219502)**

Formerly AG-24 (in Zoning By-law 06-54). Listed on draft mapping as AG-16.

Notwithstanding the regulations of the AG Zone, the following shall apply on lands subject to the 13.26 site-specific provision.

#### 13.26.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 6.1, the following uses are permitted:

- Commercial Self-storage facility

#### 13.26.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Minimum Lot Frontage 50 m

- Minimum Lot Area 1.4 ha

Existing buildings will be deemed to conform to the setbacks, on the date of the passing of this By-law

### **13.27 Special Provision for 6042 30/31 Sideroad (432901000343502)**

Formerly AG-25 (in Zoning By-law 06-54). Listed on draft mapping as AG-17.

Notwithstanding the regulations of the AG Zone, the following shall apply on lands subject to the 13.27 site-specific provision.

#### 13.27.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Total Gross Floor Area for accessory buildings 721 m<sup>2</sup>

### **13.28 Special Provision for 9783 6/7 Sideroad Nottawasaga (432901001127900)**

Formerly AG-26 (in Zoning By-law 06-54). Listed on draft mapping as AG-43.

Notwithstanding the regulations of the AG Zone, the following shall apply on lands subject to the 13.28 site-specific provision.

#### 13.28.1 Altered Permitted Uses:

Notwithstanding the list of permitted uses in Sec. 6.1, the permitted uses are limited to the following uses:

- Single-detached dwelling
- Passive recreation uses
- Conservation uses
- Produce farm or livestock farm;

Accessory uses:

- Accessory Bed and Breakfast
- Accessory Dwelling Unit
- Home Industry
- Home Occupation

#### 13.28.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Single-Detached Dwelling maximum setback from Accessory Dwelling Unit or Farm Help Accommodation Building 783 m
- Maximum Proposed Building Site 500 m<sup>2</sup>
- Minimum setback from the Environmental Protection (EP) Zone 2.5 m

- An accessory dwelling unit in an accessory building is permitted provided it is located within the Proposed Building Site.

Notwithstanding Section 4 'Definitions' the following definition applies to Exception (28):

- 'Proposed Building Site' means that portion of the lot required to be altered to facilitate construction where construction of the primary building, accessory building or detached accessory dwelling unit can occur, but does not include driveways, laneways, on-site sewage system(s) and passive recreation use areas.
- A farm help accommodation building is permitted to use a separate driveway or entrance than the principal dwelling on the lot.

### **13.29 Special Provision for 5538 & 5546 Concession 6 (432904000226905)**

Formerly AG-27 (in Zoning By-law 06-54). Listed on draft mapping as AG-18.

Notwithstanding the regulations of the AG Zone, the following shall apply on lands subject to the 13.29 site-specific provision.

#### 13.29.1 Altered Permitted Uses:

Notwithstanding the list of permitted uses in Sec. 6.1, the permitted uses are limited to the following uses:

- All the primary and accessory uses in the 'Agricultural (AG) Zone' will be permitted where the minimum lot area is 2.5 ha.

#### 13.29.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Minimum Lot Area (5538 Concession 6)                      2.5 ha
- Minimum Lot Area (5546 Concession 6)                      12.4 ha

### **13.30 Special Provision for 6319 Highway 26 (432904000309500)**

Formerly AG-EL1 (in Zoning By-law 06-54). Listed on draft mapping as AG-20.

Notwithstanding the regulations of the AG Zone, the following shall apply on lands subject to the 13.30 site-specific provision.

#### 13.30.1 Altered Permitted Uses:

Notwithstanding the permitted uses of the Agricultural Zone, the following are prohibited uses:

- Livestock

In addition to the list of permitted uses in Sec. 6.1, the following uses are permitted:

- Existing rental storage unit buildings as a home industry: 2 Buildings (1200 m<sup>2</sup> each)

### **13.31 Special Provision for 6619 Highway 26 (432904000308700)**

Formerly AG-EL2 (in Zoning By-law 06-54). Listed on draft mapping as EP1-3.

Notwithstanding the regulations of the EP1 Zone, the following shall apply on lands subject to the 13.31 site-specific provision.

13.31.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 12.1, the following uses are permitted:

- 2nd existing dwelling

13.31.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 12.2, the following altered regulations apply:

- Zero (0) side yard setback for an existing accessory building

**13.32 Special Provision for 1154 Fairgrounds Road South  
(432901000800802)**

Formerly AG-EL3 (in Zoning By-law 06-54). Listed on draft mapping as AG-21.

Notwithstanding the regulations of the AG Zone, the following shall apply on lands subject to the 13.32 site-specific provision.

13.32.1 Altered Permitted Uses:

Notwithstanding the permitted uses of the Agricultural Zone, the following are prohibited uses:

- Livestock

13.32.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- The maximum gross floor area of all accessory structures shall not exceed 308 m<sup>2</sup>.

**13.33 Special Provision for 10936, 11010 & 11019 County Road 10  
(432904000228104)**

Formerly AG-EL-4 (in Zoning By-law 06-54). Listed on draft mapping as AG-22.

Notwithstanding the regulations of the Agricultural Zone, the following shall apply on lands subject to the 13.33 site-specific provision.

13.33.1 Altered Permitted Uses:

Notwithstanding the permitted uses of the Agricultural Zone, the following are prohibited uses:

- Livestock

13.33.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- The maximum gross floor area of all existing accessory structures shall not exceed 560 m<sup>2</sup>.

**13.34 Special Provision for 6319 Highway 26 (432904000309500)**

Formerly AG-ER1 (in Zoning By-law 06-54). Listed on draft mapping as AG-24.

Notwithstanding the regulations of the Agricultural Zone, the following shall apply on lands subject to the 13.34 site-specific provision.

13.34.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Minimum Lot Frontage 90 m

**13.35 Special Provision for 5816 Highway 26 (432904000315200)**

Formerly AG-ER2 (in Zoning By-law 06-54). Listed on draft mapping as AG-40.

Notwithstanding the regulations of the Agricultural Zone, the following shall apply on lands subject to the 13.35 site-specific provision.

13.35.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Minimum Lot Area 11 ha

**13.36 Special Provision for 12038 County Road 10 (432904000310700)**

Formerly AG-ER3 (in Zoning By-law 06-54). Listed on draft mapping as AG-25.

Notwithstanding the regulations of the Agricultural Zone, the following shall apply on lands subject to the 13.36 site-specific provision.

13.36.1 Altered Permitted Uses:

Notwithstanding the permitted uses of the Agricultural Zone, the following are prohibited uses:

- Livestock in any farm buildings existing on the date of passage of this by-law (September 24, 2012).

**13.37 Special Provision for 5816 Highway 26 (432904000315200)**

Formerly AG-ER7 (in Zoning By-law 06-54). Listed on draft mapping as AG-41.

Notwithstanding the regulations of the Agricultural Zone, the following shall apply on lands subject to the 13.37 site-specific provision.

13.37.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Minimum Lot Frontage 90 m
- Minimum Lot Area 30.8 ha

**13.38 Special Provision for 7293 Poplar Sideroad (43290100571700)**

Formerly AGC-1 (in Zoning By-law 06-54). Listed on draft mapping as AG-28.

Notwithstanding the regulations of the Agricultural Zone, the following shall apply on lands subject to the 13.38 site-specific provision.

13.38.1 Altered Permitted Uses Limited To:

- All uses permitted in the Agricultural (AG) Zone and complying with the provisions of that zone; or,
- Veterinary Clinic

### **13.39 Special Provision for 4559 County Road 124 (432901000705400)**

Formerly AGC-3 (in Zoning By-law 06-54). Listed on draft mapping as AC-5.

Notwithstanding the regulations of the Agricultural Crossroads Zone, the following shall apply on lands subject to the 13.39 site-specific provision.

#### 13.39.1 Altered Permitted Uses restricted to:

- All uses permitted in the Agricultural (AG) Zone and complying with the provisions of that zone,
- Fertilizer, seed, pesticide, and herbicide sales facility,
- Agricultural equipment and supply sales outlet,
- Agri-tourism operation,
- Retail and wholesale establishment for the sale of locally produced agricultural/horticultural products that contain items or ingredients from farm(s) generally province-wide, including indoor and outdoor display and sales including winery or cidery retail outlets,
- Farm auction,
- Farmers market

#### 13.39.2 Altered Accessory Uses Restricted to:

- Temporary agricultural fair or exhibition,
- Temporary accessory seasonal outdoor attraction such as a farm tour, a maze, an agricultural related play or activity or area,
- Accessory and primary open storage,
- Accessory office,
- Accessory display and sales.

#### 13.39.3 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.4 Agricultural Crossroads (AC) Zone, the following altered regulations apply:

- Maximum Area ARC-5 2 ha ( 5 acres)
- Fertilizers, seed, pesticides and herbicide facility; retail and wholesale establishment for the sale of locally produced agricultural/horticultural products that contain items or ingredients from farms(s) located generally Province-wide, including winery or cidery retail outlets; Farm Auction; and Farmer's market; will be permitted to have a floor area of no larger than 1000 square meters, all other uses will be included in the primary structure.

- Greenhouse uses and a retail component, also included in the primary structure, will be permitted to have a floor area of no larger than 800 square meters.
- The total floor area of the primary structure shall be no greater than 1800 square meters.
- Agricultural equipment and supply sales outlet to have a combined floor area of no larger than 1000 square meters.
- No permanent buildings or structures shall be located, installed within 15 meters of the limit of the County Road 124 and Poplar Sideroad, unless an exception to this requirement has been approved in writing by the County of Simcoe, in accordance with the County Road Setback By-law.

### **13.40 Special Provision for 793175 County Road 124 (432901001127200)**

Formerly AGC-4 (in Zoning By-law 06-54). Listed on draft mapping as RC-1.

Notwithstanding the regulations of the Rural Crossroads (RC) Zone, the following shall apply on lands subject to the 13.40 site-specific provision.

13.40.1 Altered Permitted Uses are restricted to:

- All uses permitted in the Agricultural (AG) Zone and complying with the provisions of that zone.
- Farm co-operative.
- Agricultural equipment and supply sales outlet.
- Agri-tourism operation.
- Retail and wholesale establishment for the sale of locally produced agricultural/horticultural products that contain items or ingredients from farm(s) located generally Province-wide, including indoor and outdoor display and sales and including winery or cidery retail outlets.
- Farm auction.
- Farmers market.
- Cutting, folding, shaping and milling of raw metal.
- Outdoor display and sales (related to the agricultural equipment and supply sales outlet)
- Primary outside storage (related to the agricultural equipment and supply and sales outlet)

13.40.2 Altered Accessory Uses are restricted to :

- Accessory office

13.40.3 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.5, the following altered regulations apply:

- Outdoor display and sales shall be permitted within the County Road setback however will not be closer to the .3 m to any property line.
- Outdoor display and sales will be seasonal.
- Maximum area for outdoor display and sales and primary outside storage is 750 m<sup>2</sup>.
- Outdoor display and sales and primary outside storage will be permitted within the required minimum yards, but only where shown on the approved site plan and will not be required to be enclosed.
- Landscaping screens or buffers will not be required for outdoor display and sales and primary outside storage areas adjacent to the exterior side yard.
- Maximum number of parking spaces required on site will be 13.
- Parking spaces will be setback .3 from property lines, in all yards.
- Minimum rear and interior side yard to be 7m.
- For the purposes of the permitted uses in the RC-1 Zone an : Agricultural equipment and supply sales outlet: means a building, structure and /or clearly defined space on a lot that is used for the display and sale, lease, storage or rental of farm implements, farm equipment, and may include the servicing repair, cleaning, polishing and lubricating of such machinery or equipment and the sale of related accessory tools and parts.

### **13.41 Special Provision for 7040 County Road 9 (432901000105503)**

Formerly AGC-5 (in Zoning By-law 06-54). Listed on draft mapping as AC-8.

Notwithstanding the regulations of the Agricultural Crossroads (AC) Zone, the following shall apply on lands subject to the 13.41 site-specific provision.

#### 13.41.1 Prohibited Uses:

- Single Detached Dwelling.
- Residential Uses.

#### 13.41.2 Additional Permitted Uses:

In addition to the list of permitted uses in Sec. 6.1, the following uses are permitted:

- Primary Outdoor Display and Sales.
- Primary Outdoor Storage.

#### 13.41.3 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.4, the following altered regulations apply:

- Minimum Lot Area 3.2 ha

- Minimum Distance Separation I shall be a maximum of 290 m to 7005 County Road 9 (432901000105300)
- Minimum Distance Separation I shall be a maximum of 375 m to 7131 County Road 9 (432901000111900)
- Number of Parking Sparces Required 31
- Number of Barrier Free Parking Spaces Required 2
- Loading Spaces maybe located in the interior side yard and rear yard
- The provisions of Outdoor Display and Sales and Outdoor Storage shall not apply.
- Altered Primary Outdoor Display and Sales and Outdoor Storage provisions:
  - May occur in all yards
  - Minimum front yard setback 6 m
  - Minimum exterior side yard setback 7 m
  - Minimum rear yard setback 3 m
  - Shall be included in the maximum lot coverage
- Altered Landscaping provisions:
  - Landscape buffer shall be required a maximum of 1.5 m in width from property lines, no other landscaping screen or buffer is required
  - Minimum of 11 trees shall be planted on site
  - No landscaping is required for parking or loading spaces.

### **13.42 Special Provision for 3815 County Road 124 (432901000700605)**

Formerly AGC-6 (in Zoning By-law 06-54). Listed on draft mapping as RU-1.

Notwithstanding the regulations of the Rural Zone, the following shall apply on lands subject to the 13.42 site-specific provision.

#### **13.42.1 Altered Site & Building Regulations:**

Notwithstanding the regulations in Sec. 6.3, the following altered regulations apply:

- No additional landscaping will be required in the parking lot.
- No additional curbs or wheel stops are required for parking or loading spaces.
- No additional tree planting is required.

### **13.43 Special Provision for 7051 County Road 9 (432901000105302)**

Formerly AGC-7 (in Zoning By-law 06-54). Listed on draft mapping as AC-6.

Notwithstanding the regulations of the Agricultural Crossroads (AC) Zone, the following shall apply on lands subject to the 13.43 site-specific provision.

13.43.1 Prohibited Uses:

- Single Detached Dwelling
- Residential Uses

13.43.2 Additional Permitted Uses:

In addition to the list of permitted uses in Sec. 6.1, the following uses are permitted:

- Agriculturally Related Machine Repair Shop
- Accessory Display

13.43.3 Prohibited Accessory Uses:

- Accessory and Primary Outdoor Storage
- Accessory Outdoor Sales Area

13.43.4 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.4, the following altered regulations apply:

- Minimum Lot Area 4.0 ha
- Number of Parking Spaces Required 71
- Loading Spaces may be located in rear side yard
- Minimum Distance Separation I shall be maximum of 450 m to 7164 County Road 9 (432901000112300)
- Minimum Distance Separation I shall be maximum of 215 m to 7131 County Road 9 (432901000111900)
- Minimum Distance Separation I shall be a maximum of 225 m to 7005 County Road 9 (432901001005300)
- Accessory Display will be located in the front yard and exterior side yard setback a minimum of 7.25 m from the front property line and a minimum of 8 m from the exterior side yard.
- This Accessory Display will be shown on the implementing site plan.
- Accessory Display Area to be no larger than 485 m<sup>2</sup>.
- Accessory Display Area shall meet the maximum height provisions applicable to buildings and structures.
- Landscape buffer shall be required a minimum of 1.5 m in width from property lines.
- Minimum of 90 trees shall be planted on the site.
- No landscaping is required for parking, loading, or truck spaces.

- Treed berm will be placed from the southwest corner following 50 m along west property line and 50 m along south property line, originating at the southwest corner.
- Berm will be 2 m in height and 1.5 m in width and will be treed.
- Definition – Agriculturally Related Machine Repair Shop
  - Shall be defined as a building, structure, and/or clearly defined space on a lot that is used for the servicing, repair, and maintenance of such machinery and equipment, including but not limited to trucks, self-propelled equipment, tractors trailers, tractors, harvesters, combines and tillage equipment, and the sale of related parts and products for agricultural and business community.

### **13.44 Special Provision for 9783 6/7 Sideroad Nottawasaga (432901001127900)**

Formerly AGC-8 (in Zoning By-law 06-54). Listed on draft mapping as AG-29.

Notwithstanding the regulations of the Agricultural Zone, the following shall apply on lands subject to the 13.44 site-specific provision.

#### 13.44.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 6.1, the following uses are permitted:

- Agricultural Research and Training Centre

#### 13.44.2 Prohibited Uses:

- Single Detached Dwelling

#### 13.44.3 Accessory Use Prohibited:

- Accessory Bed and Breakfast
- Accessory Dwelling Unit
- Accessory farm produce roadside retail stand
- Accessory farm produce sales outlet
- Accessory farm winery or cidery
- Home Occupation
- Home Industry
- Single detached apartment

#### 13.44.3 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Maximum Zone Area 0.78 ha
- Maximum Gross Floor Area for all Buildings 1200 m<sup>2</sup>
- Agricultural Research and Training Centre require:

- 40 parking spaces
- 2 barrier free parking spaces
- No loading spaces
- A maximum of 24 events per calendar year are permitted with greater than 30 and up to 120 people, with no more than 1 event of this size held in a week.
- A maximum of 100 events per calendar year are permitted with 30 or fewer attendees. For the purposes of the total numbers of events, where multiple events are held in a day, each individual event is counted separately towards the total maximum number of

Definition – Agricultural Research and Training Centre

- Means a centre focused on research and training on sustainable and climate – friendly farm practices, to be accommodated indoors and outdoors, and includes year-round on –farm education through farm tours and the preparation and tasting of farm products as part of the education of farm practices.

**13.45 Special Provision for 3829 Concession 12 Sunnidale (432904000321002)**

Formerly AGI-1 (in Zoning By-law 06-54). Listed on draft mapping as EP1-4.

Notwithstanding the regulations of the Environmental Protection – Natural Heritage Zone, the following shall apply on lands subject to the 13.45 site-specific provision.

13.45.1 Permitted Uses:

In addition to the list of permitted uses in Sec. 12.1, the following uses are permitted:

- Meat smoking and processing operation

13.45.2 Prohibited Uses:

- Meat processing shall not include the slaughter of livestock on the premises.

13.45.3 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 12.2, the following altered regulations apply to the meat smoking and processing operation:

- Maximum Building Size 240 m<sup>2</sup>

**13.46 Special Provision for 7280 County Road 9 (432901000112200)**

Formerly AGI-3 (in Zoning By-law 06-54). Listed on draft mapping as AG-31.

Notwithstanding the regulations of the Agricultural (AG) Zone, the following shall apply on lands subject to the 13.46 site-specific provision.

13.46.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 6.1, the following uses are permitted:

- Dairy Products Plant
- Agricultural processing plant
- Agricultural produce warehouse

13.46.2 Accessory Uses Restricted to:

- Accessory retail outlet associated with a permitted agricultural processing plant
- Accessory retail outlet
- Accessory office
- Accessory display and sales

13.46.3 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply to the zone area:

- |                              |         |
|------------------------------|---------|
| ▪ Minimum Lot Area           | 0.10 ha |
| ▪ Minimum Lot Frontage       | 10 m    |
| ▪ Minimum Front Yard         | 0.5 m   |
| ▪ Minimum Rear Yard          | 0.5 m   |
| ▪ Minimum Interior Side Yard | 0.5 m   |
| ▪ Maximum Lot Coverage       | 60%     |
| ▪ Maximum Building Height    | 30 m    |

**13.47 Special Provision for 1617 County Road 42 (432901000208300)**

Formerly AGI-4 (in Zoning By-law 06-54). Listed on draft mapping as RU-2.

Notwithstanding the regulations of the Rural (RU) Zone, the following shall apply on lands subject to the 13.47 site-specific provision.

13.47.1 Permitted Uses restricted to:

- Agricultural processing plant specifically related to birdseed

13.47.2 Accessory Uses restricted to:

- Accessory retail outlet associated with the agricultural processing plant, combined with a farm produce sales outlet, to a total maximum of 350 m<sup>2</sup> in gross floor area
- Accessory agricultural buildings and structures
- Accessory and primary open storage
- Accessory office
- Accessory display and sales

13.47.3 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.3, the following altered regulations apply:

- Minimum number of parking stalls 13
- A landscaping buffer is required to be installed along the north and south perimeters of the parking area to a minimum width of 1.5 m. Neither trees nor landscaping screens are required along the lot boundaries or along the perimeter of the parking area
- Two loading stalls are to be provided directly abutting the rear of the retail/warehousing building. Provided the loading stalls are in this location, no additional screening shall be required
- A garbage receptacle is to be placed directly abutting the rear of the retail/warehouse building. The garbage receptacle is to be screened on the south side by a working room. Provided the garbage receptacle is in this location; no additional screening shall be required.

### **13.48 Special Provision for 4559 County Road 124 (432901000705400)**

Formerly AGI-5 (in Zoning By-law 06-54). Listed on draft mapping as AC-7.

Notwithstanding the regulations of the Agricultural Crossroad (AC) Zone, the following shall apply on lands subject to the 13.48 site-specific provision.

#### **13.48.1 Permitted Uses Restricted to:**

In addition to the list of permitted uses in Sec. 6.1, the following uses are permitted:

- Contractor's shop and contractor's yard associated with landscaping and supply and services (including a sprinkler system)
- Cold Storage
- Agricultural produce warehouse

#### **13.48.2 Accessory Uses Restricted to:**

- Accessory and primary open storage
- Accessory office associate with the contractor's shop, contractor's yard and landscaping supply and services
- Accessory display and sales associated with contractor's shop, contractor's yard and landscaping and supply and services
- Retail supply and sale landscaping services, products, materials and items

#### **13.48.3 Altered Site & Building Regulations:**

Notwithstanding the regulations in Sec. 6.4, the following altered regulations apply:

- Maximum Zone Area 1.2 ha

- Maximum size of buildings for the contractor's shop and contractor's yard associated with landscaping supply and services 416 m<sup>2</sup>
- Existing accessory storage sheds to a maximum of 75 m<sup>2</sup> combined floor area
- Location of the existing storage shed no less than 1.5 m from the side lot line
- Retail supply and sale of landscaping services, products, materials and items to a maximum of 250 m<sup>2</sup>

### **13.49 Special Provision for 1042 Klondike Park Road (432904000315150)**

Formerly AGI-6 (in Zoning By-law 06-54). Listed on draft mapping as AG-32.

Notwithstanding the regulations of the Agricultural (AG) Zone, the following shall apply on lands subject to the 13.49 site-specific provision.

#### 13.49.1 Prohibited Permitted Uses:

- Single Detached Dwelling
- Residential Uses

### **13.50 Special Provision for 4491 Concession 12 (432904000319100)**

Formerly AGI-7 (in Zoning By-law 06-54). Listed on draft mapping as AG-42.

Notwithstanding the regulations of the Agricultural (AG) Zone, the following shall apply on lands subject to the 13.50 site-specific provision.

#### 13.50.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 6.1, the following uses are permitted:

- Cannabis cultivation
- Cannabis production facility

#### 13.50.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Minimum Lot Coverage for buildings and structures related to cannabis shall be 10%
- Cannabis cultivation shall be located in a fully enclosed building or a greenhouse. Hoop houses are not permitted.
- Cannabis production shall be located in a fully enclosed building.
- Cannabis production facilities and/or indoor cannabis cultivation including associated buildings, parking and loading areas and security fencing shall be setback a minimum distance of: 22 metres from the north lot line for the office; 40 metres to the north lot line for storage buildings; 100 metres to the north lot line for processing and cultivation; 21 metres from the north interior side lot line; 72 metres from the east lot line; 185 metres from the south lot line and 130 metres from the west lot line.

- The maximum gross floor area dedicated to processing, research, analytical testing and sales is 1% of the lot area to a maximum gross floor area of 3,820 m2.

### **13.51 Special Provision for 6954 County Road 9 (432901000105501)**

Formerly AGI-8 (in Zoning By-law 06-54). Listed on draft mapping as AC-9.

Notwithstanding the regulations of the Agricultural Crossroads (AC) Zone, the following shall apply on lands subject to the 13.51 site-specific provision.

#### **13.51.1 Altered Permitted Uses:**

In addition to the list of permitted uses in Sec. 6.1, the following uses are permitted:

- Cannabis cultivation
- Cannabis production facility

#### **13.51.2 Altered Site & Building Regulations:**

Notwithstanding the regulations in Sec. 6.4, the following altered regulations apply:

- Maximum Lot Area 34.5 ha
- Maximum Lot Coverage for buildings and structures related to cannabis shall be 5%
- Cannabis cultivation can be located outdoors in an area no larger than 18,000 m2 and otherwise shall be located in a fully enclosed building, greenhouse or hoop house.
- All cannabis production shall be located in a fully enclosed building.
- All indoor and outdoor cannabis cultivation, cannabis production facilities, associated buildings, parking and loading areas, and security fencing shall be setback to the lot lines of sensitive uses a minimum distance of: 150 metres from the north lot line; 50 metres from the east lot line; 90 metres from the south lot line and 120 metres from to the west lot lines.
- All indoor and outdoor cannabis cultivation, cannabis production facilities, associated buildings, parking and loading areas, and security fencing shall be setback a minimum distance of: 150 metres from the north lot line; 50 metres from the east lot line; 90 metres from the south lot line and 88 metres from the west lot lines
- The maximum gross floor area dedicated to processing, research, analytical testing and sales is 1% of the lot area to a maximum gross floor area of 3,450 square metres.

### **13.52 Special Provision for 1824 Fairgrounds Road North (432901000500101)**

Formerly AGK-1 (in Zoning By-law 06-54). Listed on draft mapping as AG-34.

Notwithstanding the regulations of the Agricultural (AG) Zone, the following shall apply on lands subject to the 13.52 site-specific provision.

#### **13.52.1 Altered Permitted Uses:**

In addition to the list of permitted uses in Sec. 6.1, the following uses are permitted:

- Kennel

#### 13.52.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Minimum setback from a kennel use from any lot line 75 m
- Maximum number of canines permitted 15

### **13.53 Special Provision for 7933 Highway 26 (432901000219301)**

Formerly AGK-2 (in Zoning By-law 06-54). Listed on draft mapping as AG-35.

Notwithstanding the regulations of the Agricultural (AG) Zone, the following shall apply on lands subject to the 13.53 site-specific provision.

#### 13.53.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 6.1, the following uses are permitted:

- Kennel

#### 13.53.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Maximum number of canines 10

### **13.54 Special Provision for 6773 30/31 Sideroad (432901000802402)**

Formerly AGK-3 (in Zoning By-law 06-54). Listed on draft mapping as AG-36.

Notwithstanding the regulations of the Agricultural (AG) Zone, the following shall apply on lands subject to the 13.54 site-specific provision.

#### 13.54.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 6.1, the following uses are permitted:

- Kennel

#### 13.54.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Maximum number of canines 15

### **13.55 Special Provision for 1550 Concession 6 North Nottawasaga (432901000807801)**

Formerly AGK-4 (in Zoning By-law 06-54). Listed on draft mapping as AG-37.

Notwithstanding the regulations of the Agricultural (AG) Zone, the following shall apply on lands subject to the 13.55 site-specific provision.

#### 13.55.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 6.1, the following uses are permitted:

- Kennel
- Day Use – Kennel

- Over Night Use - Kennel

#### 13.55.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Maximum number of canines (day use) 20
- Maximum number of canines (night use) 15
- Minimum number of kennel parking spaces 6
- Maximum area of the kennel runs 1120 m<sup>2</sup>
- Maximum area of the kennel building 143 m<sup>2</sup>
- 2 m wood board fence required around the perimeter of the area zoned for the kennel.

### **13.56 Special Provision for 11323 County Road 10 (432904000232500)**

Formerly AGK-5 (in Zoning By-law 06-54). Listed on draft mapping as AG-38.

Notwithstanding the regulations of the Agricultural (AG) Zone, the following shall apply on lands subject to the 13.56 site-specific provision.

#### 13.56.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 6.1, the following uses are permitted:

- Kennel
- Accessory Uses of the Agricultural (AG) Zone
- Accessory groom service and retail area of no greater than 28 m<sup>2</sup>.

#### 13.56.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.2, the following altered regulations apply:

- Maximum area for the kennel area 1740 m<sup>2</sup>
- Minimum area for the outdoor dog play area 112 m<sup>2</sup>
- Minimum area for indoor dog play area 56 m<sup>2</sup>
- Notwithstanding the 50 m setback from the principle dwelling for an accessory dwelling unit located in an accessory building, an accessory dwelling unit can be built within the AG-38 zone area.

### **13.57 Special Provision for 5273 County Road 9 (432904000209000)**

Formerly C1-4 (in Zoning By-law 06-54). Listed on draft mapping as C3-1.

Notwithstanding the regulations of the Commercial (C3) Zone, the following shall apply on lands subject to the 13.57 site-specific provision.

#### 13.57.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 9.1, the following uses are permitted:

- Plumbing contractor shop and office

### 13.57.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 9.4, the following altered regulations apply:

- Minimum Lot Area (private sewage disposal)      2500 m<sup>2</sup>
- Parking spaces for Business Office:                      1 space per 20 m<sup>2</sup> of gross floor area
- Parking spaces: 2 additional parking spaces over the number per use
- Landscape screening or fence is not required between loading space and residential use
- Truck deliveries are permitted to back in from the street
- The plumbing contractor shop and office shall not exceed 35% of the total gross floor area of the ground floor area.

### **13.58 Special Provision for 7662 Highway 26 (432901000212901)**

Formerly C1-6 (in Zoning By-law 06-54). Listed on draft mapping as C3-2.

Notwithstanding the regulations of the Commercial (C3) Zone, the following shall apply on lands subject to the 13.58 site-specific provision.

#### 13.58.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 9.1, the following uses are permitted:

- Restaurant including a drive through or take-out restaurant
- Drive through associated with such uses as a bank, pharmacy, grocery store, or like uses
- Gas Bar
- Motor Vehicle Washing Facility

#### 13.58.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 9.4, the following altered regulations apply:

- Minimum number of stories shall be:                      1

### **13.59 Special Provision for 201 Huron Street (432902000219100)**

Formerly C1-7 (in Zoning By-law 06-54). Listed on draft mapping as C1-1.

Notwithstanding the regulations of the Community Hub Commercial (C1) Zone, the following shall apply on lands subject to the 13.59 site-specific provision.

#### 13.59.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 9.1, the following uses are permitted:

- Daycare centre
- Museum

#### 13.59.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 9.2, the following altered regulations apply:

- Maximum Front Yard 2.5 m
- Minimum Number of Stories 1
- Maximum Lot Coverage 90%

### **13.60 Special Provision for 230, 232, 234 and 236 Huron Street and 217 Ontario Street (ARN)**

Formerly C1-8 (in Zoning By-law 06-54). Listed on draft mapping as C3-3.

Notwithstanding the regulations of the Commercial (C3) Zone, the following shall apply on lands subject to the 13.60 site-specific provision.

#### 13.60.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 9.1, the following uses are permitted:

- Light custom workshop

#### 13.60.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 9.4, the following altered regulations apply:

- Garage or overhead bay doors are not permitted to face Ontario or Huron Street

### **13.61 Special Provision for 143 and 145 Mill Street (432903000131800,432903000131800)**

Formerly C1-9 (in Zoning By-law 06-54). Listed on draft mapping as C1-2.

Notwithstanding the regulations of the Community Hub Commercial (C1) Zone, the following shall apply on lands subject to the 13.61 site-specific provision.

#### 13.61.1 Prohibited Uses:

- Dry Cleaning Establishment

#### 13.61.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 9.2, the following altered regulations apply:

- Minimum Number of Parking Spaces 10 (including barrier free)
- Minimum Number of Barrier Free Spaces 1
- No Loading Spaces Required
- Parking Area shall be located a minimum of .9m from the interior side lot line
- Landscaping Requirements shall be limited to planting beds located in the parking lot as set out on the site plan
- No on-site snow storage is required.

### **13.62 Special Provision for 12384 County Road 10 (432904000314400)**

Formerly C2-2 (in Zoning By-law 06-54). Listed on draft mapping as C3-4.

Notwithstanding the regulations of the Commercial (C3) Zone, the following shall apply on lands subject to the 13.62 site-specific provision.

13.62.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 9.1, the following uses are permitted:

- Retail Store

13.62.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 9.4, the following altered regulations apply:

- New development shall have a minimum setback from the existing residential building on an adjacent lot 15 metres
- Parking standards for restaurant (take out or drive through) shall be 2 spaces per 20 square metres
- A solid noise fence shall be placed along the west side of the stacking lane to the Township's satisfaction, and a sound impact study shall not be required

**13.63 Special Provision for 7117 Highway 26 (432902000123900)**

Formerly C2-3 (in Zoning By-law 06-54). Listed on draft mapping as C3-5.

Notwithstanding the regulations of the Commercial (C3) Zone, the following shall apply on lands subject to the 13.63 site-specific provision.

13.63.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 9.1, the following uses are permitted:

- Retail Store

13.63.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 9.4, the following altered regulations apply:

- Maximum entrance width at Highway 26 12.57 m
- Required number of parking stalls 12
- Minimum stacking lane setback from the west residential use lot boundary 2 m
- Minimum landscaping screen width adjacent to drive through stacking lane 2 m
- Snow Storage requirements as a percent of the total parking and loading areas 24%

**13.64 Special Provision for 2802 County Road 42 (432901000112500)**

Formerly C2-4 (in Zoning By-law 06-54). Listed on draft mapping as C3-6.

Notwithstanding the regulations of the Commercial (C3) Zone, the following shall apply on lands subject to the 13.64 site-specific provision.

13.64.1 Permitted Uses Restricted to:

- Restaurant and drive through
- Gas Bar

- Art gallery or artist studio
- Retail Store
- One Accessory Apartment
- Farmers Market

13.64.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 9.4, the following altered regulations apply:

- No permanent buildings or structures shall be located or installed within 15 metres of the limit of the County Road 42 and County Road 9, unless an exception to this requirement has been approved in writing by the County of Simcoe, in accordance with the County Road Setback By-law
- Notwithstanding any contrary provisions, snowmobile parking maybe permitted in accordance with an approved site plan within 1.5 m of the south property line but shall not interfere with vehicular parking
- Maximum size of Outdoor Display and Sales is 54 m<sup>2</sup>
- Notwithstanding stacking lane requirements, a minimum of 3 parking spaces before the order board and minimum of 9 parking spaces between the order board and the transition window shall be required
- Minimum number of vehicular parking spaces shall be 54

**13.65 Special Provision for 794047 County Road 124 (432901000906703)**

Formerly C2-5 (in Zoning By-law 06-54). Listed on draft mapping as C3-7.

Notwithstanding the regulations of the Commercial (C3) Zone, the following shall apply on lands subject to the 13.65 site-specific provision.

13.65.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 9.4, the following altered regulations apply:

- Minimum Front Yard Setback to existing gas pump 5.7 m
- Minimum Front Yard Setback to existing gas pump canopy 1.5 m
- Minimum number of required parking spaces 23 spaces
- Minimum number of loading spaces 1 loading space
- Location of loading space permitted to encroach a maximum of 7.5 m beyond the front wall of the main building
- Minimum setback from stacking lane to property line 1.3 m

**13.66 Special Provision for 1247 County Road 42 (432901000209301)**

Formerly C3-1 (in Zoning By-law 06-54). Listed on draft mapping as C3-8.

Notwithstanding the regulations of the Commercial (C3) Zone, the following shall apply on lands subject to the 13.66 site-specific provision.

13.66.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 9.1, the following uses are permitted:

- Building Supply Outlet
- Motor vehicle leasing establishment
- Commercial Self Storage facility
- Contractors yard
- Garden centre
- Mobile home or trailer sales, service and display centre
- Motel or hotel
- Motor vehicle repair and sales establishment
- Plant nursery
- Prefabricated building sales and display centre
- Retail Store
- Restaurant
- Farmer's Market
- Truck Terminal
- Veterinary clinic
- Farm Implement outlet
- Gas bar
- Light equipment sales, service and rental
- Marnie sales and service

**13.67 Special Provision for 2585 9/10 Sideroad Sunnidale  
(432904000222800)**

Formerly C3-2 (in Zoning By-law 06-54). Listed on draft mapping as C3-18.

Notwithstanding the regulations of the Commercial (C3) Zone, the following shall apply on lands subject to the 13.67 site-specific provision.

13.67.1 Permitted Uses Restricted to:

- Recreational vehicle Sales and Service and Parts Supply

**13.68 Special Provision for 1247 County Road 42 (432901000209301)**

Formerly C3-3 (in Zoning By-law 06-54). Listed on draft mapping as C3-10.

Notwithstanding the regulations of the Commercial (C3) Zone, the following shall apply on lands subject to the 13.68 site-specific provision.

13.68.1 Permitted Uses Restricted to:

- Garden centre
- Motor Vehicle leasing establishment
- Motor Vehicle sales establishment
- Motor Vehicle repair establishment
- Marnie sales and service
- Mobile home or trailer sales, service and display center
- Motel or hotel
- Plan nursery
- Restaurant, but not a drive through restaurant
- Retail store
- Farmer Market
- Truck Terminal providing services to a winery, brewery or food related business or industry
- Accessory retail or wholesale sales establishment
- Accessory enclosed storage or equipment or supplies
- Accessory outdoor display and sales

13.68.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 9.4, the following altered regulations apply:

- Notwithstanding the definition of a Truck Terminal, good and materials may be stored on-site for a period of up to four months prior to being transferred or re-shipped
- In association with an active Truck Terminal use, goods or materials may be temporarily stored in licensed truck trailers in designated and appropriately screened truck trailers storage/parking areas. Screening requirements for such truck trailer storage/parking areas shall be the same as those established in for outdoor storage areas and truck loading areas
- Truck Trailer storage/parking spaces shall be considered loading spaces, loading spaces used for the storage or parking of truck trailers may be constructed of a porous pavement surface or a stabilized grass surface (i.e. porous grass paving grid surface).

- A landscaping screen shall be required along the entire northerly and easterly lot lines and a landscape buffer shall be required along all other lot lines
- The development of, or use of the lands in accordance with the permitted uses of this site, shall require full compliance with the general and zone provisions, unless stipulated otherwise.

### **13.69 Special Provision for 236 Huron Street (432902000115143)**

Formerly C3-4 (in Zoning By-law 06-54). Listed on draft mapping as C3-11.

Notwithstanding the regulations of the Commercial (C3) Zone, the following shall apply on lands subject to the 13.69 site-specific provision.

13.69.1 Permitted Uses are restricted to:

- Motor vehicle repair establishment within the existing building
- All uses under the Community Hub Commercial (C1)
- Light Custom workshop

13.69.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 9.4, the following altered regulations apply:

- Community Hub Commercial (C1) provisions shall apply to the entire lot
- Garage or overhead bay doors are not permitted to face Huron Street

### **13.70 Special Provision for 234 Huron Street (432902000115140)**

Formerly C3-5 (in Zoning By-law 06-54). Listed on draft mapping as C3-12.

Notwithstanding the regulations of the Commercial (C3) Zone, the following shall apply on lands subject to the 13.70 site-specific provision.

13.70.1 Permitted Uses restricted to:

- Recreational vehicle sales and display within the northern 20 metres of the existing parking lot
- All uses under the Community Hub Commercial (C1)
- Light custom workshop

13.70.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 9.4, the following altered regulations apply:

- Community Hub Commercial (C1) provisions shall apply to the entire lot
- Garage or overhead bay doors are not permitted to face Huron Street

### **13.71 Special Provision for 7106 Highway 26 (432901000204701)**

Formerly C3-6 (in Zoning By-law 06-54). Listed on draft mapping as C3-12.

Notwithstanding the regulations of the Commercial (C3) Zone, the following shall apply on lands subject to the 13.71 site-specific provision.

13.71.1 Altered or Additional Provisions:

Notwithstanding the regulations of Sec. 9.4, the following altered regulations apply:

- Minimum Lot Frontage 40 m
- Minimum Front Yard 5 m
- New Development and outside display area shall have a minimum setback from any residential building, other than a residential building on the same lot: 15 m

**13.72 Special Provision for 15 Station Street (432901001013810)**

Formerly C3-7 (in Zoning By-law 06-54). Listed on draft mapping as C3-13.

Notwithstanding the regulations of the Commercial (C3) Zone, the following shall apply on lands subject to the 13.72 site-specific provision.

13.72.1 Permitted Uses Limited to:

- Building Supply Outlet
- Outdoor Storage
- Outdoor Display and Sales

13.72.2 Altered or Additional Provisions

Notwithstanding the regulations of Sec. 9.4, the following altered regulations apply:

- Minimum Lot Area .47 ha
- Minimum Front Yard Setback 3 m
- Exterior Side Yard Setback 3 m
- Two entrances will be permitted
- Loading spaces none required
- Parking spaces none required
- Landscaping Screens
  - 1.8 m high solid board fence along frontage
  - 1.8 m high solid board fence along west side lot line and measured 19 m front lot line
  - 1.8 m high solid board fence along east side lot line measured 13 m from front lot line
- Landscape Buffering: Tree planting along frontage, 7 coniferous trees are required.
- Outdoor storage and Outdoor Display and Sales Area maximum 500 m<sup>2</sup>.
- No curbing or asphaltting required.

**13.73 Special Provision for 7603 Highway 26 (432901000217800)**

Formerly C4-1(H4) (in Zoning By-law 06-54). Listed on draft mapping as C3-13(H4).

Notwithstanding the regulations of the Commercial (C3) Zone, the following shall apply on lands subject to the 13.73 site-specific provision.

13.73.1 Altered Permitted Uses:

Notwithstanding the regulations of Sec. 9.1, the following uses are prohibited:

- Outdoor storage is prohibited

13.73.2 Altered or Additional Provisions:

Notwithstanding the regulations of Sec. 9.4, the following altered regulations apply:

- Setback from a Rural Zone or Rural lot line: 8 m (Including parking areas and structures)
- Additional landscaping buffers shall be placed along the front yard as well as interior side yards, and a landscape plan shall be provided to the satisfaction of the Township as part of the site plan approval process;
- Parking areas shall be paved with asphalt.

**13.74 Special Provision for 4473 County Road 124 (432901000704500)**

Formerly C4-2 (in Zoning By-law 06-54). Listed on draft mapping as C3-15.

Notwithstanding the regulations of the Commercial (C3) Zone, the following shall apply on lands subject to the 13.74 site-specific provision.

13.74.1 Permitted Primary Uses Restricted To:

- Retail store;
- Wholesale retail outlet;
- Building supply outlet;
- Garden centre;
- Plant nursery;
- Pool and patio supply outlet;

13.74.2 Permitted Accessory Uses Restricted To:

- Accessory outdoor storage

13.74.3 Altered or Additional Provisions:

Notwithstanding the regulations of Sec. 9.4, the following altered regulations apply:

- Minimum interior side yard (south lot line applicable to an addition of up to 120 square metres): 4 metres
- Development is permitted on private water and sanitary services.

**13.75 Special Provision for 100 Grand Trunk Road (432901000205721)**

Formerly C4-3(H31) (in Zoning By-law 06-54). Listed on draft mapping as C3-16.

Notwithstanding the regulations of the Commercial (C3) Zone, the following shall apply on lands subject to the 13.75 site-specific provision.

#### 13.75.1 Altered or Additional Provisions:

Notwithstanding the regulations of Sec. 9.1, the following uses are permitted:

- Permit 'Medical Clinic' as additional permitted use.
- Remove 'Building Supply Outlet' & 'Banquet Halls' as permitted uses.
- Art gallery
- Financial service establishment
- Fitness centre
- Garden centre
- Government, business and professional offices
- Personal service shop
- Place of entertainment
- Restaurant including a drive through restaurant
- Retail store
- Wholesale retail outlet

#### 13.75.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 9.4, the following altered regulations apply:

- Reduce the minimum number of required loading spaces for Building No. 1 (i.e., Retail Grocery Store) from four (4) loading spaces to one (1) loading space.
- Reduce the minimum required exterior side yard setback from 15 m to 9 m.
- Remove the maximum front yard setback requirement of 5 m from the subject lands.
- Include a minimum required height requirement of 5.5 m for all commercial buildings

#### 13.75.3 At such time as the Holding Symbol (H31) is removed, the following uses shall be permitted on the lands:

- Hotel

### **13.76 Special Provision for 137 Mill Street (432903000132100)**

Formerly CM (in Zoning By-law 06-54). Listed on draft mapping as C1-3.

Notwithstanding the regulations of the Community Hub Commercial (C1) Zone, the following shall apply on lands subject to the 13.76 site-specific provision.

#### 13.76.1 Permitted Uses:

In addition to the list of permitted uses in Sec. 9.1, the following uses are permitted:

- All permitted uses of Section 9.1 Community Hub Commercial (C1); and
- Brewery (only permitted in primary building)

The following accessory uses are permitted:

- Accessory Buildings limited to permitted uses of Section 9.1 Community Hub Commercial (C1) Zone;
- Accessory outdoor display and sales;
- Staff or public amenity area; and
- Staff or public parking area.

#### 13.76.2 Zone Provisions:

Notwithstanding the regulations of Sec. 9.4, the following altered regulations apply:

- Minimum Lot Area: 9000 m<sup>2</sup>
- Minimum Lot Frontage: 80 m
- Minimum Front Yard: 0 m
- Maximum Front Yard: 2 m (applies to buildings not structures)
- Minimum Rear Yard: 0 m unless adjoining a Residential Zone where the minimum setback shall be 5 m
- Minimum Interior Side Yard: 0 m unless adjoining a Residential Zone where the minimum setback shall be 4 m
- Minimum Exterior Side Yard: 0 m
- Maximum Lot Coverage: 65%
- Maximum Height of Principal Buildings: 14 m
- Maximum Height of Accessory Buildings: 10 m
- Maximum Limit of Accessory Buildings: No Limit
- Maximum Height of Exhaust Stacks: 15 m
- Total Number of Parking Spaces: 60
- Parking Stall Minimum Widths: 2.7 m
- Minimum landscaping screen between parking spaces on subject property and residential or commercial zoned property: 4 m
- Minimum landscaping screen between parking area and Edward Street: 4 m
- No snow storage will be provided on site

- Total number of barrier free parking spaces: 4
- Minimum loading space separation from a lot line of a residential use: 24 m
- Landscaping for parking and loading may be provided outside of the interior parking area on the same lot
- Notwithstanding any other requirements of 1.8 metre solid wood fence shall be provided along eastern property line, terminating 4 m back from Edward Street, terminating 2.4 m back from Elizabeth Street.

**13.77 Special Provision for 247 Margaret Street (432901000209400)**

Formerly DA-1 (in Zoning By-law 06-54). Listed on draft mapping as FD-1.

Notwithstanding the regulations of the Future Development (FD) Zone, the following shall apply on lands subject to the 13.77 site-specific provision.

13.77.1 Additional Permitted Uses:

Notwithstanding the regulations of Sec. 8.1, the following uses are permitted:

- Golf course and driving range with accessory structures and uses

**13.78 Special Provision for 7603 Highway 26 (432901000217800)**

Formerly DA-2 (in Zoning By-law 06-54). Listed on draft mapping as FD-2.

Notwithstanding the regulations of the Future Development (FD) Zone, the following shall apply on lands subject to the 13.78 site-specific provision.

13.78.1 Additional Permitted Uses:

Notwithstanding the regulations of Sec. 8.1, the following uses are permitted:

- Livestock, including any cattle, chickens, turkeys, or other fowl, fur bearing animals, pigs and hogs are permitted until 13 February 2009 or, until occupancy is granted for on the adjacent property to the south which is zoned C4-1(H).

**13.79 Special Provision for 4916 County Road 9, 10434 County Road 10 & 5080 County Road 9 (432904000216200, 432904000217300 & 432904000215500)**

Formerly DA-3 (in Zoning By-law 06-54). Listed on draft mapping as FD-3.

Notwithstanding the regulations of the Future Development (FD) Zone, the following shall apply on lands subject to the 13.79 site-specific provision.

13.79.1 Additional Permitted Uses:

Notwithstanding the regulations of Sec. 8.1, the following uses are permitted:

- Livestock are permitted until 11th day of January, 2019

13.79.2 Additional Provisions:

Notwithstanding the regulations of Sec. 8.2, the following altered regulations apply:

- No buildings or structures will be permitted in association with the livestock use

- Livestock are permitted on approximately 34.71 ha of the subject lands as shown on Schedule “1” of the By-law

### **13.80 Special Provision for 16 Whitetail Drive (43290400023200)**

Formerly EP-6 (in Zoning By-law 06-54). Listed on draft mapping as EP2-1.

Notwithstanding the regulations of the Hazard (EP2) Zone, the following shall apply on lands subject to the 13.80 site-specific provision.

#### 13.80.1 Additional or Altered Provision:

Notwithstanding the regulations of Sec. 12.3, the following altered regulations apply:

- A driveway from Whitetail Drive may be established and maintained through the EP2-1 Zone to serve the residential use in the adjacent EP1-6 Zone

### **13.81 Special Provision for 1426 Centre Line Road (432901000202000)**

Formerly EP-7 (in Zoning By-law 06-54). Listed on draft mapping as EP1-10.

Notwithstanding the regulations of the Natural Heritage (EP1) Zone, the following shall apply on lands subject to the 13.81 site-specific provision.

#### 13.81.1 Permitted Uses Restricted To:

Notwithstanding the regulations of Sec. 12.1, the following uses are permitted:

- Conservation Use
- Wildlife Management
- Passive Recreation Uses
- Flood and Erosion Control Works

### **13.82 Special Provision for 6372 County Road 10 (432904000201000)**

Formerly EP-08 (in Zoning By-law 06-54). Listed on draft mapping as EP1-2.

Notwithstanding the regulations of the Natural Heritage (EP1) Zone, the following shall apply on lands subject to the 13.82 site-specific provision.

#### 13.82.1 Additional Permitted Uses:

Notwithstanding the regulations of Sec. 12.1, the following uses are permitted:

- Water supply
- Settling pond

### **13.83 Special Provision for 2056 and 2100 Concession 8 South (432901001015000 & 432901001015210)**

Formerly EP-09 (in Zoning By-law 06-54). Listed on draft mapping as EP1-12.

Notwithstanding the regulations of the Natural Heritage (EP1) Zone, the following shall apply on lands subject to the 13.83 site-specific provision.

#### 13.83.1 Additional Uses:

Notwithstanding the regulations of Sec. 12.1, the following uses are permitted:

- An existing driveway for a residential dwelling

**13.84 Special Provision for 6901 County Road 9 (432901000105200)**

Formerly EX1 (in Zoning By-law 06-54). Listed on draft mapping as EX-1.

Notwithstanding the regulations of the Extractive Industrial (EX) Zone, the following shall apply on lands subject to the 13.84 site-specific provision.

13.84.1 Permitted Uses:

Notwithstanding the regulations of Sec. 11.1, the following uses are permitted:

- Extraction of aggregate above the water table;
- Portable processing and associated equipment but not including asphalt or concrete plants;
- Produce farm or livestock farm;
- Temporary stockpiles of aggregate extracted on the premises;
- Temporary stockpiles of topsoil from the extracted site.

13.84.2 Zone Provisions:

Notwithstanding the regulations of Sec. 11.8, the following altered provisions apply:

- Minimum Lot Area No minimum
- Minimum Lot Frontage No minimum
- Minimum Access must be secured by a registered easement where no frontage is available Minimum Front Yard: 15 m
- Minimum Rear Yard 15 m
- Minimum Interior Side Yard 15 m
- Minimum Exterior Side Yard 15 m
- Extraction of Aggregate will not occur below the elevation level of 250.5 m
- Extraction of Aggregate will occur above the water table 1.5 m
- Yard requirements shall apply to all aggregate extraction and processing activities.
- No buildings or structures are permitted other than extraction equipment and portable processing equipment utilized in on-site operations. No on-site operations servicing or refueling of portable extraction or processing equipment is permitted in the area zoned for extraction uses. Such uses may occur only in the area zoned as the processing area.
- All extraction and portable processing areas shall be screened and buffered from visibility from public roads and residential, commercial, recreational and institutional uses.

- No fuel storage is permitted.
- In addition, the applicant will be required to undertake a water monitoring program to the satisfaction of the Township of Clearview and the Nottawasaga Valley Conservation Authority.

### **13.85 Special Provision for 4769 Highway 26 (432904000312700)**

Formerly EX-1 (in Zoning By-law 06-54). Listed on draft mapping as EX-2.

Notwithstanding the regulations of the Extractive Industrial (EX) Zone, the following shall apply on lands subject to the 13.85 site-specific provision.

#### 13.85.1 Additional Permitted Uses:

Notwithstanding the regulations of Sec. 11.1, the following uses are permitted:

- Asphalt Plant (Permanent)

#### 13.85.2 Additional or Altered Provisions:

Notwithstanding the regulations of Sec. 11.8, the following altered provisions apply:

- Minimum Front Yard Setback for an Asphalt Plant: 270 m (but shall not include existing truck parking or staging areas)

### **13.86 Special Provision for 212 Scott Street (432902000100600)**

Formerly INR1-1 (in Zoning By-law 06-54). Listed on draft mapping as I-3.

Notwithstanding the regulations of the Institutional (I) Zone, the following shall apply on lands subject to the 13.86 site-specific provision.

#### 13.86.1 Permitted Uses Limited To:

- No primary or accessory buildings and structures shall be permitted to expand or enlarge beyond those that existed on May 1, 1996.

### **13.87 Special Provision for 301 Junction Road (432901000204579)**

Formerly INR1-2 (in Zoning By-law 06-54). Listed on draft mapping as C3-17.

Notwithstanding the regulations of the Commercial (C3) Zone, the following shall apply on lands subject to the 13.87 site-specific provision.

#### 13.87.1 Additional Permitted Uses:

- Clinic, Medical
- Dwelling Unit, Apartment
- Business or Professional Office
- Personal Service Shop
- Bake Shop
- Restaurant

#### 13.87.2 Altered or Additional Provisions:

- Maximum Height of Principal Buildings and Structures 18 m
- Maximum Height of Accessory Buildings 7 m

- Minimum Number of Loading Spaces 2 spaces

### **13.88 Special Provision for 5195 Highway 26 (432904000312300)**

Formerly MA-1 (in Zoning By-law 06-54). Listed on draft mapping as AR-1.

Notwithstanding the regulations of the Airport Related Employment (AR) Zone, the following shall apply on lands subject to the 13.88 site-specific provision.

#### 13.88.1 Additional Permitted Uses:

- Single Detached Dwelling;
- Apartment Dwelling

#### 13.88.2 Altered or Additional Provisions:

- No more than four (4) dwelling units within the apartment dwelling.
- Parking for special events may be provided on site on temporary grass parking areas.

### **13.89 Special Provision for 6833 33/34 Sideroad (432901000548400)**

Formerly MA-2 (H16) and MA-2 (H17) (in Zoning By-law 06-54). Listed on draft mapping as AR-2 (H16) and AR-2 (H17).

Notwithstanding the regulations of the Airport Related Employment (AR) Zone, the following shall apply on lands subject to the 13.89 site-specific provision.

#### 13.89.1 Permitted Uses:

- Aircraft sales, service, display and rental
- Aircraft hangar
- Aircraft taxiways
- Aeronautical manufacturing, processing, repairing, fabricating and assembly operations
- Airport-related warehouse
- Airport-related light equipment sales and rental establishments
- Airport-related research establishments, including laboratories
- Airport-related offices
- Aircraft fueling station
- Aircraft or airport-related outdoor storage
- Airport-related truck/transportation or shipping terminal
- Existing agricultural uses
- Flight school

#### 13.89.2 Accessory Uses:

- Restaurant, except a drive-through or drive-in
- Accessory outdoor storage
- Accessory retail outlet
- Accessory temporary accommodation associated with a flight school
- Accessory administrative offices.

#### 13.89.3 Prohibited Uses:

In addition to the uses generally prohibited in Section 11.1 of the By-law, the following uses shall also be prohibited:

- Inns, hotels and motels
- Large format commercial uses
- Residential Uses
- Uses resulting in the production of steam or other exhaust, glare, the attraction of birds, the production of electronic signal interference, or any other uses which would negatively impact the long term operation and economic role of the adjacent airport

#### 13.89.4 Zone Provisions

- Minimum Lot Area: 0.4 ha
- Minimum Lot Frontage: 40 m
- Minimum Front Yard: 7.5 m
- Minimum Rear Yard: 5 m where adjacent to an industrial zone category 15 m where adjacent to a non-industrial zone category
- Minimum Interior Side Yard: 2 m where adjacent to an industrial zone category 15 m where adjacent to a non-industrial zone category
- Minimum Exterior Side Yard: 7.5 m
- Maximum Lot Coverage: 60%
- Maximum Height: 24 m
- Individual on-site water or sewage services shall not be permitted.
- Wet industrial/commercial uses shall only be permitted on fully municipal services and shall be subject to the serviced design capability to handle such uses.
- Notwithstanding any general provisions to the contrary in Sections 1 and 2 of the By-law:
  - The boundaries of the AR exception zone shall be strictly scaled and shall not be subject to interpretation.
  - Maximum height requirements shall apply to all buildings, structures, monuments (including flag poles), signs, utility equipment, machinery, landscaping materials, or other vertical projection.
  - Where a building spans across multiple AR exception zone categories, the building may be terraced, stepped-back, or use height transitions in order to comply with the maximum height of the given zone.
  - Any temporary use that may cause short-term contravention of the bylaw as a result of construction or site works, such as the use of cranes or creation of excessive dust, shall be coordinated with the adjacent airport authority and the Township of Clearview prior to such a use being commenced or established.

- Obstruction lighting shall be installed on all buildings and structures and any other objects where required by Transport Canada’s Canadian Aviation Regulations, in accordance with federal regulations.
- Additional or altered parking provisions:
  - Aircraft hangar: a required parking ratio of one (1) space per 200 m<sup>2</sup> of gross floor area shall apply.
  - Airport-related warehouse: a required parking ratio of one (1) space per 200 m<sup>2</sup> of gross floor area shall apply.
  - Accessory temporary accommodation associated with a flight school: a required parking ratio of one (1) space per student room shall apply.
- A restaurant may be established in a detached building or may stand alone on a lot, separate from other airport-related uses. A restaurant may not be erected in a given phase prior to the construction of a primary airport-related use, and must have staff or on-site users in numbers sufficient to necessitate the need in such phase.
- An accessory retail outlet shall be permitted for the purpose of sale of goods and materials produced on the premises and shall be limited to a maximum GFA of 10% of the total GFA of the primary use.
- Fuel sales shall be permitted provided that an agreement has been entered into with the adjacent airport authority that contemplates such sales.

**13.90 Special Provision for 6833 33/34 Sideroad (432901000548400)**

Formerly MA-3 (H16) and MA-3 (H17) (in Zoning By-law 06-54). Listed on draft mapping as AR-3 (H16) and AR-3 (H17).

Notwithstanding the regulations of the Airport Related Employment (AR) Zone, the following shall apply on lands subject to the 13.90 site-specific provision.

13.90.1 Altered Provision:

- The following maximum height requirement shall apply where a property is marked with an AR-90 zone exception
  - Maximum Height: 10 m

All other permitted uses and provisions of the AR-90 zone shall apply.

**13.91 Special Provision for 6833 33/34 Sideroad (432901000548400)**

Formerly MA-4 (H16) and MA-4 (H17) (in Zoning By-law 06-54). Listed on draft mapping as AR-4 (H16) and AR-4 (H17).

Notwithstanding the regulations of the Airport Related Employment (AR) Zone, the following shall apply on lands subject to the 13.91 site-specific provision.

13.91.1 Altered Provision:

- The following maximum height requirement shall apply where a property is marked with an AR-91 zone exception
  - Maximum Height 24 m

All other permitted uses and provisions of the AR-90 zone shall apply.

### **13.92 Special Provision for 6372 County Road 9 (432904000201000)**

Formerly M3-99 (in Zoning By-law 06-54). Listed on draft mapping as EX-3.

Notwithstanding the regulations of the EX Zone, the following shall apply on lands subject to the 13.92 site-specific provision.

#### 13.92.1 Altered Permitted Uses:

Notwithstanding the list of permitted uses in Sec. 11.1, all uses of the EX zone are permitted except:

- Licensed pit and quarry

### **13.93 Special Provision for 7674 County Road 91 (432901000223002)**

Formerly MG-4 (in Zoning By-law 06-54). Listed on draft mapping as EMP2-1.

Notwithstanding the regulations of the General Employment (EMP2) Zone, the following shall apply on lands subject to the 13.93 site-specific provision.

#### 13.93.1 Permitted Primary Uses Restricted To:

- All Restricted Industrial Uses
- Motor Vehicle Repair Establishment
- Motor Vehicle Body-shops
- Marine Sales and Service Establishments
- Motor Vehicle Sales and Service Establishments
- Recreational Vehicle Sales and Service Establishments
- Farm Implement and Supplies Outlets
- Building Supply Outlets
- Construction Yards and Contractor Yards
- Truck or Transportation Terminals
- Towing Compound
- Primary Outdoor Storage

#### 13.93.2 Permitted Accessory Uses Restricted To:

- Accessory Outdoor Storage

### **13.94 Special Provision for 9523 County Road 10 (432904000106400)**

Formerly MR-1(H1) (in Zoning By-law 06-54). Listed on draft mapping as EMP2-2(H1).  
Notwithstanding the regulations of the General Employment (EMP2) Zone, the following shall apply on lands subject to the 13.94 site-specific provision.

13.94.1 Permitted Primary Uses Restricted To:

- Warehouses; and
- Light equipment sales and rental establishments

13.94.2 Additional Permitted Primary Uses:

- Transportation Terminal;
- Truck terminal
- Contractor shop and/or yard;
- Garden centre; and,
- Antique shop

13.94.3 Additional Permitted Uses:

- All materials uses of the MR Zone with the exception that outdoor storage of any waste materials;
- An accessory boarding house limited to employees of a business on the premises only;
- An accessory dwelling unit.

**13.95 Special Provision for 56 Wellington Street West (432903000137312)**

Formerly MR-7 (in Zoning By-law 06-54). Listed on draft mapping as EMP1-1.

Notwithstanding the regulations of the Light Employment (EMP1) Zone, the following shall apply on lands subject to the 13.95 site-specific provision.

13.95.1 Additional Permitted Uses:

- Construction yard or contractor yards; or,
- Transportation terminal;
- Truck terminal

**13.96 Special Provision for 7685 County Road 9 (432903000137303)**

Formerly MR-8 (in Zoning By-law 06-54). Listed on draft mapping as EMP1-2.

Notwithstanding the regulations of the Light Employment (EMP1) Zone, the following shall apply on lands subject to the 13.96 site-specific provision.

13.96.1 Additional Permitted Uses:

- Transportation terminal;
- Truck terminal;

- Metals recycling transfer station.

13.96.2 Zone Provisions or Additional or Altered Provisions:

- Minimum Rear Yard: 3 m
- Minimum Interior Side Yard (West): 0 m for the existing buildings on the west property line
- Minimum Interior Side Yard (West): 2 m for all other buildings
- Minimum Interior Side Yard (East): 7.5 m
- Maximum Lot Coverage: 75%
- Number Parking Spaces: 8
- Barrier Free Parking Spaces: 1
- Loading Spaces: 1
- Primary outdoor storage will have no setback requirements from the property lines of the subject property;
- Primary outdoor storage shall not be permitted to be closer to the front lot line than the front wall of the primary building, and will be required to be located behind a 2 m high solid board or metal fence or gate;
- A minimum 2 m high solid board or metal fence or gate will be required around the perimeter of the property, except the front yard;
- The fence along the front yard, will be setback behind the front wall of the primary building;
- Recycling bins, when stacked will not be higher than the perimeter fence located around the property;
- An industrial use is permitted to be located within 15 m to an institutional building;
- Snow storage will not be required on site and will be permitted to be hauled off site;
- Metal recycling transfer station will be permitted to occur inside buildings and outdoors behind the required fencing and behind the front wall of the primary building;
- Landscaping on site will be satisfied by the minimum 2 m high solid board or metal fence which will be placed around the perimeter of the site, except along the front yard where fencing will be placed behind the front wall of the primary building;
- Development is permitted to occur on partial/private services; and,
- Driveway permitted to be a minimum of 9 m and maximum 36 m in width.

### **13.97 Special Provision for 6029 Highway 26 (432904000310000)**

Formerly MR-9 (in Zoning By-law 06-54). Listed on draft mapping as EMP2-3

Notwithstanding the regulations of the General Employment (EMP2) Zone, the following shall apply on lands subject to the 13.97 site-specific provision.

#### 13.97.1 Additional Permitted Uses:

- Auto wrecking and salvage yard;
- A single detached dwelling.

### **13.98 Special Provision for 1858 and 1872 County Road 7 (432901000300200 & 432901000300300)**

Formerly MR-11 (in Zoning By-law 06-54). Listed on draft mapping as EMP2-4

Notwithstanding the regulations of the General Employment (EMP2) Zone, the following shall apply on lands subject to the 13.98 site-specific provision.

#### 13.98.1 Additional Permitted Uses:

- Accessory single detached dwelling;
- Ancillary office building;

#### 13.98.2 Altered Site & Building Regulations:

- Minimum Front Yard for single detached dwelling: 8 metres
- Minimum Front Yard for ancillary office building: 6 metres
- Minimum Interior Side Yard for Storage Units: 6 metres
- Minimum Interior Side Yard for existing single detached dwelling: 2.5 metres
- Notwithstanding the parking provisions, two regular parking spaces and one barrier free parking space will be required;
- Notwithstanding the loading provisions, no loading spaces will be required;
- Notwithstanding Section 2.19.17(g), the hard surfacing will be located from the northern property line measured 21 metres south, except that at the westerly property line measured easterly 18 metres, hard surfacing will be located from the northern property line 27 metres south.

### **13.99 Special Provision for 9 Greengage Road (432904000210026)**

Formerly MR-11 (in Zoning By-law 06-54). Listed on draft mapping as EMP2-5.

Notwithstanding the regulations of the General Employment (EMP2) Zone, the following shall apply on lands subject to the 13.99 site-specific provision.

#### 13.99.1 Additional Permitted Uses:

- Indoor Baseball Practice Facility;

#### 13.99.2 Altered Provisions:

- Minimum number of parking spaces: 32

Includes two spaces for persons with disabilities

### **13.100 Special Provision for 7674 County Road 91 (432901000223002)**

Formerly MR-13 (in Zoning By-law 06-54). Listed on draft mapping as EMP1-3.

Notwithstanding the regulations of the Light Employment (EMP1) Zone, the following shall apply on lands subject to the 13.100 site-specific provision.

13.100.1 Permitted Uses Limited to:

- Commercial Self Storage Facility
- That notwithstanding Section 5.12 a commercial self-storage facility may be permitted on private services until such time as municipal infrastructure is available.

### **13.101 Special Provision for 90 Edward Street East (432903000104600)**

Formerly MW-1 (in Zoning By-law 06-54). Listed on draft mapping as WMI-1.

Notwithstanding the regulations of the Waste Management Industrial (WMI) Zone, the following shall apply on lands subject to the 13.101 site-specific provision.

13.101.1 Permitted Uses Restricted to:

- Closed landfill site

### **13.102 Special Provision for 2220 Fairgrounds Road North (432901000500950)**

Formerly REC-1 (in Zoning By-law 06-54). Listed on draft mapping as EP1-5.

Notwithstanding the regulations of the Natural Heritage (EP1) Zone, the following shall apply on lands subject to the 13.102 site-specific provision.

13.102.1 Permitted Uses Limited to:

- Campgrounds

### **13.103 Special Provision for 2220 Fairgrounds Road North (010-005-00950)**

Formerly REC-2 (in Zoning By-law 06-54). Listed on draft mapping as OS1-2.

Notwithstanding the regulations of the OS1 Zone, the following shall apply on lands subject to the 13.103 site-specific provision.

13.103.1 Altered Permitted Uses:

- Truck and Tractor Pull;
- Demolition Derby;
- Mud Bog Competition

The additional or altered provisions shall be limited to no more than two (2) occurrences per year.

**13.104 Special Provision for Part of Lot 8 and Part of the North and South Halves of Lot 9, Concession 4, Formerly Creemore (432903000137758)**

Formerly REC-3 (in Zoning By-law 06-54). Listed on draft mapping as OS2-1.

Notwithstanding the regulations of the OS2 Zone, the following shall apply on lands subject to the 13.104 site-specific provision.

13.104.1 Permitted Uses Restricted To:

- Walking trails;
- Municipal well;
- Water treatment facility.

**13.105 Special Provision for Part of Lot 8 and Part of the North and South Halves of Lot 9, Concession 4, Formerly Creemore (432903000137757)**

Formerly REC-4 (in Zoning By-law 06-54). Listed on draft mapping as OS2-2.

Notwithstanding the regulations of the OS2 Zone, the following shall apply on lands subject to the 13.105 site-specific provision.

13.105.1 Permitted Uses Restricted To:

- Walking trails;
- Drainage channel;
- Stormwater management facilities.

**13.106 Special Provision for 7956889 Grey Rd 19 (432901001211600)**

Formerly RECC-1 (in Zoning By-law 06-54). Listed on draft mapping as OS1-3.

Notwithstanding the regulations of the OS1 Zone, the following shall apply on lands subject to the 13.106 site-specific provision.

13.106.1 Permitted Uses Limited To:

In addition to the list of permitted uses in Sec. 12.5, the following uses are permitted:

- Outdoor recreational facilities including picnic areas, tennis courts, playgrounds and playing fields;
- Passive recreation trails;
- Conservation uses.

No buildings are permitted.

**13.107 Special Provision for 1547 County Road 42 (432901000208500)**

Formerly RU-1 (in Zoning By-law 06-54). Listed on draft mapping as RU-2/WP.

Notwithstanding the regulations of the RU Zone, the following shall apply on lands subject to the 13.107 site-specific provision.

#### 13.107.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 5.18, the following altered regulations apply:

- Minimum number of spaces required for the existing structures: 34 spaces

### **13.108 Special Provision for 7623 Poplar Side Road (432901000712700)**

Formerly RU-2 (in Zoning By-law 06-54). Listed on draft mapping as RC-2.

Notwithstanding the regulations of the RC Zone, the following shall apply on lands subject to the 13.108 site-specific provision.

#### 13.108.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 6.5, the following uses are permitted:

- Antique store, pottery studio, arts and crafts gallery or studio;
- Boutique;
- Café;
- Dwelling unit in a portion of a non-residential building;
- Garden or nursery centre;
- Veterinary clinic;
- Specialty food store

#### 13.108.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.5, the following altered regulations apply:

- Maximum gross floor area for a garden or nursery centre: 100 m<sup>2</sup>

### **13.109 Special Provision for 3571 Hogback Road (432904000118110) & 3581 Hogback Road (432904000118105)**

Formerly RU-3 (in Zoning By-law 06-54). Listed on draft mapping as EP1-7.

Notwithstanding the regulations of the EP1 Zone, the following shall apply on lands subject to the 13.109 site-specific provision.

#### 13.109.1 Altered or Additional Provisions:

- All habitable buildings or structures on the lands shall be flood proofed to a minimum opening elevation of 0.15 metres above the centre line of the municipal road adjacent to the lot.

### **13.110 Special Provision for 9976 County Road 10 (432904000129200)**

Formerly RU-5 (in Zoning By-law 06-54). Listed on draft mapping as RU-3.

Notwithstanding the regulations of the RU Zone, the following shall apply on lands subject to the 13.110 site-specific provision.

#### 13.110.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 6.3, the following uses are permitted:

- Taxidermy studio.

#### **13.111 Special Provision for 5649 County Road 9 (432904000203620)**

Formerly RU-6 (in Zoning By-law 06-54). Listed on draft mapping as EP1-8.

Notwithstanding the regulations of the EP1 Zone, the following shall apply on lands subject to the 13.111 site-specific provision.

##### 13.111.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 12.2, the following uses are permitted:

- Cabinet making, woodworking shop, and as accessory to this use an office and showroom.

##### 13.111.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 12.2, the following altered regulations apply:

- No outside storage of goods or materials is permitted.

#### **13.112 Special Provision for 7266 36/37 Sideroad (432901000570201)**

Formerly RU-8 (in Zoning By-law 06-54). Listed on draft mapping as RU-4.

Notwithstanding the regulations of the RU Zone, the following shall apply on lands subject to the 13.112 site-specific provision.

##### 13.112.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.3, the following altered regulations apply:

- Minimum Lot Frontage: 10 metres

#### **13.113 Special Provision for 5820 County Road 64 (432901000325700)**

Formerly RU-9 (in Zoning By-law 06-54). Listed on draft mapping as RU-5.

Notwithstanding the regulations of the RU Zone, the following shall apply on lands subject to the 13.113 site-specific provision.

##### 13.113.1 Permitted Uses Limited To:

- Produce farm;
- Conservation use;
- Wholesale topsoil operation;
- Outdoor storage for stockpiling of soil and other material

#### **13.114 Special Provision for Snowflake Lane (432901001209600)**

Formerly RU-10 (in Zoning By-law 06-54). Listed on draft mapping as RU-9.

Notwithstanding the regulations of the RU Zone, the following shall apply on lands subject to the 13.114 site-specific provision.

#### 13.114.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.3, the following altered regulations apply:

- Snowmaking reservoir pond;
- Accessory structures;
- Associated piping.

#### **13.115 Special Provision for 16 Whitetail Drive (432904000223200)**

Formerly RU-11 (in Zoning By-law 06-54). Listed on draft mapping as EP1-6.

Notwithstanding the regulations of the EP1 Zone, the following shall apply on lands subject to the 13.115 site-specific provision.

##### 13.115.1 Permitted Uses Limited To:

- Single detached dwelling;
- Conservation use;
- Forestry and maple syrup production; or,
- Passive recreation uses.

##### 13.115.2 Permitted Accessory Uses Limited To:

- Home occupation;
- Accessory dwelling unit;

##### 13.115.3 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 12.2, the following altered regulations apply:

- Minimum Development Area 5120 m<sup>2</sup>
- Maximum Development Area Coverage 20%
- Minimum Lot Frontage (Whitetail Drive) 20 m
- Minimum Front Yard Setback (measured from the 15 m south lot line, notwithstanding that the Exception 115 zone does not abut the south lot line)
- Minimum Rear Yard Setback (measured from the 0 m north Exception 115 Zone boundary)
- Minimum Interior Yard Setback (measured from the 4.5 m west lot line)
- Minimum Interior Yard Setback (measured from the 0m east Exception 115 Zone boundary)
- All other provisions of the EP1 Zone and the remainder of the Zoning By-law, not contrary to the special zone provisions above continue to apply.

#### **13.116 Special Provision for 5836 County Road 64 (432901000325702)**

Formerly RU-14 (in Zoning By-law 06-54). Listed on draft mapping as RU-6.

Notwithstanding the regulations of the RU Zone, the following shall apply on lands subject to the 13.116 site-specific provision.

#### 13.116.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 6.3, the following uses are permitted:

- Truck Terminal
- Wholesale Topsoil Storage and Screening Operation
- Outdoor Storage

#### 13.116.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.3, the following altered regulations apply:

- Minimum Front Yard 15 m
- Side Yard Setback from the west property line 14 m
- Principal Structure Height 19 m
- Maximum Number of Accessory Buildings No Limit other than that maximum lot coverage applies
- Maximum Gross Floor Area of All Accessory Buildings Not Applicable
- Minimum 30 m setback from the Environmental Protection (EP) Zone
- Minimum setbacks from the West Draw of the Lamont Creek will be as follows: fuel tank 55 m, shop/storage building 35 m
- No landscaping will be required along the eastern, or northern property line
- No landscaping is required for parking, loading or truck spaces
- Landscaping in the front yard will be a continuous row of evergreens
- Number of parking spaces required 28
- Number of loading spaces required 1
- Number of barrier free spaces required 2

### **13.117 Special Provision for 2800 3/4 Sideroad Sunnidale (432904000201003)**

Formerly RU-15 (in Zoning By-law 06-54). Listed on draft mapping as RU-10.

Notwithstanding the regulations of the RU Zone, the following shall apply on lands subject to the 13.117 site-specific provision.

#### 13.117.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.3, the following altered regulations apply:

- The minimum southern interior side yard in the Exception 117 zone shall be 15 m

### **13.118 Special Provision for 854 Sixth Street (432901001205505)**

Formerly RU-18 (in Zoning By-law 06-54). Listed on draft mapping as RU-9.

Notwithstanding the regulations of the RU Zone, the following shall apply on lands subject to the 13.118 site-specific provision.

13.118.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.3, the following altered regulations apply:

- Minimum Lot Frontage 20 m

### **13.119 Special Provision for 2745 3/4 Sideroad (432904000202800)**

Formerly RU-19 (in Zoning By-law 06-54). Listed on draft mapping as RU-7.

Notwithstanding the regulations of the RU Zone, the following shall apply on lands subject to the 13.119 site-specific provision.

13.119.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.3, the following altered regulations apply:

- Minimum Lot Frontage 17.8m

### **13.120 Special Provision for 2562 County Road 124 (432901000815300)**

Formerly RU-20 (in Zoning By-law 06-54). Listed on draft mapping as RU-8.

Notwithstanding the regulations of the RU Zone, the following shall apply on lands subject to the 13.120 site-specific provision.

13.120.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 6.3, the following uses are permitted:

- Single detached dwelling
- Passive recreation uses
- Conservation uses

13.120.2 Accessory Uses:

- Accessory Bed and Breakfast
- Accessory Dwelling Unit
- Home Industry
- Home Occupation

13.120.3 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 6.3, the following altered regulations apply:

- Maximum Size of Primary Building Footprint 200 m<sup>2</sup>
- Maximum Proposed Building Site for Primary Building 390 m<sup>2</sup>

- Maximum Size of Accessory Building Footprint 200 m<sup>2</sup>
- Maximum Size of Accessory Proposed Building Site 390 m<sup>2</sup>
- Minimum setback from the Environmental Protection (EP) Zone: 2.5 m

‘Proposed Building Site’ means that portion of the lot required to be altered to facilitate construction where construction of the primary building or accessory building can occur in accordance with the Building Footprint(s) noted above, but does not include driveways, laneways, on-site sewage system(s) and passive recreation use areas.

### **13.121 Special Provision for 3686 McCarthy Drive (432904000104705)**

Formerly RUK-1 (in Zoning By-law 06-54). Listed on draft mapping as EP1-9.

Notwithstanding the regulations of the EP1 Zone, the following shall apply on lands subject to the 13.121 site-specific provision.

#### 13.121.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 12.1, the following uses are permitted:

- Kennel

#### 13.121.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 12.2, the following altered regulations apply:

- Minimum Rear Yard: 4 metres
- Area Permitted for Kennel: 346 metres (18.9 m by 18.3 m)

### **13.122 Special Provision for 4250 Concession 12 (432904000323800)**

Formerly IN-4 (in Zoning By-law 06-54). Listed on draft mapping as RI-1.

Notwithstanding the regulations of the RI Zone, the following shall apply on lands subject to the 13.122 site-specific provision.

#### 13.122.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 10.3, the following altered regulations apply:

- Minimum Front Yard Setback 5 m

### **13.123 Special Provision for 154 Switzer Street (432904000220700)**

Formerly RS-1 (in Zoning By-law 06-54). Listed on draft mapping as R1-1.

Notwithstanding the regulations of the R1 Zone, the following shall apply on lands subject to the 13.123 site-specific provision.

#### 13.123.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.2, the following altered regulations apply:

- No dwelling shall be more than 33 metres from the front lot line;
- All openings of dwellings shall be at least 0.3 metres above the regulatory flood elevation of 219.58 metres

### **13.124 Special Provision for 2416 Concession 6 North (432901000569910)**

Formerly RS-3 (in Zoning By-law 06-54). Listed on draft mapping as R1-2.

Notwithstanding the regulations of the R1 Zone, the following shall apply on lands subject to the 13.124 site-specific provision.

#### 13.124.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.2, the following altered regulations apply:

- Maximum number of Accessory Buildings: 4
- Maximum Gross Floor Area of All Accessory Buildings: 128m<sup>2</sup>
- Notwithstanding Section 2.6.1.2 of By-law 06-54, the existing accessory building not exceeding 10.5m<sup>2</sup> may be located closer to the front lot line than the front wall of the primary building in its existing location.

### **13.125 Special Provision for 67 George Street (432903000101600)**

Formerly RS1-1 (in Zoning By-law 06-54). Listed on draft mapping as R2-11.

Notwithstanding the regulations of the R2 Zone, the following shall apply on lands subject to the 13.125 site-specific provision.

#### 13.125.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.3, the following altered regulations apply:

- Building Envelope 19.6 m by 44.6 m

### **13.126 Special Provision for 5156 County Road 9 (432904000215200)**

Formerly RS1-2 (in Zoning By-law 06-54). Listed on draft mapping as R1-3.

Notwithstanding the regulations of the R1 Zone, the following shall apply on lands subject to the 13.126 site-specific provision.

#### 13.126.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.2, the following altered regulations apply:

- Minimum Lot Frontage 18 m

### **13.127 Special Provision for 226 Charles Street (432902002216700)**

Formerly RS2-1 (in Zoning By-law 06-54). Listed on draft mapping as R2-1.

Notwithstanding the regulations of the R2 Zone, the following shall apply on lands subject to the 13.127 site-specific provision.

#### 13.127.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 7.3, the following uses are permitted:

- Fiveplex

#### 13.127.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.3, the following altered regulations apply:

- Minimum Yards:

- Interior Side (East) 1.2 m
- Interior Side (West) 1.7 m
- Minimum Landscaped Screen Width Adjacent to Parking Lot: 1 m

**13.128 Special Provision for 215 Mary Street (432903000137724)**

Formerly RS2-2 (in Zoning By-law 06-54). Listed on draft mapping as R2-2.

Notwithstanding the regulations of the R2 Zone, the following shall apply on lands subject to the 13.128 site-specific provision.

13.128.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.3, the following altered regulations apply:

- Notwithstanding the definition of height and maximum height, a turret and decorative roof elements shall not be included in the calculation of maximum height;
- Maximum Lot Area 600 m<sup>2</sup>
- Minimum Lot Frontage 15 m
- Minimum Exterior Side Yard 4 m
- Maximum Lot Coverage 50%
- Maximum Height of Principle and Structures: The lesser of 13 m or 3 stacked storeys, and the number of storeys shall be measured only in the principle portion of the building, and a floor above a garage or in a side split or back split unit shall not be considered an additional storey for the purposes of this by-law;
- There shall be a maximum of 76 lots, each developable as one single detached unit in the Exception 128 Zone;
- Where an accessory garage is located in a rear yard, no dwelling unit on the same lot shall be located within 6 m of the accessory garage;

**13.129 Special Provision for 225 Cedar Street (432902000211706)**

Formerly RS2-3 (in Zoning By-law 06-54). Listed on draft mapping as R2-3.

Notwithstanding the regulations of the R2 Zone, the following shall apply on lands subject to the 13.129 site-specific provision.

13.129.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.3, the following altered regulations apply:

- Minimum Lot Area 500 m<sup>2</sup>
- Maximum Lot Coverage 50%

**13.130 Special Provision for 235 John Street (432902000211700)**

Formerly RS2-4 (in Zoning By-law 06-54). Listed on draft mapping as R2-4.

Notwithstanding the regulations of the R2 Zone, the following shall apply on lands subject to the 13.130 site-specific provision.

#### 13.130.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.3, the following altered regulations apply:

- Minimum Lot Area 500 m<sup>2</sup>
- Minimum Front Yard 2.7 m
- Minimum Exterior Side Yard 0.27 m
- Maximum Lot Coverage 50%

### **13.131 Special Provision for 265 Superior Street (432902000120709) & 208 Thomas Street (432902000120710)**

Formerly RS2-5 (in Zoning By-law 06-54). Listed on draft mapping as R2-5.

Notwithstanding the regulations of the R2 Zone, the following shall apply on lands subject to the 13.131 site-specific provision.

#### 13.131.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.3, the following altered regulations apply:

- Minimum Lot Area 580 m<sup>2</sup>
- Maximum Lot Coverage 50%

### **13.132 Special Provision for 269 Superior Street (432902000120704)**

Formerly RS2-6 (in Zoning By-law 06-54). Listed on draft mapping as R2-6.

Notwithstanding the regulations of the R2 Zone, the following shall apply on lands subject to the 13.132 site-specific provision.

#### 13.132.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.3, the following altered regulations apply:

- Minimum Front Yard 3 m
- Maximum Lot Coverage 50%

### **13.133 Special Provision for 214 North Street (432902000314504)**

Formerly RS2-7 (in Zoning By-law 06-54). Listed on draft mapping as R2-7.

Notwithstanding the regulations of the R2 Zone, the following shall apply on lands subject to the 13.133 site-specific provision.

#### 13.133.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 7.3, the following uses are permitted:

- Parking Area or lot

### **13.134 Special Provision for 5328 County Road 9 (432904000211100)**

Formerly RS2-8 (in Zoning By-law 06-54). Listed on draft mapping as R2-8.

Notwithstanding the regulations of the R2 Zone, the following shall apply on lands subject to the 13.134 site-specific provision.

13.134.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.3, the following altered regulations apply:

- Minimum Exterior Side Yard 3.3m
- Allow development on partial services

**13.135 Special Provision for 11 Clarendon Street (432904000211102)**

Formerly RS2-9 (in Zoning By-law 06-54). Listed on draft mapping as R2-9.

Notwithstanding the regulations of the R2 Zone, the following shall apply on lands subject to the 13.135 site-specific provision.

13.135.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.3, the following altered regulations apply:

- Minimum Lot Area 668 m<sup>2</sup>
- Minimum Lot Frontage 16.5 m
- Allow development on partial services

**13.136 Special Provision for 115 George Street (432903000101702)**

Formerly RS2-10 (in Zoning By-law 06-54). Listed on draft mapping as R2-10.

Notwithstanding the regulations of the R2 Zone, the following shall apply on lands subject to the 13.136 site-specific provision.

13.136.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.3, the following altered regulations apply:

- Interior Side Yard Setback (W) 1.3 m
- Interior Side Yard Setback (E) 1.2 m
- Development can occur on partial services.

**13.137 Special Provision for 7142 Highway 26 (432902000104700)**

Formerly CT1-1 (in Zoning By-law 06-54). Listed on draft mapping as C2-1.

Notwithstanding the regulations of the C2 Zone, the following shall apply on lands subject to the 13.137 site-specific provision.

13.137.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 9.3, the following altered regulations apply:

- A minimum side yard of 1.0 metres shall be permitted where the side lot establishing the yard is fenced with a solid board fence with a minimum height of 1.5 metres;
- The landscape buffer strip required shall be reduced to a minimum of 1.0 metres in width and a requirement for a solid board fence no less than 1.5 metres in height

along the side lot lines and the rear lot line (along Weir Street) except for the area required for the laneway to/from the parking area. In the case of the rear line the solid fence shall be placed a minimum of 1.0 metres into the lot from the lot line and the landscaped buffer shall be placed between the lot line and fence; and,

- A minimum of seven (7) parking spaces are required for a therapy clinic of up to three (3) practitioners.

### **13.138 Special Provision for Tribute Subdivision (Part of Lot 8 and Part of the North and South Halves of Lot 9, Concession 4, Formerly Creemore)**

Formerly RS3-1 (H7) (in Zoning By-law 06-54). Listed on draft mapping as R2-12 (H7).

Notwithstanding the regulations of the R2 Zone, the following shall apply on lands subject to the 13.138 site-specific provision.

13.138.1 Permitted Uses Restricted to:

- Single detached dwelling

13.138.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.4, the following altered regulations apply:

- Notwithstanding the definition of height and maximum height, a turret and decorative roof elements shall not be included in the calculation of maximum height;
- Maximum Lot Coverage: 60%
- Maximum Height of Principle Buildings and Structures: The lesser of 13 m or 3 stacked storeys, and the number of storeys shall be measured only in the principal portion of the building, and a floor above a garage or in a side split or back split unit shall not be considered an additional storey for the purposes of this by-law;
- There shall be a maximum of 32 lots, each developable as one single detached dwelling unit in the Exception 138 Zone;
- Where an accessory garage is located in a rear yard, no dwelling unit on the same lot shall be located within 6 m of the accessory garage;

### **13.139 Special Provision for 29 Elizabeth Street East (432903000107201)**

Formerly RS3-2 (in Zoning By-law 06-54). Listed on draft mapping as R2-13.

Notwithstanding the regulations of the R2 Zone, the following shall apply on lands subject to the 13.139 site-specific provision.

13.139.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.3, the following altered regulations apply:

- Minimum Front Yard 11 m



Notwithstanding the regulations in Sec. 7.3, the following altered regulations apply:

- Maximum Height of Principal Buildings 11.5 m
- Maximum Lot Coverage 51%

### **13.144 Special Provision for 211 North Street (432902000314900)**

Formerly RS3-11 (in Zoning By-law 06-54). Listed on draft mapping as R2-18.

Notwithstanding the regulations of the R2 Zone, the following shall apply on lands subject to the 13.144 site-specific provision.

#### 13.144.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.3, the following altered regulations apply:

- Minimum Front Yard Setback for Garage 7 m
- Maximum Number of Accessory Buildings 1 per residential unit
- Maximum Gross Floor Area for All Accessory Structures 22 m<sup>2</sup>
- Southern lot line along North Street shall be recognized as the front lot line when determining frontage.
- Single-detached Dwelling(s)
- Minimum Lot Area 340 m<sup>2</sup>

### **13.145 Special Provision for 211 North Street (432902000314900)**

Formerly RS3-12 (in Zoning By-law 06-54). Listed on draft mapping as R2-19.

Notwithstanding the regulations of the R2 Zone, the following shall apply on lands subject to the 13.145 site-specific provision.

#### 13.145.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.3, the following altered regulations apply:

- Maximum Number of Accessory Buildings 1 per residential unit
- Maximum Gross Floor Area for All Accessory Structures 22 m<sup>2</sup>
- Single-detached Dwelling(s)
- Minimum Lot Area 340 m<sup>2</sup>

### **13.146 Special Provision for Lots 6 to 10, Lots 20 & 21, Blocks 22, 23, 27 & Part of Lot 5; and Part of Sidell Drive (Plan 51M-541); and Part of Park Lot 10 Plan 71, Formerly Nottawasaga**

Formerly RS3-13 (in Zoning By-law 06-54). Listed on draft mapping as R2-20.

Notwithstanding the regulations of the R2 Zone, the following shall apply on lands subject to the 13.146 site-specific provision.

#### 13.146.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.3, the following altered regulations apply:

- Minimum Lot Area 360 m<sup>2</sup>
- Minimum Lot Frontage 12 m
- Parking areas, whether temporary or permanent, serving single-detached, semi-detached, duplex and townhouse dwellings shall:
- Not be located on the landscaped open space portion of a front yard and/or side yard.
- Not cover an area larger than fifty-two percent (52%) for a single-detached, semi-detached and duplex dwelling or a townhouse dwelling of the total area of the front yard and/or side yard in which the parking area is located.

**13.147 Special Provision for 111 George Street (432903000101702) & 101 Edward Street East (432903000102600)**

Formerly RS3-14 (in Zoning By-law 06-54). Listed on draft mapping as R2-21 and R1-22.

Notwithstanding the regulations of the R2 Zone, the following shall apply on lands subject to the 13.147 site-specific provision.

13.147.1 Altered Permitted Uses:

Notwithstanding the regulations in Sec. 7.1, the following altered regulations apply:

- Only a single detached dwelling is a permitted use.

**13.148 Special Provision for 5202 County Road 9 (432904000212500)**

Formerly RS3-21 (in Zoning By-law 06-54). Listed on draft mapping as R2-23.

Notwithstanding the regulations of the R2 Zone, the following shall apply on lands subject to the 13.148 site-specific provision.

13.148.1 Altered Permitted Uses:

Notwithstanding the regulations in Sec. 7.1, primary permitted uses shall be restricted to:

- Single detached dwelling;

13.148.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.3, the following altered regulations apply:

- Minimum Development can occur on partial services.
- Parking lot width can be 45% wider than the lot frontage.
- Parking lot area can be 46% coverage of the total area of the front yard.

**13.149 Special Provision for 238 Warrington Road (432902000116400)**

Formerly RS4-1 (in Zoning By-law 06-54). Listed on draft mapping as R3-1.

Notwithstanding the regulations of the R3 Zone, the following shall apply on lands subject to the 13.149 site-specific provision.

13.149.1 Altered Permitted Uses:

Notwithstanding the regulations in Sec. 7.1, primary permitted uses shall be restricted to:

- Single detached dwelling;
- Accessory dwelling unit within single detached dwelling;
- One additional accessory dwelling unit in accessory detached building;

#### 13.149.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.4, the following altered regulations apply:

- Minimum Front Yard for existing dwelling: 4 metres
- Minimum Rear Yard for accessory apartment in a detached accessory building: 5.5 metres
- Minimum Exterior Side Yard for existing dwelling and accessory building: 3 metres

#### 13.149.3 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.4, the following altered for Accessory Apartment in Detached Accessory Building regulations apply:

- Minimum Habitable Area: 25 square metres
- Accessory dwelling unit shall not be greater than 50% of the gross floor area of the principle single detached dwelling including accessory dwelling unit within;
- Accessory dwelling unit in a detached building may occupy the entire accessory building;
- Accessory dwelling unit shall have separate sanitary and kitchen facilities; and,
- Accessory dwelling unit shall meet all other applicable provisions of the parent by-law and any other fire, health, safety, or occupancy regulations or by-laws.

### **13.150 Special Provision for Part of Lot 8 and Part of the North and South Halves of Lot 9, Concession 4, Formerly Creemore**

Formerly RS4-2 (in Zoning By-law 06-54). Listed on draft mapping as R3-2.

Notwithstanding the regulations of the R3 Zone, the following shall apply on lands subject to the 13.150 site-specific provision.

#### 13.150.1 Altered Permitted Uses:

Notwithstanding the regulations in Sec. 7.1, primary permitted uses shall be restricted to:

- Single detached dwelling;
- Duplex;
- Triplex;
- Fourplex;
- A home occupation in a single detached or duplex dwelling;

- In a triplex or fourplex dwelling unit, only a professional office as an accessory use located in a residential dwelling in accordance with the provisions contained in Section 2.11 is permitted, however notwithstanding those provisions, no employees other than residents of the dwelling unit shall be permitted and no external signage shall be permitted;

#### 13.150.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.4, the following altered regulations apply

- Notwithstanding the definitions of Section 4.0 of By-law 06-54, the following amended definition shall apply to lands zone Exception 150:
  - Notwithstanding the definition of height and maximum height, a turret and decorative roof elements shall not be included in the calculation of maximum height;
- Minimum Lot Areas:
 

▪ Single detached dwelling	530 m <sup>2</sup>
▪ Duplex	700 m <sup>2</sup>
▪ Triplex or Fourplex	980 m <sup>2</sup>
- Minimum Lot Frontages:
 

▪ Single detached or duplex dwelling	13.5 m
▪ Triplex or Fourplex	6 m per unit
- Minimum Interior Side Yard for Fourplex 3 m
- Maximum Height of Principle Buildings and Structures: The lesser of 13 m or 3 stacked storeys, and the number of storeys shall be measured only in the principle portion of the building, and a floor above a garage or in a side split or back split unit shall not be considered an additional storey for the purposes of this by-law;
- Maximum Number of Accessory Buildings:
 

▪ Single detached dwelling	1
▪ All other uses	2
- Maximum Gross Floor Area of Accessory Buildings:
 

▪ Triplex	63 m <sup>2</sup>
▪ Fourplex	86 m <sup>2</sup>
▪ All other uses	52 m <sup>2</sup>
- Minimum Required Driveway Width 3 m

- Maximum Dwelling Unit Count

24

- Outdoor Amenity Space:

- The amenity space for all units on a lot can be consolidated into a common area or combination of common areas on a lot;
- In addition to, and notwithstanding any provisions of By-law 06-54, the landscaped buffers and screens for Multiple Residential (3 or more units) zoned RS4-2 shall comply with the following provisions:
  - A landscaped buffer is not required along the front lot line and within the front yard;
  - For a side lot line, a landscaped buffer is required. The landscape buffer shall be located along the lot line between a location parallel to the main front wall and extend to the rear lot line;
  - Where a driveway abuts the side lot line, a landscaped buffer shall be reduced to 1 metre and a solid fence shall be built from a point on the side lot line located halfway between the main front wall and the main rear wall to the rear lot line; and,
  - Notwithstanding anything to the contrary, the landscape buffer and/or screen can be reduced to a minimum of 0.3 metre in width between an accessory building, a parking space, a parking aisle, an outdoor amenity area, and a lot line provided that a fence with a minimum height of 1.8 metres is included within the landscape buffer/screen;
- In addition to, and notwithstanding any provisions of By-law 06-54, the design of parking spaces and common parking areas for Multiple Residential (3 or more units) shall comply with the following provisions:
  - Pedestrian walkways shall not be required;
  - Parking shall be located no closer than 1 metre to an adjacent rear lot line, and 0.3 m to a side lot line, of a lot used or intended to be used for a residential use, provided that a fence with a minimum height of 1.8 m is included within the landscaped buffer/screen;
  - A parking area for a triplex or a fourplex shall not be permitted in the front yard; and,
  - Each parking aisle shall have a minimum width of 6 metres;
  - Where an accessory garage is located in a rear yard, no dwelling unit on the same lot shall be located within 6 metres of the accessory garage.

### **13.151 Special Provision for Part of Lot 8 and Part of the North and South Halves of Lot 9, Concession 4, Formerly Creemore**

Formerly RS4-3 (in Zoning By-law 06-54). Listed on draft mapping as R3-3.

Notwithstanding the regulations of the R3 Zone, the following shall apply on lands subject to the 13.151 site-specific provision.

#### **13.151.1 Altered Permitted Uses:**

Notwithstanding the regulations in Sec. 7.1, the following additional definition shall apply:

- Additional Definition: Dwelling, Sixplex Means a separate building containing six (6) dwelling units divided horizontally into two floors with each floor containing three (3) dwelling units.

#### **13.151.2 Altered Permitted Uses:**

Notwithstanding the regulations in Sec. 7.1, primary permitted uses shall be restricted to:

- Single detached dwelling;
- Duplex;
- Triplex;
- Fourplex;
- Sixplex;
- A home occupation, as an accessory use, in a single detached or a duplex dwelling;
- In a triplex, fourplex, or sixplex dwelling unit, only a professional office as an accessory use located in a residential dwelling in accordance with the provisions contained in Section 2.11 is permitted, however notwithstanding those provisions, no employees other than residents of the dwelling unit shall be permitted and no external signage shall be permitted;

#### **13.151.3 Altered Site & Building Regulations:**

Notwithstanding the regulations in Sec. 7.4, the following altered regulations apply

- Notwithstanding the definitions of this By-law, the following amended definition shall apply to lands zoned Exception 151:
  - Notwithstanding the definition of height and maximum height, a turret and decorative roof elements shall not be included in the calculation of maximum height;
- Minimum Lot Areas:

▪ Single detached dwelling	530 m <sup>2</sup>
▪ Duplex	700 m <sup>2</sup>
▪ Triplex or Fourplex	980 m <sup>2</sup>

- Sixplex 1200 m<sup>2</sup>
- Minimum Lot Frontages:
  - Single detached or duplex dwelling 15 m
  - Triplex or Fourplex 6 m per unit
  - Sixplex 5 m per unit
- Minimum Interior Side Yard for a Fourplex and Sixplex: 4 m
- Maximum Height of Principle Buildings and Structures: The lesser of 13 m or 3 stacked storeys, and the number of storeys shall be measured only in the principle portion of the building, and a floor above a garage or in a side split or back split unit shall not be considered an additional storey for the purposes of this by-law;
- Maximum Number of Accessory Buildings:
  - Single detached dwelling 1
  - All other uses 2
- Maximum Gross Floor Area of Accessory Buildings:
  - Sixplex 125 m<sup>2</sup>
  - Fourplex 86 m<sup>2</sup>
  - Triplex 63 m<sup>2</sup>
  - Other uses 52 m<sup>2</sup>
- Minimum Required Driveway Width 3 m
- Maximum Dwelling Unit Count 72
- Outdoor Amenity Space:
  - Notwithstanding anything to the contrary, the amenity space for all units on a lot can be considered into a common area or combination of common areas on a lot;
- In addition to, and notwithstanding any provisions of this By-law, the landscaped buffers and screens for Multiple Residential (3 or more units) zoned Exception 151 shall comply with the following provisions:
  - A landscaped buffer is not required along the front lot line and within the front yard;

- For a side lot line, a landscape buffer is required. The landscape buffer shall be located along the lot line between a location parallel to the main front wall and extend to the rear lot line;
- Where a driveway abuts the side lot line, a landscape buffer shall be reduced to 1 metre and a solid fence shall be built from a point on the side lot line located halfway between the main front wall and the main rear wall to the rear lot line; and,
- Notwithstanding anything to the contrary, the landscaped buffer and/or screen can be reduced to a minimum of 0.3 metre in width between an accessory building, a parking space, a parking aisle, an outdoor amenity area, and a lot line provided that a fence with a minimum height of 1.8 metres is included within the landscape buffer/screen;
- In addition to, and notwithstanding any provisions of By-law 06-54, the design of parking spaces and common parking areas for Multiple Residential (3 or more units) shall comply with the following provisions:
  - Pedestrian walkways shall not be required;
  - Parking shall be located no closer than 1 metre to an adjacent rear lot line, and 0.3 metres to a side lot line, of a lot used or intended to be used for a residential use provided that a fence with a minimum height of 1.8 metres is included within the landscaped buffer or screen;
- Where an accessory garage is located in a rear yard, no dwelling unit on the same lot shall be located within 6 m of the accessory garage.

**13.152 Special Provision for East and West Parts of Lot 25, Concession 1, Formerly Nottawasaga**

Formerly RS4-4 (in Zoning By-law 06-54). Listed on draft mapping as R3-4.

Notwithstanding the regulations of the R3 Zone, the following shall apply on lands subject to the 13.152 site-specific provision.

13.152.1 Altered Permitted Uses:

Notwithstanding the regulations in Sec. 7.1, primary permitted uses shall be restricted to:

- Triplex

13.152.2 Altered Permitted Uses:

Notwithstanding the regulations in Sec. 7.1, accessory permitted uses shall be restricted to:

- Home occupations

**13.153 Special Provision for 7662 Highway 26 (432901000212901)**

Formerly RS4-5 (in Zoning By-law 06-54). Listed on draft mapping as R3-5.

Notwithstanding the regulations of the R3 Zone, the following shall apply on lands subject to the 13.153 site-specific provision.

13.153.1 Altered Permitted Uses:

Notwithstanding the regulations in Sec. 7.1, additional permitted uses shall include:

- Townhouse of up to Eight (8) units per building

13.153.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.4, the following altered regulations apply:

- Minimum Front Yard for Attached Garage 8 m
- Minimum Exterior Side Yard 4 m

**13.154 Special Provision for 7662 Highway 26 (432901000212901)**

Formerly RS4-6 (in Zoning By-law 06-54). Listed on draft mapping as R3-6.

Notwithstanding the regulations of the R3 Zone, the following shall apply on lands subject to the 13.154 site-specific provision.

13.154.1 Altered Permitted Uses:

Notwithstanding the regulations in Sec. 7.1, additional permitted uses shall include:

- Townhouse of up to Eight (8) units per building

13.154.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.4, the following altered regulations apply:

- Minimum Lot Frontage 11 m

**13.155 Special Provision for 211 North Street (43290200031490)**

Formerly RS4-7 (in Zoning By-law 06-54). Listed on draft mapping as R3-7.

Notwithstanding the regulations of the R3 Zone, the following shall apply on lands subject to the 13.155 site-specific provision.

13.155.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.4, the following altered regulations apply:

- Minimum Interior Side Yard Setback 1.5 m
- Maximum Number of Accessory Buildings 1 per residential unit
- Maximum Gross Floor Area for All Accessory Structures: 22 m<sup>2</sup>
- Minimum Front Yard Setback 6 m

**13.156 Special Provision for Pt Lot 25, Concession 2**

Formerly RS4-8 (in Zoning By-law 06-54). Listed on draft mapping as R3-8.

Notwithstanding the regulations of the R4 Zone, the following shall apply on lands subject to the 13.156 site-specific provision.

13.156.1 Altered Permitted Uses:

Notwithstanding the regulations in Sec. 7.1, primary permitted uses shall be restricted to:

- Townhouses up to 5 units per building

#### 13.156.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.4, the following altered regulations apply:

- For the purposes of this zone the shortest lot line abutting the Condominium Road shall be considered the lot frontage.
- Minimum Front Yard 4.3 m and 6 m where the driveway abuts the dwelling
- Unenclosed porch may encroach into the Front Yard: 2 m
- Maximum Unenclosed Porch Size 2 m in depth and 4 m width
- Minimum Interior Side Yard to any other zone 2.74 m
- Minimum Interior Side Yard to Interior Property Line (between buildings): 2.19 m and 0 m on a shared wall
- Minimum Exterior Side Yard to the Condominium Road: 4 m
- Maximum Total Gross Floor Area for Accessory Buildings: 30 m<sup>2</sup>
- Maximum Number of Accessory Buildings 2

#### **13.157 Special Provision for Part Lots 42 & 49, Plan 196, Block 44, Plan 51M-839, Formerly Stayner (Aspen Ridge Phase 2)**

Formerly RS5-1 (in Zoning By-law 06-54). Listed on draft mapping as R4-1.

Notwithstanding the regulations of the R4 Zone, the following shall apply on lands subject to the 13.157 site-specific provision.

#### 13.157.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.5, the following altered regulations apply:

- Minimum Lot Area 185 m<sup>2</sup>
- Minimum Front Yard Setback for Attached Garage 8 m
- Minimum Interior Side Yard 1.5 m
- Encroachment for Front Porch into Minimum Front Yard 1 m
- Maximum Lot Coverage 60%

#### **13.158 Special Provision for Lots 6 to 10, Lots 20 & 21, Blocks 22, 23, 27 & Part of Lot 5; and Part of Sidell Drive (Plan 51M-541); and Part of Park Lot 10 Plan 71, Formerly Nottawasaga**

Formerly RS5-7 (in Zoning By-law 06-54). Listed on draft mapping as R4-2.

Notwithstanding the regulations of the R4 Zone, the following shall apply on lands subject to the 13.158 site-specific provision.

13.158.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.5, the following altered regulations apply:

- Minimum Lot Area 180 m<sup>2</sup>
- Minimum Exterior Side Yard 5.8 m
- Minimum Front Yard 8 m
- No driveway shall be located within 8.8 m of the intersection of the front lot line and the exterior side lot line on a corner lot.
- No driveway shall be located closer than 1.0 m to any lot line except for a shared driveway, driveways for multi-unit buildings, and with the exception that the access to the parking area may cross a lot line.

**13.159 Special Provision for 111 George Street (432903000101702) & 101 Edward Street East (432903000101702)**

Formerly RS5-8 (in Zoning By-law 06-54). Listed on draft mapping as R4-3.

Notwithstanding the regulations of the R4 Zone, the following shall apply on lands subject to the 13.159 site-specific provision.

13.159.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.5, the following altered regulations apply:

- Minimum Lot Area 170 m<sup>2</sup> per residential unit

**13.160 Special Provision for Part Lot 33 Plan 315; Part 1 RP 51R5173 121 Mary Street (030-001-04700)**

Formerly RS6-1 (in Zoning By-law 06-54). Listed on draft mapping as R4-4.

Notwithstanding the regulations of the R4 Zone, the following shall apply on lands subject to the 13.160 site-specific provision.

13.160.1 Altered Permitted Uses:

Notwithstanding the regulations in Sec. 7.1, primary permitted uses shall be restricted to:

- Apartment building(s) having a combined maximum of 72 dwelling units

13.160.2 Altered Permitted Uses:

Notwithstanding the regulations in Sec. 7.1, accessory permitted uses shall be restricted to:

- Accessory buildings
- Home occupations

13.160.3 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.5, the following altered regulations apply:

- Loading spaces are required to be setback a minimum of 3 m to property lines;
  - An apartment building may include an underground parking structure;
  - A landscape buffer having a minimum width of 16 m shall be provided along the exterior side yard (Edward Street);
  - No buildings or structures are permitted within the landscape buffer except the stormwater management pond, emergency road and utility infrastructure; and
  - Masonry or stone fences will be minimum height of 1 m along the southerly perimeter of all parking areas.
- |                                                    |                                         |
|----------------------------------------------------|-----------------------------------------|
| ▪ Minimum Lot Areas                                | 16,000 m <sup>2</sup>                   |
| ▪ Minimum Frontage                                 | 25 m                                    |
| ▪ Minimum Front Yard (West)                        | 55 m                                    |
| ▪ Minimum Rear Yard (East)                         | 15 m                                    |
| ▪ Minimum Exterior Side Yard (North)               | 10 m                                    |
| ▪ Minimum Exterior Side Yard (South)               | 65 m                                    |
| ▪ Maximum Lot Coverage                             | 20%                                     |
| ▪ Minimum Landscape Open Space                     | 60%                                     |
| ▪ Maximum Number of Stories                        | 3                                       |
| ▪ Maximum Height of Buildings to Peak              | 16 m                                    |
| ▪ Maximum Number of Accessory Buildings            | 7 (this will include utility buildings) |
| ▪ Maximum Gross Floor Area of Accessory Buildings: | 400 m <sup>2</sup>                      |
| ▪ Minimum Size of Loading Space                    | 3m x 9m                                 |

**13.161 Special Provision for Lots 10-14 Melville Street, Plan 296, Part Lot 9, 10 to 16 River Lane, Plan 410, Part Lot 36, Concession 9, Formerly Nottawasaga (23 Melville Street, 010-006-15300)**

Formerly RS6-2 (in Zoning By-law 06-54). Listed on draft mapping as R4-5.

Notwithstanding the regulations of the R4 Zone, the following shall apply on lands subject to the 13.161 site-specific provision.

**13.161.1 Altered Site & Building Regulations:**

Notwithstanding the regulations in Sec. 7.5, the following altered regulations apply:

- |                                    |                  |
|------------------------------------|------------------|
| ▪ Maximum Number of Dwelling Units | 22               |
| ▪ Minimum Dwelling Unit Size       | 34 square metres |

- Maximum Height of the fence on the northern property line will be 1.8 metres;
- No landscaping islands will be required for every 10 parking spaces;
- No landscaping screen will be required for the loading space;
- The loading space will be permitted to be located in front of the main wall of the building;
- The loading space access aisle will be permitted to be 6 metres in width;
- Parking space size will be permitted to be 2.75 metres by 5.8 metres;
- Disabled parking space size will be permitted to be 4.6 by 5.8 metres;
- Minimum parking aisle will be permitted to be 6 metres in width;
- Driveway width will be permitted to be 6 metres in width;
- Parking will be permitted to be located 2.5 metres from the north lot line and 1.5 metres from the front lot line;
- Minimum landscaping screen between the parking area and the adjacent residential property and lot lines will be 1.5 metres in width;
- The development will be permitted to develop on private services;
- Interior side yard setback on the northern property line in front of the building will be permitted to be 2.5 metres.

### **13.162 Special Provision for Part of Lot 8 and Part of the North and South Halves of Lot 9, Concession 4, Formerly Creemore**

Formerly RS6-3 (in Zoning By-law 06-54). Listed on draft mapping as R4-6.

Notwithstanding the regulations of the R4 Zone, the following shall apply on lands subject to the 13.162 site-specific provision.

#### **13.162.1 Altered Permitted Uses:**

Notwithstanding the regulations in Sec. 7.1, permitted uses shall be restricted to:

- Single detached dwelling;
- Townhouse dwelling of no more than 8 units per building;
- A home occupation, as an accessory use, in a single detached dwelling;
- In a townhouse dwelling unit, only a professional office as an accessory use located in a residential dwelling in accordance with the provisions contained in Section 5.13 is permitted, however notwithstanding those provisions, no employees other than residents of the dwelling unit shall be permitted and no external signage shall be permitted;

#### **13.162.2 Altered Site & Building Regulations:**

Notwithstanding the regulations in Sec. 7.5, the following altered regulations apply:

- Notwithstanding the definitions of this By-law, the following amended definition shall apply to lands zoned Exception 162:
  - Notwithstanding the definition of front lot line, a front lot line shall include a lot line which divides a lot from a private street in a plan of condominium;
  - Notwithstanding the definition of lot frontage, lot frontage shall include the horizontal distance along the street line of a private street measured between the interior side and/or exterior side lot lines in a plan of condominium;
  - Notwithstanding the definition of height and maximum height, a turret and decorative roof elements shall not be included in the calculation of maximum height;
- Minimum Lot Areas per unit:
  - Single detached dwelling 360 m<sup>2</sup>
  - Townhouse unit 180 m<sup>2</sup>
- Minimum Lot Frontages per unit:
  - Single detached dwelling 12.2 m
  - Townhouse unit 6 m
- Minimum Yard Setbacks for a Townhouse Dwelling:
  - Interior and Exterior Side Yard 3 m, 0 m for a shared wall
  - Front Yard 6 m
  - Rear Yard 5 m
- Minimum Yard Setbacks for a Single Detached Dwelling:
  - Front Yard Setback 6 m
  - Exterior and Interior Side Yard 1.2 m
  - Rear Yard Setback 5 m
- Maximum Height of Principle Buildings and Structures: 10.5 m or 2 stacked storeys, and the number of storeys shall be measured only in the principal portion of the building, and a floor above a garage or in a side split or back split unit shall not be considered an additional storey for the purposes of this by-law;
- Maximum Number of Accessory Buildings 1 per unit
- Maximum Gross Floor Area of Accessory Buildings:

- Single detached dwelling 20 m<sup>2</sup>
- All other dwelling uses 10 m<sup>2</sup> per unit
- Parking Areas:
  - Common parking areas are not required, but may be provided. Where parking is not provided in a common area, the parking requirement shall be satisfied with the required number of parking spaces in association with each dwelling unit;
- Minimum Paved Width of a Private Street 7 m
- Maximum Dwelling Unit Count 149 units
- In addition to, and notwithstanding any provisions of this By-law, the landscaped buffers and screens for Multiple Residential (3 or more units) zoned Exception 162 shall comply with the following provisions:
  - A landscaped buffer is not required along the front lot line and within the front yard;
  - For a side lot line the landscape screen shall commence from the main front wall to the rear lot line for external townhouse units in a townhouse dwelling;
  - A landscape screen is not required between two townhouse dwelling units within the same townhouse building;
  - A fence, of a minimum height of 1.8 m shall separate rear yards of abutting townhouse units.

### **13.163 Special Provision for Part of Lot 8 and Part of the North and South Halves of Lot 9, Concession 4, Formerly Creemore**

Formerly RS6-4 (in Zoning By-law 06-54). Listed on draft mapping as R4-7.

Notwithstanding the regulations of the R4 Zone, the following shall apply on lands subject to the 13.163 site-specific provision.

#### **13.163.1 Altered Permitted Uses:**

Notwithstanding the regulations in Sec. 7.1, permitted uses shall be restricted to:

- Fourplex;
- Sixplex;
- A professional office as an accessory use located in a residential dwelling in accordance with the provisions contained in Section 5.13, however notwithstanding those provisions, no employees other than residents of the dwelling unit shall be permitted and no external signage shall be permitted;

#### **13.163.2 Altered Site & Building Regulations:**

Notwithstanding the regulations in Sec. 7.5, the following altered regulations apply:

- Notwithstanding the definitions of this By-law, the following amended definition shall apply to lands zoned Exception 163:
- Minimum Lot Areas:
  - Fourplex Dwelling Building 980 m<sup>2</sup>
  - Sixplex Dwelling Building 1300 m<sup>2</sup>
- Minimum Lot Frontages:
  - Fourplex 5.5 m per unit
  - Sixplex 5 m per unit
- Minimum Front Yard Setback 6 m
- Minimum Interior Side Yard Setback 3 m
- Minimum Exterior Side Yard Setback 4 m
- Maximum Height of Principle Building and Structures: The lesser of 13 m or 3 stacked storeys, and the number of storeys shall be measured only in the principal portion of the building, and a floor above a garage or in a side split or back split unit shall not be considered an additional storey for the purposes of this by-law;
- Maximum Height of Accessory Buildings abutting County Road 9 is 6 m;
- Maximum Number of Accessory Buildings 2 per building

### **13.164 Special Provision for Part of Lot 8 and Part of the North and South Halves of Lot 9, Concession 4, Formerly Creemore**

Formerly RS6-5 (in Zoning By-law 06-54). Listed on draft mapping as R4-8.

Notwithstanding the regulations of the R4 Zone, the following shall apply on lands subject to the 13.164 site-specific provision.

#### **13.164.1 Altered Permitted Uses:**

Notwithstanding the regulations in Sec. 7.1, permitted uses shall be restricted to:

- Apartment dwellings;
- Townhouse or link homes of a maximum of four units per building and one storey;
- A professional office as an accessory use located in a residential dwelling in accordance with the regulations contained in Section 5.13, however notwithstanding those regulations, no employees other than residents of the dwelling unit shall be permitted and no external signage shall be permitted;
- Accessory buildings or structures incidental to the permitted uses;

- Accessory recreational uses to apartment dwellings;
- Commercial uses permitted in the Commercial (C3) Zone and a café;

#### 13.164.2 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.5, the following altered regulations apply:

- Minimum Lot Area: A minimum of 1,000 m<sup>2</sup> plus 181 m<sup>2</sup> per dwelling unit
- Maximum Dwelling Unit Count: 75
- Maximum Height of Principal Buildings and Structures: The lesser of 13 m or 3 stacked storeys, and the number of storeys shall be measured only in the principal portion of the building, and a floor above a garage or in a side split or back split unit shall not be considered an additional storey for the purposes of this by-law;
- Commercial Uses are permitted in accordance with the zone provisions for commercial uses in the Commercial (C3) Zone with the altered and additional provisions that:
  - Such commercial uses must occupy the ground floor of an apartment dwelling and the residential use must exceed 50% of the total gross floor area of the building;
  - The total gross floor area limitation of 200 m<sup>2</sup> applies to the entire area zoned Exception 164;
  - Garbage storage facilities shall be located within the building;
  - Parking spaces for the commercial uses shall be separated from and separately identified for the commercial use; and,
  - The landscaping requirements shall be those which would apply to the apartment dwelling.

### **13.165 Special Provision for East and West Parts of Lot 25, Concession 1, Formerly Nottawasaga**

Formerly RS6-6 (in Zoning By-law 06-54). Listed on draft mapping as R4-9.

Notwithstanding the regulations of the R5 Zone, the following shall apply on lands subject to the 13.165 site-specific provision.

#### 13.165.1 Altered Permitted Uses:

Notwithstanding the regulations in Sec. 7.1, permitted uses shall be restricted to:

- Townhouse of 10 or more units per building (by plan of condominium);
- Apartment dwelling of 10 or more units with maximum height of three stories;

Accessory Uses Restricted To:

- Home Occupation.

### **13.166 Special Provision for 31 Caroline Street West (Lots 42-44 Plan 315)**

Formerly RS6-8 (in Zoning By-law 06-54). Listed on draft mapping as R4-10.

Notwithstanding the regulations of the R4 Zone, the following shall apply on lands subject to the 13.166 site-specific provision.

#### 13.166.1 Altered Site & Building Regulations:

- Minimum Interior Side Yard (West) 3.8 m
- Maximum Gross Floor Area of all Accessory Buildings 252 m<sup>2</sup>
- Maximum of 36.7 residential units per hectare is permitted where more than 50% of the required parking spaces are provided as outdoor parking.
- Outdoor parking area for the rear property line to provide 1.3 m wide landscaping screen shall be provided to screen the common parking area from adjacent residential properties.
- Common parking facilities shall be located no closer to the rear property line than 1.3 m

### **13.167 Special Provision for Part Lots 38, 39, & 40, Concession 12, Formerly Nottawasaga (Angus Drive, Angus Crescent, 010-012-10500) (Osler Pines Rd, Osler Pines Court, 010-012-10500) Part Lots 38 & 39, RP 51R13478, RP 51R14056, Concession 2, Formerly Nottawasaga (Oslerview Drive, Oslerview Crescent, 010-012-09601)**

Formerly RE-1 (in Zoning By-law 06-54). Listed on draft mapping as R5-1.

Notwithstanding the regulations of the R5 Zone, the following shall apply on lands subject to the 13.167 site-specific provision.

#### 13.167.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.5, the following altered regulations apply:

- Maximum number of leased lots (Angus Drive & Angus Crescent): 45
- Maximum number of leased lots (Osler Pines Rd & Osler Pines Court): 28
- Maximum number of leased lots (Oslerview Drive & Oslerview Crescent): 28

▪ Minimum Lot Area 0.13 ha

▪ Minimum Lot Frontage 30 m

#### Minimum Yards

▪ Front 6 m

▪ Rear 6 m

▪ Interior Side 1.2 m

- Exterior Side 4.5 m
- Maximum Lot Coverage 30%
- Maximum Height of Principle Buildings and Structures 11 m
- Minimum Gross Floor Area 120 m<sup>2</sup>

Accessory Buildings

Minimum Yards

- Front Prohibited
- Rear 3 m
- Interior Side 1.2 m
- Exterior Side 4.5 m
- Maximum Height 4.5 m
- Maximum Number 3
- Maximum Gross Floor Area 64 m<sup>2</sup>

Notwithstanding the definitions of a lot in this By-law, where lands are zoned Estate Residential Zone, Exception 167 a lot shall mean a leased lot as shown on the Osler Bluff Ski Club Ltd Lot Plan and the above provisions shall apply to the leased lots.

**13.168 Special Provision for 7956889 Grey Road 19 (432901001211600)**

Formerly RE-2 (in Zoning By-law 06-54). Listed on draft mapping as R5-2.

Notwithstanding the regulations of the R5 Zone, the following shall apply on lands subject to the 13.168 site-specific provision.

13.168.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.6, the following altered regulations apply:

- Notwithstanding the requirement for a minimum lot area of 0.6 ha, lots having a lesser area, but more than 0.39 ha, as shown on the approved draft plan at the time of adoption of this By-law, shall be deemed to comply with the minimum lot area requirement.
- Notwithstanding the requirement for a minimum lot frontage of 50 metres, lots having a lesser frontage, but more than 39.9 metres, as shown on the approved draft plan at the time of adoption of this By-law, shall be deemed to comply with the minimum lot frontage requirement.
- Notwithstanding the requirements for a minimum interior side yard, the minimum interior side yard on these lands shall be 5 metres.

**13.169 Special Provision for (Part Lot 40, Concession 11, Formerly Nottawasaga (Plan M183, M184) (Plan 1570, Lots 1, 4, 6 to 14 Inclusive, 67, 68, 82, & 86) (Plan 1569, Lots 12 & 15)**

Formerly RE-3 (in Zoning By-law 06-54). Listed on draft mapping as R5-3.

Notwithstanding the regulations of the R5 Zone, the following shall apply on lands subject to the 13.169 site-specific provision.

13.169.1 Altered Site & Building Regulations:

Notwithstanding the regulations in Sec. 7.6, the following altered regulations apply:

- Minimum Lot Area 0.13 ha
- Minimum Lot Frontage 30 m
- Minimum Front Yard 10 m
- Minimum Rear Yard 10 m
- Minimum Interior Side Yard 5 m
- Minimum Exterior Side Yard 8 m

**13.170 Special Provision for 102 Edward Street East (432903000104500)**

Formerly MG-2 (in Zoning By-law 06-54). Listed on draft mapping as R2-24.

Notwithstanding the regulations of the R2 Zone, the following shall apply on lands subject to the 13.170 site-specific provision.

13.170.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 7.1, the following uses are permitted:

- The outdoor storage of goods and materials in a fenced area that is screened from public view;
- The outdoor display and sale of items; and
- A business or administration office

Notwithstanding the list of permitted uses in Sec. 7.1, the following altered provision applies:

- The establishment of a new residential use on the subject lands shall only be permitted if the proponent has demonstrated, to the satisfaction of the Township, that the proposed residential use will be compatible with all lawfully existing uses on the subject lands and will incorporate such mitigation measures as are necessary to address potential impacts from lawfully existing uses on the proposed residential use.

**13.171 Special Provision for 104 Edward Street East (432903000104425)**

Formerly MG-2 (in Zoning By-law 06-54). Listed on draft mapping as R2-24.

Notwithstanding the regulations of the R2 Zone, the following shall apply on lands subject to the 13.171 site-specific provision.

#### 13.171.1 Altered Permitted Uses:

In addition to the list of permitted uses in Sec. 7.1, the following uses are permitted:

- The outdoor storage of goods and materials in a fenced area that is screened from public view;
- The outdoor display and sale of items;
- A business or administration office;
- The repair and servicing of motor vehicles, which shall include a body shop and a towing compound;
- The sale or rental of light equipment;
- A construction yard or contractor's yard; and
- Any other use that lawfully existed on the day this Zoning By-law came into effect.

Notwithstanding the list of permitted uses in Sec. 7.1, the following altered provision applies:

- The establishment of a new residential use on the subject lands shall only be permitted if the proponent has demonstrated, to the satisfaction of the Township, that the proposed residential use will be compatible with all lawfully existing uses on the subject lands and will incorporate such mitigation measures as are necessary to address potential impacts from lawfully existing uses on the proposed residential use.

#### **13.172 Special Provision for 108 & 112 Edward Street East (432903000104425 & 432903000104400)**

Formerly MG-2 (in Zoning By-law 06-54). Listed on draft mapping as R2-24.

Notwithstanding the regulations of the R2 Zone, the following shall apply on lands subject to the 13.172 site-specific provision.

#### 13.172.1 Altered Permitted Uses:

Notwithstanding the list of permitted uses in Sec. 7.1, the following altered provision applies:

- The establishment of a new residential use on the subject lands shall only be permitted if the proponent has demonstrated, to the satisfaction of the Township, that the proposed residential use will be compatible with all lawfully existing uses on the subject lands and will incorporate such mitigation measures as are necessary to address potential impacts from lawfully existing uses on the proposed residential use.