



# **MUNICIPALITY OF SOUTHWEST MIDDLESEX**

## **Comprehensive Zoning By-Law**

**No. 2011/065, as Amended**

**CONSOLIDATED VERSION  
NOVEMBER 2022**

This Office Consolidation includes all amendments adopted by Council before December 1st, 2022. This Office Consolidation is prepared for purposes of convenience only and for accurate reference recourse should be had to original amending by-laws.

## AMENDMENTS

### ZONING BY-LAW No. 2011/65 Municipality of SOUTHWEST MIDDLESEX

|    | <b>BY-LAW No.</b> | <b>APPLICATION No.</b>       | <b>DATE ADOPTED</b> | <b>APPLICANT</b>                          | <b>LOCATION</b>                              | <b>ZONE CHANGE</b>     | <b>MAP NO.</b> | <b>REMARKS</b>  |
|----|-------------------|------------------------------|---------------------|---|--|------------------------|----------------|---|
| 1  | 2011/079          | P-14/2011(E)<br>P-15/2011(E) | 23/11/11            | B. Davis                                  | Pt Lot 3 & Pt Lot 4<br>Concession IV         | A1 to A2<br>A1 to A3   | A – 33         | – surplus farm dwelling   |
| 2  | 2011/080          | P-16/2011(G)                 | 28/09/11            | K. & P. Southern                          | Lot 16, RCP434                               | FR-H-2 to<br>R3-H      | B – 3          | – permits 6-plex dwelling   |
| 3  | 2011/087          | P-17/2011(M)                 | 26/10/11            | D. McRae & Sons<br>Ltd                    | Pt Lot 2,<br>Range I North                   | A1 to RR               | A – 97         | – lot enlargement   |
| 4  | 2011/093          | P-18/2011(E)                 | 25/11/11            | Brunet Farms Ltd.                         | Pt Lot 7<br>Concession I                     | A1 to A3<br>A1 to A2   | A – 67         | – surplus farm dwelling   |
| 5  | 2011/094          | P-6/2011(G)                  | 25/11/11            | 1718794 Ontario<br>Ltd<br>(S. & M. Bajaj) | 173 Main Street<br>Pt Lot 24<br>Concession I | R1(1) to<br>R3-2       | B - 4          | – permits mult-unit<br>dwelling                                     |
| 6  | 2011/100          | P-19/2011(M)                 | 21/12/11            | J. McEachren                              | Pt Lot 5<br>Concession IV                    | A1 to A2<br>A1 to A3   | A - 37         | – surplus farm dwelling   |
| 7  | 2012/003          | P-9/2011(E)<br>P-10/2011(E)  | 11/01/12            | J. Rendulich                              | Pt Lot 24<br>Concession IV                   | A1 to A2<br>A1 to A3   | A- 137         | – surplus farm dwelling   |
| 8  | 2012/009          | P-1/2012(E)                  | 25/01/12            | M. & C.<br>Kouwenberg                     | Pt Lot 18<br>Range I North                   | A1 to A2<br>A1 to A3   | A - 99         | – surplus farm dwelling   |
| 9  | 2012/014          | P-3/2013<br>P-4/2013         | 20/02/2013          | Har-De-Bo Farms<br>Ltd.                   | Pt Lot 9<br>Concession I                     | A1 to A3<br>A1 to A1-7 | A – 66         | – lot enlargement   |
| 10 | 2012/043          | P-2/2012<br>P-3/2012         | 3/11/2012           | John & Frances<br>Howe                    | Pt. Lot 9, 10<br>Concession V                | A1 to A2<br>A1 to A3   | A - 20         | – surplus farm dwelling   |
| 11 | 2012/049          | P-4/2012<br>P-5/2012         | 23/02/2013          | Bozena Bladek                             | Pt Lot 15,<br>Range I North                  | FR-H-2 to<br>R1(1)     | C – 2          | – permits single unit<br>detached dwellings on<br>two building lots |
| 12 | 2012/050          | P-6/2012                     | 1/8/2012            | John & Mary<br>Vanderlinde                | Pt. Lot 17, 18<br>Gore Concession            | A1 to A2<br>A1 to A3   | A - 89         | – surplus farm dwelling   |
| 13 | 2012/068          | P-7/2012<br>P-8/2012         | 24/10/2012          | Darlene Brittain                          | Pt. Lot 9<br>Concession III                  | A1 to A2<br>A1 to A3   | A – 48         | – surplus farm dwelling   |
| 14 | 2012/075          | P-12/2012<br>P-13/2012       | 16/02/2013          | Ross & Melinda<br>Hardy                   | Pt Lot 5,<br>Range II North                  | A1 to A2<br>A1 to A3   | A - 80         | – surplus farm dwelling   |
| 15 | 2012/076          | P-11/2012                    | 24/7/2013           | Kenneth<br>McCallum Farms<br>Ltd.         | Pt. Lot 20<br>Concession V                   | A1 to A2<br>A1 to A3   | A - 18         | – surplus farm dwelling   |
| 16 | 2013/004          | P-9/2012<br>P-10/2012        | 24/7/2013           | Earl McEachren<br>Farms Inc.              | Pt. Lot 20<br>Concession IV                  | A1 to A2<br>A1 to A3   | A - 29         | – surplus farm dwelling   |
| 17 | 2013/006          | P-1/2013<br>P-2/2013         | 23/02/2013          | David & Deanna<br>Kettlewell              | Pt Lot 8<br>Concession IV                    | A1 to A2<br>A1 to A3   | A - 32         | – surplus farm dwelling   |
| 18 | 2013/053          | P-8/2013<br>P-9/2013         | 26/6/2013           | Geerts Farms Ltd                          | Pt. Lot 1<br>Range 1 North                   | A1 to A2<br>A1 to A3   | A - 103        | – surplus farm dwelling   |

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|----|-------------------|----------------------------------|---------------------|---|---|---|----------------|---|
| 19 | 2013/052          | P-10/2013<br>P-11/2013           | 11/09/2013          | Dennis Roemmele                                 | 6315 Century Dr.<br>N Pt Lot 3 Con3                               | A1 to RR<br>A1 to A2                    | A – 44         | – surplus farm dwelling   |
| 20 | 2013/064          | P-5/2013<br>P-6/2013<br>P-7/2013 | 24/07/2013          | Violet Coad, John<br>Coad & Shelley<br>Coad     | 21217 & 21243<br>Tait's Road<br>Pt lot 21, R3S                    | A1 to A3<br>A1 to RR<br>A1 to A2        | A – 130        | – two surplus farm dwellings  |
| 21 | 2013/098          | P-12/2013                        | 27/11/2013          | Timothy & Judith<br>Benoit                      | 22566 Thames Rd<br>Lot 12, Con 1                                  | A1 to A3<br>A1 & A3 to<br>A2<br>A1 to U | A – 66         | – rectifies extent of lands zoned Public Utility (U)  |
| 22 | 2014/025          | P-3/2014<br>P-4/2014             | 19/02/2014          | R.W. Bowering<br>Company Ltd.<br>(Ray Bowering) | 6215, 6303 & 6305<br>Glendon Drive (N<br>Pt lots 3 & 4, Con<br>1) | A1 & M2<br>to A1-8<br>A1 to A3          | A - 68         | – surplus farm dwelling   |
| 23 | 2014/026          | P-1/2014                         | 08/10/2014          | Vibrent Farms                                   | 6339 Irish Drive Pt<br>Lot 2&3, R1N                               | A1 to A3<br>A1 to A2                    | A-103          | – surplus farm dwelling   |
| 24 | 2014/027          | P-2/2014                         | 08/10/2014          | Vibrent Farms                                   | 22515 Melbourne<br>Rd – Con 1 Pt Lot<br>1&2                       | A1 to A3<br>A1 to A2                    | A-68           | – surplus farm dwelling   |
| 25 | 2014/049          | P-5/2014                         | 07/05/2014          | Rudavsky  | 4494 & 4506<br>Parkhouse Dr Con<br>1 Pt Lot 18                    | RR to A3                                | A-64           | – to split an inadvertently merged property (each with a house)                               |
| 26 | 2014/066          | P-7/2014<br>P-8/2014             | 28/05/2014          | Huckle  | 602 Longwoods<br>Rd Pt Lot 26 R1N                                 | A1 to A3 &<br>A1-9                      | A-91           | – site specific to allow the creation of lot under minimum lot area and frontage requirements |
| 27 | N/A               | P-9/2014                         | N/A                 | Fulline Farm &<br>Garden                        | 278 Elizabeth St  | N/A                                     | N/A            | – not adopted   |
| 28 | 2014/102          | P-10/2014<br>P-11/2014           | 18/03/2015          | Foley   | 2101 CPR Drive  | A1 to A2<br>A1 to A3                    | A-47           | – surplus farm dwelling   |
| 29 | 2014/105          | P-12/2015                        | 5/11/2014           | 634500 Ont Inc./<br>Gary Graham<br>Transport    | 22336 Dundonald<br>Rd Pt Lot 24 R1N                               | RC to M2-<br>1-H-3                      | A-76           | – to permit an agriculturally related trucking operation                                      |
| 30 | 2015/011          | P-2/2015<br>P-3/2015             | 24/06/2015          | Eric Simpson                                    | 2801 Longwoods<br>Rd  | A1 to A2 &<br>A1 to A3                  | A-110          | – surplus farm dwelling   |
| 31 | 2015/041          | P-4/2015<br>P-5/2015             | 27/05/2015          | Michael & Mellisa<br>VanGorp                    | 23072 Old Airport<br>Road   | A1 to A2 &<br>A1 to A3                  | A-50           | – surplus farm dwelling   |
| 32 | 2015/059          | P-6/2015<br>P-7/2015             | 02/09/2015          | Walter Cosyns /<br>Roger Cosyns<br>Estate       | 510 Trillium Drive  | A1 to A2 &<br>A1 to A3                  | A-82           | – surplus farm dwelling   |
| 33 | 2015/066          | n/a                              | 25/11/2015          | General<br>Amendment                            | Municipal-wide  | various                                 | various        | – refer parent by-law   |
| 34 | 2015/073          | P-8/2015<br>P-9/2015             | 02/09/2015          | 1855420 Ont. Inc.<br>/ Gysbers                  | 21911 & 21909<br>Springfield Rd                                   | A1 to RR                                | A-116          | – surplus farm dwelling   |
| 35 | 2015/081          | P-10/2015<br>P11/2015            | 23/09/2015          | Oliver  | 5799 Hyndman Dr<br>Pt Lot 7 R3S                                   | A1 to A2 &<br>A1 to A3                  | A-134          | – surplus farm dwelling   |
| 36 | 2016/027          | P-1/2016<br>P-2/2016             | 06/04/2016          | Tom Jobson                                      | 2721 CPR Drive<br>Pt Lot 9, Con III                               | A1 to A3-2<br>& A1 to A2                | A-48           | – surplus farm dwelling   |
| 37 | 2016/028          | P-3/2016                         | 27/04/2016          | J. & G. McCahon                                 | 22387 Hagerty<br>Road, Pt Lot 17,<br>R2N                          | A3 to A1                                | A-84           | – lot enlargement   |

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| 38 | 2016/042          | P-4/2016               | 25/05/2016          | Tim Zavitz  | 3607 Concession Drive, Glencoe             | R1(1) to R2                 | B-6            | - permits semi-detached dwelling  |
| 39 | 2016/063          | P-5/2016<br>P-6/2016   | 07/09/2016          | M. & L. Van Geffen  | 6264 Falconbridge Drive, Pt Lot 3, Con III | A1 to A3 & A1 to A2         | A-44           | - surplus farm dwelling   |
| 40 | 2016/066          | P-8/2016<br>P-9/2016   | 27/07/2016          | G. & B. Howe  | 21251 Thames Road, Pt Lot 13, R2S          | A1 to A3 & A1 to A2         | A-132          | - surplus farm dwelling   |
| 41 | 2016/081          | P-12/2016              | 21/12/2016          | R. & H. Poole   | 5418 Parkhouse Drive, Pt. Lot 10, Con I    | A1 to A3 & A1 to A2         | A-66           | - surplus farm dwelling   |
| 42 | 2016/089          | P-11/2016              | 26/10/2016          | Fulline Farm & Garden Equipment Ltd (Gerber Electric Ltd) | 278 Elizabeth Street, Glencoe              | R1(1) to C2-6-H-2           | B-1            | - permits electrical contractor   |
| 43 | 2017/018          | P-1&2/2017             | February 22, 2017   | K-M & H Hoogendoorn                                       | 4943 Falconbridge Dr                       | A1 to A2 & RR               | A-53           | -surplus farm dwelling  |
| 44 | 2017/026          | P-3&4/2017             | September 20, 2017  | R. McDonald   | 3497 Colstfoot Drive                       | A1 to A2 & A1 to A3         | A-62           | -surplus farm dwelling  |
| 45 | 2017/027          | P-5&6/2017             | March 29, 2017      | J. Paardekooper   | 4218 Dobie Drive                           | A1-A2 & A3                  | A-131          | -surplus farm dwelling  |
| 46 | 2017/037          | P-7/2017               | August 30, 2017     | J. & S. Benjamins   | 4838 Switzer Drive                         | OS-5 to A3                  | A-114          | - permits single family dwelling  |
| 47 | 2017/038          | P-8/2017               | April 26, 2017      | 634500 Ontario Ltd (Van Burgsteden)                       | 202 Main Street Glencoe                    | C1-3                        | B-3            | -permits "Motor Vehicle Sales Establishment"  |
| 48 | 2017/084          | P-10&11/2017           | October 25, 2017    | S. Towers   | 4900 & 4902 Olde Drive                     | A1 to A1-9 & A1-10          | A-19           | Creation of a lot for agricultural purposes   |
| 49 | 2017/085          | P-12/2017              | August 30, 2017     | B. Rapson   | 1828 Longwoods Road                        | C2 to R1(1)-4               | C-1            | -recognize main residential use & allowing limited commercial use                   |
| 50 | 2017/104          | P-13/2017              | November 29, 2017   | Welch   | 6395 Parkhouse Drive                       | OS revision                 | A-81           | -revise permitted uses of site-specific zone to recognize the main uses of the land |
| 51 | 2017/103          | P-14&15/2017           | November 29, 2017   | P. Hailstone  | 22084 Big Bend Road                        | A1 to A2 & A3               | A-95           | -surplus farm dwelling  |
| 52 | 2017/111          | P-16/2017              | January 10, 2018    | 634500 Ont. Inc.  | 217 Talbot Street                          | FR-H-2 to R1(1)-5 & I-1-H-9 | C-1            | -permit the creation of a lot for a future nursing or rest home                     |
| 53 | 2018/019          | P-1&2/2018             | April 4, 2018       | Steven & Aleesha Gray                                     | 3112 Concession Drive                      | A1 to A2 & RR               | A-61           | -surplus farm dwelling  |
| 54 | 2018/060          | P-4&5/2018             | September 19, 2018  | Brent & Andrea Mcleod                                     | 6052 Parkhouse Drive                       | A1 to A2 & RR               | A-67           | -surplus farm dwelling  |
| 55 | 2018/070          | P-6/2018               | September 26, 2018  | Mark Fonger & Sherry Brown                                | 6110 Olde Drive                            | I to RR-1                   | A-22           | -change of use from church to residence   |
| 56 | 2018/076          | P-7/2018               | October 24, 2018    | Brian & Micki Angyal                                      | 5344 Century Drive                         | A1 to A2 & RR               | A-31           | -surplus farm dwelling  |
| 57 | 2018/082          | P-8/2018               | October 31, 2019    | Fennell Woodlands Inc.                                    | 21495 Thames Road                          | A1 to A2 & RR               | A-124          | -surplus farm dwelling  |

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| 58 | 2018/091          | P-9/2018               | December 19, 2018  | Sarra Hare                              | 207 Church Street  | I to R1  | C-1            | -change use from church to residential  |
| 59 | 2019/009          | P-1/2019               | January 30 <sup>th</sup> , 2019                          | Kenneth Wilson                          | 5736 Irish Drive   | A1 to A3   | A-20           | -to better suit uses of subject lands and to fulfill conditions of the consent              |
| 60 | 2019/037          | P-2/2019               | October 16 <sup>th</sup> , 2019                          | Darlin Farms                            | Range 1N, South Part Lot 16  | A1 to A2 & RR  | A-100          | -surplus farm dwelling  |
| 61 | 2019/038          | P-3/2019               | March 27 <sup>th</sup> , 2019                            | Trinity United Church                   | 180 Main Street  | I to C2  | B-6            | -change use from church to restricted commercial zone                                       |
| 62 | 2019/057          | P-4/2019               | May 29 <sup>th</sup> , 2019                              | St Charles Garnier Church               | Plan 42, Lots 5 & 6, Part Lot 4, East King Street, South Church Street | R1(1), (FR-H-2) to (R3-3-H-2)  | C-1            | -permits four townhouse dwellings   |
| 63 | 2019/058          | P-5/2019               | February 12 <sup>th</sup> , 2020                         | Gerber Electric Ltd.                    | 278 Elizabeth St   | N/A  | N/A            | -updated permitted uses to section 7.5.6(b)   |
| 64 | 2019/101          | P-6/2019               | October 23 <sup>rd</sup> 2019                            | Charlton                                | 3355 Lobelia Drive   | A1 to A1-11-H-2  | A-4            | -permits additional uses in the A1 Zone   |
| 65 | 2019/067          | P-7/2019               | July 31 <sup>st</sup> 2019                               | Minnema Farms Ltd                       | 5338 Longwoods Road  | A1 to RR & A1 to A2-1  | A-101          | -permit creation of a residential lot for the purposes of disposing a surplus farm dwelling |
| 66 | 2019/085          | P-9/2019               | February 12 <sup>th</sup> , 2020                         | Weber                                   | 22427 Pratt Siding Road  | A1 to RR & A2  | A-86           | permit creation of a residential lot for the purposes of disposing a surplus farm dwelling  |
| 67 | 2020/010          | P-2/2020               | May 27 <sup>th</sup> , 2020                              | Vibrent Farms Ltd.                      | 5800 Century Dr  | A1 to A2 & A1 to RR  | A-32           | -surplus farm dwelling  |
| 68 | 2020/012          | P-3/2020               | February 26 <sup>th</sup> , 2020                         | The Municipality of Southwest Middlesex | 301 Main St  | U to C2-7  | B-1            | -permits a day care centre  |
| 69 | 2020/011          | P-4/2020               | March 10 <sup>th</sup> 2021                              | Stanley and Cameron Towers              | 4275 Olde Dr   | A1 to A2 & A1 to RR  | A-29           | -surplus farm dwelling  |
| 70 | 2020/039          | P-5/2020               | June 24 <sup>th</sup> , 2020                             | Harvey & Kathy Wernham                  | 280 Main St  | R1(1) to R3-4-H-2  | B-1            | -permits seventeen townhomes  |
| 71 | 2020/076          | P-8/2020               | December 2 <sup>nd</sup> , 2020                          | Dennis and Susan Sinclair               | 4317 Parkhouse Dr  | A1 to A2 & A1 to RR-2  | A-77           | -site specific surplus farm dwelling  |
| 72 | 2021/047          | P-10/2020              | November 24 <sup>th</sup> 2021                           | John Dobie                              | Part of Lot 1, Concession 1  | FR-H-2 to (R1(1) H-1), & FR-H-2 to (R2-H-1), & FR-H-2 to (R3-H-1-H-10), & FR-H-2 to OS | B-8            | -To permit the development of subdivision   |
| 73 | 2020/103          | P-11/2020              | May 12 <sup>th</sup> 2021                                | Strathroy Turf Farms Ltd.               | 5733 Falconbridge Dr   | A1 to A2 & A1 to RR  | A-55           | -surplus farm dwelling  |
| 74 | 2020/104          | P-12/2020              | Two readings only as of December 16 <sup>th</sup> , 2020 | Minnema Farms                           | 6079 Longwoods Rd  | A1 to A2 & A1 to RR  | A-116          | -surplus farm dwelling  |

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| 75 | 2020/105   | P-13/2020       | Two readings only as of December 16 <sup>th</sup> , 2020 | Minnema Farms                            | 3872 Parkhouse Dr   | A1 to A2 & A1 to RR   | A-63    | -surplus farm dwelling   |
| 76 | 2020/106   | P-14/2020       | Two readings only as of December 16 <sup>th</sup> , 2020 | Minnema Farms                            | 23517 Dundonald Rd  | A1 to A2 & A1 to RR   | A-38    | -surplus farm dwelling   |
| 77 | 2021/006   | P-1/2021        | March 24 <sup>th</sup> 2021                              | Brett Sharpe                             | 21941 Hagerty Road  | C1 to C2-8  | C-1     | -permit dwelling with reduced setbacks   |
| 78 | Pending    | P-5/2021        | Pending  | Utopia Custom Homes                      | Registrar's Compiled Plan 431, Part Lot 13, Registered Plan 33R11167 Parts 1, 2 & 3 | FR-H-2 to R1(3)-H-1, & FR-H-2 to R2-H-1, & FR-H-1 to R2-#-H-1, & FR-H-2 to OS | B-4     | -To permit single family and semi-detached dwellings as well as open space land through plan of subdivision 39T-SM2101   |
| 79 | 2021/053   | P-7/2021        | January 12 <sup>th</sup> 2022                            | Eric McNally                             | 24179 Pratt Siding Road   | A1 to RR & A1 to A2   | A-10    | -Surplus farm dwelling   |
| 80 | 2021/052   | P-8/2021        | November 24 <sup>th</sup> 2021                           | Donna Mader                              | 6410 Glendon Drive  | A1 to RR-3 & A1 to A2   | A-56    | -Surplus farm dwelling   |
| 81 | 2021/054   | P-9/2021        | October 13 <sup>th</sup> 2021                            | MacDougall Family Farms                  | 4986 Hyndman Drive  | A1 to RR & A1 to A2   | A-124   | -Surplus farm dwelling   |
| 82 | 2021/069   | P-10/2021       | September 29 <sup>th</sup> 2021                          | Arrowwood Farms                          | 6460 Riverside Drive  | A1-6 to A1-6(H-11a))  | A-142   | -To permit the addition of a 'pavilion shelter related to an agricultural use and a banquet hall'  |
| 83 | 2021/070   | P-11/2021       | October 27 <sup>th</sup> 2021                            | David McEachren                          | 4087 Olde Drive   | A1 to RR & A1 to A2   | A-28    | -Surplus farm dwelling   |
| 84 | 2021/093   | P-13/2021       | October 27 <sup>th</sup> 2021                            | Timothy Zavitz                           | RCP 374, Lot 36, RP 34RD32 Part 36  | R1(1)-H-1 to R2-2-H-1   | B-2     | -To permit construction of a two-unit dwelling and limit permitted dwelling types  |
| 85 | 2021/094   | P-14/2021       | October 27 <sup>th</sup> 2021                            | 1822039 Ontario Inc., c/o Timothy Zavitz | Concession 2, Part Lot 23, RD 32, Part 30, RCP 374 Lot 30                           | R1(1)-H-1 to R2-2-H-1   | B-2     | -To permit construction of a semi-detached dwelling and limit permitted dwelling types   |
| 86 | 2021/095   | P-15/2021       | April 13 <sup>th</sup> , 2022                            | Vibrent Farms Ltd.                       | 20601 & 20589 Melbourne Road (County Road 9)  | A1- RR  | A-145   | -Surplus farm dwelling   |
| 87 | 2021/105   | P-16/2021       | Two readings only as of November 24 <sup>th</sup> 2021   | KLM Holdings Ltd. c/o Marco De Melo      | 196 McRae Street  | R1(1) to R2-3-H-8-H-11b), & R1(1) to R2-4, & R1(1) to R2-5-H-8-11b)           | B-4     | -To permit infill residential development with site specific zoning standards  |
| 88 | 2022/019   | P-1/2022        | February 23 <sup>rd</sup> , 2022                         | ELM Children's Centre                    | 162 Main Street   | I to C2-9   | B-6     | -To permit the former day care building to be utilized as a single unit dwelling, and to recognize the deficient lot line setback for the two existing accessory buildings |

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| <b>89</b> | 2022/027          | P-4/2022               | Two readings only as of March 23 <sup>rd</sup> 2022 | Treipex Farms Ltd.                             | 21016 & 21023 Dundonald Road        | A1 to RR & A2-2         | A-136          | -Surplus farm dwelling  |
| <b>90</b> | 2022-058          | P-5/2022               | August 24 <sup>th</sup> , 2022                      | Brenda Ring                                    | 678 Longwoods Road                  | A1 to A2 & A1 to RR-4   | A-91           | -Surplus farm dwelling  |
| <b>91</b> | 2022-059          | P-8/2022               | Two readings only as of June 22 <sup>nd</sup> 2022  | William & Marra VanBurgsteden                  | 2465 Longwoods Rd                   | A1 to RR-5 and A1 to A2 | A-109          | -Surplus farm dwelling  |
| <b>92</b> | 2022-078          | P-11/2022              | August 24 <sup>th</sup> , 2022                      | Riley Gosden                                   | 2732 Argyll Drive                   | I to RR-6               | A-10           | -To permit a single detached dwelling   |
| <b>93</b> | 2022-085          | P-12/2022              | September 28 <sup>th</sup> , 2022                   | Glencoe Agricultural Society                   | 142 Mill Street                     | I to (I-2)              | B-3            | To permit the placement of a 15m <sup>2</sup> (160 sq ft) shopping container located 7.6 m (25 ft) from the front lot line and 35 m (120 ft) from the exterior lot line |
| <b>94</b> | 2022/091          | P-13/2022              | October 26 <sup>th</sup> , 2022                     | 2530628 Ontario Inc/ c.o Andrew Colafranceschi | Plan 127, Lots 26, 27 & part Lot 28 | C1 to R3-5              | C-3            | -to permit the establishment of four residential townhome units with accessory commercial uses  |

**TEMPORARY USE BY-LAWS**  
**ZONING BY-LAW No. 2011/65**  
**Municipality of SOUTHWEST MIDDLESEX**

|          | <b>BY-LAW No.</b> | <b>APPLICATION No.</b> | <b>DATE ADOPTED</b>              | <b>APPLICANT</b>             | <b>LOCATION</b>                | <b>Permission Given</b>   | <b>MAP NO.</b> | <b>EXPIRY DATE</b>                    |
|----------|-------------------|------------------------|----------------------------------|------------------------------|--------------------------------|---|----------------|---------------------------------------|
| <b>1</b> | 2014/046          | P-6/2014               | 19/03/2014                       | Janssens                     | 5885 Falconbridge Drive        | Seasonal housing for migrant workers  | A - 55         | <b>March 18, 2024</b>                 |
| <b>2</b> | 2014/126          | P-13/2014              | 26/11/2014                       | Fulline Farm & Garden        | 278 Elizabeth St, Glencoe      | Storage of specific commodities and products  | B-1            | <b>November 26, 2017</b>              |
| <b>3</b> | 2015/060          | P-1/2015               | 24/06/2015                       | Aliah & Mohammed Omid        | 22760 Pratt Siding Road        | Privately-operated community centre   | D              | <b>June 23, 2018</b>                  |
| <b>4</b> | 2016/067          | P-10/2016              | 27/07/2016                       | K. Kirkland & D. Campbell    | 21855 Hagerty Road, Wardsville | Mobile home (garden suite) for a maximum of 20 years  | C-3            | <b>July 27, 2036</b>                  |
| <b>5</b> | 2017/048          | P-9/2017               | 31/05/2017                       | Elizabeth Rudavsky           | 2569 Knapdale Drive            | Use of Travel Trailer on existing residential property for accommodations of persons for maximum period of 1 year while house is being built    | A-36           | <b>May 31, 2018</b>                   |
| <b>6</b> | 2018/052          | P-3/2018               | July 25, 2018                    | Tracy Ward & George Lockhart | 1034 Longwoods Road            | Use of Travel Trailer on existing residential property for accommodations of persons for maximum period of 1 year while house is being built    | A-92           | <b>July 25, 2019</b>                  |
| <b>7</b> | 2019/081          | P-8/2019               | July 31 <sup>st</sup> , 2019     | Stonham                      | 2349 Concession Drive          | Permits the placement of a travel trailer on an existing residential property to be used for the accommodation of persons on a temporary basis. | A-59           | <b>July 31<sup>st</sup>, 2020</b>     |
| <b>8</b> | 2019/108          | P-10/2019              | November 27 <sup>th</sup> , 2019 | T. Ward & G. Lockhart        | 1034 Longwoods Road            | Permits the placement of a travel trailer on an existing residential property to be used for the accommodation of persons on a temporary basis. | A-92           | <b>November 27<sup>th</sup>, 2020</b> |
| <b>9</b> | 2021/007          | P-2/2021               | January 27 <sup>th</sup> 2021    | T. Ward & G. Lockhart        | 1034 Longwoods Road            | Permits the placement of a travel trailer on an existing residential property to be used for the accommodation of persons on a temporary basis. | A-92           | <b>January 27<sup>th</sup>, 2022</b>  |



|           | <b>BY-LAW No.</b>    | <b>APPLICATION No.</b> | <b>DATE ADOPTED</b>             | <b>APPLICANT</b>                    | <b>LOCATION</b>                     | <b>Permission Given</b>  | <b>MAP NO.</b> | <b>EXPIRY DATE</b>  |
|-----------|----------------------|------------------------|---------------------------------|-------------------------------------|-------------------------------------|--|----------------|---|
| <b>10</b> | 2021/034             | P-3/2021               | September 29 <sup>th</sup> 2021 | JM. and C. Charlton                 | 3355 Lobelia Drive                  | Permits a max of 4 travel trailers on designated nature lodge sites  | A-4            | <b>September 29<sup>th</sup> 2024<br/>(Permitted May 1<sup>st</sup> to October 31<sup>st</sup> each year)</b> |
| <b>11</b> | 2021/045<br>2021/046 | P-6/2021               | May 26 <sup>th</sup> 2021       | Municipality of Southwest Middlesex | 3683 Bute Street and Plan 308 Lot 9 | To permit single detached dwellings on private sanitary holding tanks for a temporary basis  | B-8            | <b>August 14, 2023<br/>(3683 Bute Street)<br/>May 26<sup>th</sup> 2024<br/>(lot 9)</b>                        |
| <b>12</b> | 2021/079             | P-12/2021              | September 29 <sup>th</sup> 2021 | Amanda Thompson & Roland Luckas     | 908 Longwoods Road (County Road 2)  | To permit the placement of a garden suite (granny flat)  | A-92           | <b>September 29<sup>th</sup>, 2031</b>  |
| <b>13</b> | 2022/061             | P-7/2022               | June 22 <sup>nd</sup> 2022      | Tara & Philip Roberts               | 5773 Parkhouse Dr                   | To permit two single detached dwellings on an agricultural lot for a period not to exceed one year while a new residence is built  | A-80           | <b>June 22<sup>nd</sup>, 2023</b>   |
| <b>14</b> | 2022/065             | P-10/2022              | July 27 <sup>th</sup> 2022      | Mark & Heather Winship              | 22877 Big Bend Road                 | To permit two single detached dwellings on an agricultural lot for a period not to exceed two years while a new residence is built | A-59           | <b>July 27<sup>th</sup>, 2024</b>   |

**REMOVAL OF HOLDING SYMBOL**  
**ZONING BY-LAW No. 2011/65**  
**Municipality of SOUTHWEST MIDDLESEX**

|    | <b>BY-LAW No.</b> | <b>APPLICATION No.</b> | <b>DATE ADOPTED</b> | <b>APPLICANT</b>                        | <b>LOCATION</b>  | <b>ZONE CHANGE</b>   | <b>MAP NO.</b> | <b>REMARKS</b>   |
|----|-------------------|------------------------|---------------------|---|--|----------------------|----------------|--|
| 1  | 2011/089          |                        | 02/11/11            | Wayne Turner                            | Pt. Lot 19, RCP 369, Glencoe                           | R1(1)-H-1 to R1(1)   | B - 7          | - to permit single unit dwelling   |
| 2  | 2012/036          |                        | 09/05/2012          | Kim & Paul Southern                     | 230 Walker Street, Glencoe                             | R3-H to R3           | B - 3          | - to permit multi-unit dwelling  |
| 3  | 2015/020          |                        | 25/03/2015          | Richards                                | 6525 Longwoods Road, Melbourne                         | HR-H-1 to HR         | F              | - to permit single unit dwelling   |
| 4  | 2015/82           |                        | 23/09/2015          | Castlemore Homes                        | 151 Ontario Street S., Wardsville                      | R1(1)-H-1 to R1(1)   | C - 3          | - to permit single unit dwelling   |
| 5  | 2015/83           |                        | 23/09/2015          | Castlemore Homes                        | 177 Grant Street E., Wardsville                        | R1(1)-H-1 to R1(1)   | C - 3          | - to permit single unit dwelling   |
| 6  | 2016/043          |                        | 25/05/2016          | 2447126 Ont Ltd (Gary Graham Transport) | 22336 Dundonald Road                                   | M2-1-H-3 to M2-1     | A - 76         | - to permit a truck depot  |
| 7  | 2016/079          |                        | 21/09/2016          | John Hudson                             | 237 Elizabeth Ave., Wardsville                         | FR-H-2 to FR         | C-1            | - to permit single unit dwelling   |
| 8  | 2017/015          |                        | February 15, 2017   | Grace & Hielke Bakker                   | 6483, 6491, 6498, 6506, 6507 & 6523 Krista Lane        | RR-H-4 to RR         | A-56           | -potential to permit single unit dwelling – <b>must meet the conditions of the existing development agreement dated July 14, 2014 (By-law 2014/019) in order for building permit to be issued.</b> |
| 9  | 2017/073          |                        | June 28, 2017       | Southwest Middlesex                     | Pt Lot 27, RCP431, Pts 1-5 & Pt of Pt 6, Plan 33R18639 | R1(1)-H-1 to R1(1)   | B-4            | -to permit single unit dwelling  |
| 10 | 2018/068          |                        | September 19, 2018  | Brian & Suzanne LaGuff                  | Plan 292, Block L, Lot 1                               | R1(1)-3-H-8 to R1(1) | B-4            | -to permit single unit dwelling  |
| 11 | 2018/077          |                        | October 24, 2018    | Sam Kirschner                           | 22017 Hagerty Road                                     | R1(1)-H-1 to R1(1)   | C-1            | -to permit single unit dwelling  |

|    | <b>BY-LAW No.</b> | <b>APPLICATION No.</b> | <b>DATE ADOPTED</b>           | <b>APPLICANT</b>  | <b>LOCATION</b>   | <b>ZONE CHANGE</b>                           | <b>MAP NO.</b> | <b>REMARKS</b>  |
|----|-------------------|------------------------|-------------------------------|---|---|--|----------------|---|
| 12 | 2019/110          |                        | December 4, 2019              | Utopia Custom Homes Inc.                                    | Concession 1, Northwest ½ Lot 1, RP33R10316, Part 1, Tanya Drive        | R1(1)-H-1 to R1(1)                           | B-6            | -to permit subdivision construction                             |
| 13 | 2020/005          | P1-2020                | January 22, 2020              | Mike Cummings   | 343 Appin Road  | FD-H-2 to FD                                 | B-5            | -to permit an accessory building                                |
| 14 | 2020/027          | P6-2020                | April 22, 2020                | Alexander & Jordan Van Heck                                 | Plan 42, Lots 5 & 6, Part Lot 4, East King Street, South Church Street  | R3-3-H-2 to R3-3                             | C-1            | -to permit multi-unit dwelling                                  |
| 15 | 2020/034          | P7-2020                | June 10, 2020                 | Vibrent Properties Inc.                                     | Range 1, North Part Lot 2   | HR-H-1 to HR                                 | F              | -to permit single unit dwellings                                |
| 16 | 2021/035          | P4-2021                | April 21 <sup>st</sup> 2021   | John Mark and Cheryl Charlton                               | 3355 Lobelia Drive  | A1(11)-H-2 to A1(11)                         | A-4            | -to permit agri-tourism business                                |
| 17 | 2022/015          | P2-2022                | February 9 <sup>th</sup> 2022 | Kemtopia Homes  | 282 Main Street   | R3-4-H-2 to R3-4                             | B-1            | -to permit residential development of 17 townhomes              |
| 18 | 2022/016          | P3-2022                | February 9 <sup>th</sup> 2022 | Glenn Meadows   | Registered Plan 34PL314, Lots 64-75, Lots 77-81, Lots 83-105, & Lot 'B' | R1(1)-H-1 to R1(1)                           | B-1            | -to permit residential development of single detached dwellings |
| 19 | 2022/040          | P6-2022                | May 11 <sup>th</sup> 2022     | Arrowwood Farms   | 6460 Riverside Drive  | A1-6-H-11 to A1-6                            | A-142          | -to permit expansion of agricultural events facility            |
| 20 | 2022/070          | P9-2022                | July 27 <sup>th</sup> 2022    | Filed by Municipality on behalf of multiple property owners | Registered compiled plan 374 Lots, 7-10, 30, 35, 36, 40 John Street     | (R1(1)-H-1) & (R2-2-H-1) to (R1(1)) & (R2-2) | B-2            | -to permit residential development                              |

**MINOR VARIANCES/PERMISSIONS**  
**ZONING BY-LAW No. 2011/65**  
**Municipality of SOUTHWEST MIDDLESEX**

|           | <b>APPLICATION No.</b> | <b>APPLICANT</b>            | <b>LOCATION</b>                        | <b>MAP NO.</b> | <b>REMARKS</b>   |
|-----------|------------------------|-----------------------------|--|----------------|--|
| <b>1</b>  | A-1/2012               | B. Martin & A. Keall-Martin | 6434 Glendon Dr Pt Lot 1 Concession II | A-56           | permits storage shed in front yard   |
| <b>2</b>  | A-2/2012               | P Hosie                     | 22909 Dundonald Con II, Pt Lot 23 & 24 | A-51, B-1      | grants relief from minimum lot area and frontage   |
| <b>3</b>  | A-1/2013               | M. Hoogendoorn              | 5029 Falconbridge, Con II, Pt Lot 13   | A-53           | grants relief from MDS II - proposed manure storage  |
| <b>4</b>  | A-1/2014               | W. & F. Galbraith           | 5315 Olde Dr, Con IX, Pt. Lot 11       | A-31           | withdrawn  |
| <b>5</b>  | A-2/2014               | M & M Melo                  | 5774 Parkhouse, Con VI, Pt Lot 7       | A-67           | grants relief from side yard width – addition to dwelling  |
| <b>6</b>  | A-1/2015               | Schouten Farms Ltd.         | 5299 Parkhouse Dr, Pt Lot 11 R11N      | A-79           | grants relief from MDS II – proposed hog barn  |
| <b>7</b>  | A-2/2015               | J. & J. Beam                | 26 McMaster Place Appin                | E              | grants relief from maximum height of an accessory building   |
| <b>8</b>  | A-3/2015               | L. & N. Vos                 | 3762 Newbriggen Dr., Pt Lot 24 R2N     | A-76           | deferred   |
| <b>9</b>  | A-4/2015               | J. Vandenberg               | 21573 Springfield Rd. Pt Lot 5 R11S    | A-126          | grants relief to permit accessory building in a front yard   |
| <b>10</b> | A-1/2016               | J. & B. Talbot              | 23989 Dundonald Rd., Pt Lot1, Con VI   | A - 16         | grants relief from maximum height of an accessory building   |
| <b>11</b> | A-1/2017               | A. & R. Vanderjeugd         | 195 King Street Glencoe                | B-3            | Grants relief from Section 6.2.1. to permit a reduced side-yard width of 3.0 m (9.8 ft)  |
| <b>12</b> | A-2/2017               | D. & E. Pigeon              | 6091 Olde Drive                        | A-32           | Grant relief from Section 6.2.1(3)iii to permit the construction of an accessory building with a minimum setback of 22 m from the local road; Section 6.2.1(12) to permit the construction of an accessory building with a maximum floor area of 205 m <sup>2</sup> ; Section 6.3.2b) to permit the construction of an accessory building closer to the front lot line than the minimum distance required for the main building on the lot; Section 6.3.2c) to permit the construction of an accessory |

|    | <b>APPLICATION No.</b> | <b>APPLICANT</b> | <b>LOCATION</b>       | <b>MAP NO.</b> | <b>REMARKS</b>  |
|----|------------------------|------------------|-----------------------|----------------|---|
|    |                        |                  |                       |                | building in the front yard; and, Section 6.3.2d) to permit the construction of an accessory building closer to the road than the dwelling is to that road.  |
| 13 | A-3/2017               | K. & A. Moore    | 2563 Concession Drive | A-73           | Grant relief from Section 4.22(b)iv to permit the floor area of a second dwelling unit within an accessory building to be a maximum of 93 m <sup>2</sup> (1,000sq.ft); Section 5.2.1(9) to permit an accessory building with a maximum floor area of 297m <sup>2</sup> (3,197sq.ft); and Section 5.3.4(c) to permit a floor area of 204m <sup>2</sup> (2,196sq.ft) within an accessory building to be used for a home occupation  |
| 14 | A-4/2017               | Z. Willis        | 52 Middlemiss Avenue  | G              | Grant relief from Section 6.2.1(12) to permit the floor area of an accessory building to be a maximum of 111 m <sup>2</sup> ; Section 6.3.2(c) to permit an accessory building to be erected in the exterior side yard of the corner lot; and, Section 6.3.2(h) to permit the height of an accessory building to be a maximum of 5.1m, subject to the following condition:<br>a) That the owner enter into an agreement with the Municipality to bring the subject property into conformity with the Municipality of Southwest Middlesex Yard Maintenance By-law within 6 months after the waiting period for appeal. |
| 15 | A-5/2017               | M. & P. Plaine   | 194 Reycraft Avenue   | B-7            | Grant relief from Section 6.2.1(4) of the Zoning By-law to permit a front yard depth of 6.9 m and Section 6.2.1(5) of the Zoning By-law to permit interior side yard widths of 1.28 m and 1.26 m.   |
| 16 | A-6&7/2017             | SWM              | 23 & 25 Tanya Drive   | B-6            | Grant relief from Section 4.13 (d) of the Zoning By-law to recognize a deficient setback of 2.3 m between an existing single unit dwelling and a municipal tile drain; AND FURTHER THAT Application for Minor Variance A-7/2017, filed by the Municipality of Southwest Middlesex for the property located at 27 Tanya Drive, for relief from Section 4.13 (d) of the Zoning By-law to recognize a deficient setback of 1.25 m between an existing single unit dwelling and a municipal tile drain, is also granted   |
| 17 | A-1/2018               | W. & D. Moskal   | 1856 Longwoods Road   | C-1            | Grant relief from Section 6.2.1 of the Municipality of Southwest Middlesex Comprehensive Zoning By-law to permit a reduced front yard depth to 3.9 m (12.8 ft) and a reduced floor area for a dwelling to 80.1 sq m (862 sq ft) be GRANTED, subject to the following condition: THAT the applicant receive a permit from the Lower Thames Valley Conservation Authority to allow the construction of the proposed dwelling on the subject lands.  |

|           | <b>APPLICATION No.</b> | <b>APPLICANT</b>  | <b>LOCATION</b>            | <b>MAP NO.</b> | <b>REMARKS</b>   |
|-----------|------------------------|---|----------------------------|----------------|--|
| <b>18</b> | A-2/2018               | Utopia Custom Homes Inc (Marco DeMelo)                                | 185 Elizabeth Street       | B-4            | Section 6.2.1(A6) of the Municipality of Southwest Middlesex Comprehensive Zoning By-law to permit a reduced exterior side yard width to 6.02 m (19.8 ft) be GRANTED, subject to the following condition - That the owner enter into a development agreement with the Municipality to facilitate the residential development of the lands to address railway noise mitigation requirements including the provision for air-conditioning, exterior cladding facing the railway achieving a minimum STC rating of 54 or equivalent (e.g. masonry), acoustically upgraded windows facing the railway with appropriate specifications, locating noise sensitive rooms away from the railway side; and that the said agreement be registered against the title of the subject lands. Furthermore, that an environmental easement be registered on title in a form satisfactory to CN. |
| <b>19</b> | A-3/2018               | Ryan Tuer & Karen McLagan   | 2533 Longwoods Road        | A-109          | Relief from section 5.2.1(C9) and Section 5.3.4 c) of the Municipality of Southwest Middlesex Comprehensive Zoning By-law to permit an increased floor area for an accessory building used and occupied by a home occupation from 200 sq m to 242.5 sq m be GRANTED, subject to the following condition – THAT the applicant obtain a permit from the Lower Thames Conservation Authority to allow for the proposed accessory building.  |
| <b>20</b> | A-4/2018               | Gary Field Homes Inc. (authorized agent for Kees and Rien Kouwenberg) | 4323 & 4325 Longwoods Road | A-113          | Relief from Section 5.2.1(3i) of the Municipality of Southwest Middlesex Comprehensive Zoning By-law to permit a setback of 27.6 metres from the centre line of Longwoods Road (County Road No. 2) be GRANTED.   |
| <b>21</b> | A-5/2018               | Randy & Hannah Horton   | 179 Graham Street          | B-4            | Relief from Section 6.2.1(4.a) of the Municipality of Southwest Middlesex Comprehensive Zoning By-law to permit a reduced front yard depth of 4.5m (14.7 ft), be GRANTED.  |
| <b>22</b> | A-6/2018               | Withdrawn   | 6573 Jubilee Drive         | n/a            | n/a  |
| <b>23</b> | A-7/2018               | Jason McLellan  | 6570 Thompson Drive        | A-56           | Relief from Sections 6.3.2c), 6.3.2d) and 6.3.2h) of the Municipality of Southwest Middlesex Comprehensive Zoning By-law to permit the construction of an accessory building located within the front yard of the subject property with a height of 5.8 m (19 ft)  |

|    | <b>APPLICATION No.</b> | <b>APPLICANT</b>   | <b>LOCATION</b>           | <b>MAP NO.</b> | <b>REMARKS</b>  |
|----|------------------------|--|---------------------------|----------------|---|
| 24 | A-1/2019               | Bebensee Estate  | 884 Longwoods Road        | A-92           | Relief from minimum lot area and the minimum lot frontage requirements  |
| 25 | A-2/2019               | Melchers Construction                                      | 265 Main Street           | B-4            | -to permit 27 parking spaces  |
| 26 | A-3/2019               | Utopia Homes   | 67 Tanya Drive            | B-6            | -to permit encroachment of a covered porch  |
| 27 | A-4/2019               | Mike & Erin Cummings                                       | 343 Appin Road            | B-5            | -to permit the construction of an accessory building and to permit the accessory use of a swimming pool within the Future Development zone  |
| 28 | A-1/2020               | Wayne Turner<br>(authorized agent for Southwest Middlesex) | 215 South Street          | B-4            | -to permit the construction of a single unit dwelling with a reduced rear yard setback of 4.86 m (15.9 ft)  |
| 29 | A-1/2021               | Jean Glover  | Concession 3 S Part Lot 2 | A-44           | -to permit a severance and lot addition with a reduced minimum lot area of 28.8 ha (71.2 ac)  |
| 30 | A-2/2021               | Edward and Michelle Vandergrout                            | 6430 Falconbridge Dr      | A-44           | -to permit a severance and lot addition with a reduced minimum lot frontage of 149 m (488.8 ft) and a reduced minimum lot area of 2.3511 ha (5.8097 ac)   |
| 31 | A-3/2021               | Monica Van Vooren  | 196 McKellar Street       | B-4            | -to recognize an existing dwelling with a minimum Side Yard Width – Exterior of 4.14 m (13.6 ft) ; a minimum Front Yard Depth of 7.0 m (23 ft); and a minimum Rear Yard Depth of 4.91 m (16.1 ft)   |
| 32 | A-4/2021               | Municipality of Southwest Middlesex                        | 301 Main Street, Glencoe  | B-1            | -to recognize the construction of a day care centre with a front yard setback of 6.94 m (22.7 ft) for the Southwest Middlesex Day Care Centre   |
| 33 | A-5/2021               | Macksvilla Farms Ltd.                                      | 4900 Olde Drive           | A-19           | -to permit the construction of a dairy barn addition with a setback from 4902 Olde Drive of 142.45 m (467 ft), whereas required MDS setback is 204 m (670 ft); and a manure setback from 4902 Olde Drive of 172.84 m (567 ft), whereas required MDS setback is 284 m (931 ft) |

|    | <b>APPLICATION No.</b> | <b>APPLICANT</b>           | <b>LOCATION</b>         | <b>MAP NO.</b> | <b>REMARKS</b>   |
|----|------------------------|----------------------------|-------------------------|----------------|--|
| 34 | A-6/2021               | Welch Farms Inc.           | 6372 Falconbridge Drive | A-44           | -to permit the construction of a replacement porch with an interior side yard setback of 0.5 m (1.6 ft), whereas a minimum interior side yard setback required is 3 m (9.8 ft)   |
| 35 | A-7/2021               | McCahon Brothers Ltd.      | 22388 Hagerty Road      | A-85           | -To permit the construction of a single large grain bin with an overhead bin with a road setback of 20m (65.6 ft), whereas the required setback from County Road 1 is 33 m (108.3 ft).   |
| 36 | A-8/2021               | Jason & Stephanie Edwards  | 2961 Concession Dr      | A-74           | -WITHDRAWN   |
| 37 | A-9/2021               | Michael Smith              | 30 McMaster Place       | E              | -To permit the construction of an accessory building with a maximum floor area of 118.95 m <sup>2</sup> (1,280 sq ft), whereas the maximum floor area of an accessory building permitted is 100 m <sup>2</sup> (1,076 sq ft).  |
| 38 | A-10/2021              | Dave & Michelle McCullough | 273 Appin Rd            | B4             | -To permit construction of an accessory building with a maximum floor area of 119m <sup>2</sup> (1,280 sq ft), whereas the maximum floor area of an accessory building permitted is 100 m <sup>2</sup> (1,076 sq ft), and a maximum height of 5.09 m (16.7 ft), whereas the maximum height permitted is 4.5 m (14.7 ft). |
| 39 | A-1/2022               | Arrowwood Farms            | 6460 Riverside Dr       | A42            | To permit the establishment of a pavilion with a maximum floor area of 325 sq m (3,500 sq ft), whereas the maximum floor area permitted is 279 sq m (3,000 sq ft)  |
| 40 | A-2/2022               | Joe & Cherie Luis          | 6523 Krista Lane        | A56            | To permit the establishment of an accessory building that is located in the front yard, exceeds the maximum ground floor area, and height requirements.  |
| 41 | A-3-2022               | Dr. William Loyens         | 252 Currie Street       | B3             | To permit the establishment of a 3.5 m <sup>2</sup> business sign located approximately 3.7 m from both the front and exterior side lot lines (within the sight visibility triangle, in accordance with the concept plan).   |



|    | APPLICATION No. | APPLICANT             | LOCATION             | MAP NO. | REMARKS  |
|----|-----------------|-----------------------|----------------------|---------|--|
| 42 | A-4-2022        | David McEachren       | 4087 Olde Drive      | A-28    | <ul style="list-style-type: none"> <li>• A total maximum ground floor area for accessory buildings of 1,220 m<sup>2</sup> (13,140 sq ft), whereas Section 6.3.2f) states that accessory buildings shall not exceed the maximum floor area prescribed in Section 6.2.1 being (200 m<sup>2</sup>/ 2,153 sq ft); and</li> <li>• A lot coverage of 14.6%, whereas Section 6.3.2g) states that accessory building shall not exceed 10% coverage of the lot area; and</li> <li>• A height of 5.8 m (19 ft), whereas Section 6.3.2h) states that accessory buildings shall not exceed four and a half (4.5) metres (14.6 ft) in height; and</li> <li>• A height of 8.5 m (28 ft), whereas Section 6.3.2h) states that accessory buildings shall not exceed four and a half (4.5) metres (14.6 ft) in height.</li> </ul> |
| 43 | A-5-2022        | Derek & Emily Malcolm | 155 Water Street     | B-6     | <ul style="list-style-type: none"> <li>• to recognize an existing deficient frontage of 29.7 m (97 ft) for the entirety of the townhouse block, whereas the minimum frontage permitted in the 'Residential Third Density (R3) Zone' is 30 m (98 ft);</li> <li>• to recognize existing deficient interior side yard setbacks of 1.13 m (3.7 ft) on the west (unit 4) and 3 m (9.8 ft) on the east (unit 1), whereas the minimum interior side yard setback required in the 'R3 Zone' is 4.5 m (14.7 ft); and</li> <li>• a maximum lot coverage for accessory buildings for unit 1 of 11.3%, whereas the maximum lot coverage for accessory buildings is 10%</li> </ul>  |
| 44 | A-6-2022        | Dennis Paff           | 22879 Melbourne Road | A-56    | <ul style="list-style-type: none"> <li>• to permit the construction of a 16 m<sup>2</sup> (172 sq ft) dwelling addition with a 32 m (105 ft) setback from the centreline of an arterial road, whereas the minimum setback permitted from the centreline of an arterial road is 38 m (125 ft); and</li> <li>• to permit the construction of a 56 m<sup>2</sup> (603 sq ft) carport attached to the east side of the dwelling with an internal side yard setback of 9.7 m (32 ft), whereas the minimum internal side yard setback required for lots having less than 100 m (328 ft) is 10 m (33 ft)</li> </ul>   |

**PURPOSE AND EFFECT**  
**BY-LAW NO. 2011/065**  
**MUNICIPALITY OF SOUTHWEST MIDDLESEX**  
**ZONING BY-LAW**

**By-law No. 2011/065** of the Municipality of Southwest Middlesex is a comprehensive zoning by-law passed by Council on 27 July 2011 pursuant to Section 34 of the Planning Act, R.S.O., 1990 as amended or revised from time to time.

The By-law regulates the use of land and the character, location and use of buildings and structures throughout the Municipality. It divides the Municipality into a number of specific land use zones. For each zone, the permitted uses and the regulations governing these uses (namely, the siting and size of buildings and structures) are listed.

If a use is not specifically permitted by the By-law, it is deemed to be prohibited with the exception of certain public uses. If the existing use of a property is not listed as a permitted use and does not qualify as a public use, then the use is a non-conforming or an illegal use depending upon when it was established. Non-conforming uses are protected and allowed to continue. Expansions to enlarge or extend non-conforming uses, however, require public notice and the approval of the Municipality.

The zone maps or schedules which form part of the By-law identify individual properties and the zoning which applies to them. Regulations which apply to more than one land use zone or throughout the Municipality regardless of how lands are zoned are contained in a separate section, entitled General Regulations.

Amongst other more specific changes, the new Zoning By-law contains up-dated and revised definitions, new standards for development, new and revised land use zones and improved mapping. In addition, the By-law implements various provisions of the Municipality's Official Plan. Under the provisions of the Planning Act, the Zoning By-law must conform to Municipality's the Official Plan, the Official Plan of the County of Middlesex, and be consistent with the Provincial Policy Statement.

The By-law does not exempt any person or corporation from having to comply with the requirements of the Ontario Building Code, the Lower Thames Valley Conservation Authority or the St. Clair Region Conservation Authority. It also does not exempt any person or corporation from having to comply with other by-law of the Municipality or from obtaining any necessary or required license, permit or approvals from any other authority or public agency having jurisdiction in the Municipality. Amendments may be made at any time to the Zoning By-law in response to development proposals, requests for changes in land use and other planning issues that may arise. The Official Plan establishes the basis for evaluating and adopting such amendments. Depending on the nature of the proposed amendment, surrounding property owners or residents of the Municipality as-a-whole are notified and given an opportunity to express their support of,

or opposition to, the proposed amendment. All amendments to the By-law must be in conformity with the Southwest Middlesex Official Plan and the Official Plan of the County of Middlesex and must be consistent with the Provincial Policy Statement.

This By-law replaces By-law No. 3192, being the Zoning By-law of the former Township of Mosa, By-law No. 17-78, being the Zoning By-law of the former Township of Ekfrid, By-law No. 1100 being the Zoning By-law of the former the Village of Glencoe, and By-law No. 660, being the Zoning By-law of the former Village of Wardsville and all amendments thereto. Minor variances granted to these previous by-laws, however, continue to remain in effect.

**Zoning By-Law No. 2011/065**

**Municipality of Southwest Middlesex**

**TABLE OF CONTENTS**

|            |   |            |
|------------|---|------------|
| <b>1.0</b> | <b>INTERPRETATION &amp; ADMINISTRATION.....</b> | <b>1-8</b> |
| 1.1        | TITLE .....                                     | 1-8        |
| 1.2        | LANDS AFFECTED .....                            | 1-8        |
| 1.3        | SCOPE .....                                     | 1-8        |
| 1.4        | INTERPRETATION.....                             | 1-8        |
| 1.5        | MEASUREMENTS .....                              | 1-8        |
| 1.6        | LICENCES AND PERMITS .....                      | 1-9        |
| 1.7        | REMEDIES.....                                   | 1-9        |
| 1.8        | APPLICATION OF OTHER LEGISLATION.....           | 1-9        |
| 1.9        | VALIDITY .....                                  | 1-9        |
| <b>2.0</b> | <b>DEFINITIONS .....</b>                        | <b>2-1</b> |
| 2.1        | ABATTOIR .....                                  | 2-1        |
| 2.2        | ACCESSORY .....                                 | 2-1        |
| 2.3        | ACCESSORY DWELLING UNIT .....                   | 2-1        |
| 2.4        | ADULT ENTERTAINMENT ESTABLISHMENT .....         | 2-1        |
| 2.5        | AGRICULTURAL SALES ESTABLISHMENT .....          | 2-1        |
| 2.6        | AGRICULTURAL USE .....                          | 2-2        |
| 2.7        | ALTER.....                                      | 2-2        |
| 2.8        | ANIMAL CLINIC .....                             | 2-2        |
| 2.9        | ANIMAL HOSPITAL.....                            | 2-2        |
| 2.10       | APARTMENT DWELLING .....                        | 2-2        |
| 2.11       | ART GALLERY .....                               | 2-2        |
| 2.12       | ARTERIAL ROAD.....                              | 2-2        |
| 2.13       | AUCTION SALES ESTABLISHMENT .....               | 2-3        |
| 2.14       | BAKE SHOP.....                                  | 2-3        |
| 2.15       | BALCONY .....                                   | 2-3        |
| 2.16       | BANQUET HALL .....                              | 2-3        |
| 2.17       | BASEMENT .....                                  | 2-3        |
| 2.18       | BED & BREAKFAST ESTABLISHMENT .....             | 2-3        |
| 2.19       | BOARDING HOUSE OR ROOMING HOUSE .....           | 2-3        |
| 2.20       | BUFFER STRIP.....                               | 2-3        |
| 2.21       | BUILDING .....                                  | 2-3        |
| 2.22       | BUILDING LINE .....                             | 2-4        |
| 2.23       | BUILDING SUPPLY OUTLET .....                    | 2-4        |
| 2.24       | BULK SALES ESTABLISHMENT .....                  | 2-4        |
| 2.25       | BUTCHER SHOP .....                              | 2-4        |
| 2.26       | CAMPGROUND OR TRAILER PARK.....                 | 2-4        |
| 2.27       | CAR WASH.....                                   | 2-4        |
| 2.28       | CATERER’S ESTABLISHMENT .....                   | 2-4        |
| 2.29       | CELLAR .....                                    | 2-4        |
| 2.30       | CEMETERY .....                                  | 2-5        |
| 2.31       | CHURCH.....                                     | 2-5        |
| 2.32       | CLINIC .....                                    | 2-5        |
| 2.33       | CLUB.....                                       | 2-5        |
| 2.34       | COLLECTOR ROAD .....                            | 2-5        |
| 2.35       | COMMERCIAL USE .....                            | 2-5        |
| 2.36       | COMMUNITY CENTRE .....                          | 2-5        |
| 2.37       | CONTRACTOR’S YARD OR SHOP.....                  | 2-5        |

|      |   |      |
|------|---|------|
| 2.38 | CONSERVATION AREA .....                 | 2-6  |
| 2.39 | CONSERVATION AUTHORITY .....            | 2-6  |
| 2.40 | CONVERTED DWELLING .....                | 2-6  |
| 2.41 | CORNER LOT .....                        | 2-6  |
| 2.42 | COUNTY .....                            | 2-6  |
| 2.43 | CUSTOM WORKSHOP .....                   | 2-6  |
| 2.44 | DAY CARE CENTRE .....                   | 2-6  |
| 2.45 | DEAD STOCK DEPOT/TRANSFER STATION ..... | 2-7  |
| 2.46 | DECK .....                              | 2-7  |
| 2.47 | DOG KENNEL .....                        | 2-7  |
| 2.48 | DOG POUND .....                         | 2-7  |
| 2.49 | DOUBLE DUPLEX DWELLING .....            | 2-7  |
| 2.50 | DRIVE-IN RESTAURANT .....               | 2-7  |
| 2.51 | DRIVEWAY .....                          | 2-7  |
| 2.52 | DRY CLEANING ESTABLISHMENT .....        | 2-7  |
| 2.53 | DUPLEX DWELLING .....                   | 2-8  |
| 2.54 | DWELLING .....                          | 2-8  |
| 2.55 | DWELLING UNIT .....                     | 2-8  |
| 2.56 | EFFECTIVE DATE .....                    | 2-8  |
| 2.57 | ERECT .....                             | 2-8  |
| 2.58 | ESTABLISHED BUILDING LINE .....         | 2-8  |
| 2.59 | EXISTING .....                          | 2-8  |
| 2.60 | EXTERIOR SIDE YARD .....                | 2-8  |
| 2.61 | FACTORY OUTLET .....                    | 2-9  |
| 2.62 | FARM OR IRRIGATION POND .....           | 2-9  |
| 2.63 | FARM EQUIPMENT SALES & SERVICE .....    | 2-9  |
| 2.64 | FARM FUEL SALES .....                   | 2-9  |
| 2.65 | FEED MILL .....                         | 2-9  |
| 2.66 | FIRST STOREY .....                      | 2-9  |
| 2.67 | FITNESS CENTRE .....                    | 2-9  |
| 2.68 | FLEA MARKET .....                       | 2-9  |
| 2.69 | FLOOR AREA .....                        | 2-10 |
| 2.70 | FOOD PROCESSING PLANT .....             | 2-10 |
| 2.71 | FORESTRY USE .....                      | 2-10 |
| 2.72 | FRONT YARD .....                        | 2-10 |
| 2.73 | FRUIT AND VEGETABLE STAND .....         | 2-10 |
| 2.74 | FUNERAL HOME .....                      | 2-10 |
| 2.75 | GARDEN CENTRE .....                     | 2-10 |
| 2.76 | GAS BAR .....                           | 2-10 |
| 2.77 | GENERAL RETAIL STORE .....              | 2-11 |
| 2.78 | GOLF COURSE .....                       | 2-11 |
| 2.79 | GRADE .....                             | 2-11 |
| 2.80 | GRAIN HANDLING FACILITY .....           | 2-11 |
| 2.81 | GROUP HOME .....                        | 2-11 |
| 2.82 | HALF STOREY .....                       | 2-11 |
| 2.83 | HALFWAY HOUSE .....                     | 2-11 |
| 2.84 | HAZARD LAND .....                       | 2-12 |
| 2.85 | HEIGHT .....                            | 2-12 |
| 2.86 | HEREIN .....                            | 2-12 |
| 2.87 | HOME OCCUPATION .....                   | 2-12 |
| 2.88 | HOTEL .....                             | 2-12 |
| 2.89 | HOUSEHOLD .....                         | 2-12 |
| 2.90 | INDUSTRIAL MALL .....                   | 2-13 |
| 2.91 | INDUSTRIAL USE .....                    | 2-13 |
| 2.92 | INSTITUTIONAL USE .....                 | 2-13 |
| 2.93 | INTERIOR LOT .....                      | 2-13 |

|       |  |      |
|-------|--|------|
| 2.94  | INTERIOR SIDE YARD .....                             | 2-13 |
| 2.95  | LANDING STRIP .....                                  | 2-13 |
| 2.96  | LANDSCAPED OPEN SPACE .....                          | 2-13 |
| 2.97  | LAUNDRY ESTABLISHMENT .....                          | 2-13 |
| 2.98  | LIBRARY .....  | 2-13 |
| 2.99  | LIVESTOCK .....                                      | 2-14 |
| 2.100 | LIVESTOCK MARKETING YARD .....                       | 2-14 |
| 2.101 | LOCAL ROAD .....                                     | 2-14 |
| 2.102 | LOT .....  | 2-14 |
| 2.103 | LOT AREA .....                                       | 2-14 |
| 2.104 | LOT COVERAGE .....                                   | 2-14 |
| 2.105 | LOT FRONTAGE .....                                   | 2-14 |
| 2.106 | LOT DEPTH .....                                      | 2-15 |
| 2.107 | LOT LINES .....                                      | 2-15 |
| 2.108 | MACHINE SHOP .....                                   | 2-15 |
| 2.109 | MAIN BUILDING .....                                  | 2-15 |
| 2.110 | MAIN WALL .....                                      | 2-15 |
| 2.111 | MARKET GARDEN .....                                  | 2-15 |
| 2.112 | MICRO BREWERY .....                                  | 2-16 |
| 2.113 | MINIMUM DISTANCE SEPARATION (MDS I AND MDS II) ..... | 2-16 |
| 2.114 | MINI-STORAGE WAREHOUSE .....                         | 2-16 |
| 2.115 | MOBILE FOOD OUTLET .....                             | 2-16 |
| 2.116 | MOBILE HOME .....                                    | 2-16 |
| 2.117 | MOBILE HOME PARK .....                               | 2-16 |
| 2.118 | MOTEL .....  | 2-16 |
| 2.119 | MOTOR HOME .....                                     | 2-16 |
| 2.120 | MOTOR VEHICLE .....                                  | 2-17 |
| 2.121 | MOTOR VEHICLE SALES ESTABLISHMENT .....              | 2-17 |
| 2.122 | MOTOR VEHICLE SERVICE ESTABLISHMENT .....            | 2-17 |
| 2.123 | MULTIPLE UNIT DWELLING .....                         | 2-17 |
| 2.124 | MUNICIPAL DRAIN .....                                | 2-17 |
| 2.125 | MUNICIPALITY .....                                   | 2-17 |
| 2.126 | MUSEUM .....   | 2-17 |
| 2.127 | MUSHROOM FARM .....                                  | 2-17 |
| 2.128 | NET FLOOR AREA .....                                 | 2-17 |
| 2.129 | NON-AGRICULTURAL .....                               | 2-18 |
| 2.130 | NON-COMPLYING .....                                  | 2-18 |
| 2.131 | NON-CONFORMING .....                                 | 2-18 |
| 2.132 | NURSING HOME OR REST HOME .....                      | 2-18 |
| 2.133 | OCCUPANCY .....                                      | 2-18 |
| 2.134 | OFFICE .....   | 2-18 |
| 2.135 | OUTDOOR AMENITY AREA .....                           | 2-18 |
| 2.136 | OUTDOOR FURNACE .....                                | 2-18 |
| 2.137 | OUTSIDE STORAGE .....                                | 2-19 |
| 2.138 | PAINTBALL PARK .....                                 | 2-19 |
| 2.139 | PARKING LOT .....                                    | 2-19 |
| 2.140 | PARKING SPACE .....                                  | 2-19 |
| 2.141 | PARKING SPACE, ACCESSIBLE .....                      | 2-19 |
| 2.142 | PARK MODEL .....                                     | 2-19 |
| 2.143 | PERMITTED .....                                      | 2-19 |
| 2.144 | PERSON .....   | 2-20 |
| 2.145 | PERSONAL CARE ESTABLISHMENT .....                    | 2-20 |
| 2.146 | PERSONAL SERVICE ESTABLISHMENT .....                 | 2-20 |
| 2.147 | PLACE OF ENTERTAINMENT OR AMUSEMENT .....            | 2-20 |
| 2.148 | PLANTING STRIP .....                                 | 2-20 |
| 2.149 | PORCH .....  | 2-20 |

|       |                                   |      |
|-------|-----------------------------------|------|
| 2.150 | PRIVATE GARAGE .....              | 2-20 |
| 2.151 | PRIVATE PARK .....                | 2-20 |
| 2.152 | PRIVATE ROAD.....                 | 2-21 |
| 2.153 | PRIVATE SCHOOL.....               | 2-21 |
| 2.154 | PROPANE TRANSFER FACILITY .....   | 2-21 |
| 2.155 | PUBLIC AUTHORITY .....            | 2-21 |
| 2.156 | PUBLIC GARAGE .....               | 2-21 |
| 2.157 | PUBLIC PARK.....                  | 2-21 |
| 2.158 | PUBLIC SCHOOL.....                | 2-21 |
| 2.159 | REAR YARD.....                    | 2-22 |
| 2.160 | REGULATORY FLOODLINE .....        | 2-22 |
| 2.161 | REQUIRED .....                    | 2-22 |
| 2.162 | RESIDENTIAL USE .....             | 2-22 |
| 2.163 | RESTAURANT .....                  | 2-22 |
| 2.164 | RESTRICTED AGRICULTURAL USE ..... | 2-22 |
| 2.165 | RETAIL STORE .....                | 2-22 |
| 2.166 | RETIREMENT RESIDENCE.....         | 2-22 |
| 2.167 | RIDING SCHOOL.....                | 2-23 |
| 2.168 | ROAD .....                        | 2-23 |
| 2.169 | SALVAGE YARD.....                 | 2-23 |
| 2.170 | SATELLITE DISH .....              | 2-23 |
| 2.171 | SAWMILL .....                     | 2-23 |
| 2.172 | SECONDARY FARM OCCUPATION.....    | 2-23 |
| 2.173 | SEMI-DETACHED DWELLING .....      | 2-23 |
| 2.174 | SERVICE SHOP.....                 | 2-23 |
| 2.175 | SETBACK .....                     | 2-24 |
| 2.176 | SETTLEMENT AREA .....             | 2-24 |
| 2.177 | SEWAGE TREATMENT PLANT .....      | 2-24 |
| 2.178 | SHIPPING CONTAINER.....           | 2-24 |
| 2.179 | SHOPPING CENTRE.....              | 2-24 |
| 2.180 | SIDE YARD.....                    | 2-24 |
| 2.181 | SIGN .....                        | 2-24 |
| 2.182 | SINGLE UNIT DWELLING .....        | 2-24 |
| 2.183 | STORAGE CONTAINER .....           | 2-25 |
| 2.184 | STOREY .....                      | 2-25 |
| 2.185 | STREET.....                       | 2-25 |
| 2.186 | STREET LINE.....                  | 2-25 |
| 2.187 | STRUCTURE .....                   | 2-25 |
| 2.188 | SWIMMING POOL.....                | 2-25 |
| 2.189 | TAKE-OUT RESTAURANT .....         | 2-25 |
| 2.190 | TARGET RANGE .....                | 2-25 |
| 2.191 | TAVERN .....                      | 2-26 |
| 2.192 | THROUGH LOT .....                 | 2-26 |
| 2.193 | TOP-OF-BANK.....                  | 2-26 |
| 2.194 | TOWNHOUSE DWELLING.....           | 2-26 |
| 2.195 | TRAVEL TRAILER .....              | 2-26 |
| 2.196 | TRIPLEX DWELLING .....            | 2-26 |
| 2.197 | TRUCK CAMPER.....                 | 2-26 |
| 2.198 | TRUCK TERMINAL.....               | 2-26 |
| 2.199 | TWO-UNIT DWELLING.....            | 2-27 |
| 2.200 | USE.....                          | 2-27 |
| 2.201 | UTILITY STATION .....             | 2-27 |
| 2.202 | WAREHOUSE .....                   | 2-27 |
| 2.203 | WASTE DISPOSAL SITE.....          | 2-27 |
| 2.204 | WATERCOURSE.....                  | 2-27 |
| 2.205 | WAYSIDE PIT OR QUARRY .....       | 2-27 |

|              |   |            |
|--------------|---|------------|
| 2.206        | WETLAND.....  | 2-27       |
| 2.207        | WILDLIFE PRESERVE.....                                      | 2-28       |
| 2.208        | YARD.....   | 2-28       |
| 2.209        | ZONE.....   | 2-28       |
| 2.210        | ZONE MAP.....   | 2-28       |
| <b>3.0</b>   | <b>ZONES AND ZONE MAPS.....</b>                             | <b>3-1</b> |
| 3.1          | ESTABLISHMENT OF ZONES.....                                 | 3-1        |
| 3.2          | USE OF ZONE SYMBOLS.....                                    | 3-2        |
| 3.3          | HOLDING SYMBOLS.....  | 3-2        |
| 3.4          | COMPOUND ZONES.....   | 3-4        |
| 3.5          | MULTIPLE ZONES.....   | 3-4        |
| 3.6          | SPECIAL USE REGULATIONS.....                                | 3-4        |
| 3.7          | ‘SITE-SPECIFIC’ ZONES.....                                  | 3-4        |
| 3.8          | INTERPRETATION OF ZONE BOUNDARIES.....                      | 3-5        |
| <b>4.0</b>   | <b>GENERAL REGULATIONS.....</b>                             | <b>4-1</b> |
| 4.1          | ACCESSORY USES, BUILDINGS AND STRUCTURES.....               | 4-1        |
| 4.2          | CONSTRUCTION USES.....                                      | 4-1        |
| 4.3          | ENTRANCE REGULATIONS.....                                   | 4-1        |
| 4.4          | ESTABLISHED BUILDING LINES.....                             | 4-1        |
| 4.5          | EXISTING LOTS.....  | 4-2        |
| 4.6          | EXPROPRIATIONS AND DEDICATIONS.....                         | 4-2        |
| 4.7          | GROUP HOMES.....  | 4-2        |
| 4.8          | HALFWAY HOUSES.....   | 4-2        |
| 4.9          | HAZARD LANDS.....   | 4-2        |
| 4.10         | HEIGHT EXCEPTIONS.....                                      | 4-2        |
| 4.11         | LOTS ALTERED HAVING GREATER COMPLIANCE.....                 | 4-2        |
| 4.12         | MINIMUM DISTANCE TO A RAILWAY.....                          | 4-3        |
| 4.13         | MUNICIPAL DRAINS AND NATURAL WATERCOURSES.....              | 4-3        |
| 4.14         | NON-COMPLYING BUILDINGS AND STRUCTURES.....                 | 4-3        |
| 4.15         | NON-CONFORMING USES.....                                    | 4-3        |
| 4.16         | OIL AND GAS WELLS.....                                      | 4-4        |
| 4.17         | OUTDOOR FURNACES.....                                       | 4-4        |
| 4.18         | PARKING REGULATIONS.....                                    | 4-4        |
| 4.19         | PROHIBITED USES.....  | 4-7        |
| 4.20         | PUBLIC USES.....  | 4-7        |
| 4.21         | SATELLITE DISHES.....                                       | 4-7        |
| 4.22         | SECOND DWELLING UNITS.....                                  | 4-7        |
| 4.23         | SCHOOL BUS HUTS OR SHELTERS.....                            | 4-8        |
| 4.24         | SEWAGE TREATMENT PLANTS AND WASTE DISPOSAL SITES.....       | 4-9        |
| 4.25         | SHIPPING CONTAINERS.....                                    | 4-9        |
| 4.26         | SIGHT VISIBILITY TRIANGLES.....                             | 4-9        |
| 4.27         | SWIMMING POOLS AND TENNIS COURTS.....                       | 4-9        |
| 4.28         | WAYSIDE PITS AND QUARRIES.....                              | 4-9        |
| 4.29         | YARD ENCROACHMENTS AND OBSTRUCTIONS.....                    | 4-10       |
| <b>5.0</b>   | <b>AGRICULTURAL ZONES.....</b>                              | <b>5-1</b> |
|              | GENERAL AGRICULTURAL (A1) ZONE.....                         | 5-1        |
|              | AGRICULTURAL (A2) ZONE.....                                 | 5-1        |
|              | RESTRICTED AGRICULTURAL (A3) ZONE.....                      | 5-1        |
| 5.1          | PERMITTED USES, BUILDINGS AND STRUCTURES.....               | 5-2        |
| 5.2          | GENERAL USE REGULATIONS.....                                | 5-3        |
| 5.3          | SPECIAL USE REGULATIONS.....                                | 5-3        |
| 5.4          | GENERAL AGRICULTURAL (A1) ZONE – ‘SITE-SPECIFIC’ ZONES..... | 5-6        |
| <b>5.4.3</b> | <b>5-6</b>  |            |



|            |  |            |
|------------|--|------------|
| 5.5        | AGRICULTURAL (A2) ZONE – ‘SITE-SPECIFIC’ ZONES .....                                 | 5-10       |
| 5.6        | RESTRICTED AGRICULTURAL (A3) ZONE – ‘SITE-SPECIFIC’ ZONES.....                       | 5-10       |
| <b>6.0</b> | <b>RESIDENTIAL ZONES.....</b>  | <b>6-1</b> |
|            | RESIDENTIAL FIRST DENSITY (R1) ZONE .....  | 6-1        |
|            | RESIDENTIAL SECOND DENSITY (R2) ZONE .....   | 6-1        |
|            | RESIDENTIAL THIRD DENSITY (R3) ZONE.....   | 6-1        |
|            | LIFESTYLE RESIDENTIAL (LR) ZONE.....   | 6-1        |
|            | HAMLET RESIDENTIAL (HR) ZONE .....   | 6-1        |
|            | RURAL RESIDENTIAL (RR) ZONE.....   | 6-2        |
|            | FUTURE RESIDENTIAL (FR) ZONE .....   | 6-2        |
| 6.1        | PERMITTED USES, BUILDINGS AND STRUCTURES .....                                       | 6-2        |
| 6.2        | GENERAL USE REGULATIONS .....  | 6-3        |
| 6.3        | SPECIAL USE REGULATIONS .....  | 6-4        |
| 6.4        | RESIDENTIAL FIRST DENSITY (R1) ZONE – ‘SITE-SPECIFIC’ ZONES .....                    | 6-6        |
| 6.5        | RESIDENTIAL SECOND DENSITY (R2) ZONE – ‘SITE-SPECIFIC’ ZONES .....                   | 6-7        |
| 6.6        | RESIDENTIAL THIRD DENSITY (R3) ZONE – ‘SITE-SPECIFIC’ ZONES .....                    | 6-8        |
| 6.7        | LIFESTYLE RESIDENTIAL (LR) ZONE – ‘SITE-SPECIFIC’ ZONES.....                         | 6-10       |
| 6.8        | HAMLET RESIDENTIAL (HR) ZONE – ‘SITE-SPECIFIC’ ZONES .....                           | 6-10       |
| 6.9        | RURAL RESIDENTIAL (RR) ZONE – ‘SITE-SPECIFIC’ ZONES.....                             | 6-10       |
| B)         | MAXIMUM ACCESSORY BUILDING HEIGHT .....  | 6-11       |
| B)         | FRONT YARD DEPTH 2M .....  | 6-11       |
| 6.10       | FUTURE RESIDENTIAL (FR) ZONE – ‘SITE-SPECIFIC’ ZONES .....                           | 6-11       |
| <b>7.0</b> | <b>COMMERCIAL ZONES.....</b>   | <b>7-1</b> |
|            | CORE COMMERCIAL (C1) ZONE .....  | 7-1        |
|            | RESTRICTED COMMERCIAL (C2) ZONE.....   | 7-1        |
|            | HIGHWAY COMMERCIAL (C3) ZONE .....   | 7-1        |
|            | HAMLET COMMERCIAL (HC) ZONE .....  | 7-1        |
|            | RURAL COMMERCIAL (RC) ZONE .....   | 7-2        |
| 7.1        | PERMITTED USES, BUILDINGS AND STRUCTURES .....                                       | 7-2        |
| 7.2        | GENERAL USE REGULATIONS .....  | 7-4        |
| 7.3        | SPECIAL USE REGULATIONS .....  | 7-4        |
| 7.4        | CORE COMMERCIAL (C1) ZONE – ‘SITE-SPECIFIC’ ZONES .....                              | 7-6        |
| 7.5        | RESTRICTED COMMERCIAL (C2) ZONE – ‘SITE-SPECIFIC’ ZONES.....                         | 7-7        |
| 7.6        | HIGHWAY COMMERCIAL (C3) ZONE – ‘SITE-SPECIFIC’ ZONES .....                           | 7-9        |
| 7.7        | HAMLET COMMERCIAL (HC) ZONE – ‘SITE-SPECIFIC’ ZONES .....                            | 7-9        |
| 7.8        | RURAL COMMERCIAL (RC) ZONE – ‘SITE-SPECIFIC’ ZONES.....                              | 7-9        |
| <b>8.0</b> | <b>INDUSTRIAL ZONES.....</b>   | <b>8-1</b> |
|            | GENERAL INDUSTRIAL (M1) ZONE .....   | 8-1        |
|            | FARM INDUSTRIAL (M2) ZONE.....   | 8-1        |
|            | RURAL INDUSTRIAL (M3) ZONE .....   | 8-1        |
| 8.1        | PERMITTED USES, BUILDINGS AND STRUCTURES .....                                       | 8-2        |
| 8.2        | GENERAL USE REGULATIONS .....  | 8-3        |
| 8.3        | SPECIAL USE REGULATIONS .....  | 8-3        |
| 8.4        | GENERAL INDUSTRIAL (M1) ZONE – ‘SITE-SPECIFIC’ ZONES .....                           | 8-5        |
| 8.5        | FARM INDUSTRIAL (M2) ZONE – ‘SITE-SPECIFIC’ ZONES.....                               | 8-5        |
| 8.6        | RURAL INDUSTRIAL (M3) ZONE – ‘SITE-SPECIFIC’ ZONES .....                             | 8-5        |
| <b>9.0</b> | <b>INSTITUTIONAL, OPEN SPACE, PUBLIC UTILITY &amp; FUTURE DEVELOPMENT ZONES.....</b> | <b>9-1</b> |
|            | INSTITUTIONAL (I) ZONE .....   | 9-1        |
|            | OPEN SPACE (OS) ZONE .....   | 9-1        |
|            | PUBLIC UTILITY (U) ZONE .....  | 9-1        |
|            | FUTURE DEVELOPMENT (FD) ZONE .....   | 9-1        |
| 9.1        | PERMITTED USES, BUILDINGS AND STRUCTURES.....  | 9-2        |

|             |  |             |
|-------------|--|-------------|
| 9.2         | GENERAL USE REGULATIONS .....                              | 9-3         |
| 9.3         | SPECIAL USE REGULATIONS .....                              | 9-3         |
| 9.4         | INSTITUTIONAL (I) ZONE – ‘SITE-SPECIFIC’ ZONES.....        | 9-4         |
| 9.5         | OPEN SPACE (OS) ZONE – ‘SITE-SPECIFIC’ ZONES.....          | 9-5         |
| 9.6         | PUBLIC UTILITY (U) ZONE – ‘SITE-SPECIFIC’ ZONES.....       | 9-7         |
| 9.7         | FUTURE DEVELOPMENT (FD) ZONE – ‘SITE-SPECIFIC’ ZONES ..... | 9-7         |
| <b>10.0</b> | <b>ENACTMENT.....</b>                                      | <b>10-1</b> |
| 10.1        | CONFLICT WITH OTHER BY-LAWS.....                           | 10-1        |
| 10.2        | REPEAL OF EXISTING BY-LAWS.....                            | 10-1        |
| 10.3        | MINOR VARIANCES AND PERMISSIONS.....                       | 10-1        |
| 10.4        | SEVERABILITY .....   | 10-1        |
| 10.5        | EFFECTIVE DATE.....  | 10-1        |

### LIST OF SCHEDULES

- SCHEDULE “A” – RURAL AREA
- SCHEDULE “B” – GLENCOE & AREA
- SCHEDULE “C” – WARDSVILLE & AREA
- SCHEDULE “D” – PRATT SIDING & AREA
- SCHEDULE “E” – APPIN & AREA
- SCHEDULE “F” – MELBOURNE & AREA
- SCHEDULE “G” – MIDDLEMISS & AREA
- SCHEDULE “H” – MINIMUM DISTANCE SEPARATION FORMULAE (MDS I & MDS II)

### LIST OF ILLUSTRATIONS

|  | FOLLOWING<br>PAGE |
|--|-------------------|
| DWELLING TYPES: CONVENTIONAL .....             | 2-7               |
| HEIGHT .....                                   | 2-12              |
| LOT TYPES, LOT LINES & DIMENSIONS .....        | 2-13              |
| DWELLING TYPES: FACTORY BUILT DWELLINGS .....  | 2-16              |
| RECREATIONAL VEHICLES .....                    | 2-26              |
| YARDS & SETBACKS .....                         | 2-28              |
| ACCESSORY BUILDINGS FOR RESIDENTIAL ZONES..... | 6-4               |

## **1.0 INTERPRETATION & ADMINISTRATION**

### **1.1 TITLE**

This By-law shall be known as the “Municipality of Southwest Middlesex Zoning By-law”.

### **1.2 LANDS AFFECTED**

The provisions of this By-law shall apply to all land within the corporate limits of the Municipality as now or hereafter legally constituted.

### **1.3 SCOPE**

No land shall be used, no lot shall be altered, and no buildings or structures shall be erected, altered, or used within the Municipality except in conformity with this By-law.

### **1.4 INTERPRETATION**

Unless specified otherwise, the following shall apply throughout this By-law:

- a) the particular shall supersede the general;
- b) where a term or phrase is defined in general terms herein, it shall not be construed to mean any other term or phrase which is more specifically defined herein unless it is specifically stated otherwise;
- c) if a use is not listed as a permitted use, it is deemed to be prohibited with the exception of public uses as stipulated herein;
- d) the word “shall” is to be construed as mandatory and not discretionary;
- e) unless the contrary intention specifically appears otherwise, words imparting the singular number or the masculine gender only shall include more persons, parties, or things of the same kind than one, and females as well as males, and the converse;
- f) a “building” or “structure” shall include any part or portion thereof;
- g) any Act or Regulation of a public authority referred to herein shall include any predecessor thereof, any amendments or revisions made thereto or any subsequent Act or Regulation enacted in place thereof.

### **1.5 MEASUREMENTS**

All standards of measurement applied in this By-law shall be subject to the normal rules of rounding numbers, within the degree of precision specified by the number of digits following the decimal point, if any, so that:

- a) for a whole number, measurements of less than 0.5 shall be rounded downward to the next whole unit;
- b) for a whole number, measurements of 0.5 and greater shall be rounded upward to the

next whole unit;

- c) for a number having one decimal place, measurements of less than 0.05 shall be rounded downward to the next one-tenth unit;
- d) for a number having one decimal place, measurements of 0.05 and greater shall be rounded upward to the next one-tenth unit; and
- e) for numbers expressed as a ratio or as a percentage, rounding shall not be applied.

## **1.6 LICENCES AND PERMITS**

No municipal permit, certificate, or license shall be issued where the said permit is required for a proposed use of land or a proposed erection, alteration, enlargement or use of any building or structure that is in violation of this By-law.

## **1.7 REMEDIES**

Where any building or structure is or is proposed to be erected, altered, reconstructed, extended or enlarged, or any building or structure is, or is proposed to be used, in contravention of this By-law, the same may be restrained by an action of any person or of the Municipality under the Planning Act, the Municipal Act or the Judicature Act.

Where a person or corporation, guilty of an offense under this By-law has been directed to remedy any violation and is in default of doing any matter or thing required, such matter or thing shall be done at his or its expense. Where a person or corporation has refused or neglected to reimburse the Municipality for the cost of such work, thing or matter done, the same may be recovered by the Municipality in like manner as taxes.

## **1.8 APPLICATION OF OTHER LEGISLATION**

Nothing in this By-law shall serve to relieve any person from the obligation to comply with the requirements of the Ontario Building Code or any other by-law of the Municipality in force from time to time or the obligation to obtain any license, permit, authority or approval required by the Municipality or any other public authority or body.

## **1.9 VALIDITY**

Should any section, clause or regulation of this By-law be held by a court of competent jurisdiction to be invalid, the validity of the remainder of this By-law shall not be affected.

## **2.0 DEFINITIONS**

For the purposes of this By-law, the definitions herein shall govern.

### **2.1 ABATTOIR**

shall mean a building erected, used or intended for the slaughtering of animals for the purposes of processing meat into food for human consumption and/or where meat products are produced, processed, handled, sold or stored.

### **2.2 ACCESSORY**

when used to describe a use, building, or structure shall mean a use, building, or structure that is:

- a) incidental, subordinate and exclusively devoted to a main use, building or structure;
- b) located on the same lot as the main use, building or structure;
- c) unless specified otherwise in this By-law, not used for human habitation.

### **2.3 ACCESSORY DWELLING UNIT**

shall mean a self-contained space or enclosure within a single unit dwelling erected, used or intended for habitation by a person or household and which contains at least one (1) room, a kitchen and lavatory facilities designated for the use of its occupants.

### **2.4 ADULT ENTERTAINMENT ESTABLISHMENT**

shall mean a building or structure erected, used or intended for use in the pursuance of any trade, calling, business or occupation, for the purpose of a live performance, exhibition or activity designed to appeal to erotic or sexual appetites or inclinations, a principal feature or characteristic of which is the nudity or partial nudity of any person, and in respect of which the word nude, naked, topless, bottomless or sexy, or any other word, picture, symbol or representation having like meaning or implication is used on a sign advertisement or advertisement device and, without limiting the generality of the foregoing, includes any performance, exhibition or activity involving striptease dancers, go-go dancers, exotic dancers, wet clothing contests or best body parts contests and additionally includes a body rub parlour but not a massage therapy establishment.

### **2.5 AGRICULTURAL SALES ESTABLISHMENT**

shall mean the use of land, buildings or structures for the purposes of the sale of goods, materials or services that support or are otherwise associated with agricultural uses including, but not limited to, the sale, processing and storage of feed, fertilizer and chemical products.

## **2.6 AGRICULTURAL USE**

shall mean the cultivation of land, the production of crops and the processing and selling of such products and the breeding, care, raising and keeping of livestock and the selling of such livestock or the products of such livestock and, without limiting the generality of the foregoing, includes apiaries, aquaculture, greenhouses, fish hatcheries, fur farming, market gardening, rabbitries, sod farming, production of maple syrup and the raising and the harvesting of bush, field, tree or vine crops.

## **2.7 ALTER**

shall mean, when used in reference to a building or structure, to change any one or more of the internal or external dimensions of such building or structure or to change the type of construction of the exterior walls or roof thereof, and when used in reference to a lot, shall mean to change the width, depth, or area thereof or to change the frontage, depth, or area of any required yard, setback, or parking area, or to change the location of any boundary of such lot with respect to a road, whether such alteration is made by conveyance or alienation of any portion of the said lot or otherwise.

## **2.8 ANIMAL CLINIC**

shall mean a building erected, used or intended for, use by a veterinarian and his assistants for the purpose of providing for the care and treatment of pets raised or housed for recreational or hobby purposes, and, without limiting the generality of the foregoing, includes dogs, cats, and birds but does not include livestock.

## **2.9 ANIMAL HOSPITAL**

shall mean a building erected, used or intended for use by a veterinarian and his assistants for the purpose of providing for the care and treatment of livestock and may include an animal clinic.

## **2.10 APARTMENT DWELLING**

shall mean a dwelling, consisting of four (4) or more dwelling units which units have a common entrance from the street level and the occupants of which have the right to use, in common, halls and/or stairs and/or elevators and yards.

## **2.11 ART GALLERY**

shall mean a building erected, used or intended for the public display of works of art such as paintings, sculpture, pottery, glass and weaving are displayed for public viewing.

## **2.12 ARTERIAL ROAD**

shall mean a road, under the jurisdiction of the County, constructed and maintained to accommodate high volumes of vehicular traffic over long distances, where maintaining traffic flow is given priority over access to abutting properties.

**2.13 AUCTION SALES ESTABLISHMENT**

shall mean the use of land, buildings or structures for the retail sale of articles or goods to the members of the public bidding the highest offer for the article or goods during the sale proceedings.

**2.14 BAKE SHOP**

shall mean a building where bakery products are offered for sale, some or all of which may be prepared on the premises.

**2.15 BALCONY**

shall mean a stage or platform, other than a stoop, projecting from the main wall of a building and accessible only from inside such building.

**2.16 BANQUET HALL**

shall mean a building erected, used or intended for use as a meeting place or for social purposes by the public for which rental charges are paid, and may include associated facilities such as dining rooms and beverage rooms.

**2.17 BASEMENT**

shall mean that portion of a building between two (2) floor levels which is partly underground but which has at least one-half (1/2) of its height from finished floor to finished ceiling above grade.

**2.18 BED & BREAKFAST ESTABLISHMENT**

shall mean a single unit detached dwelling in which not more than four (4) rooms are made available by the person or persons occupying the said dwelling for the accommodation of the travelling or vacationing public and within which meals may be offered.

**2.19 BOARDING HOUSE OR ROOMING HOUSE**

shall mean a dwelling, in which the proprietor resides and supplies lodging for hire or gain to more than two (2) persons and may include the provision of meals to such persons.

**2.20 BUFFER STRIP**

shall mean lands used for no other purpose than the planting and maintaining of a continuous row of evergreen trees, not less than two (2.0) metres high at maturity and the remainder of which is used for landscaping and/or the planting of ornamental shrubs, flowering shrubs, flower beds or a combination thereto.

**2.21 BUILDING**

shall mean a structure, whether temporary or permanent, erected, used or intended for sheltering any use or occupancy and consisting of a wall, roof and floor, or any one or more of these, or a structural system serving the functions thereof, including all the works, fixtures and

service systems appurtenant thereto, but shall not include a boundary wall, fence, travel trailer, camping trailer, truck camper, motor home or tent.

**2.22 BUILDING LINE**

shall mean a line within a lot drawn parallel to a lot line which establishes the minimum distance between the lot line and building or structure which may be erected. Where the lot line is a curve, the building line shall be a line drawn parallel to the chord of the arc constituting the lot line.

**2.23 BUILDING SUPPLY OUTLET**

shall mean the use of land, buildings or structures or combination thereof for the storage, milling and sale of a broad range of building materials, tools and related items.

**2.24 BULK SALES ESTABLISHMENT**

shall mean the use of land, buildings or structures for the purpose of buying, selling, and storing fuel oil, wood, lumber, building materials or similar bulk commodities but excludes any manufacturing, assembling or processing of these commodities.

**2.25 BUTCHER SHOP**

shall mean a retail store for keeping or preparing fresh or cured meat for sale by retail but shall not include premises where only pre-packaged meat or meat products are offered for sale.

**2.26 CAMPGROUND OR TRAILER PARK**

shall mean the use of land for seasonal recreational activity as grounds for the camping or parking of tents, motor homes, travel trailers, park models or truck campers but not mobile homes and consisting of at least five (5) camping sites.

**2.27 CAR WASH**

shall mean a building erected, used or intended for the installation and operation of automatic or semi-automatic equipment for the washing of motor vehicles, machinery and equipment.

**2.28 CATERER'S ESTABLISHMENT**

shall mean a building in which food and beverages are prepared for consumption off the premises and are not served to customers on the premises or to take-out.

**2.29 CELLAR**

shall mean that portion of a building between two (2) floor levels which is partly or wholly underground but which has more than one-half (1/2) of its height from finished floor to finished ceiling below grade.



**2.30 CEMETERY**

shall mean the use of land, buildings, or structures or combinations thereof for the interment of the deceased or in which human bodies have been buried and may include a crematorium, mausoleum and a columbarium.

**2.31 CHURCH**

shall mean a building erected, used or intended for religious worship and may include a church hall, church auditorium, parish hall, church day nursery, mosque or synagogue.

**2.32 CLINIC**

shall mean a building erected, used or intended for the purposes of medical or dental practice and, without limiting the generality of the foregoing, may include the offices or consulting rooms of members of the medical or dental professions or of a chiropractor.

**2.33 CLUB**

shall mean a building erected, used or intended for use as a meeting place for the members of an organization, association, fraternal order or similar group, not operated for profit and wherein athletic facilities, banquet facilities, dining rooms and beverage rooms may be provided.

**2.34 COLLECTOR ROAD**

shall mean a road, under the jurisdiction of the County, constructed and maintained to provide linkages between arterial roads and local roads where maintaining traffic flow and access to abutting properties are given equal priority.

**2.35 COMMERCIAL USE**

shall mean the use of land, buildings or structures or combination thereof for the purposes of buying and/or selling commodities and supplying services for profit or intended for profit.

**2.36 COMMUNITY CENTRE**

shall mean a building erected, used or intended for community activities and not for commercial purposes, the control of which is vested in the Municipality, a local board or trustees.

**2.37 CONTRACTOR'S YARD OR SHOP**

shall mean the use of land, buildings or structures or combination thereof for use by any building trade or other construction or service contractor for the purpose of:

- a) storing equipment, vehicles, or materials and may include construction and heavy equipment and commercial motor vehicles but not including derelict motor vehicles; or
- b) performing shop work or assembly work; or

- c) the base of operations for persons who are employed by or associated with the business, including the assembly or rally of such persons for transportation to a work site off the premises.

**2.38 CONSERVATION AREA**

By-Law  
#2015/066

shall mean lands owned by a conservation authority, which may or may not be open to the public, for the protection, maintenance and enhancement of the natural environment including soil, water, vegetation and wildlife.

**2.39 CONSERVATION AUTHORITY**

shall mean the Lower Thames Valley Conservation Authority or the St. Clair Region Conservation Authority.

**2.40 CONVERTED DWELLING**

shall mean a dwelling originally designed as a single unit detached dwelling which because of its size or design is or is capable of being converted by partition and the addition of sanitary facilities and cooking facilities into more than one (1) dwelling unit.

**2.41 CORNER LOT**

shall mean a lot situated at the intersection of and abutting upon two (2) roads which intersect at an angle of not more than one hundred and thirty-five (135) degrees.

**2.42 COUNTY**

shall mean The Corporation of the County of Middlesex.

**2.43 CUSTOM WORKSHOP**

shall mean a building, or portion thereof, where goods are produced to special order and sold on the premises, but shall not include a building or structure where the manufacture of goods is performed on a mass production or assembly line basis.

**2.44 DAY CARE CENTRE**

shall mean a building erected, used or intended for accommodating more than five (5) children who are not of common parentage, primarily for the purpose of providing temporary care, or guidance, or both care and guidance, for a continuous period not exceeding twenty-four hours, where the children are:

- a) under eighteen (18) years of age in the case of a day care center for children with a developmental disability, and
- b) under ten (10) years of age in all other cases.

By-Law  
#2015/066

**2.45 DEAD STOCK DEPOT/TRANSFER STATION**

shall mean the use of land, buildings or structures for the purposes of the collection, storage and disposal of dead farm animals in accordance with the Dead Animal Disposal Act and regulations thereto.

**2.46 DECK**

shall mean a structure made of wood, concrete or other material projecting from a building or freestanding, open to the sky, and intended for the purpose of outdoor dining, lounging and other similar accessory uses.

**2.47 DOG KENNEL**

shall mean the use of land, buildings or structures or combination thereof within which four (4) or more dogs more than sixteen (16 weeks) of age are housed, groomed, bred, boarded, trained or sold and operating in accordance with the Municipality's Dog Licensing and Control By-law.

**2.48 DOG POUND**

shall mean the use of land, buildings or structures or combination thereof, for the purpose of impounding dogs pursuant to a by-law of the Municipality, and where such dogs are kept for a minimum redemption period as defined in the Animals for Research Act.

**2.49 DOUBLE DUPLEX DWELLING**

shall mean a dwelling that is divided horizontally into four (4) dwelling units each of which has an independent entrance either directly or through a common vestibule.

**2.50 DRIVE-IN RESTAURANT**

shall mean a building, erected, used or intended for the sale of food or refreshments to the general public, and where such food or refreshment may be made available to a person while in his motor vehicle or while within the building, and where provision may be made for the consumption of such food or refreshment by the person while in his motor vehicle, within the building or elsewhere on a lot.

**2.51 DRIVEWAY**

shall mean a private passageway for a motor vehicle, having at least one end thereof connected to a road, and providing the principal means of vehicular access to a lot.

**2.52 DRY CLEANING ESTABLISHMENT**

shall mean a building erected, used or intended for dry cleaning, dry dyeing, cleaning or pressing of articles or goods of fabric is carried on and in which only non-flammable solvents are used which emit no odours or fumes, and in which no noise or vibration causes a nuisance within or outside the premises.

**2.53 DUPLEX DWELLING**

shall mean a dwelling that is divided horizontally into two (2) dwelling units each of which has an independent entrance either directly or through a common vestibule.

**2.54 DWELLING**

shall mean a building, occupied or capable of being occupied exclusively as a home, residence or sleeping place by one or more persons and shall include a factory-built modular dwelling designed and constructed in accordance with the specifications of the Canadian Standards Association CAN/CSA-A277 but shall not include living quarters for a caretaker, watchman, or other person or persons which are accessory to a non-residential building or structure.

**2.55 DWELLING UNIT**

shall mean one or more habitable rooms occupied or capable of being occupied by a person or household as an independent and separate housekeeping establishment in which separate kitchen and sanitary facilities are provided for the use of such person or household, with a private and secure entrance from outside the building or from a common hallway or stairway inside the building in which the dwelling unit is located.

**2.56 EFFECTIVE DATE**

shall mean the date that this By-law shall be deemed to come into full force and effect pursuant to the provisions of the Planning Act.

**2.57 ERECT**

shall mean to build, construct, reconstruct, alter or relocate and, without limiting the generality of the foregoing, shall include any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, structurally altering any existing building or structure by an addition, deletion, enlargement or extension.

**2.58 ESTABLISHED BUILDING LINE**

shall mean the building line established by the average setback of any five (5) existing dwellings erected on any one side of a continuous one hundred and fifty (150) metre strip of land fronting on a road.

**2.59 EXISTING**

shall mean existing as of the date of the passing of this By-law.

**2.60 EXTERIOR SIDE YARD**

shall mean a side yard immediately adjoining a street.

**2.61 FACTORY OUTLET**

shall mean a building accessory to an industrial use wherein products manufactured, produced, processed or stored on the premises are kept or displayed for wholesale or retail sale, or wherein orders are taken for the delivery of such products.

**2.62 FARM OR IRRIGATION POND**

shall mean a body of water located outdoors, contained by natural or artificial means and designed, used or intended for agricultural purposes including irrigation and watering for livestock but not for recreational purposes.

**2.63 FARM EQUIPMENT SALES & SERVICE**

shall mean the use of land, buildings or structures or combination thereof where farm vehicles and equipment are stored for the purpose of sale, lease, or hire and where such vehicles and equipment are repaired or serviced for purposes of being maintained in an operable condition.

**2.64 FARM FUEL SALES**

shall mean the use of land, buildings or structures or combination thereof where fuel specifically intended for use in farm vehicles and equipment is stored for the purpose of dispensing and sale, and may include the storage and sale of gasoline, diesel fuel, propane, natural gas and lubricants.

**2.65 FEED MILL**

shall mean a building erected, used or intended for use for the preparation, processing, preserving, grading or storing of agricultural products for eventual consumption by livestock or domestic pets, and may include the retail and wholesale sale of such products.

**2.66 FIRST STOREY**

shall mean the storey that has its floor closest to grade and its ceiling more than 1.8 m above grade.

**2.67 FITNESS CENTRE**

shall mean a building erected, used or intended for facilities, machines and equipment made available to the public or to members, for a fee, for the purposes of physical training and improving physical health and fitness.

**2.68 FLEA MARKET**

shall mean the use of lands, buildings or structures or combination thereof where stalls or areas are partitioned off and rented or otherwise provided for the selling of articles, goods or things that are either homemade, homegrown, handcrafted, old, obsolete, antique or used and may include the selling of food prepared and intended for consumption on the premises.

## **2.69 FLOOR AREA**

shall mean the sum of the areas of all floors of a building measured from the outside of all exterior walls exclusive of any attic, basement, garage, verandah, porch or sunroom unless such enclosed porch or sunroom is an integral part of the building and habitable in all seasons, and excluding any floor area with a floor to ceiling height of less than two (2.0) metres.

## **2.70 FOOD PROCESSING PLANT**

shall mean a building in which agricultural products are prepared, processed, preserved, graded or stored for eventual human consumption.

## **2.71 FORESTRY USE**

shall mean the raising and harvesting of wood and, without limiting the generality of the foregoing, shall include the raising and cutting of fuel wood, pulp wood, lumber, Christmas trees and other forest products.

## **2.72 FRONT YARD**

shall mean a yard extending across the full width of the lot between the front lot line of the lot and the nearest main wall of any main building or structure on the lot. **FRONT YARD DEPTH** shall mean the least horizontal dimension between the front lot line of the lot and the nearest main wall of any main building or structure on the lot.

## **2.73 FRUIT AND VEGETABLE STAND**

shall mean a structure designed, used and intended for the purpose of the sale of agricultural products and readily portable and open to the air on at least one side, accessory to an agricultural use.

## **2.74 FUNERAL HOME**

shall mean a building erected, used or intended for the preparation of corpses by a licensed undertaker for interment and includes facilities for accommodating the public.

## **2.75 GARDEN CENTRE**

shall mean the use of land, buildings or structures or combination thereof for the purpose of selling trees, shrubs and plants, lawn and garden equipment, furnishings and supplies.

## **2.76 GAS BAR**

shall mean the use of land, buildings or structures or combination thereof for the sale of gasoline, propane, oil and allied products for motor vehicles and the introduction of such liquids into motor vehicles and may include the sale of small items required for the operation of motor vehicles, but does not include provisions for motor vehicle repairs, oil changes, lubrications, or similar mechanical services.

## **2.77 GENERAL RETAIL STORE**

shall mean a retail store within which is conducted the selling of groceries, cigarettes, tobacco, confectionery goods, sundry items and other general merchandise, and may include part of a motor vehicle service establishment or gas bar.

## **2.78 GOLF COURSE**

shall mean the use of land for the purpose of playing golf and buildings and structures accessory thereto and without limiting the generality of the foregoing, includes a driving range, a miniature golf course or combination thereof.

## **2.79 GRADE**

shall mean the average elevation of proposed or finished ground adjoining or adjacent to all exterior walls of a building.

## **2.80 GRAIN HANDLING FACILITY**

shall mean the use of land, buildings or structures or combination thereof for the commercial drying, cleaning, handling or storing of crops.

## **2.81 GROUP HOME**

shall mean a dwelling in which a minimum of three (3) and a maximum of five (5) persons, excluding staff or the receiving household, live under responsible supervision consistent with their needs and licensed or approved under the laws of the Province of Ontario or the Government of Canada or otherwise under the jurisdiction of the Ontario Ministry of Community and Social Services and, without limiting the generality of the foregoing, may include satellite residences for seniors and accommodation for the developmentally handicapped.

## **2.82 HALF STOREY**

shall mean the portion of a building located wholly or partly within a sloping roof, having side walls not less than one (1.0) metre in height, and a ceiling with a minimum height of two (2.0) metres over an area equal to at least fifty (50) percent of the area of the floor next below.

## **2.83 HALFWAY HOUSE**

shall mean a dwelling in which a maximum of five (5) persons, excluding staff or the receiving household, live under responsible supervision consistent with their needs and licensed or approved under the laws of the Province of Ontario or the Government of Canada for psychiatric patients who are transitionally or permanently discharged from a psychiatric hospital; persons who have been placed on probation under the provisions of the Probation Act, the Criminal Code of Canada, the Young Offenders Act, or who have been released on parole under the provisions of the Ministry of Correctional Services Act or the Parole Board of Canada or persons who have been charged under the Young Offenders Act but who have been placed in open or secure custody.

## **2.84 HAZARD LAND**

shall mean land that is subject to flooding or land with steep slopes, or that is rocky, low-lying, marshy, unstable, hazardous, subject to erosion or to natural or artificial perils, and includes land lying below the regulatory floodline.

## **2.85 HEIGHT**

shall mean, when used with reference to a building or structure, the vertical distance between the horizontal plane through grade and a horizontal plane through:

- a) the highest point of the roof assembly in the case of a building with a flat roof, a deck roof or a domed roof;
- b) the average level of a sloped roof, between ridges and the eaves, provided that such roof having a slope of less than twenty (20) degrees with the horizontal shall be considered a flat roof;
- c) in a multi-peaked sloped roof, the average level between the ridge of the highest peak and the eaves;
- d) the average level between eaves and ridges in the case of a roof type not covered in subsections a), b) or c).

## **2.86 HEREIN**

shall mean within this By-law.

## **2.87 HOME OCCUPATION**

shall mean an occupation, accessory to a residential use, for gain or support and owned, managed and conducted by persons residing on the lot on which the home occupation is conducted along with those persons whom reside elsewhere as may be specified herein. Where a home occupation is permitted within a dwelling, such uses may include the offices, workrooms or consulting rooms of a business profession, trade, craft or hobby but such uses do not include or permit group instruction or a retail store with the exception of the sale of arts, crafts and other handmade articles or things. Where a home occupation is permitted within an accessory building, such uses may also include a carpentry shop, a welding shop, a machine shop, a service shop or a contractor's yard or shop.

## **2.88 HOTEL**

shall mean a building, erected, used or intended for the purposes of catering to the needs of the public by supplying food and furnishing sleeping accommodation consisting of not less than six (6) guest rooms and may include a tavern.

## **2.89 HOUSEHOLD**

shall mean a single and independent housekeeping unit occupying and using only one dwelling unit.



## **2.90 INDUSTRIAL MALL**

shall mean a building or group of buildings erected, used or intended for use which are held in single ownership or by members in a condominium corporation or cooperative, and divided into units for separate and independent occupancy by industrial uses for which common loading and parking facilities and other common services may or may not be provided.

## **2.91 INDUSTRIAL USE**

shall mean the use of land, buildings or structures or combination thereof for the purpose of manufacturing, assembling, making, preparing, inspecting, ornamenting, finishing, treating, altering, repairing, distributing, warehousing, storing, or adapting for sale any goods, substance, article or thing, including the storage of building and construction equipment and materials.

By-Law  
#2015/066

## **2.92 INSTITUTIONAL USE**

shall mean the use of land, buildings or structures or combination thereof for public or social purposes but not for the purpose of gain or profit and may include governmental, religious, educational, charitable, philanthropic or other similar but non-commercial uses.

## **2.93 INTERIOR LOT**

shall mean a lot other than a corner lot.

## **2.94 INTERIOR SIDE YARD**

shall mean a side yard other than an exterior side yard.

## **2.95 LANDING STRIP**

shall mean the use of land, accessory to an agricultural or residential use, for the purpose of those residing thereon for the landing and taking off of non-commercial aircraft and may include buildings and structures accessory thereto.

## **2.96 LANDSCAPED OPEN SPACE**

shall mean the use of land for the growth and maintenance of grass, flowers, shrubbery and other landscaping materials, both natural and artificial, accessory to a building or structure, and includes any surfaced walk, patio, or similar area, but does not include any access driveway or ramp, parking lot, deck or any open space beneath or land within any building or structure.

## **2.97 LAUNDRY ESTABLISHMENT**

shall mean a building erected, used or intended for the drying, ironing and finishing of laundered goods and where no odours, fumes, noise or vibration which create a nuisance outside the business are emitted and may include a self-service, coin operated laundromat.

## **2.98 LIBRARY**

shall mean a library, branch library, bookmobile, or distributing station operating under the Public Libraries Act.

## **2.99 LIVESTOCK**

shall mean farm animals kept for use, for propagation or intended for profit or gain and without limiting the generality of the foregoing include cattle, horses, swine, sheep, laying hens, chicken and turkey broilers, emus, turkeys, goats, geese, ducks, mink, and rabbits.

## **2.100 LIVESTOCK MARKETING YARD**

shall mean the use of land, buildings or structures or combination thereof for the temporary confinement of livestock for the purpose of sale, auction and distribution.

## **2.101 LOCAL ROAD**

shall mean a road, under the jurisdiction of the Municipality, constructed and maintained to accommodate low volumes of vehicular traffic and provide linkages to arterial roads and to collector roads where access to abutting properties is given priority over maintaining traffic flow.

## **2.102 LOT**

shall mean a parcel or tract of land which is

- a) the whole of a lot on a registered plan of subdivision, so long as such registered plan or portion thereof is not deemed, pursuant to the Planning Act, not to be a registered plan of subdivision; or,
- b) all of the land held or owned under distinct and separate ownership from the ownership of the fee or equity of redemption in abutting land, or
- c) a unit in a registered plan of condominium.

## **2.103 LOT AREA**

shall mean the total horizontal area within the lot lines of a lot, except in the case of a corner lot having street lines rounding at the corner, where the lot area of such lot shall be calculated as if the lot lines were projected to the intersection.

## **2.104 LOT COVERAGE**

shall mean that percentage of the area of a lot covered by the perpendicular projection onto a horizontal plane of all buildings and roofed or otherwise covered structures but excluding arbors, pergolas, trellises and similar structures and balconies, canopies and overhanging eaves which are two (2.0) metres or more in height above finished grade.

## **2.105 LOT FRONTAGE**

shall mean the horizontal distance between the side lot lines of a lot measured at right angles. Where such side lot lines are not parallel, the lot frontage shall be measured perpendicularly to the line joining the mid-point of the front and the centre of the rear lot line at a point six (6.0) metres back from the front line, and where such side lot lines meet, lot frontage shall be measured perpendicularly to the line joining the apex of the triangle formed by the side lot lines and a point six (6.0) metres back from the front lot line.

## **2.106 LOT DEPTH**

shall mean the horizontal distance between the front and rear lot lines. Where these lines are not parallel, the lot depth shall mean the length of a straight line joining the mid-points of the front lot line and the rear lot lines. Where there is no rear lot line, lot depth shall mean the length of a straight line joining the middle of the front lot line with the apex of the triangle formed by the side lot lines.

## **2.107 LOT LINES**

shall mean the boundary lines of a lot defined as follows:

- a) Front Lot Line, shall mean, except in the case of a corner lot, the line dividing the lot from the street. In the case of a corner lot, the shorter boundary line abutting the street shall be deemed the front lot line and the longer boundary line abutting the street shall be deemed to be the side lot line. In case each of such lot lines should be of equal length, the front lot line shall be deemed to be the front lot line as established in the block by prior construction. In the case of a through lot, the shorter boundary dividing the lot from the street shall be deemed the front lot line and the opposite longer boundary shall be deemed the rear lot line. In case each of such lot lines should be of equal length, the front lot line shall be deemed to be the front lot line as established in the block by prior construction.
- b) Rear Lot Line, shall mean the lot line of a lot having four (4) or more lot lines which is farthest from or opposite to the front lot line.
- c) Side Lot Line, shall mean a lot line other than a front or rear lot line. In the case of a corner lot, the side lot line dividing the lot from the street shall be deemed to be the exterior side lot line and the other side lot line shall be deemed to be the interior side lot line.

## **2.108 MACHINE SHOP**

shall mean a building erected, used, or intended for the servicing or repair of equipment and machinery and/or small engines.

## **2.109 MAIN BUILDING**

shall mean the building erected, used or intended for the permitted and principle use of the lot or part thereof.

## **2.110 MAIN WALL**

shall mean the exterior front, side or rear wall of a building, and all structural members essential to the support of a fully enclosed space or roof.

## **2.111 MARKET GARDEN**

shall mean the use of land, buildings or structures or combination thereof for the purpose of buying and selling fruits and vegetables.

### **2.112 MICRO BREWERY**

shall mean a building or structure erected, used or intended for the making of beer and/or wine and offered for retail sale for consumption off the premises.

### **2.113 MINIMUM DISTANCE SEPARATION (MDS I AND MDS II)**

shall mean formulae attached hereto in Schedule “H” used for the purposes of determining, in the case of MDS I, the minimum distance required for non-agricultural uses establishing or expanding in proximity to livestock facilities located on a separate lot, and in the case of MDS II, the minimum distance required for establishing or expanding livestock facilities in proximity to non-agricultural uses located on a separate lot.

### **2.114 MINI-STORAGE WAREHOUSE**

shall mean a building containing individual storage units accessible by the user and used for the storage of goods, wares, merchandise, non-perishable foodstuffs, substances, articles or things but shall not include the storage of fuels, solvents, paints or other inflammable substances.

### **2.115 MOBILE FOOD OUTLET**

shall mean a self-propelled motor vehicle or a unit towed by a motor vehicle, from which food and refreshments are made available to the general public for a fee.

### **2.116 MOBILE HOME**

By-Law  
#2015/066

shall mean a building designed and constructed in accordance with the specifications of the Canadian Standards Association CAN/CSA-Z240 for year-round occupancy as a dwelling; transported or designed to be transported on its own or in one (1) or more separate sections or modules each on its own wheels, on a flatbed or by other means and joined together to form one (1) dwelling unit and its running gear comprising the hitch and wheel assembly, if any, removed and placed on a totally enclosed concrete foundation which extends below the frost line and which is constructed in accordance with the Ontario Building Code or equivalent.

### **2.117 MOBILE HOME PARK**

shall mean the use of land for the placement of mobile homes on leased sites.

### **2.118 MOTEL**

shall mean a building, or two (2) or more detached buildings erected, used or intended for the purpose of catering to the needs of the travelling public by furnishing sleeping accommodation with or without supplying food.

### **2.119 MOTOR HOME**

shall mean a motor vehicle chassis designed to provide temporary living quarters for recreation, camping and travel purposes.

## **2.120 MOTOR VEHICLE**

By-Law  
#2015/066

shall mean a wheeled self-propelling device for the transportation of passengers and goods and without limiting the generality of the foregoing, includes automobiles, trucks, buses, ambulances, hearses, motor homes and tractors.

## **2.121 MOTOR VEHICLE SALES ESTABLISHMENT**

shall mean the use of land, buildings or structures or combination thereof where motor vehicles are kept for sale and where motor vehicles may be oiled, greased and where repairs essential to the operation of motor vehicles are performed.

## **2.122 MOTOR VEHICLE SERVICE ESTABLISHMENT**

shall mean the use of land, buildings or structures or combination thereof for the sale of gasoline, propane, oil, grease, antifreeze, tires, batteries and other accessories for motor vehicles where motor vehicles may be oiled, greased or cleaned, or have their ignition adjusted, tires inflated or batteries charged or where only minor or running repairs essential to the operation of motor vehicles are performed.

## **2.123 MULTIPLE UNIT DWELLING**

shall mean a dwelling of three (3) or more dwelling units.

## **2.124 MUNICIPAL DRAIN**

shall mean a drainage works as defined by the Drainage Act.

## **2.125 MUNICIPALITY**

shall mean the Corporation of the Municipality of Southwest Middlesex.

## **2.126 MUSEUM**

shall mean a building erected, used or intended for use as a repository for historical artifacts, relics or documents which may be periodically placed on display for public viewing.

## **2.127 MUSHROOM FARM**

shall mean the use of land for the purpose of growing mushrooms for gain or profit.

## **2.128 NET FLOOR AREA**

shall mean that portion of the floor area of a building which is used exclusively for a non-residential use defined or specifically permitted herein but excluding:

- a) any part of such building used for any other non-residential use defined herein or specifically permitted elsewhere in this By-law;
- b) any part of such building used as a dwelling unit, a public concourse or a common hallway or stairway not used exclusively by the said non-residential use;

- c) any part of such building used solely for the storage of electrical equipment or of equipment to heat, cool or otherwise control the environment of such building or a portion thereof; or
- d) the thickness of any exterior walls of such building.

### **2.129 NON-AGRICULTURAL**

shall mean, when used in reference to a use, building or structure, shall mean used, intended or designed for purposes other than those of an agricultural use.

### **2.130 NON-COMPLYING**

shall mean a building or structure which does not agree with the regulations herein but does not include a non-conforming use, building or structure.

### **2.131 NON-CONFORMING**

shall mean a use, building or structure which is not a use, building or structure permitted in the zone in which the said use, building or structure is situated.

### **2.132 NURSING HOME or REST HOME**

shall mean a building in which the proprietor supplies lodging and provides nursing, medical and similar care and treatment, if required.

### **2.133 OCCUPANCY**

shall mean to reside in as owner or tenant on a permanent or temporary basis.

### **2.134 OFFICE**

shall mean a building erected, used or intended for the management, direction or conducting of an agency, business, profession, labour or fraternal organization but excludes such uses as retail trade; the manufacturing, assembly or storage of goods; or places of assembly and amusement.

### **2.135 OUTDOOR AMENITY AREA**

shall mean contiguous landscaped space accessible to a dwelling or dwelling unit and situated on the same lot therewith, designed, used or intended to be used for the passive enjoyment and recreational needs of the occupants.

### **2.136 OUTDOOR FURNACE**

shall mean an outdoor appliance designed, used or intended for burning solid fuel for the purpose of the heating of buildings but shall not include a heating device used in the operation of a sugar bush or the production of maple syrup.

### **2.137 OUTSIDE STORAGE**

shall mean the storage of goods, materials or equipment in the open air on a lot or portion thereof.

### **2.138 PAINTBALL PARK**

shall mean the use of lands for the purposes of organized outdoor recreational activity in which the participants engage in interactive play using low speed paint ball guns firing or capable of firing non-hazardous, environmentally friendly propellant, protective gear and other equipment as may be necessary or required, where members of opposing teams attempt to secure a common flag, or variations thereof.

### **2.139 PARKING LOT**

shall mean an area, whether or not enclosed, exclusive of isles, entrances and exit lanes, accessible to an aisle, street or road and designed, used or intended for the purposes of the temporary parking of motor vehicles.

### **2.140 PARKING SPACE**

shall mean a space, whether or not enclosed, having a minimum width and a minimum length as prescribed herein, exclusive of aisles, entrance and exit lanes, accessible to a street or road and designed, used or intended for the purpose of the temporary parking or storage of a motor vehicle.

### **2.141 PARKING SPACE, ACCESSIBLE**

By-Law  
#2015/066

shall mean an accessible parking space designed, used or intended for the purpose of the temporary parking or storage of a motor vehicle by persons who require or use wheelchairs, canes, crutches, walkers or other mobility assistance devices and who may require additional aisle space to accommodate a lift or ramp.

- a) Type A Parking Space shall mean an accessible parking space intended to accommodate a motor vehicle equipped with a mechanical lift and/or wheelchair ramp, and which incorporates a delineated space adjacent to the motor vehicle for the deployment of the lift and/or ramp.
- b) Type B Parking Space shall mean an accessible parking space intended to accommodate a motor vehicle which does not require additional space to accommodate a lift and/or ramp.

### **2.142 PARK MODEL**

shall mean a dwelling, designed and constructed in accordance with the specifications of the Canadian Standards Association CAN/CSA – Z241 for recreational camping or seasonal occupancy and not year-round occupancy.

### **2.143 PERMITTED**

shall mean permitted by this By-law.

#### **2.144 PERSON**

shall include an individual, an association, a firm, a partnership, an incorporated company, municipal corporation, agent or trustee and their heirs, executors, or other legal representatives of a person to whom or which the context of this By-law may apply according to law.

#### **2.145 PERSONAL CARE ESTABLISHMENT**

shall mean a building wherein a service is performed directly to an individual and includes, without limiting the generality of the foregoing, a barber shop, a beauty salon, a tanning salon and the premises of a manicurist, beautician, chiropractor, massage therapist and similar personal care services.

#### **2.146 PERSONAL SERVICE ESTABLISHMENT**

shall mean a building wherein a service is provided for the alteration, care, making of and repair of wearing apparel and includes, without limiting the generality of the foregoing, a shoe repair shop, and a tailor or dressmaking shop.

#### **2.147 PLACE OF ENTERTAINMENT OR AMUSEMENT**

shall mean a building erected, used or intended for use as a bowling alley, billiard or pool room, amusement arcade, internet café or any combination thereof.

#### **2.148 PLANTING STRIP**

shall mean an area used for the planting and maintaining of a continuous row of evergreen trees, not less than one (1.0) metre in height at time of planting and not less than two (2.0) metres in height at maturity, and the remainder of which is used for landscaping and the planting of ornamental shrubs, flowering shrubs, flower beds or a combination thereof.

#### **2.149 PORCH**

shall mean a roofed, open gallery or portico attached to the exterior of a building.

#### **2.150 PRIVATE GARAGE**

shall mean a building or structure, erected, used or intended for the storage of a motor vehicle and the storage of household equipment incidental to residential occupancy, wherein no service for profit is rendered; and where such building or structure is within two (2.0) metres of the main building, it shall be deemed to be attached to or part of the main building and not an accessory building.

#### **2.151 PRIVATE PARK**

shall mean a park other than a public park, regardless of whether or not such park is maintained or operated for gain or profit, but excludes an amusement park.



## **2.152 PRIVATE ROAD**

shall mean an improved highway, street or road which affords the principal means of vehicular access to a lot and which is not under the jurisdiction of the Municipality, the County or the Province.

## **2.153 PRIVATE SCHOOL**

shall mean a school, other than a public school or commercial school, recognized as a private school under the Education Act and under the jurisdiction of a board of trustees or governors and may include a boarding school.

## **2.154 PROPANE TRANSFER FACILITY**

shall mean the use of land where propane is stored for the purpose of dispensing and sale.

## **2.155 PUBLIC AUTHORITY**

shall mean the:

- a) Municipality,
- b) County,
- c) Government of Canada,
- d) Province of Ontario,
- e) St. Clair Region Conservation Authority,
- f) Lower Thames Valley Conservation Authority

and any other agency, board, commission, committee or other body established or exercising any power or authority under any general or special statute of Ontario or the Government of Canada with respect to any of the affairs or purposes of the Municipality or a portion thereof, and includes any committee or local authority established by by-law of the Municipality.

## **2.156 PUBLIC GARAGE**

shall mean the use of land, buildings or structures or combination thereof where motor vehicles are kept or stored for remuneration or repair, including the repair of motor vehicle bodies, frames or motors, and the cleaning, painting, servicing, upholstering, and washing of such vehicles, and may include the sale of accessories for motor vehicles.

## **2.157 PUBLIC PARK**

shall mean lands owned and maintained by a public authority for the enjoyment, health and well-being of the public and normally open to the public and may include a conservation area.

## **2.158 PUBLIC SCHOOL**

shall mean a school operated by and under the jurisdiction of a public authority.

**2.159 REAR YARD**

shall mean a yard extending across the full width of the lot between the rear lot line of the lot and the nearest main wall of any main building or structure on the lot. **REAR YARD DEPTH** shall mean the least horizontal dimension between the rear lot line of the lot and the nearest main wall of any main building or structure on the lot.

**2.160 REGULATORY FLOODLINE**

shall mean the limits of the floodplain established from time to time by the conservation authority having jurisdiction.

**2.161 REQUIRED**

shall mean required by this By-law.

**2.162 RESIDENTIAL USE**

shall mean the use of a building or structure as a dwelling.

**2.163 RESTAURANT**

shall mean a building erected, used or intended for the serving of food or refreshments to the public where the serving and consumption of food or refreshments takes place entirely within such building or at outside tables immediately adjacent to such building and may include a dining lounge licensed under the Liquor License Act.

**2.164 RESTRICTED AGRICULTURAL USE**

shall mean an agricultural use with the exception of the breeding, raising and care of livestock governed by the Nutrient Management Act and regulations pursuant thereto; fur farming and mushroom farming.

**2.165 RETAIL STORE**

shall mean a building, erected, used or intended for the selling or buying of goods, wares, merchandise, articles, or things at retail and/or the providing of a service, primarily to or from the public.

**2.166 RETIREMENT RESIDENCE**

shall mean a residence providing accommodation primarily for persons or couples over 60 years of age where each living unit has a private bedroom, private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided.

By-Law  
#2015/066

## **2.167 RIDING SCHOOL**

shall mean the use of land, buildings, or structures or combination thereof for the purpose of riding, training, showing, and boarding of horses and where persons are given instructions in the riding of horses and other aspects of horsemanship.

## **2.168 ROAD**

shall mean an open common and public road, lane, highway or commons vested in the Municipality, the County, the Province of Ontario or any other public authority having jurisdiction over the same, and includes a bridge or any other structure forming part of a road on, over, or across which a road passes, and a road constituting a common element in a registered plan of condominium, but does not include an unopened road allowance.

## **2.169 SALVAGE YARD**

shall mean the use of land, buildings or structures or combination thereof, where motor vehicles, merchandise, articles, goods or things are stored for the purpose of salvage, kept for sale and/or processed and/or re-cycled for further use and, without limiting the generality of the foregoing, may include a junk yard, a scrap metal yard, and a motor vehicle wrecking yard.

## **2.170 SATELLITE DISH**

shall mean a parabolic or spherical antenna used for the purposes of receiving television or microwave transmissions or other signals from orbiting satellites or other similar devices.

## **2.171 SAWMILL**

shall mean the use of land, buildings or structures for the sawing, planing, sanding and finishing of wood and wood products.

## **2.172 SECONDARY FARM OCCUPATION**

shall mean an agriculturally-related occupation conducted on a lot, where the main use of the lot is for agricultural purposes, within an accessory building by persons residing in a dwelling situated on the said lot along with those persons who reside elsewhere as may be specified herein.

## **2.173 SEMI-DETACHED DWELLING**

shall mean a dwelling that is divided vertically above grade into two (2) dwelling units, each of which has an independent entrance either directly or through a common vestibule.

## **2.174 SERVICE SHOP**

shall mean a building where appliances and household machinery are sold, serviced, or repaired and includes the business premises of a tradesman such as a carpenter, an electrician, a plumber and similar trades but excludes any manufacturing, processing or wholesaling.

## **2.175 SETBACK**

shall mean the horizontal distance from the centre line of the street allowance, measured at right angles to such centre line, to the nearest part of any building or structure on a lot.

## **2.176 SETTLEMENT AREA**

shall mean areas identified in the Municipality's Official Plan as settlement areas namely the Urban Area of Glencoe, the Community Area of Wardsville and the Hamlets of Appin, Melbourne, Middlemiss and Pratt Siding as delineated on Schedule "B" through Schedule "G" inclusive to this By-law.

## **2.177 SEWAGE TREATMENT PLANT**

shall mean the use of land, buildings or structures or combination thereof for the collection and treatment of sanitary sewage, in accordance with a 'Certificate of Approval' issued by the Ministry of Environment.

## **2.178 SHIPPING CONTAINER**

shall mean a container designed and constructed in accordance with the International Organization for Standardization (ISO) or similar organization intended for and used in the transportation and shipping industry which may be used for the storage of goods, wares, merchandise, substances, articles or things accessory to an agricultural, commercial or industrial use.

## **2.179 SHOPPING CENTRE**

shall mean a building or group of buildings designed, erected and managed as a unit and which building or buildings are designed to function as a unit accommodating a minimum of five (5) separate and independent commercial uses.

## **2.180 SIDE YARD**

shall mean a yard extending from the front yard to the rear yard and from the side lot line of the lot to the nearest main wall of any main building or structure on the lot. **SIDE YARD WIDTH** shall mean the least horizontal dimension between the side lot line of the lot and the nearest main wall of any main building or structure on the lot.

## **2.181 SIGN**

shall mean a name, identification, description, device, display or illustration which is affixed to, or represented directly or indirectly upon a building, structure or lot and which directs attention to an object, product, place, activity, person, institution, organization or business.

## **2.182 SINGLE UNIT DWELLING**

shall mean a completely detached dwelling used or intended for occupancy by not more than one (1) household living independently.

### **2.183 STORAGE CONTAINER**

shall mean a pre-fabricated, heavy gauge steel, fully assembled structure intended for the storage of goods, wares, merchandise, substances, articles or things accessory to an agricultural, commercial or industrial use.

### **2.184 STOREY**

shall mean the portion of a building:

- a) that is situated between the top of any floor and the top of the floor next above it, or
- b) that is situated between the top of the floor and the ceiling above the floor, if there is no floor above it.

### **2.185 STREET**

refer to the definition of **ROAD**.

### **2.186 STREET LINE**

shall mean the limit of the road allowance and is the dividing line between a lot and a road.

### **2.187 STRUCTURE**

shall mean any material, object or work erected as a unit or constructed or put together of connected or dependent parts or elements whether located under, on, or above the surface of the ground, and includes a car shelter and similar structures but does not include an air conditioning unit, a boundary wall, fence, hot tub, sign or swimming pool.

### **2.188 SWIMMING POOL**

shall mean a body of water located outdoors contained in whole by artificial means, in which the depth of the water at any point is capable of exceeding 0.6 metres, and has a surface area greater than one (1.0) square metre, and used or capable of being used for swimming, bathing or diving but does not include a fish pond.

### **2.189 TAKE-OUT RESTAURANT**

shall mean a building, erected, used or intended for the serving of food or refreshments to the public where the servicing and consumption of food or refreshments takes place entirely off the premises.

### **2.190 TARGET RANGE**

shall mean the use of land, buildings or structures or combination thereof licensed by the Solicitor General of Ontario, for the purposes of the recreational discharge of fire arms, and may include an indoor/outdoor rifle range, pistol range, trap range, skeet range, and archery range.

**2.191 TAVERN**

shall mean a building erected, used or intended for the sale of alcoholic beverages to the public to be consumed on the premises and operating under the Liquor License Act.

**2.192 THROUGH LOT**

shall mean a lot bounded on two opposite sides by roads; provided, however, that if any lot qualifies as being both a corner lot and a through lot, such lot shall be conclusively deemed to be a corner lot.

**2.193 TOP-OF-BANK**

shall mean a line determined at a point where the oblique plane of the slope meets the horizontal plane.

**2.194 TOWNHOUSE DWELLING**

shall mean a dwelling that is divided vertically into three (3) or more dwelling units, each of which has independent entrances, to a front and rear yard immediately abutting the front and rear walls of each dwelling unit.

**2.195 TRAVEL TRAILER**

shall mean a portable structure, including a camping trailer, designed, used, or intended for the living, sleeping, eating, or accommodation of persons therein for seasonal recreational activity and constructed such that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle.

**2.196 TRIPLEX DWELLING**

shall mean a dwelling that is divided horizontally and/or vertically into three (3) separate dwelling units each of which has an independent entrance either directly from the outside or through a common entrance but excludes a converted dwelling.

**2.197 TRUCK CAMPER**

shall mean a portable structure designed to be loaded onto, or affixed to, the bed or chassis of a truck, and capable of providing temporary living quarters for recreation, camping or travel use.

**2.198 TRUCK TERMINAL**

shall mean the use of land, buildings or structures where trucks, buses and/or transports are stored, rented, leased, kept for hire, or parked for remuneration or from which trucks and/or transports are dispatched as common carriers, or where goods are stored temporarily for further shipment.

## **2.199 TWO-UNIT DWELLING**

shall mean a dwelling erected, used or intended for occupancy by not more than two (2) households living independently of each other in separate dwelling units but excludes a semi-detached dwelling or a duplex dwelling.

## **2.200 USE**

shall mean, when used as a noun, the purpose for which any land, building or structure is erected, used, or intended to be used, or for which it is occupied, used or maintained. When used as a verb, or as in the expression “to use”, shall mean anything done or permitted to be done by the owner or occupant of any land, building or structure, directly or indirectly, or by or through any trustee, tenant, servant, or agent, acting for or with the knowledge or consent of such owner or occupant, for the purpose of making use of the said land, building, or structure.

## **2.201 UTILITY STATION**

shall mean the use of land, buildings or structures or combination thereof associated with the supply and distribution of utilities and, without limiting the generality of the foregoing, may include a water or sewage pumping station, a water storage reservoir, an electric power transformer station, a telephone repeater station and a micro wave tower.

## **2.202 WAREHOUSE**

shall mean a building erected, used or intended for the storage of goods, wares, merchandise, articles or things and may include the selling or distribution thereof at wholesale.

## **2.203 WASTE DISPOSAL SITE**

shall mean any land, or land covered by water, licensed under the Environmental Protection Act, upon, into, or through which, or building or structure in which, waste is deposited or processed, and any machinery and equipment or operation required for the treatment or disposal of waste.

## **2.204 WATERCOURSE**

shall mean a natural channel for a stream of water but does not include a drain as defined under the Drainage Act.

## **2.205 WAYSIDE PIT OR QUARRY**

shall mean a pit or quarry opened and used by a public road authority, its agents or contractors, in accordance with a permit issued under the Aggregate Resources Act, solely for the purpose of a particular project or road construction contract.

## **2.206 WETLAND**

Shall mean lands that are seasonably or permanently covered by shallow water as well as lands where the water table is close to or at the surface such that the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants.

By-Law  
#2015/066

**2.207 WILDLIFE PRESERVE**

shall mean lands where plants, animals and other organisms, excluding fish, survive in self-sustained populations, and from which they derive services such as cover, protection or food.

**2.208 YARD**

shall mean a space, appurtenant to a building or structure, located on the same lot as the main building or structure, and which space is open, structurally uncovered and unoccupied from the ground to the sky except for such accessory buildings, structures or uses as are specifically permitted by this By-law.

**2.209 ZONE**

shall mean an area delineated on a Zone Map and established and designated by this By-law for a specific use.

**2.210 ZONE MAP**

shall mean a map or maps incorporated in this By-law and showing graphically the location, size and boundaries of zones established by this By-law together with other explanatory text and symbols.



### 3.0 ZONES AND ZONE MAPS

#### 3.1 ESTABLISHMENT OF ZONES

For the purpose of this By-law, the maps hereto annexed as Schedule “A”, Map 1 to Map 147 inclusive; Schedule “B”, Map 1 to Map 8 inclusive; Schedule “C”, Map 1 to Map 6 inclusive; Schedule “D”; Schedule “E”; Schedule “F”, Map 1 to Map 2 inclusive, and Schedule “G” shall be referred to as the zone maps of the Municipality of Southwest Middlesex Zoning By-law and the zone maps shall be divided into one or more of the following zones:

| <b>ZONE CATEGORY</b>             | <b>SYMBOL</b> |
|----------------------------------|---------------|
| <b>Agricultural Zones</b>        |               |
| General Agricultural .....       | A1            |
| Agricultural .....               | A2            |
| Restricted Agricultural .....    | A3            |
| <b>Residential Zones</b>         |               |
| Residential First Density .....  | R1            |
| Residential Second Density ..... | R2            |
| Residential Third Density .....  | R3            |
| Lifestyle Residential .....      | LR            |
| Hamlet Residential .....         | HR            |
| Rural Residential .....          | RR            |
| Future Residential .....         | FR            |
| <b>Commercial Zones</b>          |               |
| Core Commercial .....            | C1            |
| Restricted Commercial .....      | C2            |
| Highway Commercial .....         | C3            |
| Hamlet Commercial .....          | HC            |
| Rural Commercial .....           | RC            |
| <b>Industrial Zones</b>          |               |
| General Industrial .....         | M1            |
| Farm Industrial .....            | M2            |
| Rural Industrial .....           | M3            |
| <b>Other Zones</b>               |               |
| Institutional .....              | I             |
| Open Space .....                 | OS            |
| Public Utility .....             | U             |
| Future Development .....         | FD            |

### **3.2 USE OF ZONE SYMBOLS**

The symbols listed in Section 3.1 shall be used to refer to land, buildings, and structures and the uses thereof permitted in this By-law in the said zones, and wherever in this By-law the word “zone” is used, preceded by any of the said symbols, such zones shall mean any area within the Municipality delineated on the zone maps and designated thereon by the said symbol.

### **3.3 HOLDING SYMBOLS**

Where a zone symbol listed in Section 3.1 is used in conjunction with the holding symbol “H” as shown on the zone maps, no buildings or structures shall be erected or altered, save and except existing main buildings and structures and accessory buildings and structures permitted in the said zone and in accordance with the standards of the said zone, until the “H” symbol is removed in accordance with the Planning Act.

Where the holding symbol “H” is accompanied by a numbered suffix (e.g. H-1, H-2) as shown on the zone maps, removal of the “H” symbol shall be contingent upon the following matters being concluded.

a) H-1 Residential Zones

Applies to parcels of undeveloped lands zoned for residential purposes (e.g. R1, HR) in settlement areas as shown on Schedule “B” through Schedule “G” inclusive. Removal of the H-1 symbol contingent on the owner entering into a subdivider’s or similar agreement with the Municipality to address the installation of services, the construction of roads and other developer obligations and responsibilities.

b) H-2 Future Residential (FR) and Future Development (FD) Zones

Applies to parcels of undeveloped lands zoned Future Residential (FR) and Future Development (FD) on various zone maps. Removal of the H-2 symbol to allow a single unit detached dwelling contingent upon the submission of a site plan which demonstrates the location of the dwelling, which would not compromise the orderly development of the parcel in the future.

c) H-3 Commercial & Industrial Zones

Applies to parcels of undeveloped lands zoned for commercial or industrial purposes (e.g. C3, M1). Removal of the H-3 symbol contingent upon the owner entering into a site plan agreement with the Municipality in accordance with the provisions of the Planning Act.

d) H-4 Rural Residential (RR) Zone: Krista Lane

Applies to undeveloped lots on Krista Lane zoned Rural Residential (RR), in part of Lot 1, Concession II (Ekfrid) as shown on Schedule “A”, Map No. 56. Removal of the H-4 symbol from an individual lot or lots contingent upon the owner entering into an agreement with the Municipality governing such matters as site grading, drainage, installation of services and other matters as set out in the agreement dated 29, May 2002 and as thereafter amended by agreement dated 25 September 2002 and by

By-Law  
#2015/066

agreement dated 14 July 2014 between John Diezen, Hielke Bakker and Grace Bakker and the Municipality pertaining to the lands.

e) H-5 Restricted Agricultural (A3) Zone: Centreville Drive and Hagarty Road

Applies to lands included in part of Registered Plan 203, registered in 1865 and described as the 'Village of Centreville', comprising part of Lot 17, Range II North (Mosa) as shown on Schedule "A", Map No. 84 and partially deemed not to be a plan of subdivision for the purposes of the Planning Act by the former Township of Mosa by By-law No. 3124 dated 19 January 1976. Removal of the H-5 symbol contingent upon a legal opinion being provided of the status of the lots and unopened road allowances within the area zoned A3-H-5.

f) H-6 Open Space (OS-4) Zone: Longwoods Road west of Wardsville

Applies to the site of the former Highland Hills Golf Course (since abandoned) zoned 'site-specific' Open Space (OS-4) in part of Lot 18, Range I North (Mosa) as shown on Schedule "A", Map No. 93. Removal of the H-6 symbol contingent upon the owner entering into a site plan agreement with the Municipality.

g) H-7 Restricted Agricultural (A3) Zone: Carroll Drive west of Melbourne Drive

Applies to a flood susceptible undeveloped lot on Carroll Drive zoned A3, comprising part of Lot 2 and part of Lot 3, Range VI South (Ekfrid) as shown on Schedule "A" Map No. 146. Removal of the H-7 symbol contingent upon the owner being issued the necessary permit from the Lower Thames Valley Conservation Authority pursuant to O.Reg. 152/06.

h) H-8 Proximity to a Railway

Applies to undeveloped residential lots situated in close proximity to the CN railway. Removal of the H-8 symbol contingent upon any inhabited buildings being erected incorporating noise and vibration attenuation measures to the satisfaction of the Municipality.

i) H-9 Institutional Zone

Applies to parcels of undeveloped lands zoned for institutional purposes. Removal of the H-9 holding symbol is contingent upon the owner entering into a site plan or similar agreement with the Municipality in accordance with the provisions of the Planning Act.

j) H-10 Residential Lands

Applies to parcels of undeveloped lands zoned for residential purposes (e.g. R1, HR) in settlement areas as shown on Schedule 'B' through Schedule 'G' inclusive. Removal of the H-10 symbol contingent on the owner entering into a site plan agreement with the Municipality to address the installation of services, the construction of roads and other developer obligations and responsibilities.

By-Law  
#2015/066

k) H-11a Agricultural Lands

Applies to agricultural parcels of land containing agriculturally-related uses, on-farm diversified uses, and limited non-agricultural uses. Removal of the H-11a symbol is contingent on the owner entering into a site plan agreement with the Municipality to address developer obligations and responsibilities.

**3.4 COMPOUND ZONES**

Where two or more zone symbols divided by a “/” are shown on the zone maps as applying to a lot, the lot may be used for any use permitted in any one of the zones included in the compound zone symbol, or for any combination of uses thereto, subject to the following:

- a) the general use regulations and the special use regulations applicable to the zones included in the compound zone shall apply;
- b) in the case of a conflict between a combination of uses from two (2) or more zones, the greater or more restrictive regulations shall apply.

**3.5 MULTIPLE ZONES**

Where a lot is subdivided into more than one zone, the regulations applicable to these zones shall apply to the respective areas so zoned, and the zone lines shall be deemed to be lot lines for the purposes of this By-law.

**3.6 SPECIAL USE REGULATIONS**

Within any zone, special use regulations shall apply and, in addition to such special use regulations, the general use regulations shall also apply unless a contrary intention appears otherwise, in which case the special use regulations shall supercede and prevail over the general use regulations of the zone.

**3.7 'SITE-SPECIFIC' ZONES**

All zones may be subdivided into one or more defined areas within which greater or lesser restrictions shall apply. These 'site-specific' zones shall be identified by reference to the symbol of a zone together with a number so as to differentiate 'site-specific' zones within a zone from each other and from other areas within the zone. Within a 'site-specific' zone, all requirements of this By-law including the General Regulations (Section 4) and the General Use Regulations and the Special Use Regulations applicable to the zone within which the 'site-specific' zone is located shall apply and, unless a contrary intention appears otherwise, the following shall apply:

- a) if the 'site-specific' zone establishes regulations different from the General Regulations of this By-law including the General Use Regulations and Special Use Regulations applicable to the zone within which the defined area is located, the exceptions shall supersede and prevail over such corresponding regulations of this By-law;
- b) if the 'site-specific' zone permits one (1) or more uses for the defined area, such permitted use or uses shall be the only purpose or purposes for which land, building

or structures within the defined area shall be used unless the contrary intention appears otherwise;

- c) if the 'site-specific' zone specifically permits one (1) or more uses in addition to those otherwise permitted in the zone within which the defined area is located, any and all of the other exceptions applicable to the defined area shall also apply to the additional permitted use or uses and not only to the uses not otherwise permitted in the zone;
- d) where a 'site-specific' zone is followed by reference to the name of the owner, tenant, company name or other description shown in italics and contained in parentheses, the said reference is intended for information purposes only and does not constitute part of this By-law.

### **3.8 INTERPRETATION OF ZONE BOUNDARIES**

Where any uncertainty exists as to the location of the boundary of any of the said zones as shown on a zone map, the following shall apply:

- a) unless otherwise shown, the boundary of the zones as shown on the zone maps are the centre lines of the road allowances or lot lines and the projection thereof;
- b) where zone boundaries are indicated as approximately parallel to the line of any road and the distance from such road is not indicated, such zone boundaries shall be construed as being parallel to such road and the distance therefrom shall be determined by the use of the scale shown on the zone maps;
- c) unless otherwise indicated, a road, lane, railway or electrical transmission line right-of-way, or watercourse included on the zone maps, is included within the zone of the adjoining lands on either side thereof; and where such road, lane, right-of-way, or watercourse serves as a boundary between two (2) or more different zones, a line midway in such road, lane or watercourse and extending in the general direction of the long division thereof is considered the boundary between zones unless specifically indicated otherwise;
- d) in the event a road or street shown on a zone map is closed, the lands formerly on the said road or street shall be included within the zone of the adjoining property on either side of the said closed road or street, and the zone boundary shall be the former centre line of the said closed road or street;
- e) where zone boundaries appear to follow a lot line, they shall be deemed to follow the lot line.

## **4.0 GENERAL REGULATIONS**

The regulations of this section apply in all zones except as may be indicated otherwise herein.

### **4.1 ACCESSORY USES, BUILDINGS AND STRUCTURES**

Wherever a use is listed as a permitted use in a particular zone, uses, buildings or structures accessory, incidental or subordinate to that use are also permitted in accordance with the standards applying in the zone in which the said use, building or structure is located.

### **4.2 CONSTRUCTION USES**

Uses, buildings and structures incidental to construction are permitted in any zone provided they:

- a) are used only for as long as they are necessary for, or as a result of, construction work in progress which has neither been finished nor abandoned, or a period of 1 year whichever is the lesser;
- b) are removed when the construction work for which they are required is terminated.

### **4.3 ENTRANCE REGULATIONS**

No person shall erect any building or structure or otherwise use any lot in any zone unless such lot abuts a road, or a reserve on the opposite side of which is located a road, or unless such lot has access to a road by means of a legally registered right-of-way or easement over an abutting lot, and unless the County or the Municipality, as the case may be, has issued an entrance permit or otherwise granted permission to provide access for vehicular traffic from such lot or from such abutting lot, as the case may be, to the said road. Notwithstanding the foregoing, a building or structure may, however, be erected on a lot within a registered plan of subdivision in accordance with a subdivision agreement in respect of such plan of subdivision, or on a lot created by consent and in accordance with an agreement with the Municipality, despite the fact that the road on which the lot has access to has not been assumed and is not being maintained by the Municipality.

### **4.4 ESTABLISHED BUILDING LINES**

Notwithstanding any other provisions of this By-law;

- a) where a dwelling is to be erected within an area where there is an established building line which is less than otherwise required by this By-law, such dwelling may be erected closer to the street line or to the centreline of the road, as the case may be, provided such dwelling is not erected closer to the street line or to the centre line of the road, as the case may be, than the established building line,
- b) where a dwelling is to be erected within an area where there is an established building line which is greater than otherwise required by this By-law, such dwelling shall be erected in accordance with the established building line.

By-Law  
#2015/066

#### **4.5 EXISTING LOTS**

Existing lots with less than the minimum lot area, and/or minimum lot frontage requirements of this By-law may be used and buildings and structures erected or altered thereon for the purposes specified in the zone in which they are situated, provided:

- a) such lots are serviced or capable of being serviced by approved sanitary sewage facilities where such facilities are required for the said use, building or structure;
- b) all other requirements of this By-law are satisfied.

#### **4.6 EXPROPRIATIONS AND DEDICATIONS**

A lot altered as a result of expropriation by, or dedication to, a public authority or public utility and having less than the minimum lot area, minimum lot frontage and/or minimum front yard depth requirements of this By-law, may be used and a building or structure may be erected, altered or used thereon, provided all other requirements of this By-law are complied with.

#### **4.7 GROUP HOMES**

Within a settlement area, no group home shall be established within 250 m of another group home while outside a settlement area, no group home shall be established within 1000 m of another group home and, in all cases, no group home shall be established within 500 m of a halfway house.

#### **4.8 HALFWAY HOUSES**

Within a settlement area, no halfway house shall be established within 500 m of another halfway house while outside a settlement area, no halfway house shall be established within 5000 m of another halfway house and, in all cases, no halfway house shall be established within 500 m of a group home or a school.

#### **4.9 HAZARD LANDS**

No buildings or structures, with the exception of bridges and buildings or structures erected, used or intended for flood or erosion control purposes, shall be erected or used on hazard lands.

#### **4.10 HEIGHT EXCEPTIONS**

The height regulations of this By-law shall not apply to any farm building or structure, ornamental dome, skylight, chimney, tower, elevator, enclosure, flag pole, antennae, radio or television receiving or transmitting equipment, cupola, steeple, church spire, wind tower or any accessory mechanical fixtures unless specifically stated otherwise.

#### **4.11 LOTS ALTERED HAVING GREATER COMPLIANCE**

Where a lot having less than the minimum lot area and/or minimum lot frontage requirements of this By-law is altered as a result of a consent being given following the effective date, in greater compliance with the minimum lot area and/or minimum lot frontage requirements of this By-law, the lot shall be deemed to comply with the minimum lot area and/or minimum lot frontage as the case may be, of this By-law.

#### **4.12 MINIMUM DISTANCE TO A RAILWAY**

By-Law  
#2015/066

Where in this By-Law, the minimum distance for a dwelling or a building to a railway is stipulated, the minimum distance shall be the least horizontal distance measured from the nearest active and through rail line (excluding what is commonly referred to as a spur line or siding) to the nearest main wall of the said dwelling or building.

#### **4.13 MUNICIPAL DRAINS AND NATURAL WATERCOURSES**

No building or structure, with the exception of those designed, used, or intended for flood or erosion control purposes, shall be erected or used:

- a) closer than seven and one-half (7.5) metres from the top-of-bank of a municipal drain having a width of less than four and one-half (4.5) metres from top-of-bank to top-of-bank;
- b) closer than eighteen and one half (18.5) metres from the top-of-bank of a municipal drain having a width of between four and one-half (4.5) metres and seven and one-half (7.5) metres from top-of-bank to top-of-bank;
- c) closer than thirty (30) metres from the top-of-bank of a municipal drain which is seven and one-half (7.5) metres or more from top-of-bank to top-of-bank;
- d) closer than 4.5 metres from the centreline of a municipal tile drain;
- e) closer than seven and one-half (7.5) metres from the top-of-bank of a natural water course or within eighteen and one half (18.5) metres from the centre line of the natural water course whichever is the greater.

#### **4.14 NON-COMPLYING BUILDINGS AND STRUCTURES**

By-Law  
#2015/066

Where a building or structure has been erected on an existing lot or on a lot created as a result of a consent being given in accordance with the provisions of the Planning Act following the effective date and having less than the minimum lot frontage and/or area, minimum setback, front yard depth, side yard width or rear yard depth or where such building or structure has more than the maximum height or more than the maximum lot coverage permitted herein, the said building or structure may be used, altered, repaired or renovated provided such standards are not further reduced or extended and all other standards herein are complied with.

#### **4.15 NON-CONFORMING USES**

Nothing in this By-law shall apply:

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



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

#### **4.16 OIL AND GAS WELLS**

No building or structure shall be erected or used within seventy-five (75) metres of an oil or gas well unless such building or structure is related to the production of oil or gas in accordance with the Oil, Gas and Salt Resources Act.

#### **4.17 OUTDOOR FURNACES**

Where permitted by this By-law, no outdoor furnace shall:

- a) be erected within ten (10) metres of a lot line;
- b) be erected within one hundred and fifty (150) metres of a dwelling situated on a separate lot.

#### **4.18 PARKING REGULATIONS**

##### **4.18.1 Required Parking Spaces**

The parking space requirements provided in the following table shall apply to all uses, buildings and structures in all zones with the exception of the Core Commercial (C1) Zone. The number of required spaces shall be calculated per square metre (m<sup>2</sup>) of the floor area of the main building except where expressed otherwise. Parking spaces shall be provided at the time a use is established or changed or a building or structure is erected or enlarged.

|    | <b>USE</b>                      | <b>REQUIREMENT</b>  |
|----|---------------------------------|---|
| 1  | abattoir                        | 1 per 25 m <sup>2</sup> of retail floor space plus 1 per each employee employed on the largest shift                              |
| 2  | animal clinic                   | 1 per 30 m <sup>2</sup>   |
| 3  | animal hospital                 | 1 per 45 m <sup>2</sup>   |
| 4  | apartment dwelling              | 1.5 per dwelling unit   |
| 5  | art gallery                     | 1 per 50 m <sup>2</sup>   |
| 6  | auction sales establishment     | 1 per 30 m <sup>2</sup>   |
| 7  | bake shop                       | 1 per 25 m <sup>2</sup>   |
| 8  | banquet hall                    | 1 per 7 seats or 1 per 35 m <sup>2</sup> , which ever is the greater  |
| 9  | bed & breakfast establishment   | 2 plus 1 per guest room   |
| 10 | boarding house or rooming house | 0.5 per guest room  |
| 11 | church                          | 1 per 5 seats or the equivalent bench space or 1 per 10 m <sup>2</sup> where there is no fixed seating, which ever is the greater |
| 12 | clinic                          | 1 per 20 m <sup>2</sup>   |
| 13 | club                            | 1 per 7 seats or 1 per 35 m <sup>2</sup> whichever is the greater   |
| 14 | converted dwelling              | 1.5 per dwelling unit   |
| 15 | day care centre                 | 1 per 40 m <sup>2</sup>   |
| 16 | dog kennel                      | 1 per 30 m <sup>2</sup>   |
| 17 | double duplex dwelling          | 1.25 per dwelling unit  |

|    |                                     |  |
|----|-------------------------------------|--|
| 18 | drive-in restaurant                 | 1 per 10 m <sup>2</sup>  |
| 19 | dry cleaning establishment          | 1 per 35 m <sup>2</sup>  |
| 20 | duplex dwelling                     | 1.5 per dwelling unit  |
| 21 | dwelling unit                       | 1 per unit   |
| 22 | fitness centre                      | 1 per 30 m <sup>2</sup>  |
| 23 | flea market                         | 1 per 30 m <sup>2</sup>  |
| 24 | food processing plant               | 1 per each employee employed on the largest shift                              |
| 25 | funeral home                        | 1 per 20 m <sup>2</sup>  |
| 26 | garden centre                       | 1 per 30 m <sup>2</sup> plus 1 per 100 m <sup>2</sup> outside display space    |
| 27 | gas bar                             | 1  |
| 28 | general retail store                | 1 per 25 m <sup>2</sup>  |
| 29 | golf course                         | 4 per hole   |
| 30 | group home                          | 1 plus 0.5 per bed   |
| 31 | half-way house                      | 1 plus 0.5 per bed   |
| 32 | hotel                               | 1.5 per guest room   |
| 33 | industrial use                      | 1 per each employee employed on the largest shift                              |
| 34 | laundry establishment               | 1 per 35 m <sup>2</sup>  |
| 35 | machine shop                        | 1 per 25 m <sup>2</sup>  |
| 36 | market garden                       | 1 per 30 m <sup>2</sup> plus 1 per 100 m <sup>2</sup> of outside display space |
| 37 | micro brewery                       | 1 per 40 m <sup>2</sup> of processing area                                     |
| 38 | mini-storage warehouse              | 5  |
| 39 | motel                               | 1.5 per guest room   |
| 40 | multiple unit dwelling              | 1.25 per dwelling unit   |
| 41 | museum                              | 1 per 50 m <sup>2</sup>  |
| 42 | nursing home or rest home           | 1 per 2.5 beds   |
| 43 | office                              | 1 per 30 m <sup>2</sup>  |
| 44 | paintball park                      | 1 per 50 m <sup>2</sup> of playfield   |
| 45 | personal care establishment         | 1 per 20 m <sup>2</sup>  |
| 46 | personal service establishment      | 1 per 15 m <sup>2</sup>  |
| 47 | place of entertainment or amusement | 1 per 35 m <sup>2</sup>  |
| 48 | school, elementary                  | 3 plus 1 per classroom   |
| 49 | school, secondary or private        | 3 per classroom  |
| 50 | restaurant                          | 1 per 10 m <sup>2</sup>  |
| 51 | retail store                        | 1 per 25 m <sup>2</sup>  |
| 52 | retirement residence                | 0.5 per unit   |
| 53 | semi-detached dwelling              | 2 per dwelling unit  |
| 54 | service shop                        | 1 per 50 m <sup>2</sup>  |
| 55 | shopping centre                     | 1 per 25 m <sup>2</sup>  |
| 56 | single unit dwelling                | 2  |
| 57 | take-out restaurant                 | 1 per 10 m <sup>2</sup>  |
| 58 | tavern                              | 1 per 10 m <sup>2</sup>  |
| 59 | townhouse dwelling                  | 1.5 per dwelling unit  |
| 60 | triplex dwelling                    | 1.5 per dwelling unit  |
| 61 | two-unit dwelling                   | 1.5 per dwelling unit  |
| 62 | warehouse                           | 1 per each employee employed on the largest shift                              |

By-Law #2015/066

**4.18.2 Accessible Parking Spaces**

Accessible parking spaces shall, in the case of a Type A, have a minimum width of 3.4 m and, in the case of a Type B, have a minimum width of 2.4 m and shall be provided adjacent to the primary entrance of the building they are intended to serve and clearly signed or marked as Accessible Parking Spaces. The number of accessible parking spaces required shall be part of the total parking requirement in accordance with the following:

By-Law #2015/066

| Required Spaces | Required No. of Spaces for Accessible Parking |        |
|-----------------|---|--------|
|                 | Type A  | Type B |
| 1 – 50          | 1   | 1      |
| 51 – 75         | 1   | 2      |
| 76 – 100        | 2   | 2      |

To facilitate access to the motor vehicle, every accessible parking space shall have an access aisle, 1.5 m in width, extending the full length of the parking space and be clearly identifiable by high tonal contrast diagonal lines, concrete or other hard distinguishing surface treatment to discourage parking on or within them which access aisle may be shared by two accessible parking spaces.

All designated accessible parking spaces shall be signed or marked in accordance with the Integrated Accessibility Standards Regulation and the Highway Traffic Act and in the case of Type A spaces signed or marked as “Van Accessible”.

#### 4.18.3 Location

The location of a parking space required herein shall be located on the same lot or within the same building or structure as the use building or structure for which the said parking is required.

#### 4.18.4 Dimensions of Parking Spaces

A parking space required herein shall have a minimum width of 2.7 m and a minimum length of 5.5 m except that in the case of a parking space for the disabled which shall have a minimum width of 3.7 m and minimum length of 5.5 m.

#### 4.18.5 Additions to Existing Uses

The parking space requirements of this By-law shall apply to any existing building or structure so long as the floor area of the said building or structure is not increased and the building or structure is used for a purpose which does not require additional parking spaces as required by this By-law than were required by virtue of its size or use on the effective date. Where a use is changed or the floor area of a building or structure is enlarged or there is an increase in the number of divisible units (e.g. seating capacity), then such additional parking spaces shall be provided to the number required for such change.

#### 4.18.6 Calculation of Required Parking Spaces

When calculating the number of required parking spaces, the following shall apply:

- a) where a building, structure or lot accommodates more than one use, the required parking spaces shall be the sum of the required parking spaces for the individual uses. Parking spaces for one use shall not be considered as providing the required parking spaces for any other use.
- b) where seating accommodation is provided by benches, 0.6 m of bench space shall be equivalent to one (1) seat.
- c) if calculation of the required parking spaces results in a fraction, the required parking spaces shall be the next highest whole number notwithstanding Section 1.5 of this By-law

to the contrary.

#### **4.19 PROHIBITED USES**

The following shall be prohibited in any zone except where specifically permitted otherwise.

- a) a mobile home;
- b) the use of truck, bus, coach, railway car, shipping container or streetcar body or any portions thereof for the purposes of any use permitted by this By-law;
- c) the use of any travel trailer, truck camper or motor home for the living, sleeping, or eating or accommodation of persons.

#### **4.20 PUBLIC USES**

With the exception of any facility used for the transmission or distribution of electricity, this By-law shall not apply to the use of any land or to the erection, alteration or use of any building or structure for the purpose of public service by a public authority or public utility as long as:

- a) the lot coverage, setback and yard requirements of the zone in which such land, building, or structure is located are complied with;
- b) no outside storage is located in a residential zone; in a yard on a lot adjacent to a residential zone; or in a yard on a lot lying opposite a residential zone.

#### **4.21 SATELLITE DISHES**

A satellite dish, other than a satellite dish having a diameter of one (1.0) metre or less and mounted on a building, structure, fence or boundary wall, may be erected and used in any zone, provided it:

- a) is not erected in an elevated position which exceeds the maximum height requirement for an accessory building or structure, regardless of the method of elevation used;
- b) complies with the requirements for an accessory building or structure of the zone in which it is located;
- c) is located, in the case of lands zoned Residential First Density (R1), Residential Second Density (R2), Residential Third Density (R3) or Hamlet Residential (HR), in a rear yard or in an interior side yard.

#### **4.22 SECOND DWELLING UNITS**

Where in this By-law a single unit dwelling or a semi-detached dwelling is listed as a permitted use, a second dwelling unit shall also be permitted either within that dwelling or within a building accessory to the said dwelling subject to the following:

- a) Where the second dwelling unit is located within a single dwelling unit or semi-detached dwelling:

By-Law  
#2015/066

- i. an independent entrance to the second dwelling unit from outside the dwelling shall be provided;
  - ii. a minimum ceiling height of 2.0 m shall be maintained where located in a basement or cellar;
  - iii. and where the dwelling unit will be situated in a basement or cellar, the finished floor level of such basement or cellar shall not be below the level of any municipal sanitary sewer or storm sewer servicing the dwelling in which such dwelling unit would be located;
  - iv. the floor area of the dwelling unit shall not exceed 40% of the floor area of the dwelling to a maximum of 75 m<sup>2</sup>;
  - v. a minimum of one parking space dedicated to the dwelling unit shall be provided; and
  - vi. the requirements of the Ontario Building Code shall be complied with.
- b) Where the second dwelling unit is located within an accessory building:
- i. the requirements herein with respect to an accessory building shall be complied with;
  - ii. the dwelling unit shall not exceed a floor area of 75 m<sup>2</sup>;
  - iii. in a settlement area, it shall be connected to the municipal water supply system and the municipal sanitary sewage system where such services are available;
  - iv. and where the dwelling unit will be connected to a private on-site water well, the said water well shall be capable of producing a minimum of 18.9 litres/minute;
  - v. and where connection to the municipal sanitary sewage system is not available, the dwelling unit shall be connected to an approved private on-site sewage system;
  - vi. a minimum of one parking space dedicated to the dwelling unit shall be provided; and
  - vii. the requirements of the Ontario Building Code shall be complied with.

#### **4.23 SCHOOL BUS HUTS OR SHELTERS**

Where permitted by this By-law, a school bus hut or shelter shall:

- a) not exceed five (5.0) m<sup>2</sup> in floor area;
- b) not exceed three (3.0) m in height;
- c) not be situated closer than one (1.0) m from a lot line.

#### **4.24 SEWAGE TREATMENT PLANTS AND WASTE DISPOSAL SITES**

No building or structure used or intended for residential occupancy shall be erected within one hundred (100) metres of a sewage treatment plant or five hundred (500) metres of a waste disposal site.

#### **4.25 SHIPPING CONTAINERS**

Where permitted by this By-law as an accessory use, no shipping container shall:

- a) be erected within ten (10) metres of a lot line;
- b) be erected within one hundred (100) metres of a dwelling on a separate lot;
- c) exceed the maximum floor area and/or the maximum coverage requirement for an accessory building or structure of the zone in which it is situated;
- d) be erected in a front yard or an exterior side yard.

#### **4.26 SIGHT VISIBILITY TRIANGLES**

Except in the Core Commercial (C1) Zone, no building or structure shall be erected and no shrubs or foliage planted in such manner as to impede the vision of a motorist approaching the intersection, between a height of one (1.0) metre and three (3.0) metres above the centre line grade of intersecting roads in the triangular area bounded by the front lot line, the exterior side lot line and a line joining the points along said lines nine (9.0) metres distant from the point of intersection of the said lines.

By-Law  
#2015/066

#### **4.27 SWIMMING POOLS AND TENNIS COURTS**

The following regulations shall apply with respect to the erection or use of a swimming pool or a tennis court, which is not enclosed or otherwise located within a building:

- a) no swimming pool or tennis court shall, except in the case of lands zoned General Agricultural (A1), be located in any yard other than in an interior side yard or a rear yard;
- b) no swimming pool or tennis court shall be located closer than one and one-half (1.5) metres to any rear lot line or side lot line;
- c) no part of a swimming pool shall exceed a height of two (2.0) metres above grade, exclusive of appurtenances or facilities such as diving boards or slides.

#### **4.28 WAYSIDE PITS AND QUARRIES**

A wayside pit or quarry shall be permitted in any zone.

#### **4.29 YARD ENCROACHMENTS AND OBSTRUCTIONS**

No part of any required yard shall be obstructed by any building or structure except for one or more of the following:

- a) accessory buildings or structures specifically permitted in a required yard;
- b) architectural adornments including, but not necessarily limited to, sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters and roof trusses projecting not more than one-half (0.5) metre into any required yard except that no eaves of any building located within a residential zone shall be located closer than one-third (0.3) metres to any lot line;
- c) functional and ornamental structures including, but not necessarily limited to drop awnings, clothes poles, ornamental fountains, statues, monuments, cenotaphs, memorials, planters, garden trellis, fences, hedgerows, satellite dishes having a diameter of one (1.0) metre or less, and legal signs;
- d) unenclosed fire escapes or outside staircases in which the stair steps and floors are latticed in such a manner that the proportion of voids to solids is not less than two to one and in which guards consist only of hand rails and the structural members necessary to their support, and which do not project more than one and one-half (1.5) metres into any required yard;
- e) awnings, atriums and bay windows projecting not more than one (1.0) metre into any required yard, other than any required interior side yard, in the Residential First Density (R1) Zone or the Residential Second Density (R2) Zone and which do not project into any required sight visibility triangle;
- f) open roofed porches, uncovered decks and balconies projecting not more than two and one-half (2.5) metres into any required front yard, rear yard, exterior side yard or setback and which do not project into any required sight visibility triangle. Enclosures to any porch projecting into a required yard or setback shall be limited to one (1.0) metre in height exclusive of roof supports, but this shall not prohibit the enclosure of a porch or terrace by latticing, screening or similar method provided at least fifty percent (50%) of the surface area is open and unobstructed to the air;
- g) central air conditioning or heat pump units, provided that such unit is located within three (3.0) metres of the main building in a front yard or an exterior side yard, or a minimum of 1.2 metres from any other side or rear lot line;
- h) un-enclosed ramps for the physically challenged.

## **5.0 AGRICULTURAL ZONES**

### **GENERAL AGRICULTURAL (A1) ZONE**

*The General Agricultural (A1) Zone applies to the majority of lands designated 'Agricultural' in the Municipality's Official Plan. It includes productive agricultural land under active cultivation as well as non-active farmland, pasture land, woodlands, ravine lands and other natural areas despite the fact they may not be used or capable of being used for agricultural purposes. Permitted uses in the A1 zone include a broad range of agricultural activities from the cultivation of land and production of crops to the breeding, raising and care of livestock. Other uses such as forestry, riding schools, dog kennels and wildlife preserves are also permitted in recognition that such uses are appropriately located in the rural area and are complementary or not in conflict with agricultural uses. Lands zoned A1 are typically large, parcels greater than 1 ha (2.5 acres) in size except where such parcels have been previously zoned A3 in the Zoning By-law of the former Township of Ekfrid and former Township of Mosa. Where new agricultural parcels are proposed to be created, the minimum lot area of each parcel is 40 hectares (100 acres). Livestock buildings and structures and additions thereto as well as manure storage facilities are required to comply with Minimum Distance Separation II.*

### **AGRICULTURAL (A2) ZONE**

*The Agricultural (A2) Zone is virtually identical to the General Agricultural (A1) Zone with the exception that dwellings, as well as uses which normally require, or are associated with, a dwelling, are not permitted. It also applies in areas designated 'Agricultural' in the Municipality's Official Plan. Lands zoned A2 have been the subject of a consent to dispose of a surplus farm dwelling on condition that any subsequent dwelling would be prohibited on the remaining lands in accordance with the Provincial Policy Statement (PPS), the County of Middlesex Official Plan and the Municipality's Official Plan. The minimum lot area of a parcel zoned A2 is the area of the parcel as of the date of registration of the lot created to dispose of the surplus farm dwelling.*

### **RESTRICTED AGRICULTURAL (A3) ZONE**

*The Restricted Agricultural (A3) Zone applies in areas designated 'Agricultural' in the Municipality's Official Plan to parcels ranging in size from 4,000 sq. m (1 acre) to 1 hectares (2.5 acres). The A3 zone also applies to lots created by consent to dispose a surplus farm dwelling where the size of the lot is greater than 1 hectare. Agricultural uses are permitted with the exception of the breeding, raising and care of livestock governed by the provisions of the Nutrient Management Act, fur farming and mushroom farming.*



## 5.1 PERMITTED USES, BUILDINGS AND STRUCTURES

### 5.1.1 Main Uses, Buildings and Structures

No lands, buildings or structures shall be erected or used in the zone prescribed except for the purposes set out in the table below.

|    |   | A         | B         | C         |
|----|---|-----------|-----------|-----------|
|    | <b>USES, BUILDINGS &amp; STRUCTURES</b> | <b>A1</b> | <b>A2</b> | <b>A3</b> |
| 1  | agricultural use                        | ✓         | ✓         |           |
| 2  | bed & breakfast establishment           | ✓         |           | ✓         |
| 3  | converted dwelling                      | ✓         |           | ✓         |
| 4  | dog kennel                              | ✓         |           | ✓         |
| 5  | forestry use                            | ✓         | ✓         | ✓         |
| 6  | group home                              | ✓         |           | ✓         |
| 7  | halfway house                           | ✓         |           | ✓         |
| 8  | mushroom farm                           | ✓         | ✓         |           |
| 9  | restricted agricultural use             |           |           | ✓         |
| 10 | riding school                           | ✓         |           | ✓         |
| 11 | sawmill                                 | ✓         | ✓         |           |
| 12 | single unit dwelling                    | ✓         |           | ✓         |
| 13 | wildlife preserve                       | ✓         | ✓         |           |

### 5.1.2 Accessory Uses, Buildings and Structures

The accessory uses, buildings and structures set out in the table below shall only be permitted in the zones prescribed.

|    |   | A         | B         | C         |
|----|---|-----------|-----------|-----------|
|    | <b>USES, BUILDINGS &amp; STRUCTURES</b> | <b>A1</b> | <b>A2</b> | <b>A3</b> |
| 1  | farm or irrigation pond                 | ✓         | ✓         | ✓         |
| 2  | fruit and vegetable stand               | ✓         |           | ✓         |
| 3  | home occupation                         | ✓         |           | ✓         |
| 4  | landing strip                           | ✓         | ✓         |           |
| 5  | outdoor furnace                         | ✓         |           | ✓         |
| 6  | private garage                          | ✓         |           | ✓         |
| 7  | satellite dish                          | ✓         |           | ✓         |
| 8  | school bus hut or shelter               | ✓         |           | ✓         |
| 9  | secondary farm occupation               | ✓         |           | ✓         |
| 10 | shipping container                      | ✓         | ✓         |           |
| 11 | swimming pool                           | ✓         |           | ✓         |

## 5.2 GENERAL USE REGULATIONS

### 5.2.1 Standards

The standards set out in the table below shall apply in the zones prescribed unless otherwise stipulated herein to the contrary.

|           |  | <b>A</b>                           | <b>B</b>                           | <b>C</b>  |
|-----------|--|------------------------------------|------------------------------------|-----------|
|           | <b>STANDARDS</b>   | <b>A1</b>                          | <b>A2</b>                          | <b>A3</b> |
| <b>1</b>  | <b>Minimum Lot Area (m<sup>2</sup> unless otherwise indicated)</b> | 40 ha                              | ①                                  | 4000      |
| <b>2</b>  | <b>Minimum Lot Frontage (m)</b>                                    | 300                                | ②                                  | 30        |
| <b>3</b>  | <b>Minimum Setback (m)</b>   |                                    |                                    |           |
|           | i) arterial road   | 38                                 | 38                                 | 38        |
|           | ii) collector road   | 33                                 | 33                                 | 33        |
|           | iii) local road  | 28                                 | 28                                 | 28        |
| <b>4</b>  | <b>Side Yard Width - Interior (m)</b>                              | 15 <sup>③</sup><br>10 <sup>④</sup> | 15 <sup>③</sup><br>10 <sup>④</sup> | 4.5       |
| <b>5</b>  | <b>Rear Yard Depth (m)</b>   | 15                                 | 15                                 | 10        |
| <b>6</b>  | <b>Maximum Lot Coverage (%)</b>                                    | 20                                 | 20                                 | 20        |
| <b>7</b>  | <b>Maximum Height (m)</b>  | 10.5 <sup>⑤</sup>                  |                                    | 10.5      |
| <b>8</b>  | <b>Minimum Floor Area (m<sup>2</sup>) of a Dwelling</b>            | 100                                |                                    | 100       |
| <b>9</b>  | <b>Maximum Floor Area (m<sup>2</sup>) of an Accessory Building</b> |                                    |                                    | 200       |
| <b>10</b> | <b>Maximum Number of Dwellings Per Lot</b>                         | 1                                  |                                    | 1         |
| <b>11</b> | <b>Minimum Distance from a Dwelling to a Railway (m)</b>           | 120                                |                                    | 120       |

By-Law  
#2015/066

#### FOOTNOTES

|   |   |
|---|---|
| ① | the area of the lot on the date it was registered     |
| ② | the frontage of the lot on the date it was registered |
| ③ | for lot frontages > 100 m                             |
| ④ | for lot frontages < 100 m                             |
| ⑤ | dwellings only  |

## 5.3 SPECIAL USE REGULATIONS

### 5.3.1 Accessory Buildings and Structures

Accessory buildings or structures in the General Agricultural (A1) Zone and the Agricultural (A2) Zone shall be governed by the provisions of Section 5.2.1 whereas accessory buildings or structures in the Restricted Agricultural (A3) Zone shall not:

- a) be erected closer to the front lot line or the exterior side lot line than the minimum distance required for the dwelling on the lot;
- b) be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- c) be erected closer to the road than the dwelling is to that road;
- d) be erected closer than three (3.0) metres to an interior side lot line;
- e) be erected closer than one (1.0) metre to a rear lot line;
- f) exceed the maximum floor area prescribed in Section 5.2.1;
- g) exceed ten (10) percent coverage of the lot area;
- h) exceed six (6.0) metres in height or contain more than two storeys;
- i) be erected within two (2.0) metres of the dwelling;
- j) be considered an accessory building if attached to the dwelling in any way.

Where an accessory building in the Restricted Agricultural (A3) Zone, as a result of a consent being given, exceeds the maximum floor area for an accessory building, the said building shall be deemed to be permitted and may be used, repaired or renovated.

**5.3.2 Livestock Buildings and Structures and Manure Storage Facilities for Livestock – Minimum Distance Separation (MDS II)**

No livestock building or structure or manure storage facility shall be erected, altered or used except in accordance with Minimum Distance Separation II (MDS II) as determined in accordance with the Schedule “H” attached hereto.

**5.3.3 Dog Kennels**

The following provisions shall apply to dog kennels:

- a) minimum distance from a dwelling located on a separate lot outside a settlement area 300 m
- b) minimum distance from a settlement area 450 m

**5.3.4 Home Occupations**

The following provisions shall apply to home occupations:

- a) shall be permitted only within a dwelling, or within an accessory building;

- b) the floor area of the dwelling including the basement area used for the home occupation shall not exceed twenty-five (25) percent of the floor area of the dwelling or forty (40) square metres, whichever is the lesser;
- c) the floor area of the accessory building used for the home occupation shall not exceed two hundred (200) square metres;
- d) the external character of the dwelling as a residence shall not change or a nuisance, particularly in regard to noise, odour, traffic or parking shall not be created;
- e) outside storage shall only be permitted in an interior side yard or a rear yard provided it does not exceed a contiguous area of one hundred (100) square metres;
- f) the maximum number of persons engaged in the home occupation but who reside on a lot other than the lot on which the home occupation is conducted shall be limited to one (1).

### **5.3.5 Secondary Farm Occupations**

The following provisions shall apply to secondary farm occupations:

- a) shall be permitted within an accessory building;
- b) shall not exceed a maximum of three hundred (300) square metres in floor area;
- c) shall be located on the lot, behind and to the rear of dwelling on the lot, shall be located a maximum of fifty (50) metres from the dwelling on the lot;
- d) shall be located a minimum distance of one hundred fifty (150) metres from a dwelling situated on a separate lot;
- e) outside storage shall not exceed a contiguous one hundred fifty (150) square metres and shall be located immediately behind and to the rear of the building in which the secondary farm occupation is conducted;
- f) the maximum number of persons engaged in the secondary farm occupation but who reside on a lot other than the lot on which the secondary farm occupation is conducted shall be limited to three (3).

### **5.3.6 Single Unit Dwellings – Minimum Distance Separation (MDS I)**

No single unit dwelling shall be erected or used except in accordance with Minimum Distance Separation I (MDS I) as determined in accordance with the Schedule “H” attached hereto. The foregoing shall not apply to the alteration of an existing dwelling or the replacement of an existing dwelling with a new dwelling provided the new dwelling is situated no closer to a livestock building or structure or manure storage facility situated on a separate lot than the dwelling being altered or replaced.

**5.4 GENERAL AGRICULTURAL (A1) ZONE – ‘SITE-SPECIFIC’ ZONES**

**5.4.1 a) Defined Area** (*Randy’s MRV, 1566 CPR Drive*)

A1-1 as shown on Schedule “A”, Map No. 34

**b) Permitted Uses**

public garage  
all other permitted uses of the A1 zone

**c) Maximum Floor Area**

public garage 800 m<sup>2</sup>

**5.4.2 a) Defined Area** (*Appin Tree Farm & Garden Centre, 5808 Glendon Drive*)

A1-2 as shown on Schedule “A”, Map No. 55

**b) Permitted Uses**

garden centre  
all other permitted uses of the A1 zone

**5.4.3 a) Defined Area** (*Winship Pools, 2212 Concession Drive*)

A1-3 as shown on Schedule “A”, Map No. 59

**b) Permitted Uses**

retail store for the sale of swimming pool equipment and supplies  
all other permitted uses of the A1 zone

**c) Maximum Floor Area**

retail store 300 m<sup>2</sup>

**5.4.4 a) Defined Area** (*James Gould, 2904 Concession Drive*)

A1-4 as shown on Schedule “A”, Map No. 61

**b) Permitted Uses**

public garage  
all other permitted uses of the A1 zone

**c) Maximum Floor Area**

public garage 500 m<sup>2</sup>

**5.4.5 a) Defined Area** (*Hosta Choice Gardens Inc., 4897 Irish Drive*)

A1-5 as shown on Schedule "A", Map No. 100

**b) Permitted Uses**

garden centre  
all other permitted uses of the A1 zone

**5.4.6 a) Defined Area** (*Harvest Table and Blueberry Farm, 6460 Riverside Drive*)

A1-6 as shown on Schedule "A", Map No. 142

**b) Permitted Uses**

banquet hall  
caterer's establishment  
pavilion shelter related to an agricultural use and banquet hall  
all other permitted uses of the A1 zone

**c) Maximum Floor Area**

banquet hall 160m<sup>2</sup> (1,722 sq ft)  
pavilion shelter 279 sq m (3,000 sq ft)

**d) Maximum Number of Seats**

banquet hall and pavilion shelter combined total 150

**e) Minimum Number of Parking Spaces**

100

**5.4.7 a) Defined Area** (*Har-De-Bo Farms Ltd., Pt. Lot 9, Con I*)

A1-7 as shown on Schedule "A", Map No. 66

**b) Minimum Lot Area** 35 ha

**c) Minimum Lot Frontage** 200 m

**5.4.8 a) Defined Area** (*R.W. Bowering Company Ltd., 6215 Glendon Drive*)

A1-8 as shown on Schedule "A", Map No. 68 to this By-law.

**b) Permitted Uses**

dead stock depot/transfer station  
sewage contracting business  
all other permitted uses of the A1 zone

**c) Definition**

The following definition shall apply:

Dead stock depot/transfer station

shall mean the use of land, buildings or structures for the purposes of the collection, storage and disposal of dead farm animals in accordance with the Dead Animal Disposal Act and regulations thereto.

**5.4.9a a) Defined Area (Robert Huckle)**

A1-9a as shown on Schedule “A”, Map No. 91 to this By-law.

**b) Minimum Lot Area** 20 ha

**c) Minimum Lot Frontage** 150 m

**5.4.9b a) Defined Area (4900 Olde Drive)**

A1-9b as shown on Schedule “A”, Map No. 19 to this By-law.

**b) Side Yard Width – Interior** 0.2 m

**c) Rear Yard Width** 10.28 m

**5.4.10 a) Defined Area (4902 Olde Drive)**

A1-10 as shown on Schedule “A”, Map No. 19 to this By-law.

**b) Minimum Lot Area** 18.4ha

**5.4.11 a) Defined Area (3355 Lobelia Drive)**

A1-11 as shown on Schedule “A”, Map No. 4 to this By-law

**b) Permitted Uses**

5 nature lodges  
3 farm suites

seasonal group events  
all other permitted uses of the A1 zone

**c) Restrictions for Nature Lodges and Farm Suites**

The nature lodges and farm suites shall not contain both an individual washroom and/or cooking facilities, however communal washroom and/or cooking facilities shared amongst the suites and nature lodges shall be permitted.

**d) Minimum Setback from the General Agricultural (A1) Zone** 1 m

**e) Maximum Floor Area of Secondary Farm Occupation**

Notwithstanding Section 5.3.5 of this By-law, a secondary farm occupation shall not exceed a maximum floor area of 360 m<sup>2</sup>.

**f)** Notwithstanding Section 5.1 and 4.19 on lands shown on Schedule “A” (Map 4), a maximum of four travel trailers, may be permitted for a temporary period not exceeding three years from the date of passing of this by-law (September 29<sup>th</sup> 2021), subject to the following provisions:

- i. The total amount of structures (nature lodges or personal travel trailers) shall not exceed 5 during this 3-year time period and must be contained to the designated nature lodge spaces;
- ii. The travel trailers shall only be permitted to be brought on-site from May 1<sup>st</sup> – October 31<sup>st</sup> each year;
- iii. The travel trailers shall not be used as living accommodations (maximum 15 consecutive days)

**5.4.12 a) Defined Area (5773 Parkhouse Drive)**

A1-12-T as shown on Schedule “A”, Map No. 80

**b)** Notwithstanding Section 5.2.1 on land shown on Schedule “A” (Map 80), a second detached residential dwelling may be permitted for a temporary period not exceeding one (1) year from the date of passing of this by-law (expires June 22<sup>nd</sup> 2023) to allow the owner to continue to live in the existing dwelling while a new dwelling is being built. The existing residence would be removed upon the expiration of the one-year period or the occupancy of the new single detached dwelling, whichever occurs first. Upon expiry of the temporary period of one (1) year from the date of passing of this by-law.

**5.4.13 a) Defined Area (22877 Big Bend Road)**

A1-13-T as shown on Schedule “A”, Map No. 59



b) Notwithstanding Section 5.2.1 on land shown on Schedule “A” (Map 59), a second detached residential dwelling may be permitted for a temporary period not exceeding two (2) years from the date of passing of this by-law (expires July 27<sup>th</sup> 2022) to allow the owner to continue to live in the existing dwelling while a new dwelling is being built. The existing residence would be removed upon the expiration of the one-year period or the occupancy of the new single detached dwelling, whichever occurs first. Upon expiry of the temporary period of two (2) years from the date of passing of this by-law.

## **5.5 AGRICULTURAL (A2) ZONE – ‘SITE-SPECIFIC’ ZONES**

### **5.5.1 a) Defined Area (5338 Longwoods Road)**

A2-1 as shown on Schedule “A”, Map No. 101

**b) Side Yard Width-Interior** 4.73 m

## **5.6 RESTRICTED AGRICULTURAL (A3) ZONE – ‘SITE-SPECIFIC’ ZONES**

### **5.6.1 a) Defined Area (Roger Ramandt, 2130 Concession Drive)**

A3-1 as shown on Schedule “A”, Map No. 59

#### **b) Permitted Uses**

Public garage  
all other permitted uses of the A3 zone

### **5.6.2 a) Defined Area (Tom Jobson, 2721 CPR Drive)**

A3-2 as shown on Schedule “A”, Map No. 48

#### **b) Permitted Uses**

converted dwelling  
single unit dwelling

#### **c) Accessory Uses, Buildings and Structures**

home occupation  
outdoor furnace  
private garage  
satellite dish  
school bus hut or shelter

swimming pool

**5.6.3 a) Defined Area (908 Longwoods Road)**

A3-3 as shown on Schedule “A”, Map No. 92

- b)** Notwithstanding Section 5.1 on lands shown on Schedule ‘A’ (Map 92), a garden suite (granny flat), may be permitted for a temporary period not exceeding 10 years from the date of passing of this by-law (expires September 29<sup>th</sup> 2031).

## **6.0 RESIDENTIAL ZONES**

### **RESIDENTIAL FIRST DENSITY (R1) ZONE**

*The Residential First Density (R1) Zone applies exclusively to lots used or proposed to be used for single unit dwellings in the settlement areas of Glencoe and Wardsville on, for the most part, lands designated 'Residential' in the Municipality's Official Plan. Within the R1 zone, standards apply to such matters as lot area, frontage, setbacks from property lines, height and coverage. Lands zoned R1 are, or are intended to be, fully serviced by a municipal water supply system and municipal sanitary sewage system. There are two variations of the R1 zone. The R1(1) zone has a minimum lot frontage of 15 m (50 feet) and a minimum lot area of 450 sq m (4840 sq ft) while the R1(2) zone has a minimum lot frontage of 12 m (40 feet) and a minimum lot area of 350 sq m (3765 sq ft) . Minimum setbacks and other standards are adjusted accordingly.*

### **RESIDENTIAL SECOND DENSITY (R2) ZONE**

*The Residential Second Density (R2) Zone applies to low density residential development on full municipal services in the settlement areas of Glencoe and Wardsville. The corresponding land use designation in the Municipality's Official Plan is 'Residential'. Dwellings are restricted to single unit dwellings and two unit dwellings in a number of different configurations (e.g. semi-detached dwellings, duplex dwellings, converted dwellings). Group homes are also permitted. Within the R2 zone, standards apply to such matters as lot area, frontage, setbacks from property lines, coverage and height. Standards vary based on dwelling type.*

### **RESIDENTIAL THIRD DENSITY (R3) ZONE**

*The Residential Third Density (R3) Zone applies to medium density residential development in the settlement areas of Glencoe and Wardsville. The corresponding land use designation in the Municipality's Official Plan is, in most instances, 'Residential'. Development is restricted to multiple unit dwellings in a variety of configurations (e.g. townhouses, triplexes, apartment dwellings) that do not exceed a height greater than three storeys. Within the R3 zone, standards apply to such matters as lot area, lot frontage, setbacks, coverage and height.*

### **LIFESTYLE RESIDENTIAL (LR) ZONE**

*The Lifestyle Residential (LR) Zone applies to so-called lifestyle communities permitted by the Municipality's Official Plan in the settlement areas of Glencoe and Wardsville. The corresponding land use designation in the Official Plan is 'Residential'. These communities are often referred to as adult communities, gated communities and retirement communities. They often include recreational facilities for their inhabitants and roads and other services are provided and maintained by the owner/manager of the community or collectively by the inhabitants represented by a Board of Directors under the Condominium Act. There are no such existing developments of this nature in the Municipality.*

### **HAMLET RESIDENTIAL (HR) ZONE**

*The Hamlet Residential (HR) Zone applies to residential development comprising single unit dwellings and converted dwellings in the settlement areas of Appin, Melbourne, Middlemiss and Pratt Siding. The corresponding land use designation in the Municipality's Official Plan is 'Hamlet'. Minimum lot area and minimum lot frontage requirements are stipulated for the creation*

of new lots depending on whether the lot is serviced by a municipal water supply system or by a private well. Unlike Glencoe and Wardsville, none of the hamlets are serviced by a municipal sanitary sewage system.

## **RURAL RESIDENTIAL (RR) ZONE**

The Rural Residential (RR) Zone applies to residential lots designated 'Agricultural' and 'Rural Residential' in the Municipality's Official Plan where the size of such lots does not generally exceed 4,000 square metres (approximately 1 acre). Permitted uses are restricted to single unit dwellings and converted dwellings. Bed and breakfast establishments, home occupations and other accessory uses are also permitted. The RR zone would also be applied, depending on lot size, to a new lot being created by consent for the purposes of disposing a surplus farm dwelling. Within the RR zone, the minimum lot area is 2000 sq m (0.5 acres) and the minimum lot frontage is 30 m (100 feet).

## **FUTURE RESIDENTIAL (FR) ZONE**

The Future Residential (FR) Zone applies to large undeveloped parcels in settlement areas designated 'Residential' in the Municipality's Official Plan. The zone which would ultimately be applied to these lands would be determined upon submission of a development plan approved by the Municipality and other authorities having jurisdiction. In the interim, no buildings or structures are permitted.

## **6.1 PERMITTED USES, BUILDINGS AND STRUCTURES**

### **6.1.1 Main Uses, Buildings and Structures**

No lands, buildings or structures shall be erected or used in the zone prescribed except for the purposes set out in the table below.

|           |   | <b>A</b>  | <b>B</b>  | <b>C</b>  | <b>D</b>  | <b>E</b>  | <b>F</b>  | <b>G</b>  |
|-----------|---|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
|           | <b>USES, BUILDINGS &amp; STRUCTURES</b> | <b>R1</b> | <b>R2</b> | <b>R3</b> | <b>LR</b> | <b>HR</b> | <b>RR</b> | <b>FR</b> |
| <b>1</b>  | apartment dwelling                      |           |           | ✓         |           |           |           |           |
| <b>2</b>  | bed & breakfast establishment           |           | ✓         |           |           |           | ✓         |           |
| <b>3</b>  | boarding house or rooming house         |           | ✓         | ✓         |           |           |           |           |
| <b>4</b>  | converted dwelling                      |           | ✓         | ✓         |           | ✓         | ✓         |           |
| <b>5</b>  | double duplex dwelling                  |           |           | ✓         |           |           |           |           |
| <b>6</b>  | duplex dwelling                         |           | ✓         |           |           |           |           |           |
| <b>7</b>  | group home                              |           | ✓         |           |           |           |           |           |
| <b>8</b>  | mobile home                             |           |           |           | ✓         |           |           |           |
| <b>9</b>  | multiple unit dwelling                  |           |           | ✓         |           |           |           |           |
| <b>10</b> | nursing home or rest home               |           |           | ✓         |           |           |           |           |
| <b>11</b> | retirement residence                    |           |           | ✓         |           |           |           |           |
| <b>12</b> | semi-detached dwelling                  |           | ✓         |           |           |           |           |           |
| <b>13</b> | single unit dwelling                    | ✓         | ✓         |           | ✓         | ✓         | ✓         | ✓         |
| <b>14</b> | townhouse dwelling                      |           |           | ✓         |           |           |           |           |
| <b>15</b> | triplex dwelling                        |           |           | ✓         |           |           |           |           |
| <b>16</b> | two-unit dwelling                       |           | ✓         |           |           |           |           |           |

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#2015/066

## 6.1.2 Accessory Uses, Buildings and Structures

By-Law  
#2015/066

|   |                              | A  | B  | C  | D  | E  | F  | G  |
|---|------------------------------|----|----|----|----|----|----|----|
|   | USES, BUILDINGS & STRUCTURES | R1 | R2 | R3 | LR | HR | RR | FR |
| 1 | second dwelling unit         | ✓  | ✓  |    |    | ✓  | ✓  |    |
| 2 | home occupation              | ✓  | ✓  |    |    | ✓  | ✓  |    |
| 3 | outdoor furnace              |    |    |    |    |    | ✓  |    |
| 4 | private garage               | ✓  | ✓  | ✓  | ✓  | ✓  | ✓  |    |
| 5 | satellite dish               | ✓  | ✓  | ✓  | ✓  | ✓  | ✓  |    |
| 6 | school bus hut or shelter    |    |    |    |    |    | ✓  |    |
| 7 | swimming pool                | ✓  | ✓  | ✓  | ✓  | ✓  | ✓  |    |

The accessory uses, buildings and structures set out in the table below shall only be permitted in the zones prescribed.

## 6.2 GENERAL USE REGULATIONS

### 6.2.1 Standards

The standards set out in the table below shall apply in the zones prescribed unless otherwise stipulated herein to the contrary.

|    |  | A                    | B                    | C                     | D  | E                                    | F    | G                                      | H              | I  |
|----|--|----------------------|----------------------|-----------------------|--|--------------------------------------|------|--|----------------|----|
|    |  | R1                   |                      |                       | R2   | R3                                   | LR   | HR                                     | RR             | FR |
|    |  | R1(1)                | R1(2)                | R1(3)                 |  |                                      |      |  |                |    |
| 1  | Minimum Lot Area (m <sup>2</sup> )   | 450                  | 350                  | 320                   | 350 <sup>①</sup><br>300 <sup>②</sup><br>600 <sup>③</sup> | 200 <sup>④</sup>                     | 4 ha | 2000 <sup>⑤</sup><br>1000 <sup>⑥</sup> | 2000           |    |
| 2  | Minimum Lot Frontage (m)   | 15                   | 12                   | 11                    | 12 <sup>①</sup><br>10.5 <sup>②</sup><br>20 <sup>③</sup>  | 30                                   | 50   | 25                                     | 30             |    |
| 3  | Minimum Setback (m)<br>i) arterial road<br>ii) collector road<br>iii) local road |                      |                      |                       |  |                                      |      |  | 38<br>33<br>28 |    |
| 4  | Front Yard Depth (m)   | 7.5                  | 6                    | 4.5 <sup>⑩</sup><br>6 | 6  | 7.5                                  | 10   | 7.5                                    | 10             |    |
| 5  | Side Yard Width - Interior (m)   | 1.2+0.5 <sup>⑦</sup> | 1.0+0.5 <sup>⑦</sup> | 1.2                   | 1.0+0.5 <sup>⑦</sup>                                     | 4.5 <sup>⑧</sup><br>7.5 <sup>⑨</sup> | 7.5  | 2.0                                    | 3.0            |    |
| 6  | Side Yard Width - Exterior (m)   | 7.5                  | 6                    | 6 <sup>①</sup>        | 6  | 7.5                                  | 10   | 7.5                                    |                |    |
| 7  | Rear Yard Depth (m)  | 7.5                  | 7.5                  | 4.5 <sup>⑩</sup><br>6 | 7.5  | 10.5                                 | 7.5  | 10                                     | 10             |    |
| 8  | Maximum/Minimum Density (uph)  |                      |                      |                       |  |                                      | 20   |  |                |    |
| 9  | Maximum Lot Coverage (%)   | 30                   | 40                   | 40                    | 35   | 35                                   | 40   | 30                                     | 30             |    |
| 10 | Maximum Height (m)   | 10.5                 | 10.5                 | ①                     | 10.5<br>4.0  | 10.5<br>4.0                          | 5.0  | 10.5                                   | 10.5           |    |
| 11 | Minimum Floor Area (m <sup>2</sup> ) of a Dwelling                               | 100                  | 75                   | 90                    |  |                                      | 75   | 100                                    | 100            |    |
| 12 | Max. Floor Area (m <sup>2</sup> ) of an Accessory Building                       | 100                  | 100                  | 75                    | 100  |                                      | 10   | 100                                    | 200            |    |
| 13 | Minimum Landscaped Open Space (%)  | 30                   | 30                   | 30                    | 30   | 30                                   | 30   | 30                                     |                |    |
| 14 | Maximum Number of Dwellings per Lot  | 1                    | 1                    | 1                     | 1 <sup>①</sup>   |                                      |      | 1                                      | 1              |    |
| 15 | Minimum Distance from a Dwelling to a Railway (m)                                | 30                   | 30                   | 30                    | 30   | 30                                   | 30   | 30                                     | 120            |    |

| FOOTNOTES |  |
|-----------|--|
| ①         | single unit and converted dwellings                          |
| ②         | semi-detached dwelling (per dwelling unit)                   |
| ③         | duplex and two unit dwellings                                |
| ④         | per dwelling unit  |
| ⑤         | where a municipal water supply system is not available       |
| ⑥         | where a municipal water supply system is available           |
| ⑦         | for each additional or partial storey above the first storey |
| ⑧         | double duplex, triplex, townhouse dwelling                   |
| ⑨         | all other cases  |
| ⑩         | for a dwelling   |
| ⑪         | for a garage   |

### 6.3 **SPECIAL USE REGULATIONS**

#### 6.3.1 **Municipal Services**

In the R1, R2, R3, and LR zones, no dwelling shall be erected or used unless such dwelling is connected to the municipal water supply system and the municipal sanitary sewage system.

#### 6.3.2 **Accessory Buildings and Structures**

Accessory buildings or structures shall not:

By-Law  
#2015/066

- a) be used for human habitation except as otherwise permitted herein for a second dwelling unit;
- b) be erected closer to the front lot line or the exterior side lot line than the minimum distance required for the main building on the lot;
- c) be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- d) be erected closer to the road than the dwelling is to that road;
- e) be erected closer than one half (0.5) metre to any lot line except that a common semi-detached private garage or carport may be centred on the mutual lot line;
- f) exceed the maximum floor area prescribed in Section 6.2.1;
- g) exceed ten (10) percent coverage of the lot area;
- h) exceed four and a half (4.5) metres in height or contain more than two storeys;
- i) be erected within one (1.0) metre of the main building;
- j) be considered an accessory building if attached to the main building in any way.

By-Law  
#2015/066

### **6.3.3 Accessory Buildings in the Rural Residential (RR) Zone**

Where an accessory building in the Rural Residential (RR) Zone, as a result of a consent being given, exceeds the maximum floor area for an accessory building, the said building shall be deemed to be permitted and may be used, repaired or renovated.

### **6.3.4 Home Occupations**

The following provisions shall apply to home occupations:

- a) shall be permitted within a dwelling or within an accessory building;
- b) the floor area of the dwelling including the basement area used for the home occupation shall not exceed twenty-five (25) percent of the floor area of the dwelling or forty (40) square metres, whichever is the lesser;
- c) the floor area of an accessory building used for the home occupation shall not exceed seventy-five (75) square metres except in the Rural Residential (RR) Zone where the floor area shall not exceed one hundred (100) square metres;
- d) the character of the dwelling as a residence shall not change or a nuisance, particularly in regard to noise, odour, traffic or parking shall not be created;
- e) mechanical equipment shall not be used, the operation of which would result in any noise, fumes, dust or odours perceptible outside the dwelling or accessory building;
- f) the maximum number of persons engaged in the home occupation but who reside on a lot other than the lot on which the home occupation is conducted shall be limited to one (1).

### **6.3.5 Single Unit Dwellings – Minimum Distance Separation (MDS I)**

In the Rural Residential (RR) Zone, no single unit dwelling shall be erected or used except in accordance with Minimum Distance Separation I (MDS I) as determined in accordance with the Schedule “H” attached hereto. The foregoing shall not apply to the alteration of an existing dwelling or the replacement of an existing dwelling with a new dwelling provided the new dwelling is situated no closer to a livestock building or structure or manure storage facility than the dwelling being altered or replaced.

### **6.3.6 Single Unit Dwellings – Minimum Separation Distance – Peak of Mosa**

On a lot created following the effective date, no dwelling shall be erected within two hundred (200) metres of an existing dwelling on lands zoned Rural Residential (RR) in Concession IX to Concession XIII inclusive on Schedule “A”, Map 1 to Map 6 inclusive.

### **6.3.7 Single Unit Dwellings – Future Residential (FR) Zone**

The extension or enlargement of an existing single unit dwelling and the erection of buildings or structures accessory thereto shall be permitted in accordance with the regulations of the Residential First Density (R1(1)) Zone and Section 6.3.2 respectively as set out herein. The

erection of a new single unit dwelling after the effective date shall not be permitted unless and until the 'H' symbol has been removed in accordance with Section 3.3 and the provisions of the Planning Act.

#### **6.4 RESIDENTIAL FIRST DENSITY (R1) ZONE – 'SITE-SPECIFIC' ZONES**

##### **6.4.1 a) Defined Area (*7 Glen Ave*)**

By-Law  
#2015/066

R1(1)-1-H-8 as shown on Schedule "B", Map No. 3

##### **b) Permitted Uses**

construction and assembly of concrete forms in an existing building  
all other permitted uses of the R1 zone

c) Minimum Distance from a Dwelling to a Railway 15.0 m

##### **6.4.2 a) Defined Area (*Bed & Breakfast*)**

R1(1)-2 as shown on Schedule "B", Map No. 8

##### **b) Permitted Uses**

bed & breakfast establishment  
all other permitted uses of the R1 zone

##### **6.4.3 a) Defined Area (*M. J. Ansari Real Estate, 215 South Street*) (*Kenneth Dubuque, 219 South Street*)**

R1(2)-1 as shown on Schedule "B", Map No. 4

b) **Front Yard Depth** 5.0 m

c) **Rear Yard Depth** 6.0 m

##### **6.4.4 a) Defined Area (*King & Graham*)**

By-Law  
#2015/066

R1(1)-3-H-8 as shown on Schedule "B", Map No. 4

b) **Minimum Distance from a Dwelling to a Railway** 10.0 m

##### **6.4.5 a) Defined Area (*1828 Longwoods Road, Wardsville*)**

R1(1)-4 as shown on Schedule "C", Map No. 1

##### **b) Permitted Uses**

single unit dwelling  
bed and breakfast establishment



boarding house  
office  
general retail store  
retail store  
personal care establishment  
personal service establishment

**6.4.6 a) Defined Area (217 Talbot Street, Wardsville)**  
R1(1)-5 as shown on Schedule “C”, Map No. 1

**b) Location requirements for accessory buildings and structures**  
Existing accessory building shall be permitted in the front yard of the subject property in a location closer to the front lot line than the main building.

**6.4.7 a) Defined Area (207 Church Street)**  
R1(1)-6 as shown on Schedule “C”, Map No. 1

**b) Front Yard Depth** 6.7 m

**c) Exterior Side Yard Depth** 4.3 m

**6.4.8 a) Defined Area (3683 Bute Street, Glencoe)**  
R1(1)-7 as shown on Schedule “B”, Map No.

**b) Temporary Use**  
Notwithstanding Section 6.3.1 on lands shown on Schedule ‘B’ (Map 8), temporary holding tanks for sanitary purposes may be permitted for a temporary period not exceeding two (2) years and eighty (80) days from the passing of this By-law (May 26, 2021)

**6.4.9 a) Defined Area (Plan 308 Lot 9 (Montrose Street), Glencoe)**  
R1(1)-8(t) as shown on Schedule “B”, Map No.

**b) Temporary Use**  
Notwithstanding Section 6.3.1 on lands shown on Schedule ‘B’ (Map 8), temporary holding tanks for sanitary purposes may be permitted for a temporary period not exceeding three (3) years from the date of this by-law passing (May 26, 2021)

## **6.5 RESIDENTIAL SECOND DENSITY (R2) ZONE – ‘SITE-SPECIFIC’ ZONES**

**6.5.1 a) Defined Area (Greg Knight, 247 Walker Street)**

R2-1 as shown on Schedule “B”, Map No. 3

**b) Rear Yard Depth**

accessory buildings and structures 4.0 m

**6.5.2 a) Defined Area** (*Lots 30 & 36, John Street*)  
R2-2 as shown on Schedule “B”, Map No. 2

- b) Permitted Uses**  
Converted dwelling  
Duplex dwelling  
Semi-detached dwelling  
Single detached dwelling  
Two-unit dwelling

**6.6 RESIDENTIAL THIRD DENSITY (R3) ZONE – ‘SITE-SPECIFIC’ ZONES**

**6.6.1 a) Defined Area** (*768212 Ontario Limited, 173 Symes Street*)  
R3-1 as shown on Schedule “B”, Map No. 4

- b) Permitted Uses**  
apartment dwelling

**c) Minimum Off-Street Parking Spaces** 7

**6.6.2 a) Defined Area** (*Bajaj/Reycraft, 173 Main Street*)  
R3-2 as shown on Schedule “B”, Map No. 4

- b) Permitted Uses**  
apartment dwelling

**c) Minimum Lot Frontage** 25 m

**d) Side Yard Width - Interior** 4.0 m

**e) Side Yard Width - Exterior** 6.0 m

**f) Required Parking Spaces** 1.25 per dwelling unit

**g) Rear Yard Depth** 6.0 m

**h) Maximum Lot Coverage** 40%

**6.6.3 a) Defined Area** (*Plan 42, Lots 5 & 6, Part Lot 4, East King Street, South Church Street*)  
R3-3 as shown on Schedule “C”, Map No. 1

- b) **Side Yard Width-Exterior** 4.5 m
- 6.6.4 a) **Defined Area** Registrar's Compiled Plan 413, Part Lot 5, Plan 33R-20652  
R3-4 as shown on Schedule "B", Map No. 1
- b) **'Block 2' being the block of townhomes located in the southwest corner of the subject lands shall have a Side Yard Width-Interior of** 1.2 m
- c) **Rear Yard Depth** 4.5 m
- d) **Minimum Lot Frontage** 19.2 m
- e) **Minimum Landscaped Open Space of 1 m along all lot lines abutting a Residential First Density (R1) Zone**
- f) **Minimum outdoor amenity space** 95 m<sup>2</sup>
- 6.6.5 a) **Defined Area** (Plan 127, Lots 26, 28 & Part Lot 28, Wardsville)  
R3-5 as shown on Schedule "C", Map No. 3
- b) **Permitted Main Uses**  
Townhouse dwelling units with accessory uses  
Maximum number of units four (4)
- c) **Permitted Accessory Commercial Uses**  
Home occupation  
Bake shop  
Caterer's establishment  
Clinic  
Retail store  
Personal care establishment  
Personal service establishment  
Office
- d) **Accessory Use Provisions**
- I. The floor area for an accessory commercial use shall not exceed 30 m<sup>2</sup> (323 sq ft)
  - II. Notwithstanding section 4.18.1, a minimum of 1 parking space shall be required per 30 m<sup>2</sup> (323 sq ft), located on the subject lands
  - III. Person who reside on the lot are the only person permitted to engage in the accessory use
  - IV. The character of the dwelling as a residence shall not change or nuisance, particularly in regard to noise, odour, traffic or parking shall not be created
  - V. No product on display and no sign shall be permitted other than 1 non-illuminated sign of 0.5 m<sup>2</sup> in size attached to the dwelling unit, to advertise the accessory use to the public

- e) **Minimum Landscaped Open Space of 1 m along all lot lines abutting a Residential First Density (R1) Zone**
- f) **Minimum outdoor amenity space** 95 m<sup>2</sup>

**6.7 LIFESTYLE RESIDENTIAL (LR) ZONE – ‘SITE-SPECIFIC’ ZONES**

**6.8 HAMLET RESIDENTIAL (HR) ZONE – ‘SITE-SPECIFIC’ ZONES**

- 6.8.1 a) **Defined Area** (*Melbourne Agricultural Society*)  
HR-1-H as shown on Schedule “F” to this By-law

- b) **Permitted Uses**  
parking lot  
all other permitted uses of the HR zone

- 6.8.2 a) **Defined Area** (*Audrey Welsh*)  
HR-2 as shown on Schedule “G” to this By-law

- b) **Minimum Lot Frontage** 0 m

- c) **Front Lot Line**  
shall be the lot line abutting Mill Street

- d) **Minimum Setback**  
from a body of water 15 m

**6.9 RURAL RESIDENTIAL (RR) ZONE – ‘SITE-SPECIFIC’ ZONES**

- 6.9.1 a) **Defined Area** (6110 Olde Dr)  
RR-1 as shown on Schedule “A”, Map No. 22

- b) **Front Yard Depth** 5.92 m

- c) **Rear Yard Depth** 7.11 m

- 6.9.2 a) **Defined Area** (4317 Parkhouse Dr)

RR-2 as shown on Schedule “A”, Map No. 77

**b) Maximum accessory building height**

viii. Driveshed as exists on October 28<sup>th</sup> 2020

ix. Barn as exists on October 28<sup>th</sup> 2020

**6.9.3 a) Defined Area (6410 Glendon Drive)**

RR-3 as shown on Schedule “A”, Map No. 56

**b) Front Yard Depth 2m**

**6.9.4 a) Defined Area (678 Longwoods Rd)**

RR-4 as shown on Schedule “A”, Map No. 91

**b) Minimum Front Yard Depth 4.37m**

**c) Minimum setback from an arterial road to the existing dwelling as of the date of the passing by-law 22.37m**

**6.9.6 a) Defined Area (2732 Argyll Drive)**

RR-6 as shown on Schedule “A”, Map No. 10

**b) Minimum setback from a local road to the existing dwelling as of the date of the passing by-law: 20 m (66 ft)**

**6.10 FUTURE RESIDENTIAL (FR) ZONE – ‘SITE-SPECIFIC’ ZONES**

## **7.0 COMMERCIAL ZONES**

### **CORE COMMERCIAL (C1) ZONE**

*The Core Commercial (C1) Zone applies primarily to lands comprising the historic downtown cores in the settlement areas of Glencoe and Wardsville and designated 'Commercial' in the Municipality's Official Plan. Within the C1 zone, a broad range of commercial uses are permitted which, for the most part, are engaged in the selling and offering of goods and services. A wide range of commercial uses are permitted as well as institutional uses and residential uses. Due to the compact and intensive nature of development characteristic of the downtown cores and the desirability of maintaining such compactness and intensity, minimum setbacks do not generally apply and maximum building coverage is permitted. To ensure commercial uses remain prominent at 'street level', residential uses are restricted to locations above the first floor with the exception of free-standing multiple unit dwellings.*

### **RESTRICTED COMMERCIAL (C2) ZONE**

*The Restricted Commercial (C2) Zone applies to lands situated in the settlement areas of Glencoe and Wardsville adjacent to the downtown core and designated 'Commercial' in the Municipality's Official Plan. Within the C2 zone, a more limited range of commercial uses is permitted compared to the C1 zone. In addition, minimum setbacks and a reduced maximum lot coverage are applied to reflect and maintain the less intensive development characteristic of these areas and, in some instances, to form a transition between the historic downtown cores and neighbouring residential or highway commercial areas.*

### **HIGHWAY COMMERCIAL (C3) ZONE**

*The Highway Commercial (C3) Zone applies to lands situated in the outlying areas of settlement areas on arterial and collector roads. In the settlement areas of Glencoe and Wardsville, these lands are designated 'Commercial' in the Municipality's Official Plan. Within the C3 zone, a range of vehicular-oriented commercial uses are permitted considered suitable to these areas and which rely upon large lot areas to accommodate building coverage, off-street parking, outside storage and display. Unlike commercial development in the downtown cores of Glencoe and Wardsville, minimum setbacks are applied to ensure, amongst other matters, adequate building setbacks, on-site landscaping and parking.*

### **HAMLET COMMERCIAL (HC) ZONE**

*The Hamlet Commercial (HC) Zone applies to lands situated in the settlement areas of Appin, Melbourne, Middlemiss and Pratt Siding designated as 'Hamlet' in the Municipality's Official Plan. Within the HC zone, commercial uses are permitted characterized by those which are small in scale and which are compatible with the predominantly residential character of these small settlement areas. Due to the unavailability of a municipal sanitary sewage system and, in the case of Middlemiss, a municipal water supply system, minimum lot areas apply to the creation of new lots.*

## RURAL COMMERCIAL (RC) ZONE

The Rural Commercial (RC) Zone applies to lands situated outside of the designated settlement areas in the rural area of the Municipality. It applies to non-agriculturally related commercial uses largely in existence prior to the adoption of the Municipality's Official Plan which serves to generally prohibits such uses due to their potential incompatibility with agriculture and their impact on the loss of agricultural land for non-agricultural related purposes.

### 7.1 PERMITTED USES, BUILDINGS AND STRUCTURES

#### 7.1.1 Main Uses, Buildings and Structures

No lands, buildings or structures shall be erected or used in the zone prescribed except for the purposes set out in the table below.

|    | USES, BUILDINGS & STRUCTURES      | A  | B  | C  | D  | E  |
|----|-----------------------------------|----|----|----|----|----|
|    |                                   | C1 | C2 | C3 | HC | RC |
| 1  | adult entertainment establishment | ✓  |    | ✓  |    |    |
| 2  | animal clinic                     |    | ✓  | ✓  |    | ✓  |
| 3  | animal hospital                   |    |    |    |    | ✓  |
| 4  | art gallery                       | ✓  |    |    |    |    |
| 5  | auction sales establishment       | ✓  |    | ✓  |    | ✓  |
| 6  | bake shop                         | ✓  | ✓  |    | ✓  |    |
| 7  | banquet hall                      |    |    | ✓  |    |    |
| 8  | bed & breakfast establishment     | ✓  | ✓  |    |    |    |
| 9  | boarding house or rooming house   | ✓  | ✓  |    |    |    |
| 10 | building supply outlet            |    |    | ✓  |    | ✓  |
| 11 | car wash                          |    |    | ✓  |    |    |
| 12 | caterer's establishment           | ✓  | ✓  | ✓  |    |    |
| 13 | church                            | ✓  | ✓  |    |    |    |
| 14 | clinic                            | ✓  | ✓  |    |    |    |
| 15 | club                              | ✓  | ✓  | ✓  | ✓  |    |
| 16 | contractor's yard or shop         |    |    |    |    | ✓  |
| 17 | converted dwelling                |    | ✓  |    |    |    |
| 18 | custom workshop                   | ✓  |    |    | ✓  | ✓  |
| 19 | day care centre                   |    | ✓  |    |    |    |
| 20 | drive-in restaurant               |    |    | ✓  |    |    |
| 21 | dry cleaning establishment        | ✓  | ✓  | ✓  |    |    |
| 22 | dwelling unit                     | ✓  | ✓  |    | ✓  | ✓  |
| 23 | farm equipment sales & service    |    |    | ✓  |    | ✓  |
| 24 | farm fuel sales                   |    |    | ✓  |    |    |
| 25 | fitness centre                    | ✓  | ✓  | ✓  |    |    |
| 26 | flea market                       | ✓  |    | ✓  | ✓  | ✓  |
| 27 | funeral home                      |    | ✓  |    |    |    |
| 28 | garden centre                     |    |    | ✓  |    | ✓  |
| 29 | gas bar                           |    | ✓  | ✓  | ✓  | ✓  |
| 30 | general retail store              | ✓  | ✓  | ✓  | ✓  | ✓  |
| 31 | group home                        |    | ✓  |    |    |    |
| 32 | halfway house                     |    | ✓  |    |    |    |

|    |                                     | <b>A</b> | <b>B</b> | <b>C</b> | <b>D</b> | <b>E</b> |
|----|-------------------------------------|----------|----------|----------|----------|----------|
| 33 | hotel                               | ✓        |          |          |          |          |
| 34 | institutional use                   | ✓        | ✓        |          | ✓        |          |
| 35 | laundry establishment               | ✓        | ✓        | ✓        |          |          |
| 36 | market garden                       |          |          | ✓        |          | ✓        |
| 37 | micro brewery                       | ✓        | ✓        | ✓        |          |          |
| 38 | mini-storage warehouse              |          |          | ✓        |          |          |
| 39 | mobile food outlet                  | ✓        |          | ✓        |          |          |
| 40 | motel                               |          |          | ✓        |          |          |
| 41 | motor vehicle sales establishment   |          | ✓        | ✓        | ✓        |          |
| 42 | motor vehicle service establishment |          |          | ✓        | ✓        |          |
| 43 | multiple unit dwelling              |          | ✓        |          |          |          |
| 44 | museum                              | ✓        |          |          |          |          |
| 45 | office                              | ✓        | ✓        |          | ✓        |          |
| 46 | parking lot                         | ✓        | ✓        |          | ✓        |          |
| 47 | personal care establishment         | ✓        | ✓        |          | ✓        |          |
| 48 | personal service establishment      | ✓        | ✓        |          | ✓        |          |
| 49 | place of entertainment or amusement | ✓        | ✓        | ✓        |          |          |
| 50 | private school                      |          | ✓        |          |          |          |
| 51 | public garage                       | ✓        | ✓        | ✓        | ✓        |          |
| 52 | restaurant                          | ✓        | ✓        | ✓        | ✓        |          |
| 53 | retail store                        | ✓        | ✓        | ✓        | ✓        |          |
| 54 | service shop                        | ✓        | ✓        | ✓        | ✓        |          |
| 55 | single unit dwelling                |          | ✓        |          |          |          |
| 56 | take-out restaurant                 | ✓        | ✓        | ✓        |          |          |

### 7.1.2 Accessory Uses, Buildings and Structures

The accessory uses, buildings and structures set out in the table below shall only be permitted in the zones prescribed.

|   |   | <b>A</b>  | <b>B</b>  | <b>C</b>  | <b>D</b>  | <b>E</b>  |
|---|---|-----------|-----------|-----------|-----------|-----------|
|   | <b>USES, BUILDINGS &amp; STRUCTURES</b> | <b>C1</b> | <b>C2</b> | <b>C3</b> | <b>HC</b> | <b>RC</b> |
| 1 | satellite dish                          | ✓         | ✓         | ✓         | ✓         | ✓         |
| 2 | shipping container                      |           |           | ✓         |           | ✓         |
| 3 | single unit dwelling                    |           |           |           |           | ✓         |



## 7.2 GENERAL USE REGULATIONS

### 7.2.1 Standards

The standards set out in the table below shall apply in the zones prescribed unless otherwise stipulated herein to the contrary.

|    | STANDARDS                          | C1               | C2   | C3   | HC               | RC   |
|----|------------------------------------|------------------|--|------|------------------|------|
| 1  | Minimum Lot Area (m <sup>2</sup> ) |                  | 500  | 2000 | 2000             | 4000 |
| 2  | Minimum Lot Frontage (m)           |                  | 15   | 30   | 30               | 40   |
| 3  | Minimum Setback (m)                |                  |  |      |                  |      |
|    | i) arterial road                   |                  |  | 38   |                  | 38   |
|    | ii) collector road                 |                  |  | 33   |                  | 33   |
|    | iii) local road                    |                  |  | 28   |                  | 28   |
| 4  | Front Yard Depth (m)               |                  | 7.5  | 7.5  |                  | 10   |
| 5  | Side Yard Width - Interior (m)     | 4.5 <sup>①</sup> | 4.5 <sup>①</sup><br>3.0 / 1.0 <sup>②</sup> | 4.5  | 4.5 <sup>①</sup> | 5.0  |
| 6  | Side Yard Width - Exterior (m)     |                  | 7.5  | 7.5  |                  | 10   |
| 7  | Rear Yard Depth (m)                | 6.0 <sup>①</sup> | 6.0 <sup>①</sup>                           | 10.5 | 6.0 <sup>①</sup> | 7.5  |
|    |                                    | 3.0 <sup>③</sup> | 3.0 <sup>③</sup>                           |      | 3.0 <sup>③</sup> |      |
| 8  | Maximum Lot Coverage (%)           | 90               | 40   | 40   | 40               | 4.0  |
| 9  | Maximum Height (m)                 | 12               | 12   | 12   | 12               | 12   |
| 10 | Minimum Landscaped Open Space (%)  |                  | 10   | 10   | 10               |      |

| FOOTNOTES |  |
|-----------|--|
| ①         | where the yard abuts a residential or institutional zone |
| ②         | 3.0 m on one side and 1.0 m on the other side            |
| ③         | all other cases  |

## 7.3 SPECIAL USE REGULATIONS

### 7.3.1 Accessory Buildings and Structures

Accessory buildings and structures shall not:

- a) be erected closer to the front line or a side lot line than the minimum distance required for the main building or structure on the lot;
- b) be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- c) be erected closer than one (1.0) metre to any lot line;
- d) exceed ten (10) percent lot coverage;

- e) exceed four and one half (4.5) metres in height or contain more than two storeys.

### **7.3.2 Dwelling Units**

On lands zoned Core Commercial (C1), a dwelling unit shall only be permitted if located within and above the ground floor of the building in which it is situated.

### **7.3.3 Gatehouses and Kiosks**

A gatehouse, kiosk or similar structure accessory to a main use and not more than ten (10) square metres in floor area shall be permitted in any required setback, front yard or exterior side yard.

#### **7.3.4 Lands Abutting a Railway**

Where lands abut a railway in the Commercial Core (C1), Restricted Commercial (C2), Highway Commercial (C3) or Hamlet Commercial (HC) Zone, no side yard width or rear yard depth shall be required.

### **7.3.5 Minimum Distance from Dwellings and Dwelling Units to a Railway**

No dwelling or dwelling unit within a building shall be erected within thirty (30) metres of a railway.

### **7.3.6 Single Unit Dwellings**

The alteration of an existing single unit dwelling or the erection or alteration of buildings accessory thereto shall be permitted in accordance with the regulations of the Residential First Density R1(1) Zone.

### **7.3.7 Outside Storage**

Outside storage as an accessory use shall not:

- a) be permitted within any required yard;
- b) be permitted within three (3.0) metres of a lot line;
- c) exceed twenty-five (25) percent of the area of the lot on which it is located.

### **7.3.8 Location of Drive-In Restaurants (Glencoe – Schedule ‘B’)**

Drive-in restaurants shall be restricted in C1 and C2 zones on Schedule “B” to the following locations:

- a) on lands zoned C1, C1-1, C1-2 and C2 north of Symes Street;
- b) on lands zoned C1-1 south of Graham Street on the easterly side of Main Street;

- c) on lands zoned C2 south of the CN railway on the westerly side of Main Street between and including Graham Street (closed) and lands zoned Institutional (I);
- d) on lands zoned C2 south of Water Street on the westerly side of Main Street;
- e) on lands zoned C2 and C2-4 on corner lots south of the CN railway on both sides of Main Street.

**7.3.9 Minimum Lot Area – Drive-in Restaurants**

- a) on corner lots zoned C2 notwithstanding Section 4.5 to the contrary 1500m<sup>2</sup>

**7.3.10 Minimum Lot Frontage – Drive-in Restaurants 30 m**

**7.4 CORE COMMERCIAL (C1) ZONE – ‘SITE-SPECIFIC’ ZONES**

**7.4.1 a) Defined Area (*Randal Martin, 260 Main St; Dawn Services Corp, 189 Main St*)**

C1-1 as shown on Schedule “B”, Map No. 3 & Map No. 4

**b) Permitted Uses**

motor vehicle sales establishment  
all other permitted uses of the C1 zone

**7.4.2 a) Defined Area (*G. & S. Enterprises, 254 Main Street*)**

C1-2 as shown on Schedule “B”, Map No. 3

**b) Permitted Uses**

dwelling units located on the ground floor not closer than 10 m to a front wall  
all other permitted uses of the C1 zone

**7.4.3 a) Defined Area (*Neil Moorby, 202 Main St*)**

C1-3 as shown on Schedule “B”, Map No. 3

**b) Permitted Uses**

gas bar  
motor vehicle sales establishment  
all other permitted uses of the C1 zone

**7.4.4 a) Defined Area (*Ken Fitt, 1759 Longwoods Road*)**

C1-4 as shown on Schedule “C”, Map No. 3

**b) Permitted Uses**

multiple unit dwelling  
all other permitted uses of the C1 zone

**7.5 RESTRICTED COMMERCIAL (C2) ZONE – ‘SITE-SPECIFIC’ ZONES**

**7.5.1 a) Defined Area (*Gerber Electric Limited, 139 Symes Street*)**

C2-1 as shown on Schedule “B”, Map No. 3

**b) Permitted Uses**

clinic  
club  
day nursery  
dwelling units connected to and forming an integral part of a main building  
institutional use  
office  
one single unit dwelling  
propane transfer facility  
retail store  
warehouse

**7.5.2 a) Defined Area (*The Pole Corporation, 156 Symes Street*)**

C2-2 as shown on Schedule “B”, Map No. 3

**b) Permitted Uses**

car wash  
mini-storage warehouse  
all other uses permitted in the C2 zone

**7.5.3 a) Defined Area (*south side of McRae St, east of Victoria St*)**

C2-3 as shown on Schedule “B”, Map No. 4

**b) Permitted Uses**

car wash  
contractor’s yard or shop  
mini-storage warehouse  
public garage  
service shop  
warehouse  
all other uses permitted in the C2 zone

- 7.5.4 a) Defined Area** (*Hosie D Donuts, 151 Main Street*)  
C2-4 as shown on Schedule “B”, Map No. 7
- b) Permitted Uses**  
drive-in restaurant  
all other uses permitted in the C2 zone
- 7.5.5 a) Defined Area** (*Sam Kirschener, 1733 Longwoods Road*)  
C2-5 as shown on Schedule “C”, Map No. 3
- b) Permitted Uses**  
motor vehicle sales establishment in an existing building  
all other uses permitted in the C2 zone
- 7.5.6 a) Defined Area** (*Fulline Farm & Garden Equipment Ltd – Gerber Electric Ltd., 278 Elizabeth Street*)  
C2-6-H-2 as shown on Schedule “B”, Map No. 1
- b) Permitted Uses**  
electrical contracting business  
propane transfer facility as an accessory use  
warehouse
- 7.5.7 a) Defined Area** (*301 Main Street, Glencoe*)  
C2-7 as shown on Schedule “B”, Map No. 1
- b) Permitted Uses**  
day care centre
- 7.5.8 a) Defined Area** (*21941 Hagerty Road, Wardsville*)  
C2-8 as shown on Schedule “C”, Map No. 1
- b) Front Yard Depth** 6m  
**c) Side Yard Width-Exterior** 6m
- 7.5.9 a) Defined Area** (*162 Main Street, Glencoe*)  
C2-9 as shown on Schedule “B”, Map No. 6

b) **Minimum setback from an interior side yard of an existing accessory building as of February 23<sup>rd</sup> 2022:** 0.3 m (1 ft)

**7.6 HIGHWAY COMMERCIAL (C3) ZONE – ‘SITE-SPECIFIC’ ZONES**

7.6.1 a) **Defined Area** (*Sam Kirschner, 1709 Longwoods Road*)

C3-1 as shown on Schedule “C”, Map No. 3

b) **Permitted Uses**

contractor’s yard or shop  
one dwelling unit  
truck terminal  
all other permitted uses of the C3 zone

c) **Maximum Number of Dwelling Units** 1

**7.7 HAMLET COMMERCIAL (HC) ZONE – ‘SITE-SPECIFIC’ ZONES**

**7.8 RURAL COMMERCIAL (RC) ZONE – ‘SITE-SPECIFIC’ ZONES**

7.8.1 a) **Defined Area** (*Chelmak’s Carpet & Floor, 5782 Glendon Drive*)

RC-1 as shown on Schedule “A”, Map No. 55

b) **Permitted Uses**

antique sales  
garden centre  
office  
retail store for the sale of flooring and related items

7.8.2 a) **Defined Area** (*Barry Graham, 4917 Glendon Drive*)

RC-2 as shown on Schedule “A”, Map No. 65

b) **Permitted Uses**

public garage  
outside storage area of vehicles, boats and related parts

c) **Maximum Area**

outside storage 500 m<sup>2</sup>

**7.8.3 a) Defined Area** (*Appin BBQ, 5961 Glendon Drive*)

RC-3 as shown on Schedule "A", Map No. 67

**b) Permitted Uses**

butcher shop  
caterer's establishment  
single unit dwelling

**7.8.4 a) Defined Area** (*Glencoe Animal Hospital, 21938 Dundonald Road*)

RC-4 as shown on Schedule "A", Map No. 98

**b) Permitted Uses**

animal clinic  
animal hospital  
single unit dwelling

## **8.0 INDUSTRIAL ZONES**

### **GENERAL INDUSTRIAL (M1) ZONE**

*The General Industrial (M1) Zone applies to lands situated in the settlement areas that are designated 'Industrial' in the Municipality's Official Plan or used for industrial purposes. The zone applies both in the case of lands already developed for industrial purposes as well as lands on which future industrial development is intended, including the Municipality's recently established industrial park in the south end of Glencoe. Within the M1 zone, a wide range of industrial uses is permitted as well as certain commercial uses that are considered compatible with industrial areas or share similar attributes with industrial uses. Uses include bulk sales establishments, contractor's yards or shops, industrial uses, machine shops and public garages and warehouses. Standards apply with respect to lot area, lot frontage, setbacks from property lines and lot coverage. Buffering, landscaping, surface drainage and parking areas are usually addressed separately as a matter of site plan control.*

### **FARM INDUSTRIAL (M2) ZONE**

*The Farm Industrial (M2) Zone applies primarily to agriculturally related commercial and industrial uses on lands designated 'Agricultural' in the Municipality's Official Plan. Permitted uses include abattoirs, agricultural sales establishments, feed mills, grain handling facilities and livestock marketing yards. The Official Plan permits agriculturally related commercial and industrial uses in areas designated 'Agricultural' where it is necessary that they be in close proximity to agricultural operations or where the potential for conflict makes such uses unsuited to settlement areas. Standards apply with respect to lot area, lot frontage, setbacks from property lines and lot coverage. Buffering, landscaping, surface drainage and parking areas are usually addressed separately as a matter of site plan control.*

### **RURAL INDUSTRIAL (M3) ZONE**

*The Rural Industrial (M3) Zone applies to non-agriculturally related commercial and industrial uses in the rural area of the Municipality. A range of industrial uses are permitted including bulk sales establishments, contractor's yards or shops, machine shops and service shops. Similar to the RC zone, the M3 zone applies to non-agriculturally related industrial and industrial-like uses largely in existence prior to the adoption of the Municipality's Official Plan which serves to generally prohibit such uses due to their potential incompatibility with agriculture and their impact on the loss of agricultural land for non-agricultural related purposes. Standards apply with respect to lot area, lot frontage, setbacks from property lines and lot coverage. Buffering, landscaping, surface drainage and parking areas are usually addressed separately as a matter of site plan control.*



## 8.1 PERMITTED USES, BUILDINGS AND STRUCTURES

### 8.1.1 Main Uses Buildings and Structures

No lands, buildings or structures shall be erected or used in the zone prescribed except for the purposes set out in the table below.

|    |   | <b>A</b>  | <b>B</b>  | <b>C</b>  |
|----|---|-----------|-----------|-----------|
|    | <b>USES, BUILDINGS &amp; STRUCTURES</b> | <b>M1</b> | <b>M2</b> | <b>M3</b> |
| 1  | abattoir                                |           | ✓         |           |
| 2  | agricultural sales establishment        |           | ✓         |           |
| 3  | animal hospital                         |           | ✓         |           |
| 4  | auction sales establishment             |           |           | ✓         |
| 5  | building supply outlet                  | ✓         |           |           |
| 6  | bulk sales establishment                | ✓         |           | ✓         |
| 7  | car wash                                | ✓         |           |           |
| 8  | contractor's yard or shop               | ✓         |           | ✓         |
| 9  | custom workshop                         | ✓         |           | ✓         |
| 10 | dog pound                               |           |           | ✓*        |
| 11 | dry cleaning establishment              | ✓         |           |           |
| 12 | farm equipment sales & service          |           | ✓         |           |
| 13 | farm fuel sales                         |           | ✓         |           |
| 14 | feed mill                               |           | ✓         |           |
| 15 | food processing plant                   |           | ✓         |           |
| 16 | grain handling facility                 |           | ✓         |           |
| 17 | industrial use                          | ✓         |           | ✓         |
| 18 | livestock marketing yard                |           | ✓         |           |
| 19 | machine shop                            | ✓         |           | ✓         |
| 20 | micro brewery                           | ✓         |           |           |
| 21 | mini-storage warehouse                  | ✓         |           | ✓         |
| 22 | motor vehicle service establishment     | ✓         |           |           |
| 23 | outside storage                         | ✓         |           | ✓         |
| 24 | propane transfer facility               | ✓         |           |           |
| 25 | public garage                           | ✓         |           |           |
| 26 | salvage yard                            | ✓         |           | ✓*        |
| 27 | sawmill                                 |           |           | ✓         |
| 28 | service shop                            | ✓         |           |           |
| 29 | sewage treatment plant                  |           |           | ✓*        |
| 30 | truck terminal                          | ✓         |           | ✓         |
| 31 | warehouse                               | ✓         |           | ✓         |
| 32 | waste disposal site                     |           |           | ✓*        |
| 33 | wayside pit or quarry                   |           | ✓         | ✓         |

\* only in site-specific zones

### 8.1.2 Accessory Uses, Buildings and Structures,

The accessory uses, buildings and structures set out in the table below shall only be permitted in the zones prescribed.

|   |                              | A  | B  | C  |
|---|------------------------------|----|----|----|
|   | USES, BUILDINGS & STRUCTURES | M1 | M2 | M3 |
| 1 | factory outlet               | ✓  | ✓  | ✓  |
| 2 | satellite dish               | ✓  | ✓  | ✓  |
| 3 | shipping container           | ✓  | ✓  | ✓  |
| 4 | single unit dwelling         |    |    | ✓  |

## 8.2 GENERAL USE REGULATIONS

### 8.2.1 Standards

The standards set out in the table below shall apply in the zones prescribed unless otherwise stipulated herein to the contrary.

|   |                                    | A                | B                | C                |
|---|------------------------------------|------------------|------------------|------------------|
|   | STANDARDS                          | M1               | M2               | M3               |
| 1 | Minimum Lot Area (m <sup>2</sup> ) | 2000             | 4000             | 4000             |
| 2 | Minimum Lot Frontage (m)           | 30               | 40               | 40               |
| 3 | Minimum Setback (m)                |                  |                  |                  |
|   | i) arterial road                   |                  | 38               | 38               |
|   | ii) collector road                 |                  | 33               | 33               |
|   | iii) local road                    |                  | 28               | 28               |
| 4 | Front Yard Depth (m)               | 7.5              | 12               | 12               |
| 5 | Side Yard Width - Interior (m)     | 7.5              | 7.5              | 7.5              |
| 6 | Side Yard Width - Exterior (m)     | 7.5              | 12               | 12               |
| 7 | Rear Yard Depth (m)                | 15 <sup>①</sup>  | 12 <sup>①</sup>  | 12 <sup>①</sup>  |
|   |                                    | 7.5 <sup>②</sup> | 7.5 <sup>②</sup> | 7.5 <sup>②</sup> |
| 8 | Maximum Lot Coverage (%)           | 50               | 35               | 35               |
| 9 | Minimum Landscaped Open Space (%)  | 10               | 10               | 10               |

| FOOTNOTES |  |
|-----------|--|
| ①         | where the yard abuts a residential or institutional zone |
| ②         | all other cases  |

## 8.3 SPECIAL USE REGULATIONS

### 8.3.1 Accessory Buildings and Structures

Accessory buildings and structures shall not:

- a) be erected closer to the front line or a side lot line than the minimum distance required for the main building or structure on the lot;

- b) be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- c) be erected closer than one (1.0) metre to any lot line;
- d) exceed ten (10) percent lot coverage;
- e) exceed four and one half (4.5) metres in height or contain more than two storeys.

### **8.3.2 Buffer Strip**

Where a lot or portion thereof in the General Industrial (M1) Zone abuts a lot or portion thereof in a residential zone, a strip of land not less than three (3.0) metres in width adjacent to the lot or portion thereof zoned for residential purposes shall not be used for any other purpose other than a buffer strip.

### **8.3.3 Gatehouses and Kiosks**

A gatehouse, kiosk or similar structure accessory to a main use and not more than ten (10) square metres in floor area shall be permitted in any required setback, front yard or exterior side yard.

### **8.3.4 Lands Abutting a Railway**

Where lands abut a railway in the General Industrial (M1), Farm Industrial (M2) or Rural Industrial (M3) Zone, no Side Yard Width or Rear Yard Depth shall be required.

### **8.3.5 Factory Outlet**

A factory outlet as an accessory use shall not:

- a) exceed thirty-five (35) percent of the total floor area of the main building;
- b) exceed a maximum floor area of thirty (30) square metres.

### **8.3.6 Outside Storage**

Outside storage as an accessory use shall not:

- a) be permitted within any required yard;
- b) exceed seventy-five (75) percent of the area of the lot on which it is located.

By-Law  
#2015/066

### **8.3.7 Wayside Pits or Quarries**

A wayside pit or quarry shall not;

- a) be established within sixty (60) metres of a residential zone.

## **8.4 GENERAL INDUSTRIAL (M1) ZONE – ‘SITE-SPECIFIC’ ZONES**

### **8.4.1 a) Defined Area (*Glencoe Auto Recyclers Inc., 249 McKellar Street*)**

M1-1 as shown on Schedule “B”, Map No. 4

#### **b) Permitted Uses**

salvage yard

### **8.4.2 a) Defined Area (*A. & M. Lumber Ltd., 22790 Pratt Siding Road*)**

M1-2 as shown on Schedule “D”

#### **b) Permitted Uses**

contractor’s yard or shop  
machine shop  
public garage

## **8.5 FARM INDUSTRIAL (M2) ZONE – ‘SITE-SPECIFIC’ ZONES**

### **8.5.1 a) Defined Area (*2447126 Ontario Ltd – Gary Graham Transport*)**

M2-1 as shown on Schedule “A”, Map No. 76

#### **b) Permitted Uses**

animal clinic  
animal hospital  
auction sales establishment  
building supply outlet  
farm equipment sales and service  
flea market  
garden centre  
market garden  
truck terminal for agriculturally-related products

## **8.6 RURAL INDUSTRIAL (M3) ZONE – ‘SITE-SPECIFIC’ ZONES**

### **8.6.1 a) Defined Area (*Jefferey Wilson, 23229 Melbourne Road*)**

M3-1 as shown on Schedule “A”, Map No. 44

#### **b) Permitted Uses**

public garage  
salvage yard  
single unit dwelling

**8.6.2 a) Defined Area** (*Municipal Landfill Site*)

M3-2 as shown on Schedule “A”, Map No. 45

**b) Permitted Uses**

**8.6.3 a) Defined Area** (*Glencoe Animal Shelter, 3427 Concession Drive*)

M3-3 as shown on Schedule “A”, Map No. 75

**b) Permitted Uses**

dog pound  
single unit dwelling

**8.6.4 a) Defined Area** (*Glencoe STP*)

M3-4 as shown on Schedule “A”, Map No. 76

**b) Permitted Uses**

sewage treatment plant

**8.6.5 a) Defined Area** (*Municipal Landfill Site, 3945 Trillium Drive*)

M3-5 as shown on Schedule “A”, Map No. 98

**b) Permitted Uses**

agricultural use  
forestry use  
waste disposal site

**8.6.6 a) Defined Area** (*Wilfred Wolfe, 6419 Longwoods Road*)

M3-6 as shown on Schedule “A”, Map No. 117

**b) Permitted Uses**

salvage yard  
single unit dwelling

**8.6.7 a) Defined Area (*Wardsville STP*)**

M3-7 as shown on Schedule “C”, Map No. 3

**b) Permitted Uses**

sewage treatment plant

## **9.0 INSTITUTIONAL, OPEN SPACE, PUBLIC UTILITY & FUTURE DEVELOPMENT ZONES**

### **INSTITUTIONAL (I) ZONE**

*The Institutional (I) Zone applies to, and may be found in, virtually all land use designations in the Municipality's Official Plan where an institutional use either exists or is proposed. A range of institutional uses is permitted ranging from municipal buildings, churches, schools, group homes, nursing and rest homes and facilities owned and operated by a non-profit organization. Uses similar in character to institutional uses (e.g. funeral homes) are also permitted. Standards apply with respect to lot area, lot frontage, setbacks from property lines and lot coverage.*

### **OPEN SPACE (OS) ZONE**

*The Open Space (OS) Zone applies to and may be found in virtually all land use designations in the Municipality's Official Plan and applies generally to lands used or proposed to be used for, parks and outdoor recreational purposes and cemeteries where buildings and structures are limited. In some cases (e.g. golf courses, campgrounds and trailer parks, paintball parks), certain outdoor recreational uses are only permitted on specific parcels as opposed to as-of-right on lands zoned OS. The use of lands zoned OS for residential purposes is restricted to those situations where accommodation is necessary for a caretaker whose presence is required on-site. Certain open space uses (e.g. campgrounds or trailer parks, golf courses, paintball parks) are not permitted as-of-of right but rather in 'site-specific' zones only.*

### **PUBLIC UTILITY (U) ZONE**

*The Public Utility (U) applies to lands throughout the Municipality occupied by a utility station which, by definition, includes a water or sewage pumping station, a water storage reservoir, an electric power transformer station, a telephone repeater station and a micro-wave tower. These and similar infrastructure facilities are permitted in all land use designations in the Municipality's Official Plan.*

*The use of land by the Municipality, the County of Middlesex, the St. Clair Region Conservation Authority, the Lower Thames Conservation Authority and other public authorities and public utilities are permitted, however, in any zone subject to the general provisions of the By-law regarding public uses. The Municipality may however, from time to time and subject to the requirements of the Planning Act, zone such lands Public Utility (U) for identification purposes as part of a general or 'housekeeping' amendment to the Zoning By-law.*

### **FUTURE DEVELOPMENT (FD) ZONE**

*The Future Development (FD) Zone applies to undeveloped lands in the settlement areas where the future use and form of development has yet to be determined. At such time as a proposals for development is submitted and approved by the Municipality and the authorities having jurisdiction, a change in zoning to the appropriate zone would be considered.*

## 9.1 PERMITTED USES, BUILDINGS AND STRUCTURES

### 9.1.1 Main Uses, Buildings and Structures

No lands, buildings or structures shall be erected or used in the zone prescribed except for the purposes set out in the table below.

|    |   | <b>A</b> | <b>B</b>  | <b>C</b> | <b>D</b>  |
|----|---|----------|-----------|----------|-----------|
|    | <b>USES, BUILDINGS &amp; STRUCTURES</b> | <b>I</b> | <b>OS</b> | <b>U</b> | <b>FD</b> |
| 1  | agricultural use                        |          |           |          | ✓         |
| 2  | banquet hall                            | ✓        |           |          |           |
| 3  | cemetery                                | ✓        | ✓         |          |           |
| 4  | church                                  | ✓        |           |          |           |
| 5  | club                                    | ✓        |           |          |           |
| 6  | conservation area                       |          | ✓         |          |           |
| 7  | community centre                        | ✓        | ✓         |          |           |
| 8  | day care centre                         | ✓        |           |          |           |
| 9  | forestry use                            |          | ✓         |          | ✓         |
| 10 | funeral home                            | ✓        |           |          |           |
| 11 | group home                              | ✓        |           |          |           |
| 12 | half-way house                          | ✓        |           |          |           |
| 13 | institutional use                       | ✓        |           |          |           |
| 14 | library                                 | ✓        |           |          |           |
| 15 | museum                                  | ✓        |           |          |           |
| 16 | nursing home or rest home               | ✓        |           |          |           |
| 17 | private park                            |          | ✓         |          |           |
| 18 | private school                          | ✓        |           |          |           |
| 19 | public park                             | ✓        | ✓         |          |           |
| 20 | public school                           | ✓        |           |          |           |
| 21 | target range                            |          | ✓         |          |           |
| 22 | single unit dwelling                    |          |           |          | ✓         |
| 23 | utility station                         |          |           | ✓        |           |
| 24 | wildlife preserve                       |          | ✓         |          |           |

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#2015/066

### 9.1.2 Accessory Uses, Buildings and Structures

The accessory uses, buildings and structures set out in the table below shall only be permitted in the zones prescribed.

|   |   | <b>A</b> | <b>B</b>  | <b>C</b> | <b>D</b>  |
|---|---|----------|-----------|----------|-----------|
|   | <b>USES, BUILDINGS &amp; STRUCTURES</b> | <b>I</b> | <b>OS</b> | <b>U</b> | <b>FD</b> |
| 1 | dwelling unit                           | ✓        | ✓         |          |           |
| 2 | satellite dish                          | ✓        |           |          |           |
| 3 | single unit dwelling                    | ✓        | ✓         |          |           |
| 4 | swimming pool                           | ✓        | ✓         |          |           |



## 9.2 GENERAL USE REGULATIONS

### 9.2.1 Standards

The standards set out in the table below shall apply in the zones prescribed unless otherwise stipulated herein to the contrary.

|           |  | <b>A</b>                              | <b>B</b>                            | <b>C</b> | <b>D</b>  |
|-----------|--|---------------------------------------|-------------------------------------|----------|-----------|
|           | <b>STANDARDS</b>                         | <b>I</b>                              | <b>OS</b>                           | <b>U</b> | <b>FD</b> |
| <b>1</b>  | <b>Minimum Lot Area (m<sup>2</sup>)</b>  | 2000 <sup>①</sup><br>550 <sup>②</sup> |                                     |          |           |
| <b>2</b>  | <b>Minimum Lot Frontage (m)</b>          | 30                                    |                                     |          |           |
| <b>3</b>  | <b>Minimum Setback (m)</b>               |                                       |                                     |          |           |
|           | i) arterial road                         | 38                                    | 38                                  | 38       |           |
|           | ii) collector road                       | 33                                    | 33                                  | 33       |           |
|           | iii) local road                          | 28                                    | 28                                  | 28       |           |
| <b>4</b>  | <b>Front Yard Depth (m)</b>              | 10                                    | 15 <sup>①</sup><br>7.5 <sup>②</sup> | 1.0      |           |
| <b>5</b>  | <b>Side Yard Width - Interior (m)</b>    | 4.5                                   | 15 <sup>①</sup><br>7.5 <sup>②</sup> | 1.0      |           |
| <b>6</b>  | <b>Side Yard Width – Exterior (m)</b>    | 10                                    | 15 <sup>①</sup><br>7.5 <sup>②</sup> | 1.0      |           |
| <b>7</b>  | <b>Rear Yard Depth (m)</b>               | 10                                    | 15 <sup>①</sup><br>7.5 <sup>②</sup> | 1.0      |           |
| <b>8</b>  | <b>Maximum Lot Coverage (%)</b>          | 35                                    | 35                                  |          |           |
| <b>9</b>  | <b>Maximum Height (m)</b>                | 12                                    | 10.5                                |          |           |
| <b>10</b> | <b>Minimum Landscaped Open Space (%)</b> | 30                                    |                                     |          |           |

|   | <b>FOOTNOTES</b>          |
|---|---------------------------|
| ① | outside a settlement area |
| ② | within a settlement area  |

## 9.3 SPECIAL USE REGULATIONS

### 9.3.1 Accessory Buildings and Structures

Accessory buildings and structures shall not:

- a) be erected closer to the road than the minimum setback required for the main building to that road;
- b) be erected closer to the front lot line or a side lot line than the minimum distance required for the main building or structure on the lot;
- c) erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- d) be erected closer than one (1.0) metre to any lot line;
- e) exceed ten (10) percent lot coverage;

- f) exceed four and one-half (4.5) metres in height or contain more than two (2) storeys;
- g) be erected within two (2.0) metres of a the main building.

**9.3.2 Dwelling Units**

A dwelling unit as an accessory use shall:

- a) have a minimum floor area of forty (40) square metres;
- b) be located within or be contiguous to the main building;
- c) be used as the residence of the owner or operator, or an employee of the owner or operator of the main use which it is accessory to;
- d) not exceed twenty-five (25) percent of the total floor area of the main building in which it is located.

**9.3.4 Gatehouses and Kiosks**

A gatehouse, kiosk or similar structure accessory to a main use and not more than ten (10) square metres in floor area shall be permitted in any required setback, front yard or exterior side yard.

**9.3.5 Single Unit Dwellings as an Accessory Use**

A single unit dwelling as an accessory use shall only be permitted where the size of the lot exceeds one thousand (1,000) square metres over and above the minimum lot area requirement of Section 9.2.1.

**9.3.6 Single Unit Dwellings - Future Development (FD) Zone**

The extension or enlargement of an existing single unit dwelling and the erection of buildings or structures accessory thereto shall be permitted in accordance with the regulations of the Residential First Density (R1(1)) Zone and Section 6.3.2 respectively as set out herein. The erection of a new single unit dwelling shall not be permitted unless and until the 'H' symbol has been removed in accordance with Section 3.3 and the provisions of the Planning Act.

**9.4 INSTITUTIONAL (I) ZONE – 'SITE-SPECIFIC' ZONES**

**9.4.1 a) Defined Area**

I-1-H-9 as shown on Schedule "C", Map No. 1

**b) Permitted Uses**

nursing or rest home

**c) Minimum Lot Frontage**

6.1 m

- 9.4.2 a) Defined Area (142 Mill Street)**  
I-2 as shown on Schedule “B”, Map No. 3
- b) Permitted Uses**  
shipping container as an accessory use  
all other permitted uses in the Institutional (I) Zone
- c) Shipping Container Provisions**  
  
Notwithstanding Section 4.25, the following provisions apply:
- i. Maximum number of shipping containers permitted: 1
  - ii. Minimum Front yard setback: 7.6 m (25 ft)
  - iii. Maximum floor area: 15 m<sup>2</sup> (160 sq ft)
  - iv. Minimum setback from a dwelling on a separate lot: 40 m (131 ft)

**9.5 OPEN SPACE (OS) ZONE – ‘SITE-SPECIFIC’ ZONES**

- 9.5.1 a) Defined Area (*A.W. Campbell Conservation Area*)**  
  
OS-1 as shown on Schedule “A”, Map No. 2
- b) Permitted Uses**  
  
campground or trailer park  
all other permitted uses of the OS zone
- 9.5.2 a) Defined Area (*Donald Scott, Thompson Drive*)**  
  
OS-2 as shown on Schedule “A”, Map No. 56
- b) Permitted Uses**  
  
conservation area
- c) Permitted Buildings & Structures**  
  
buildings and structures prohibited
- 9.5.3 a) Defined Area (*Gentleman Creek Golf Course, 6395 Parkhouse Drive*)**  
  
OS-3 as shown on Schedule “A”, Map No. 81
- b) Permitted Uses**  
  
banquet hall  
special events, including limited overnight camping and parking  
existing agricultural uses  
all other permitted uses of the OS zone

**9.5.4 a) Defined Area** (*formerly Highland Hills Golf Course, Longwoods Road*)

OS-4-H-6 as shown on Schedule "A", Map No. 93

**b) Permitted Uses**

golf course  
all other permitted uses of the OS zone

**9.5.5 a) Defined Area** (*Jefferson Junction Family Campground, 4838 Switzer Drive*)

OS-5 as shown on Schedule "A", Map No. 114

**b) Permitted Uses**

campground or trailer park  
mobile home park  
propane transfer facility

By-Law  
#2015/066

**c) Maximum Number of Mobile Homes** 22

**9.5.6 a) Defined Area** (*Big Bend Conservation Area*)

OS-6 as shown on Schedule "A", Map No. 128

**b) Permitted Uses**

campground or trailer park  
all other permitted uses of the OS zone

**9.5.7 a) Defined Area** (*Adrenaline Paintball, 6457 Riverside Drive*)

OS-7 as shown on Schedule "A", Map No.145

**b) Permitted Uses**

agricultural use  
paintball park

**c) Minimum Distance Separation II (MDS II)**

for the purposes of a paintball park, Minimum Distance Separation II (MDS II) shall not apply to any livestock building or structure situated on a separate lot.

**9.5.8 a) Defined Area (Wardsville Golf Course, 1948 Longwoods Road)**

OS-8 as shown on Schedule "A", Map No. 94 and Schedule "C", Map No. 2 to this By-law

**b) Permitted Uses**

golf course  
banquet hall

**9.5.9 a) Defined Area (Krista Lane)**

OS-9 as shown on Schedule "A", Map No. 56

**b) Permitted Uses**

wetland

**c) Permitted Buildings and Structures**

none

By-Law  
#2015/066

**9.6 PUBLIC UTILITY (U) ZONE – ‘SITE-SPECIFIC’ ZONES**

**9.7 FUTURE DEVELOPMENT (FD) ZONE – ‘SITE-SPECIFIC’ ZONES**

## **10.0 ENACTMENT**

### **10.1 CONFLICT WITH OTHER BY-LAWS**

Where a provision of this By-law conflicts with a provision of another by-law in force in the Municipality, the provision that establishes the higher standard shall prevail.

### **10.2 REPEAL OF EXISTING BY-LAWS**

All previous by-laws passed under Section 34 of the Planning Act by the former Township of Mosa, the former Township of Ekfrid, the former Village of Glencoe and the former Village of Wardsville, shall be deemed to have been repealed except to the extent that any of the said by-laws prohibits the use of any land, building or structure for a purpose that is also prohibited by this By-law.

### **10.3 MINOR VARIANCES AND PERMISSIONS**

Notwithstanding Section 10.2 of this By-law to the contrary, where a minor variance or permission has been granted under Section 45 of the Planning Act or a predecessor thereof from one or more of the permitted uses or standards of the Township of Mosa Zoning By-law No. 3192, the Township of Ekfrid Zoning By-law No. 17-78, the Village of Glencoe Zoning By-law No. 1100 or the Village of Wardsville Zoning By-law No. 660, as amended, the variance or permission granted shall be deemed to continue to be in effect, and the use of lands or the erection of any building or structure to which said variance or permission applies shall be deemed to conform and comply with the permitted uses and standards of this By-law.

### **10.4 SEVERABILITY**

In the event that any clause or provision of this By-law, including anything contained in the attached schedules, is for any reason, deemed ultra vires by any Court of competent jurisdiction, the same shall not affect the validity of the By-law as a whole or any part thereof other than the section, clause or provision so declared to be invalid and it is hereby declared to be the intention that all the remaining sections, provisions, and clauses of this By-law shall remain in full force and effect.

### **10.5 EFFECTIVE DATE**

This By-law shall come into force on the day it is passed subject to the provisions of the Planning Act.

**Read a FIRST, SECOND AND THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL on  
this 27<sup>th</sup> day of July 2011.**

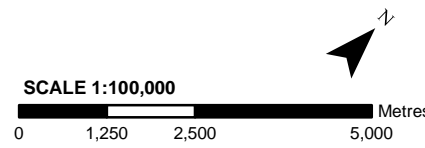
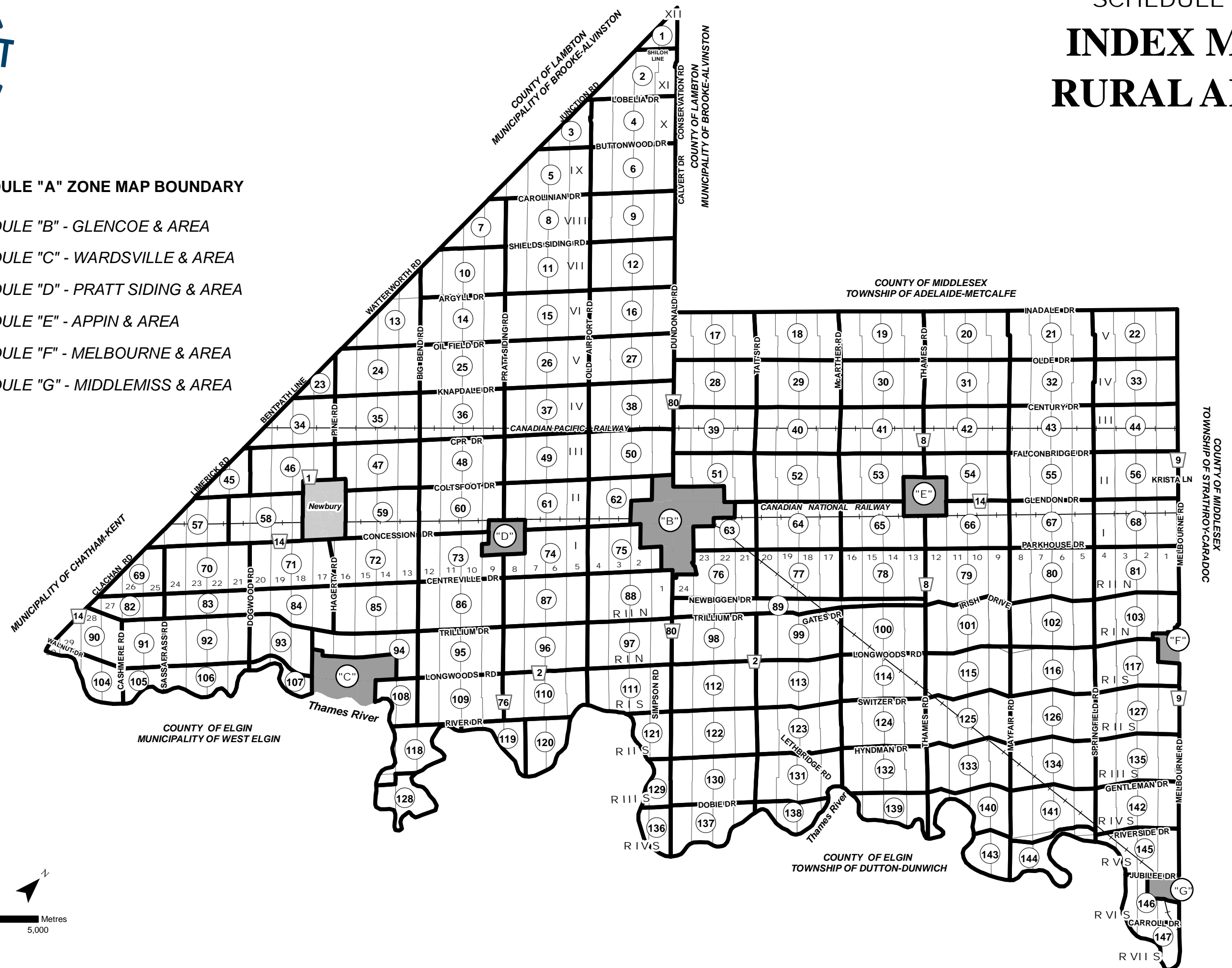
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**Doug Reycraft**  
**MAYOR**

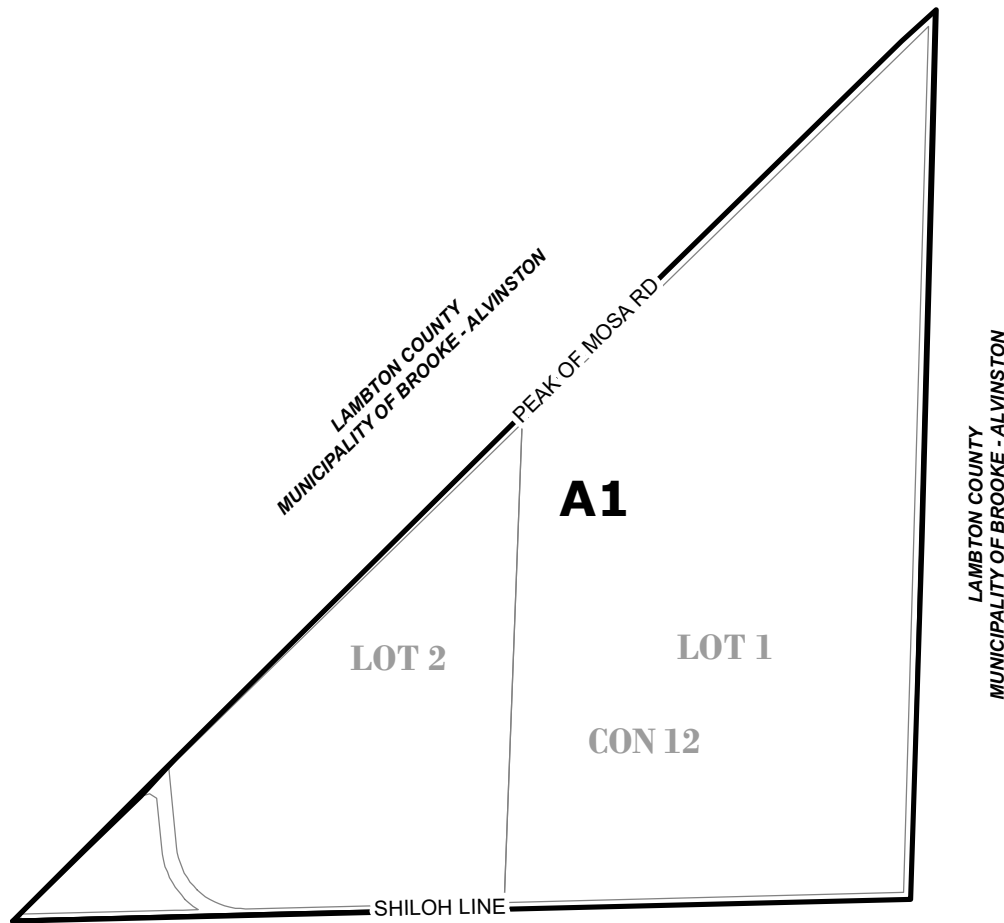
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**Janneke Newitt**  
**CLERK**



# SCHEDULE "A" INDEX MAP RURAL AREA

- 111 SCHEDULE "A" ZONE MAP BOUNDARY
- "B" SCHEDULE "B" - GLENCOE & AREA
- "C" SCHEDULE "C" - WARDSVILLE & AREA
- "D" SCHEDULE "D" - PRATT SIDING & AREA
- "E" SCHEDULE "E" - APPIN & AREA
- "F" SCHEDULE "F" - MELBOURNE & AREA
- "G" SCHEDULE "G" - MIDDLEMISS & AREA

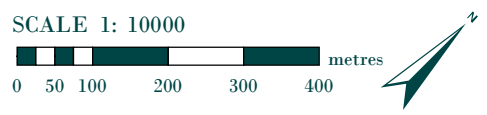




Map No. 2

**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

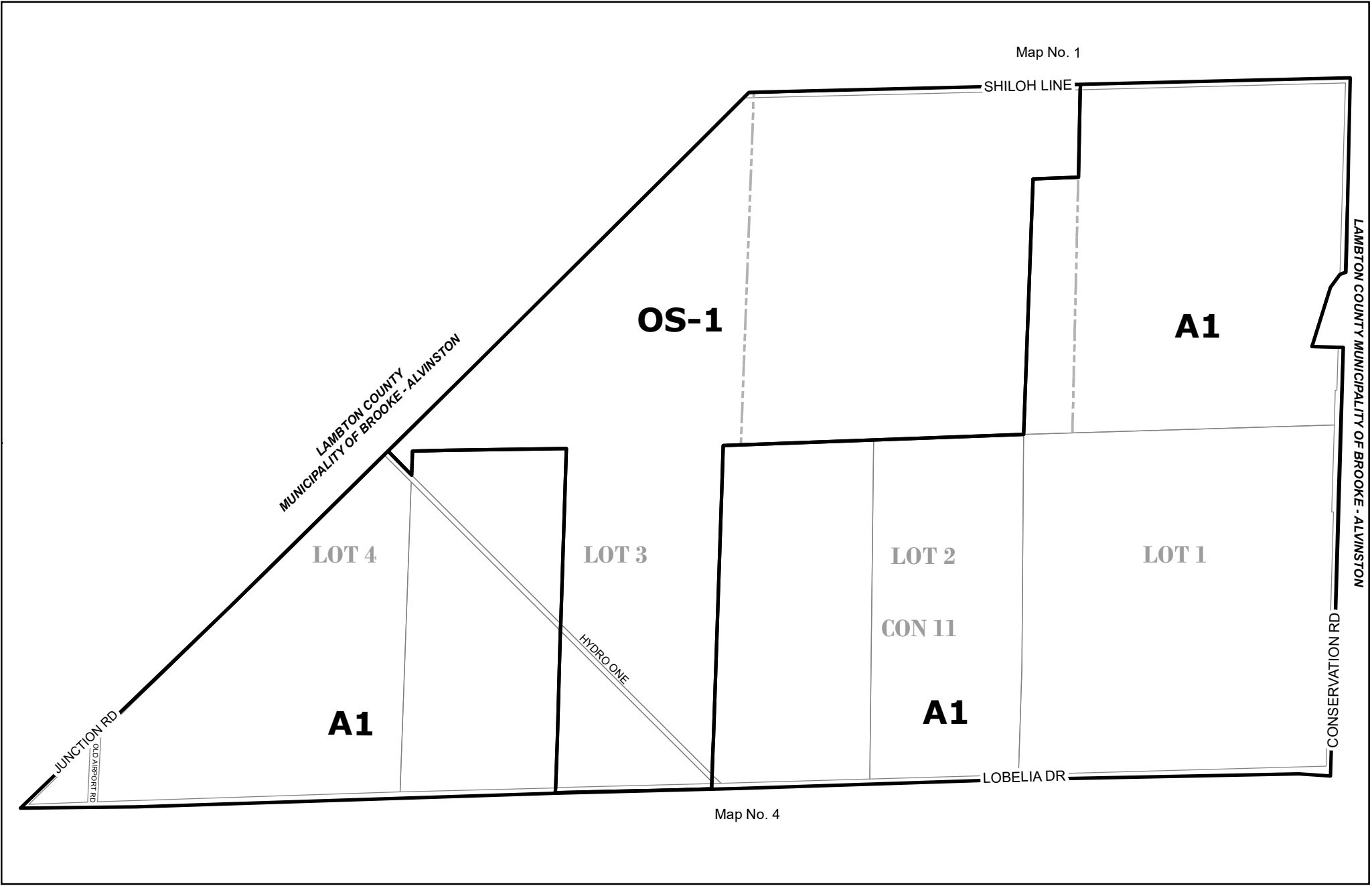
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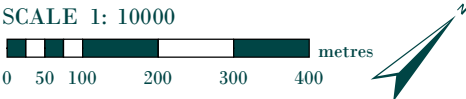
**Map No. 1**





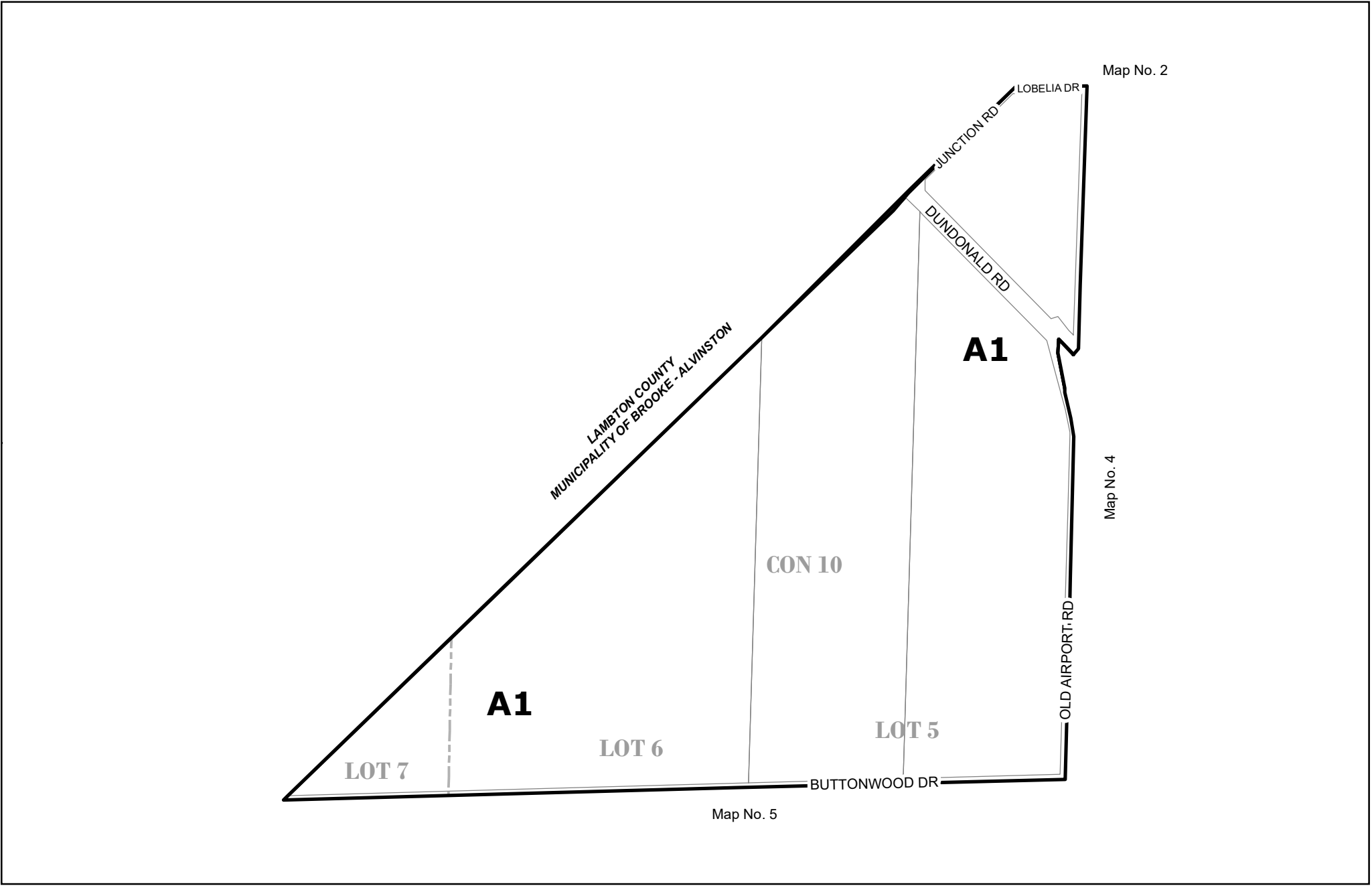
**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**



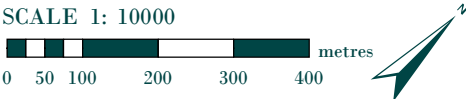
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**Map No. 2**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

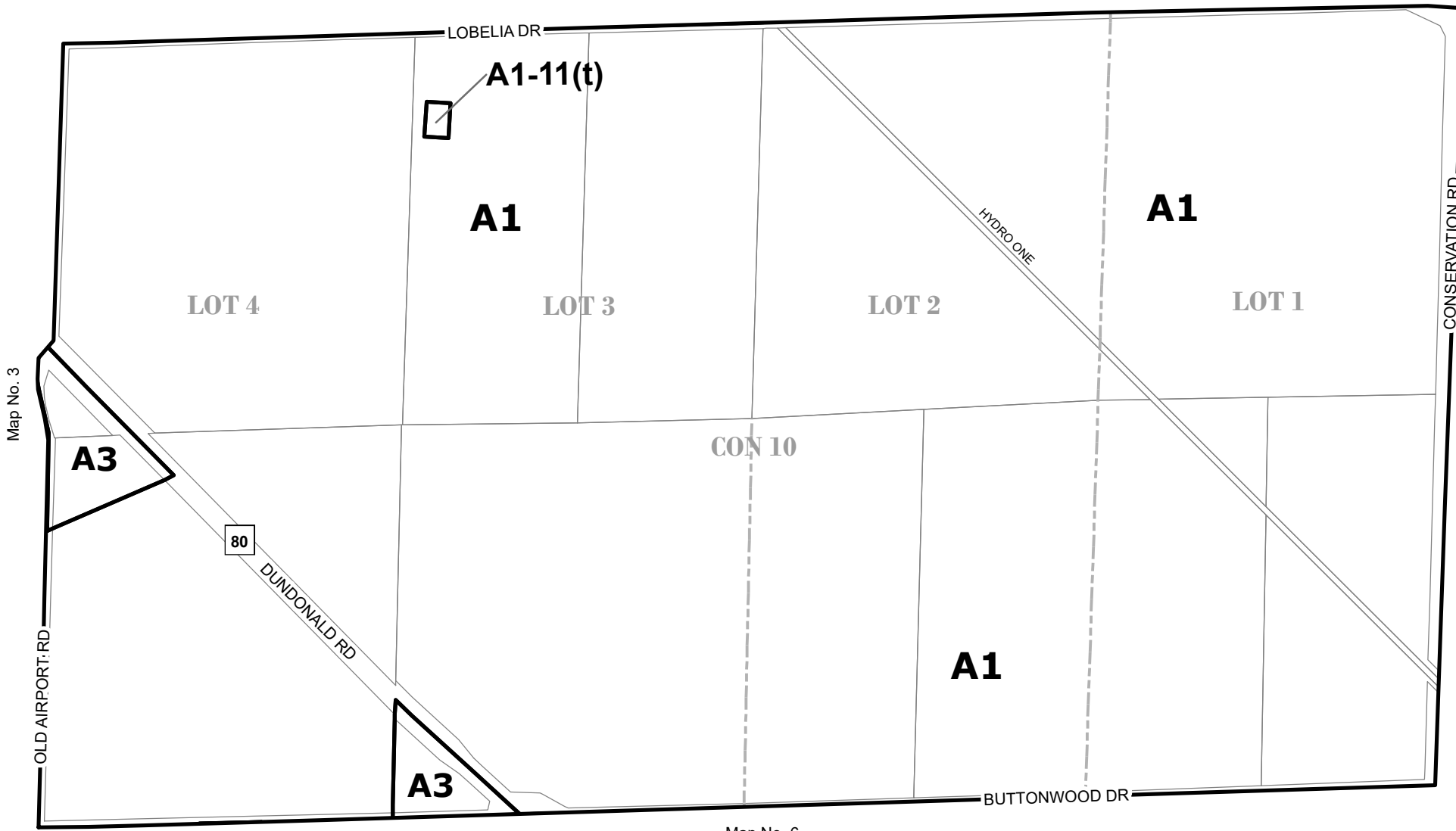
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**Map No. 3**

Map No. 2



Map No. 6

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

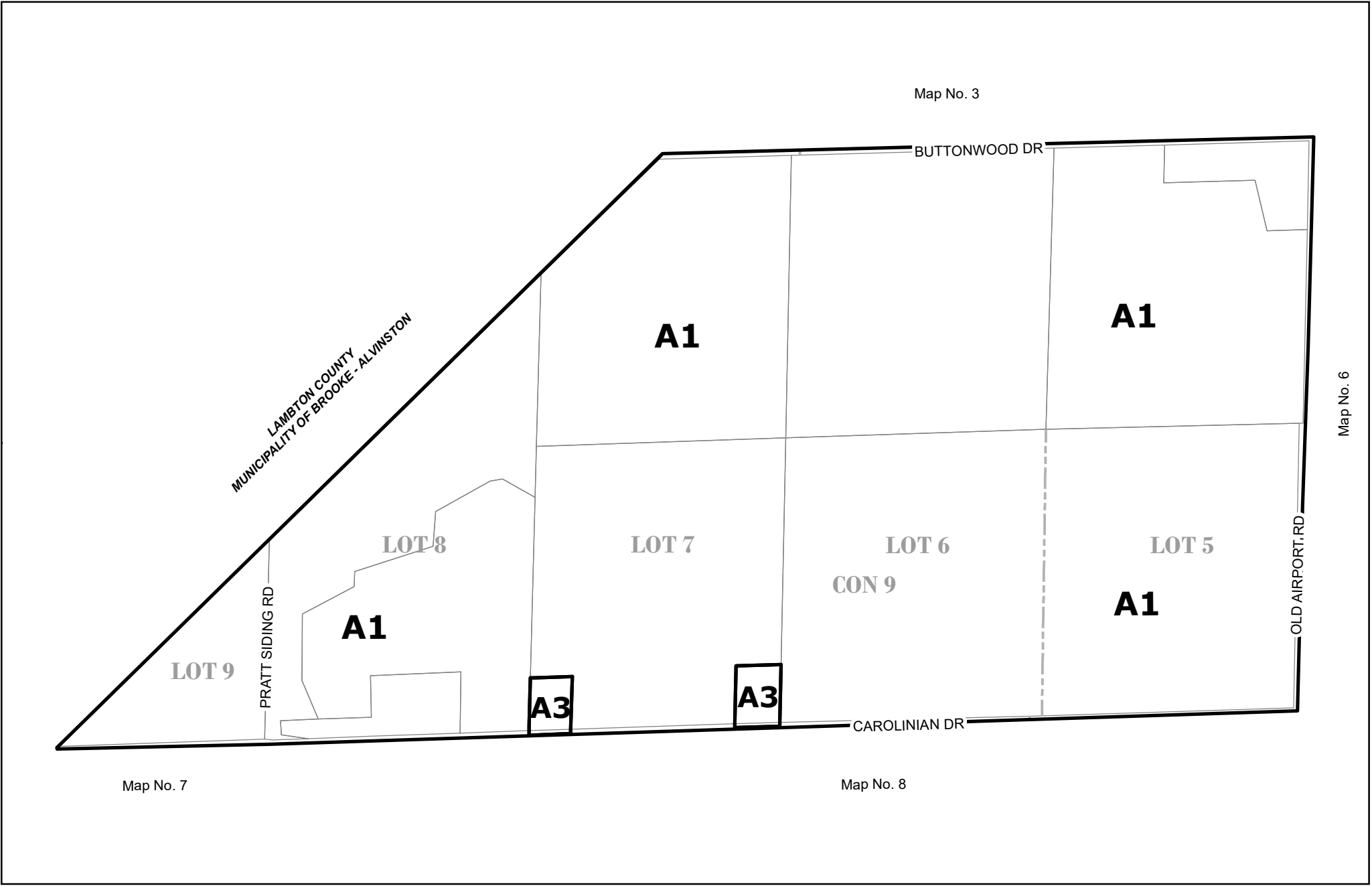
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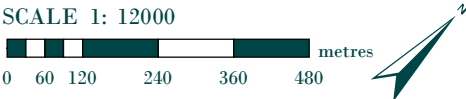
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**Map No. 4**



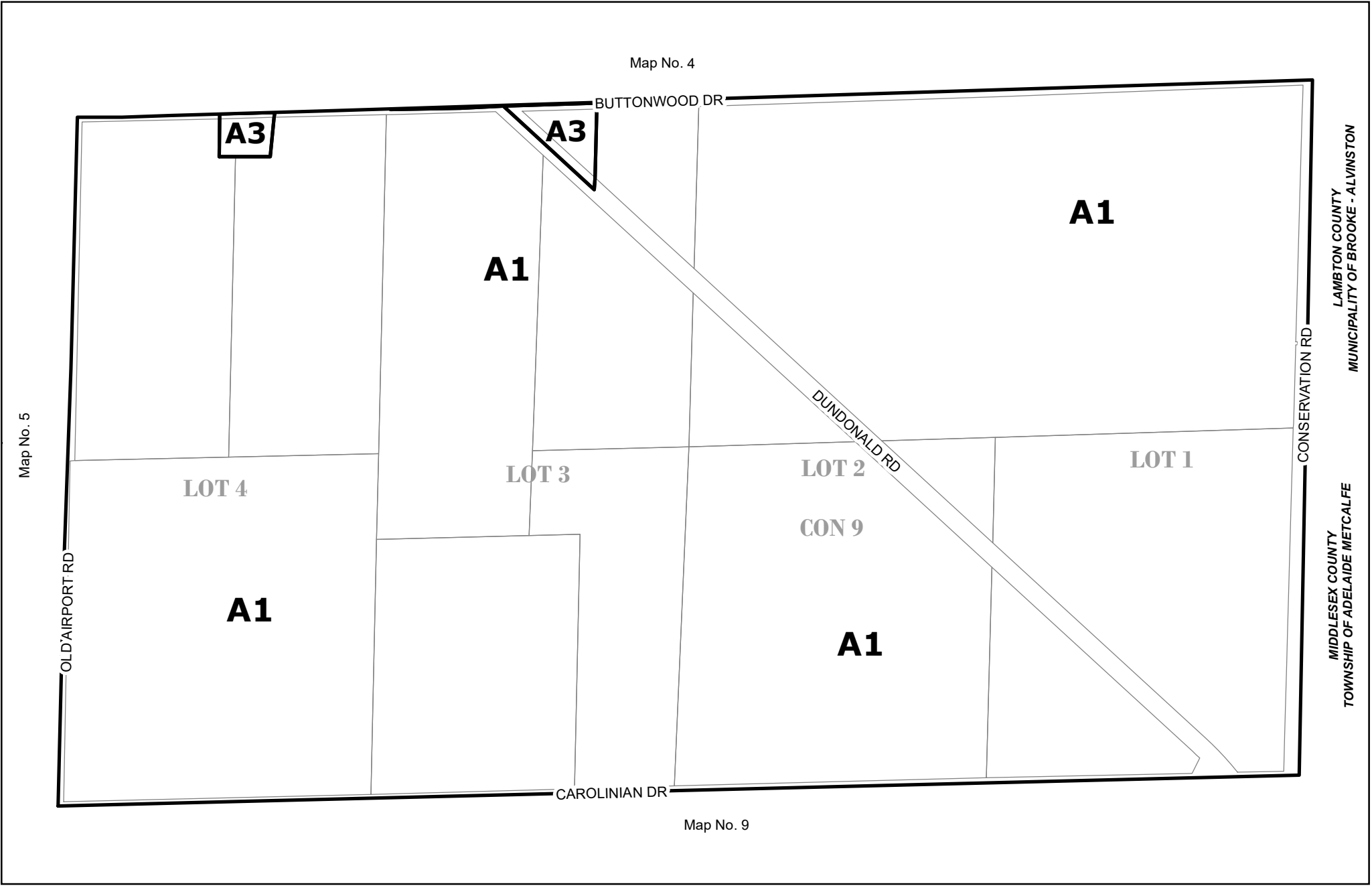
**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**



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**Map No. 5**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

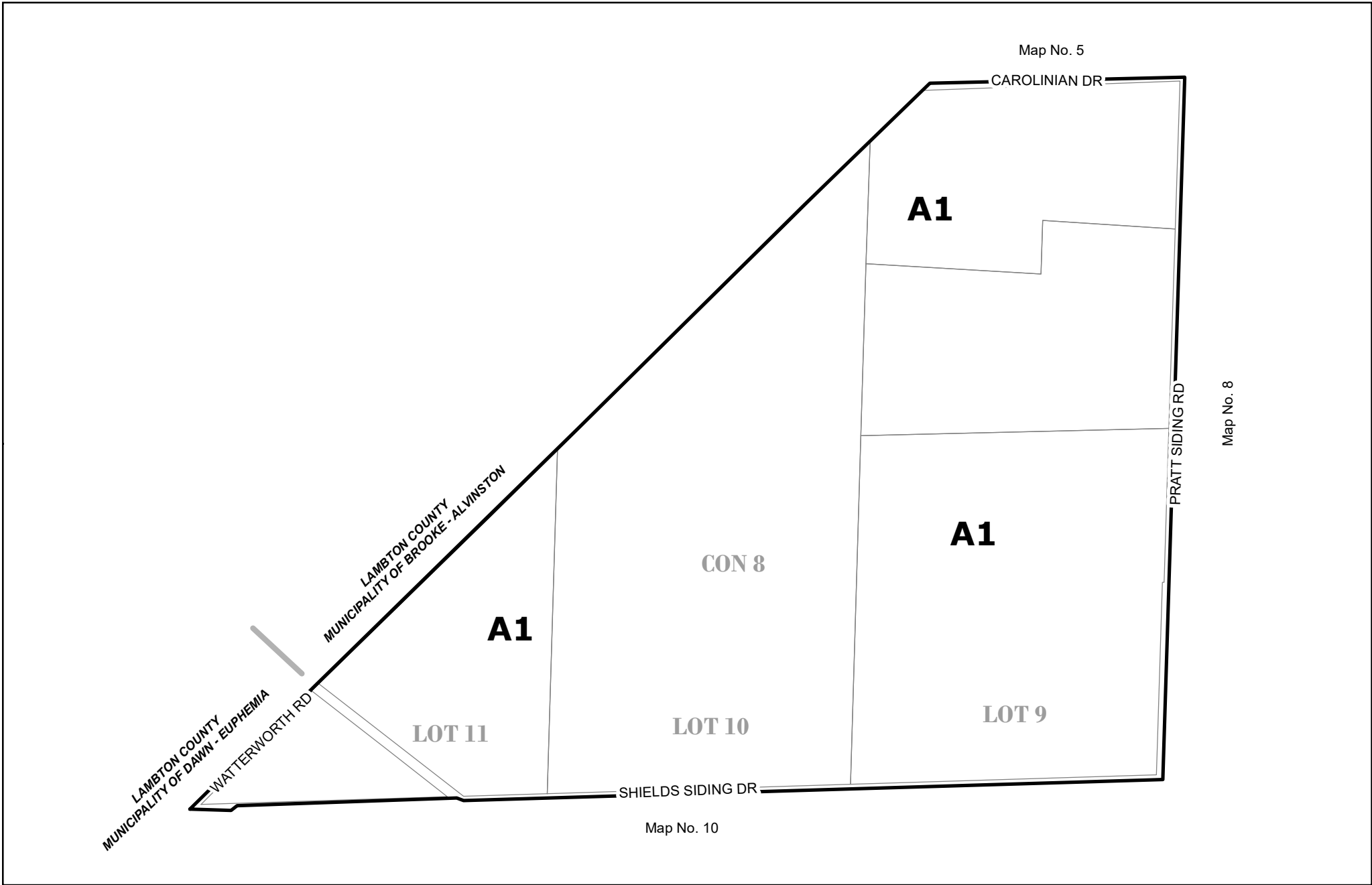
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**Map No. 6**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

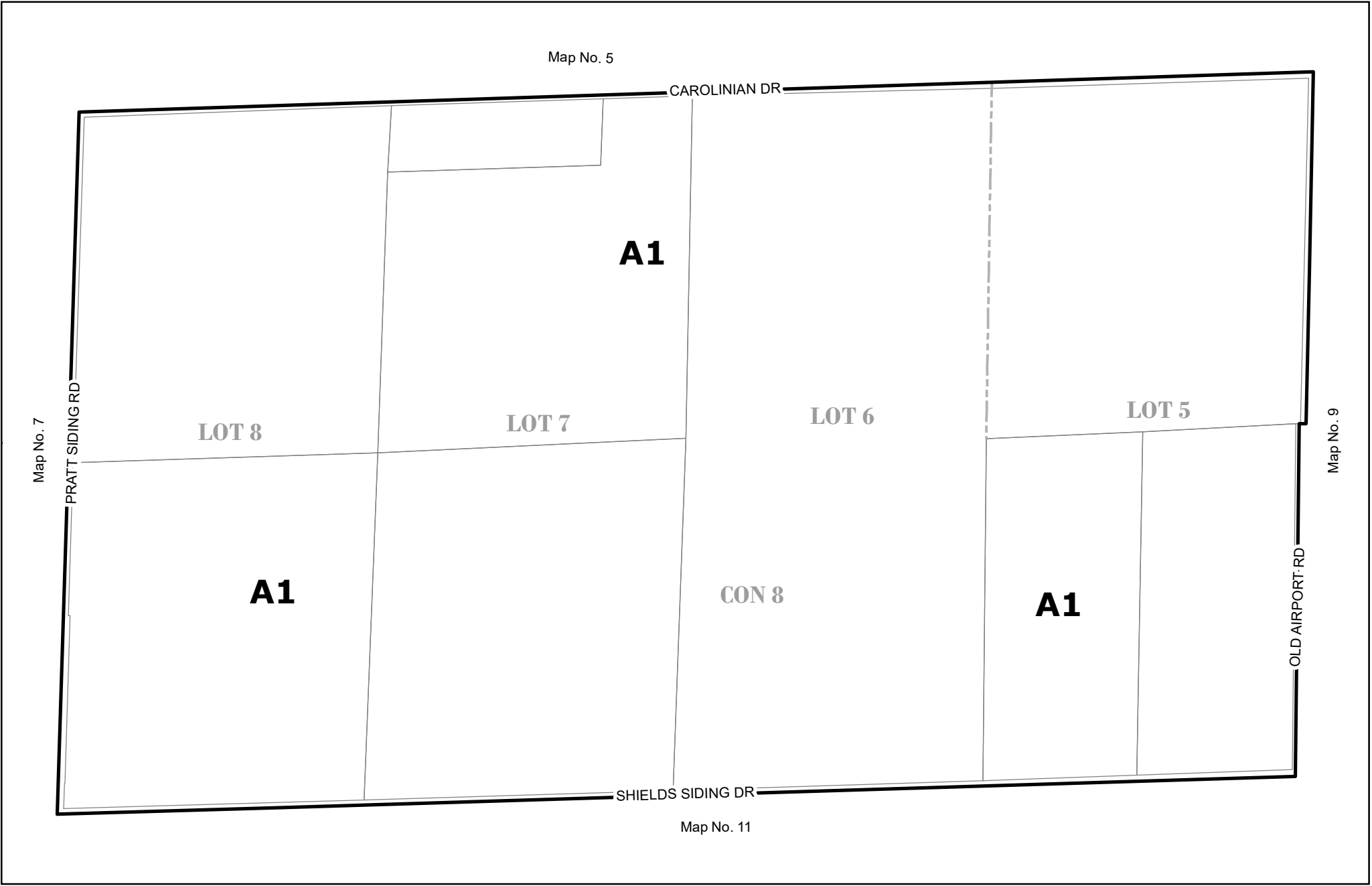
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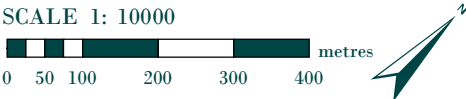
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**Map No. 7**



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

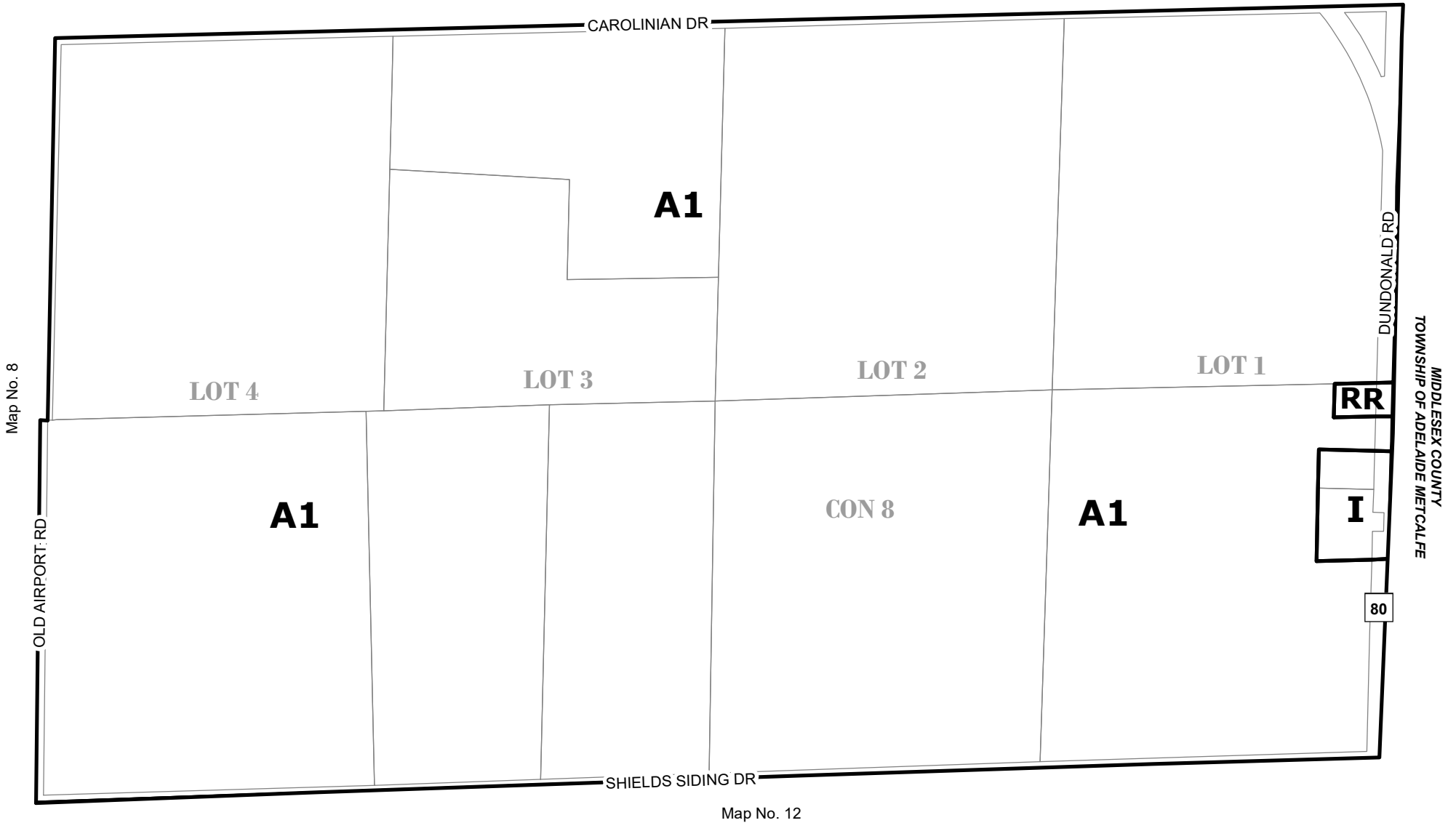
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Map No. 8

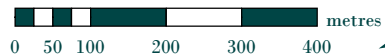
Map No. 6



# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

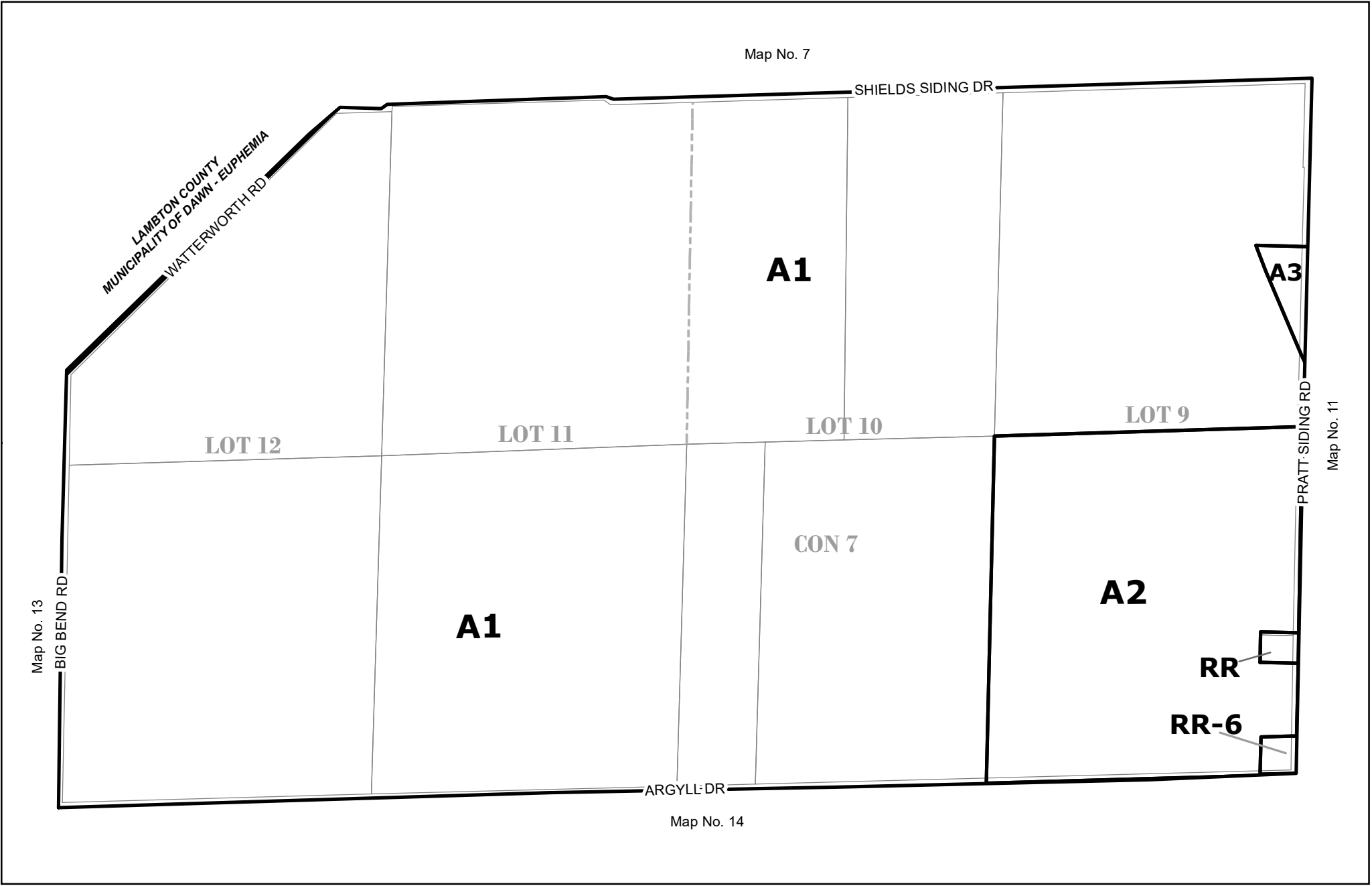
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## Map No. 9





**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

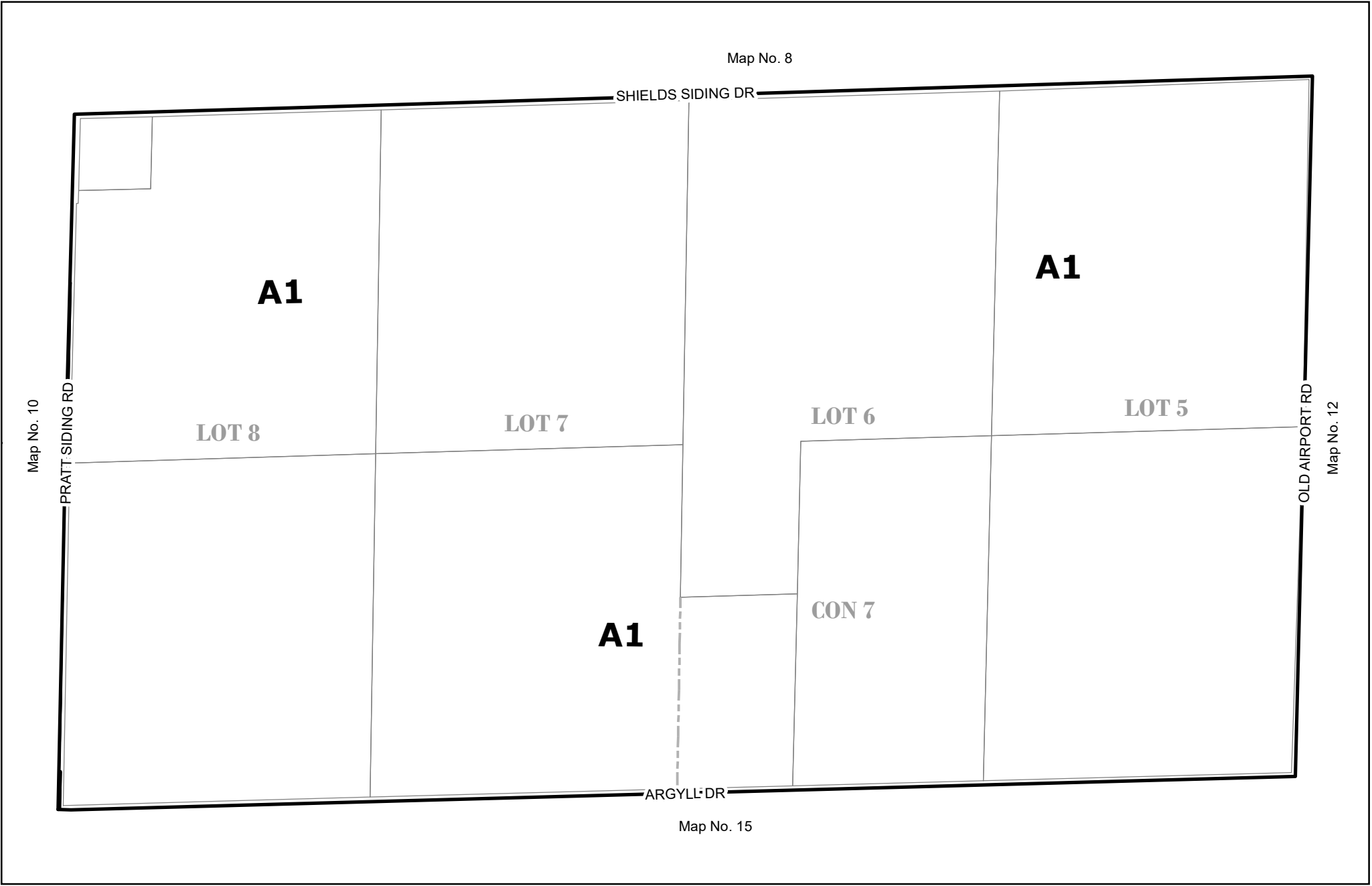
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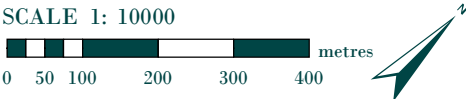
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**Map No. 10**



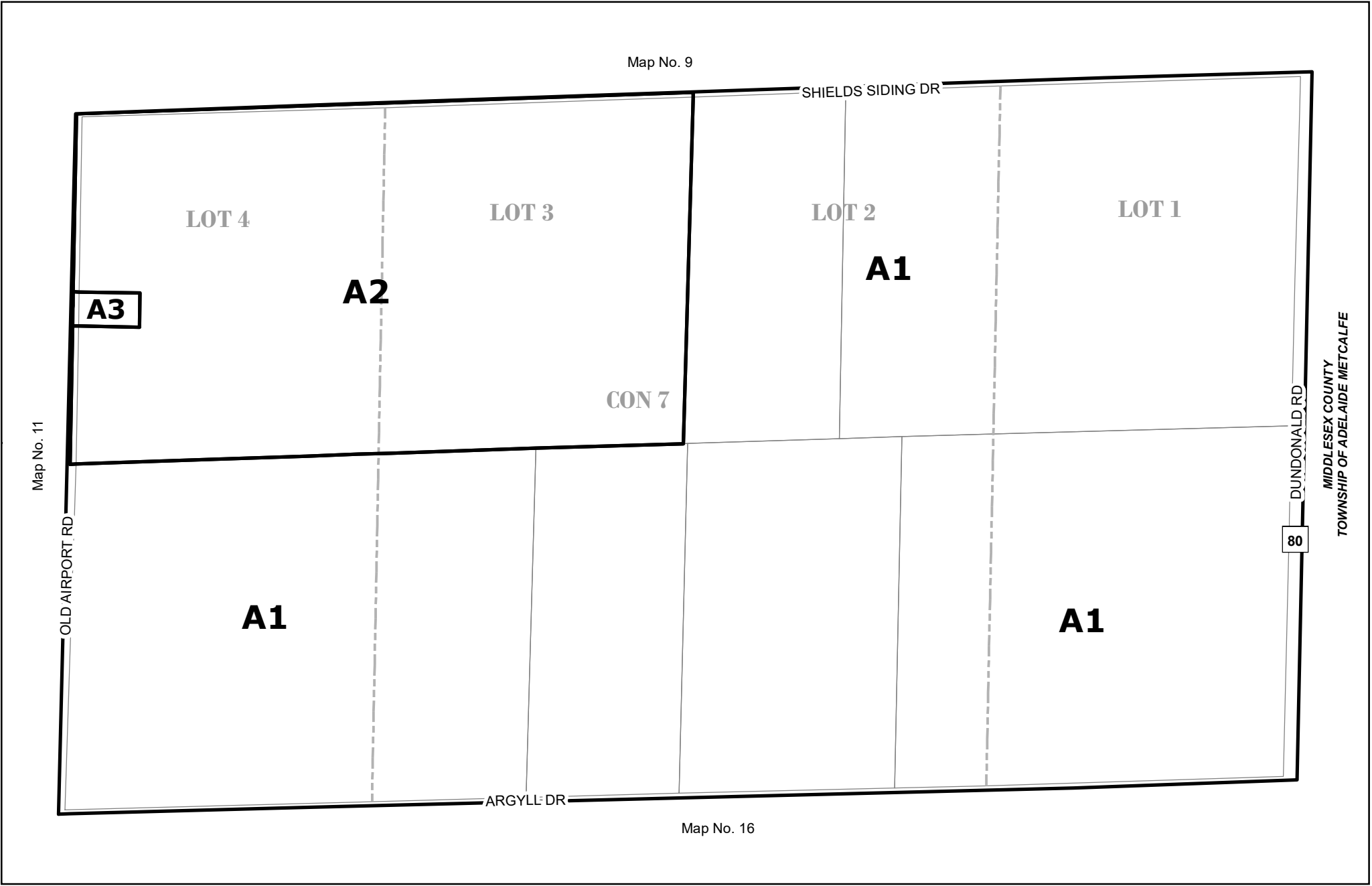
**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**



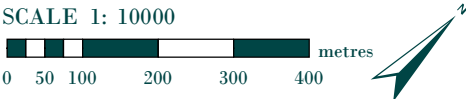
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**Map No. 11**



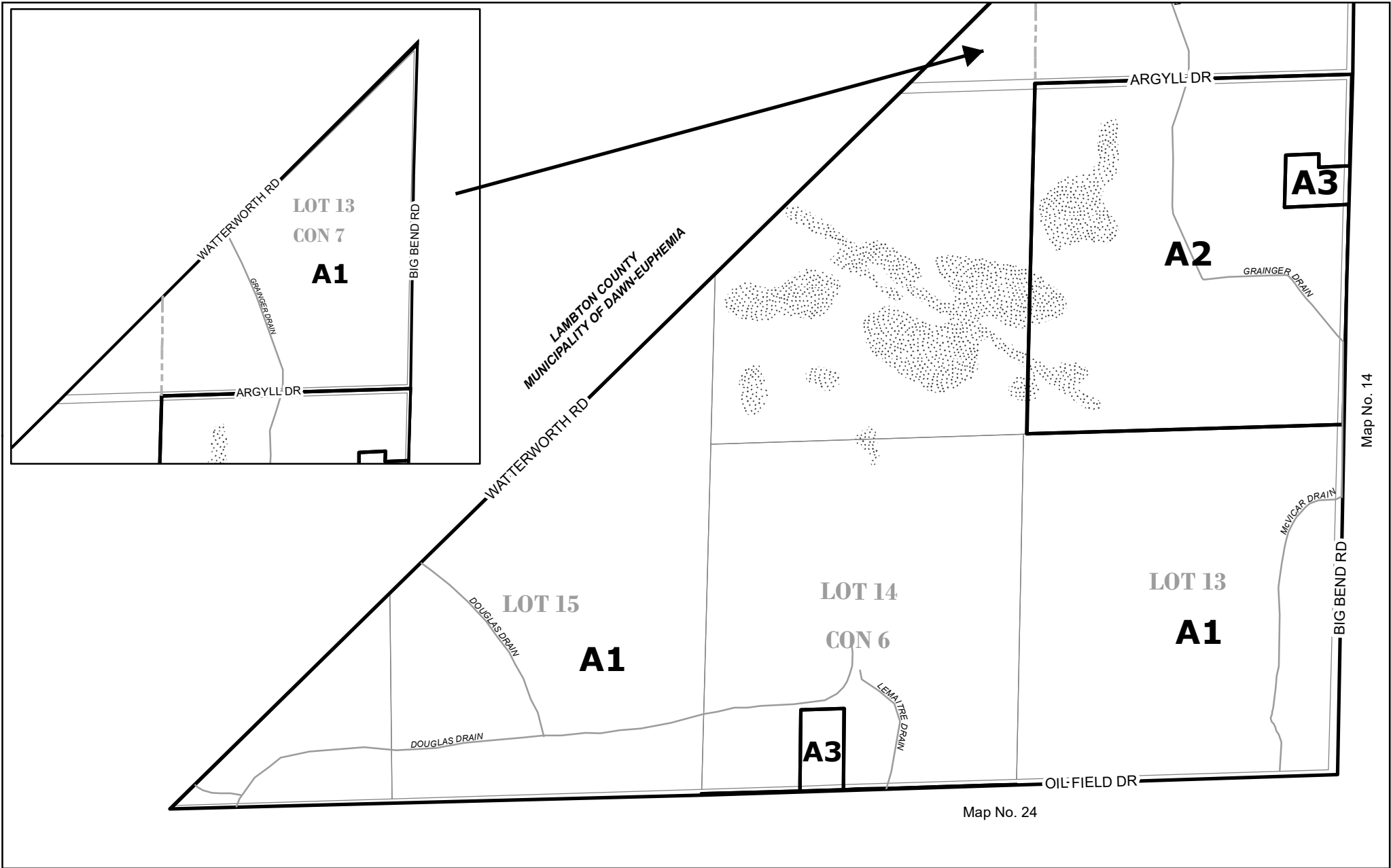
Municipality of **SOUTHWEST MIDDLESEX ~ RURAL AREA**

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**Map No. 12**

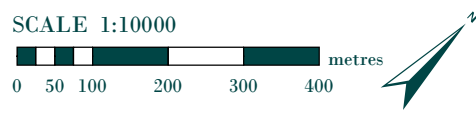


Map No. 14

Map No. 24

**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

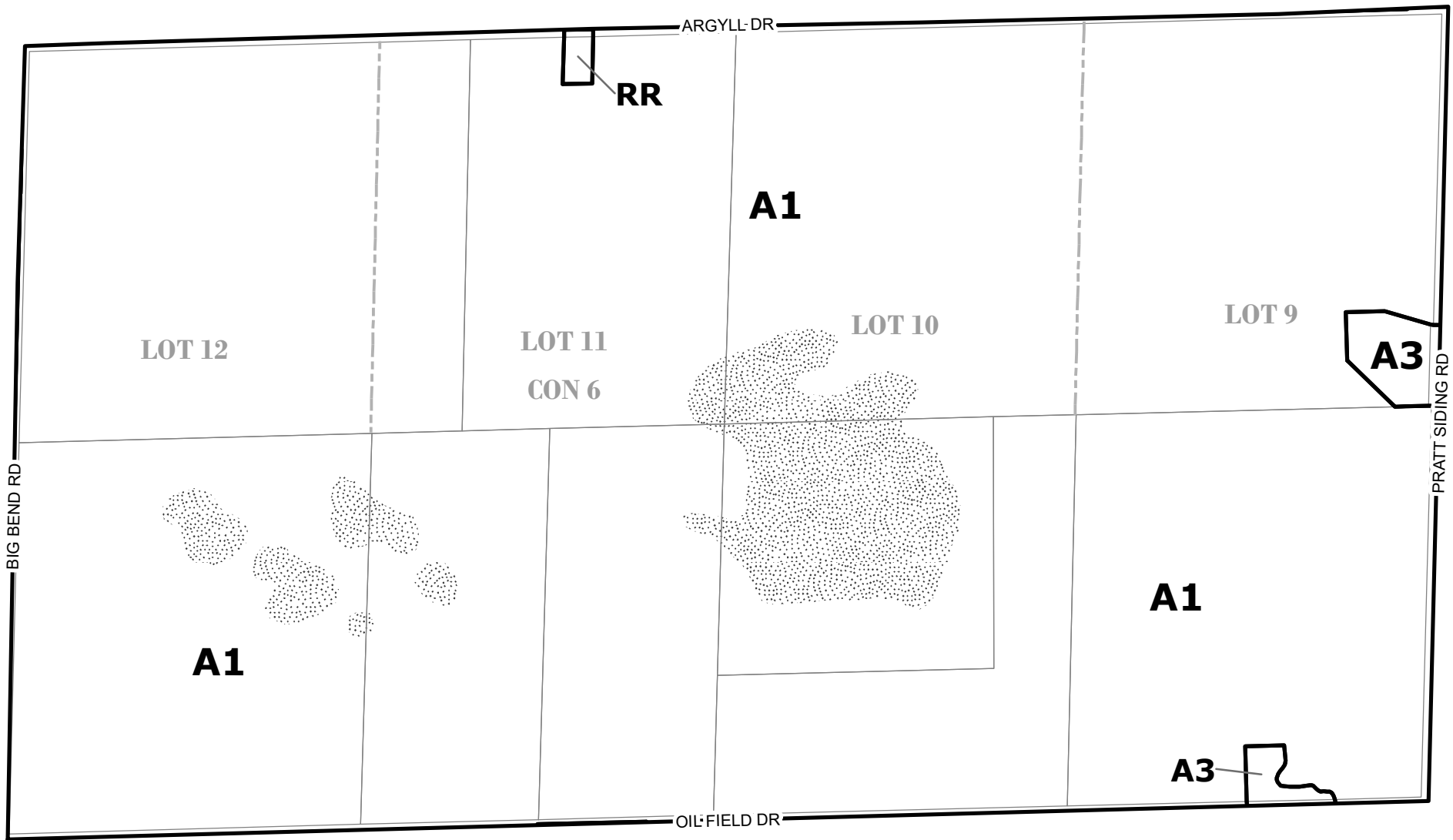
**SCHEDULE "A"**



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**Map No. 13**

Map No. 10



Map No. 15

Map No. 25

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

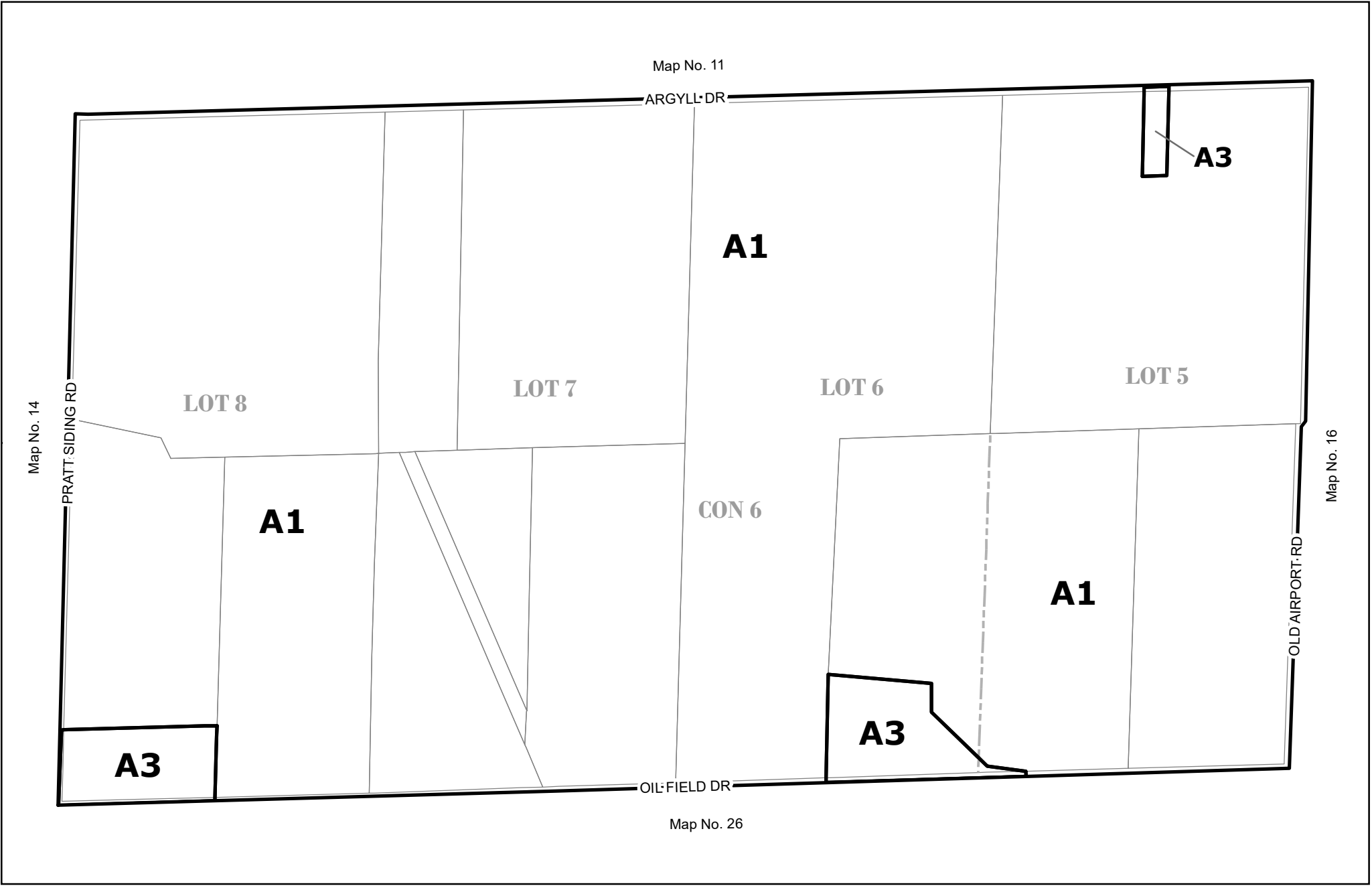
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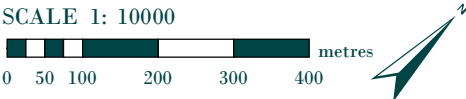
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## Map No. 14



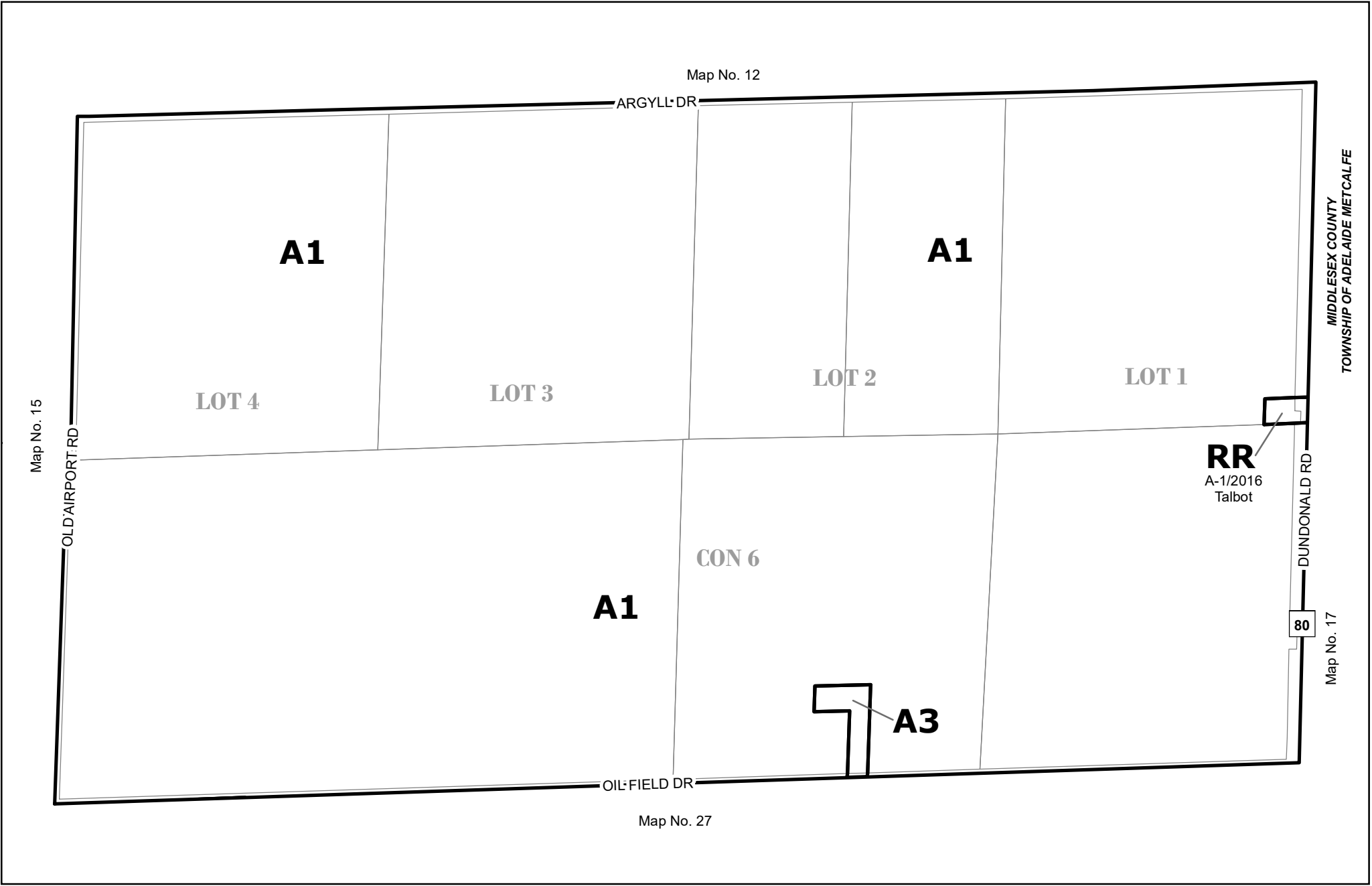
**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**



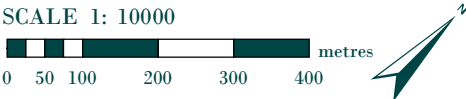
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**Map No. 15**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

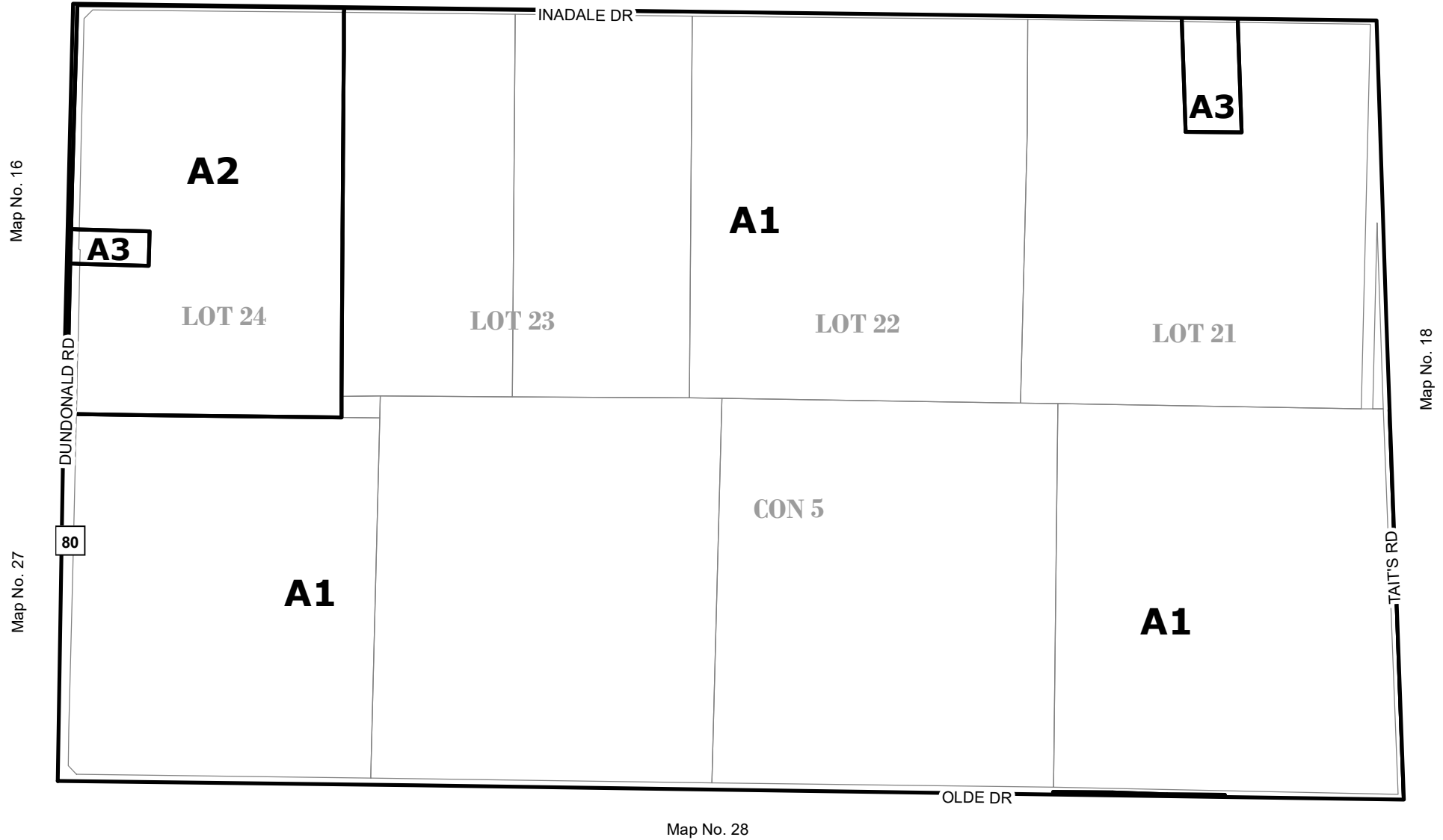
**SCHEDULE "A"**



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 16**

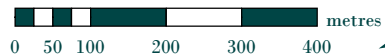
MIDDLESEX COUNTY  
TOWNSHIP OF ADELAIDE METCALFE



Municipality of **SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**

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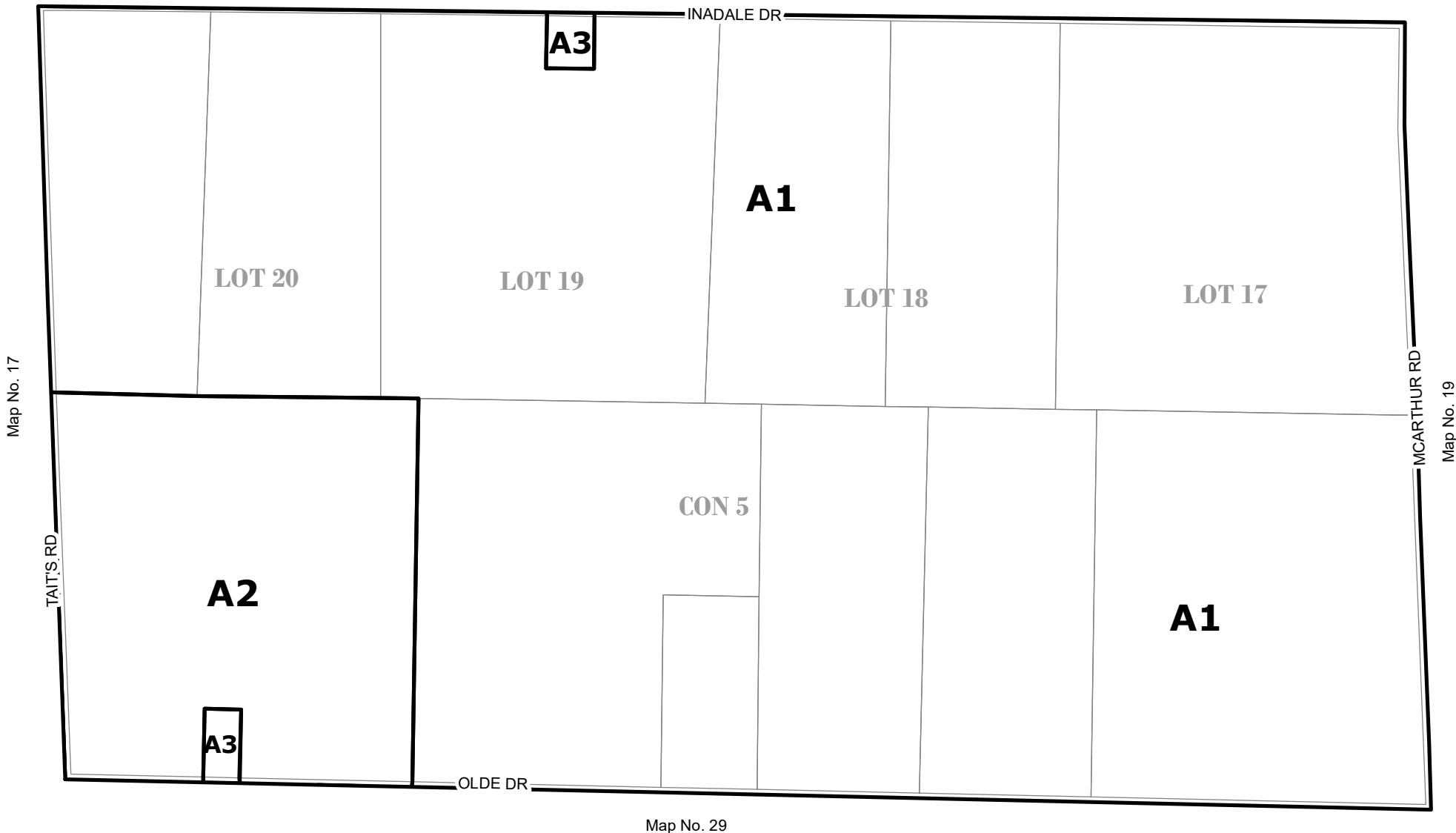


Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 17**



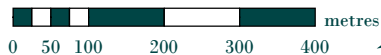
MIDDLESEX COUNTY  
TOWNSHIP OF ADEALIDE METCALFE



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"

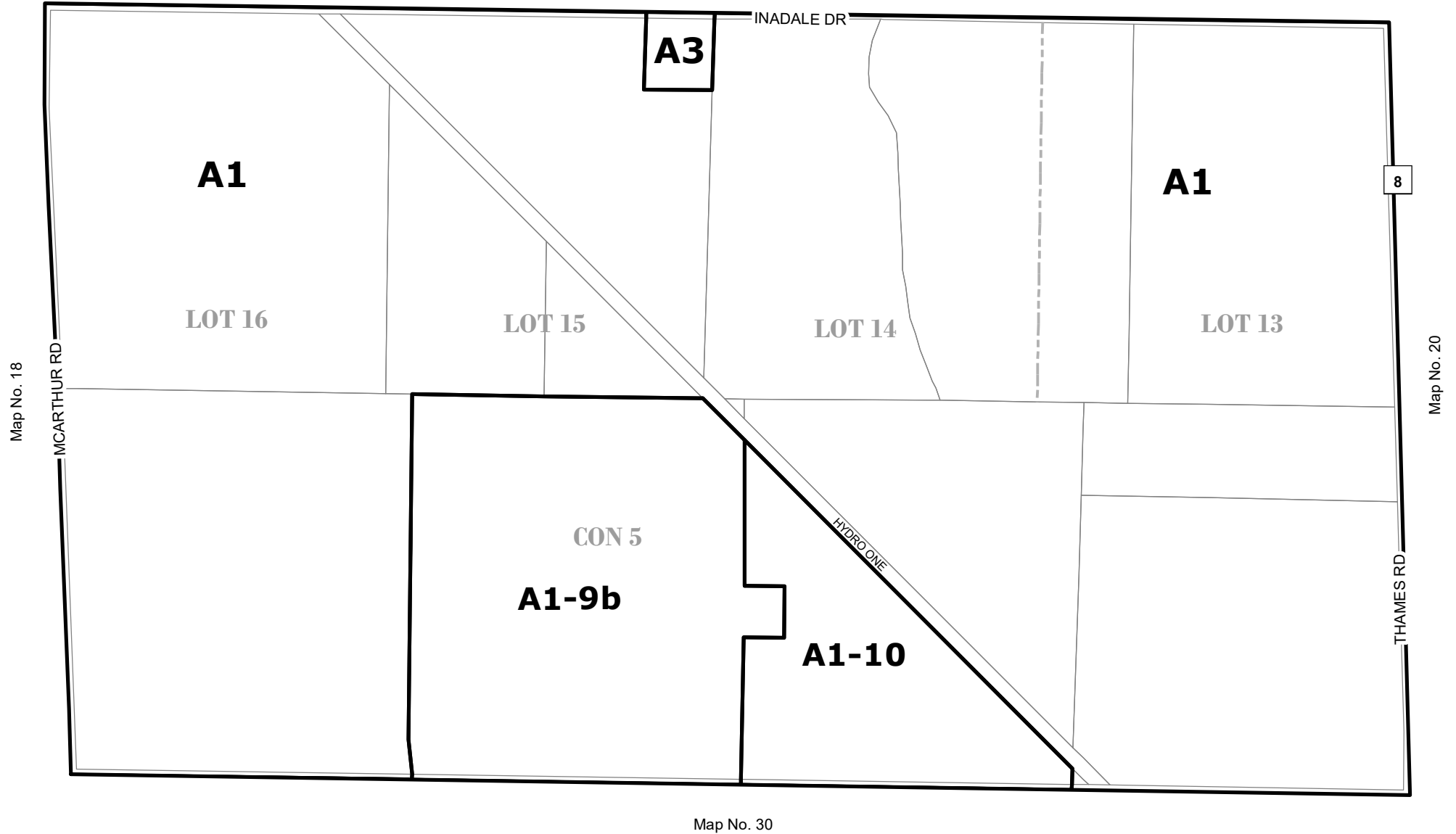
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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

Map No. 18

MIDDLESEX COUNTY  
TOWNSHIP OF ADELAIDE METCALFE



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"

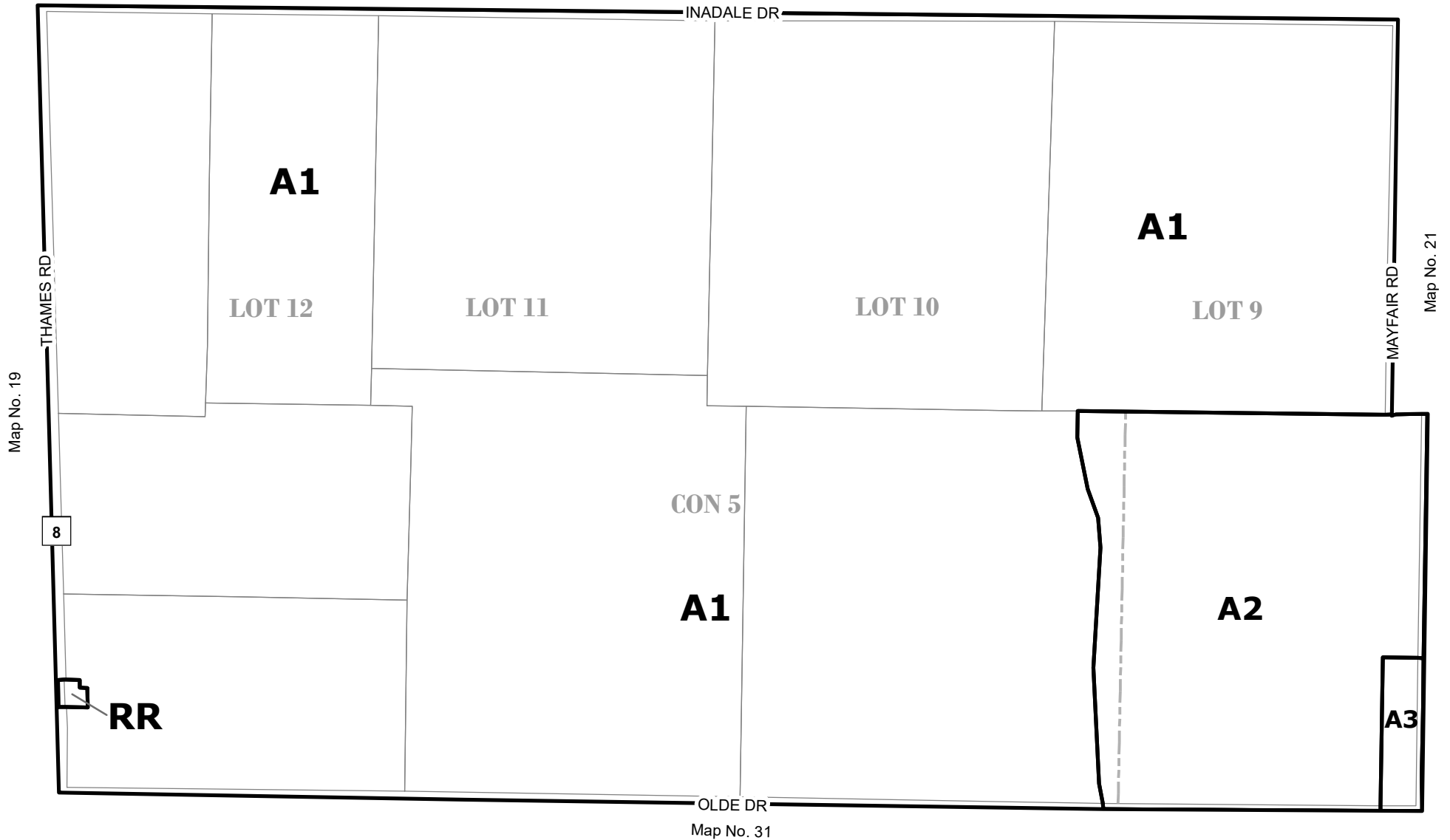
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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

Map No. 19

MIDDLESEX COUNTY  
TOWNSHIP OF ADELAIDE METCALFE



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"

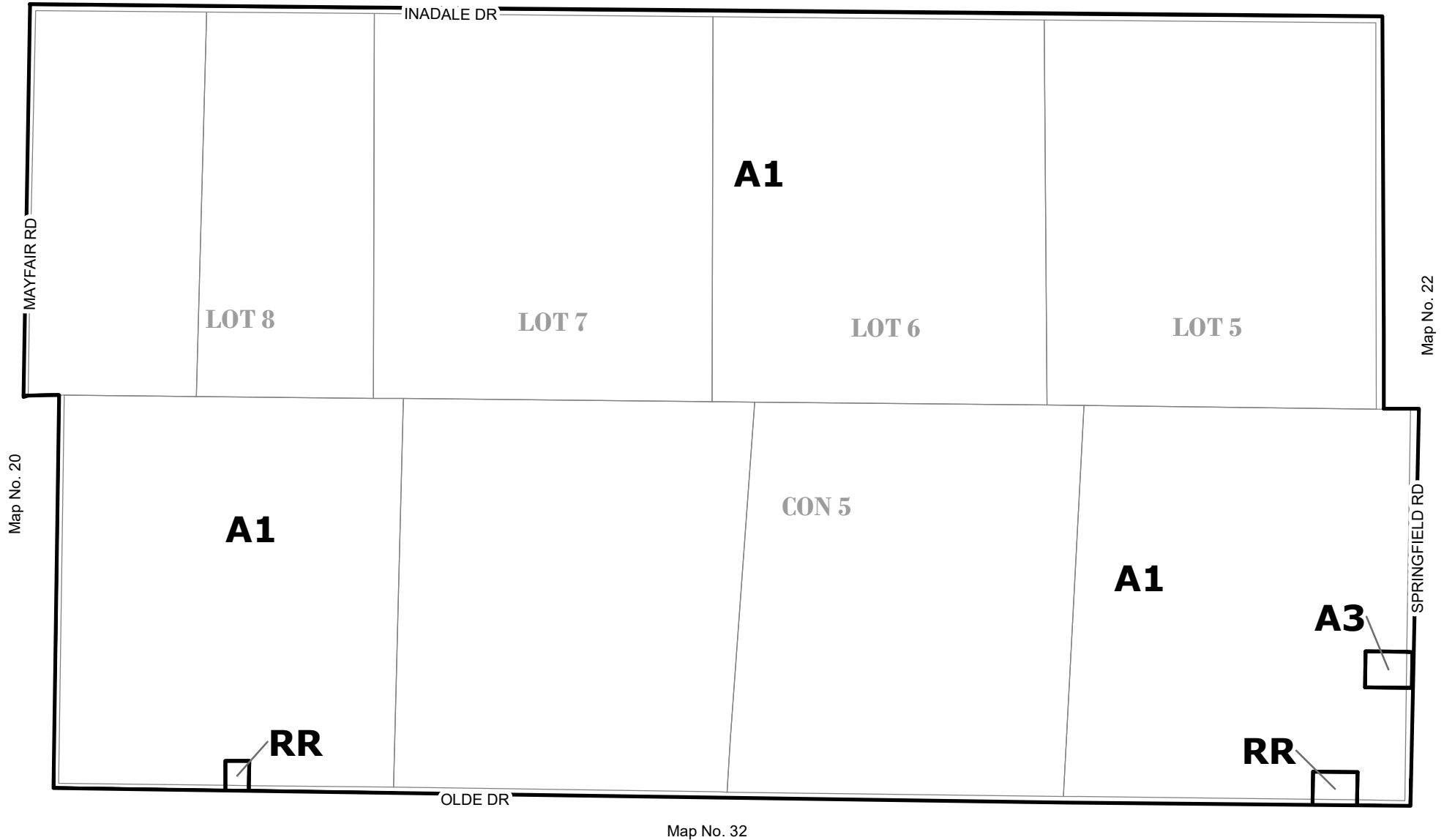
SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

Map No. 20

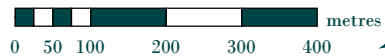
MIDDLESEX COUNTY  
TOWNSHIP OF ADELAIDE METCALFE



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"

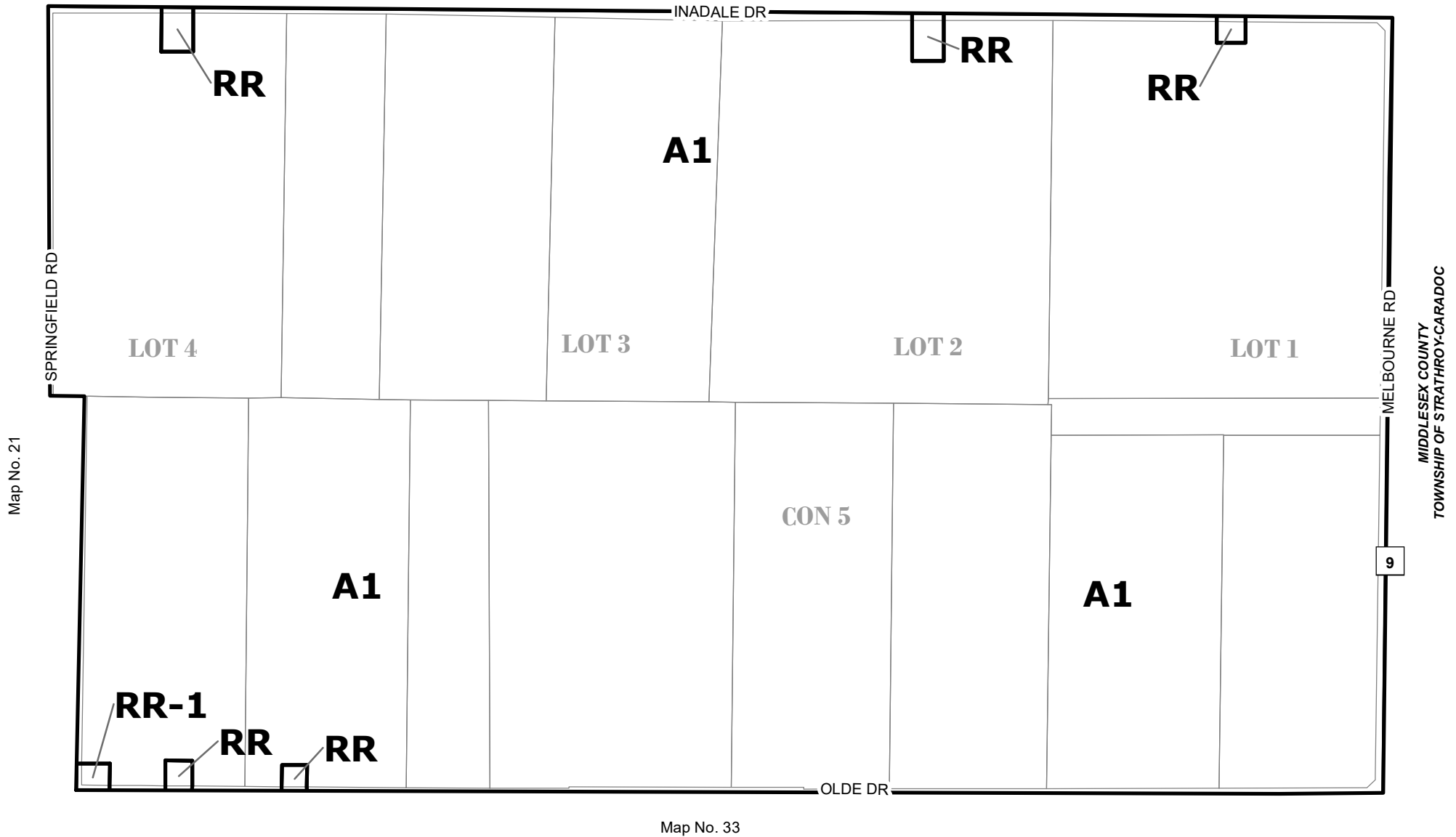
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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

Map No. 21

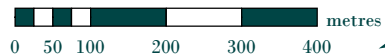
MIDDLESEX COUNTY  
TOWNSHIP OF ADELAIDE METCALFE



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

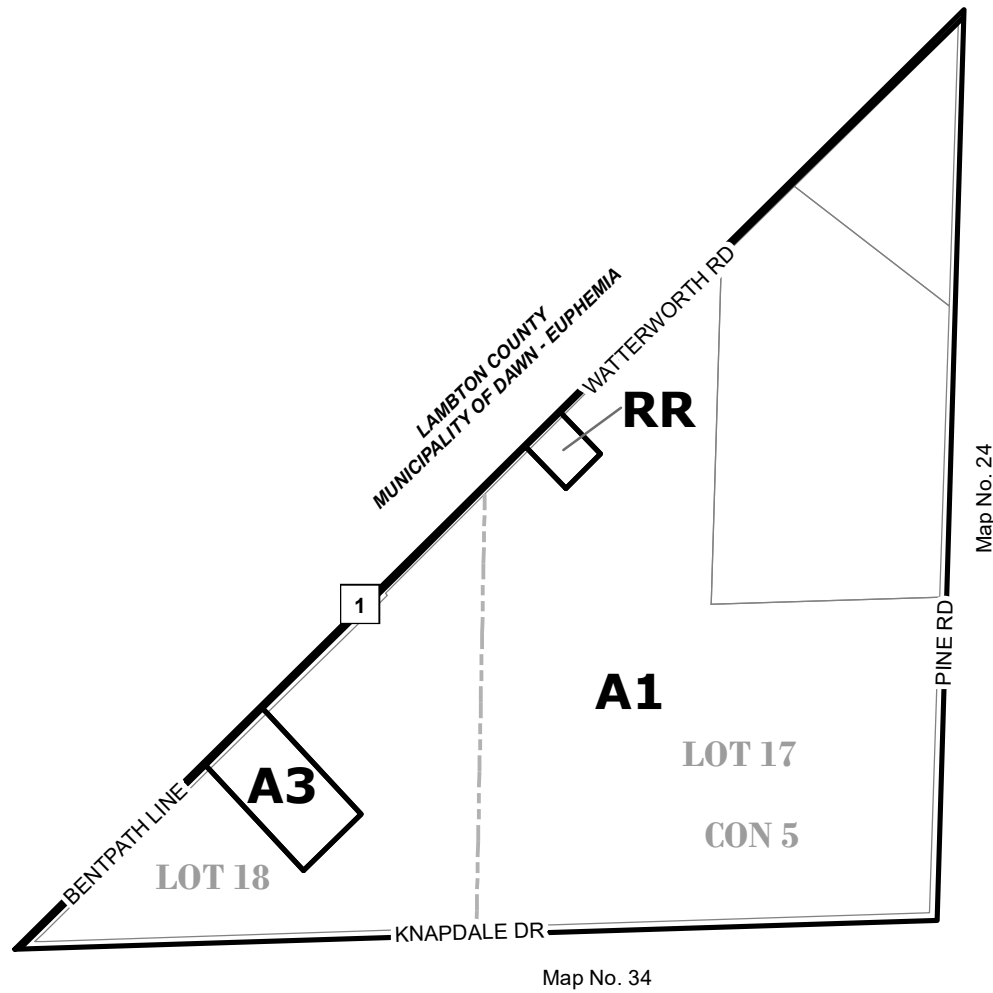
SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

Map No. 22



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

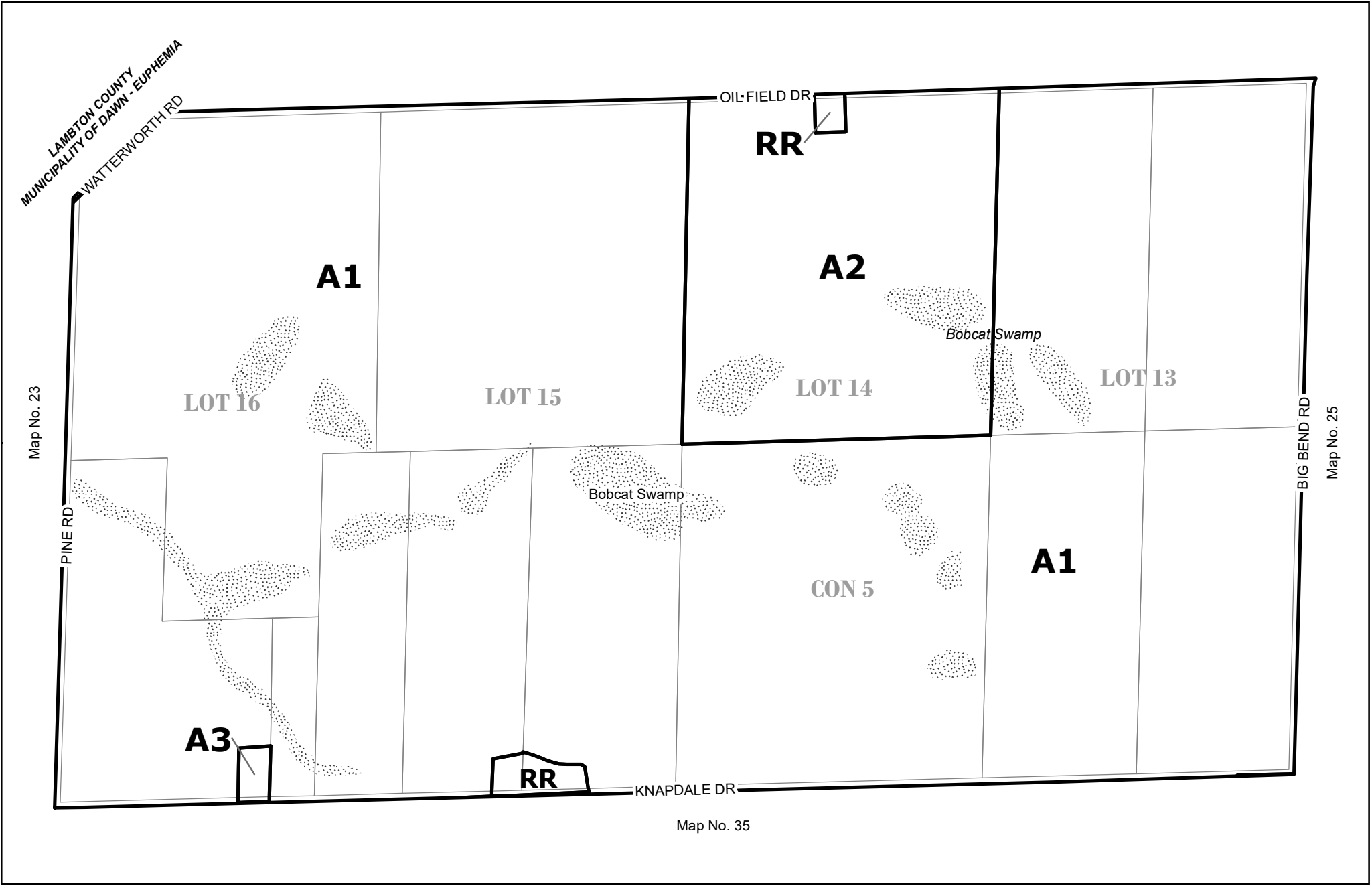
**SCHEDULE "A"**

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

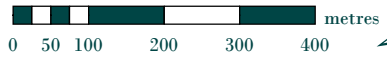
**Map No. 23**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**

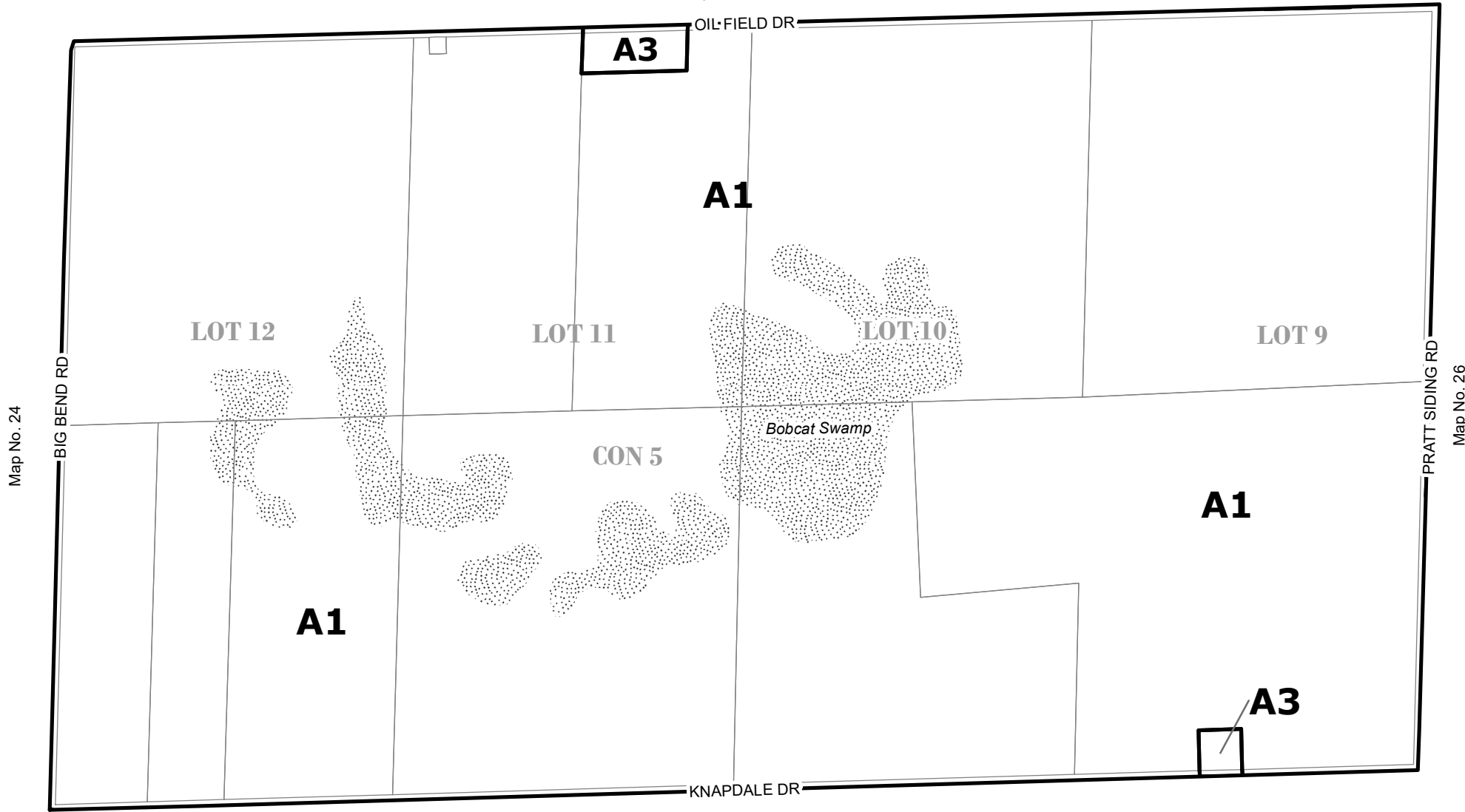
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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 24**

Map No. 14



Map No. 36

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

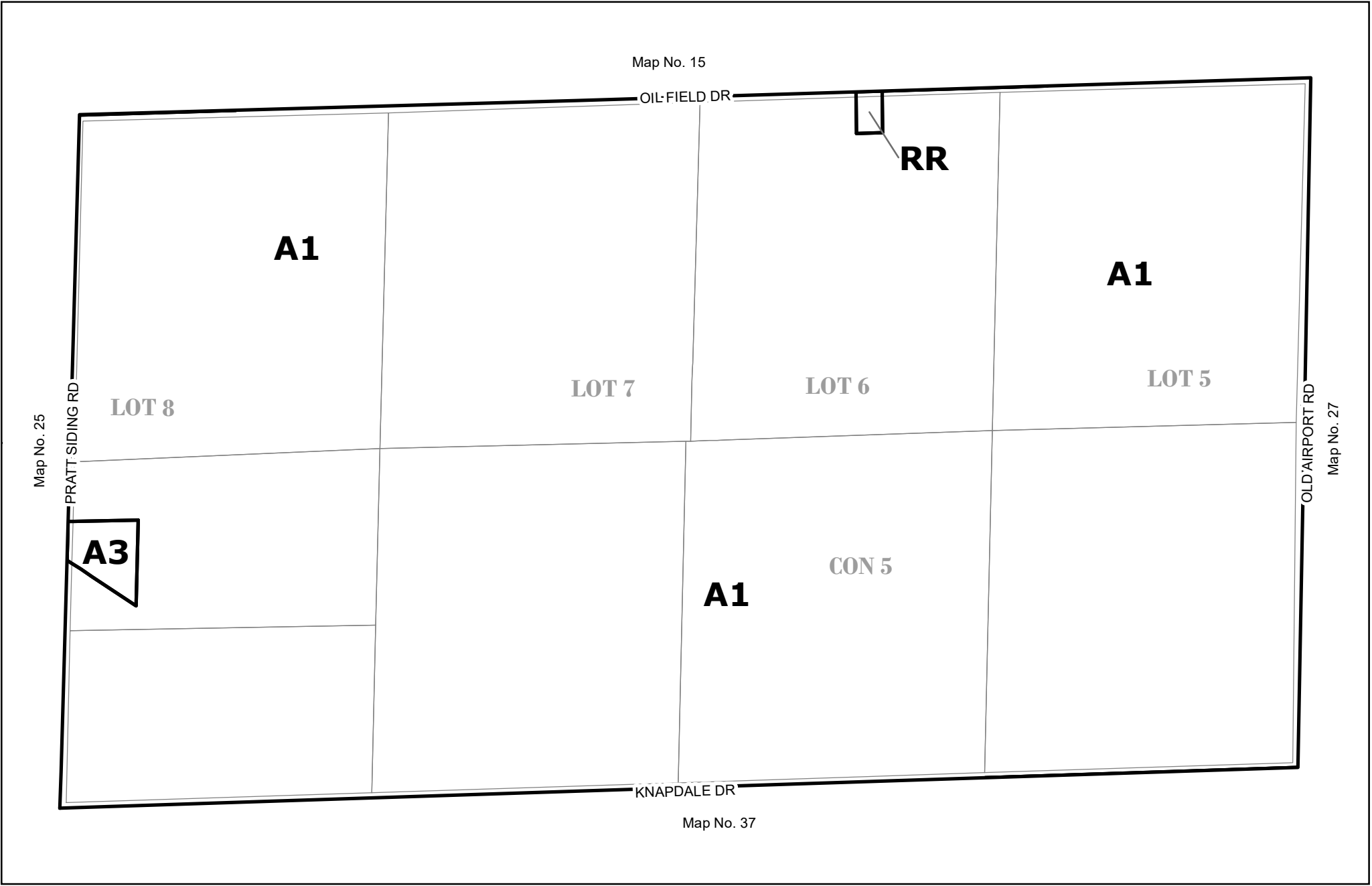
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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

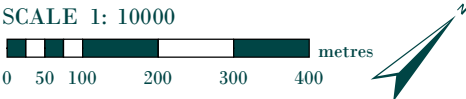
## Map No. 25





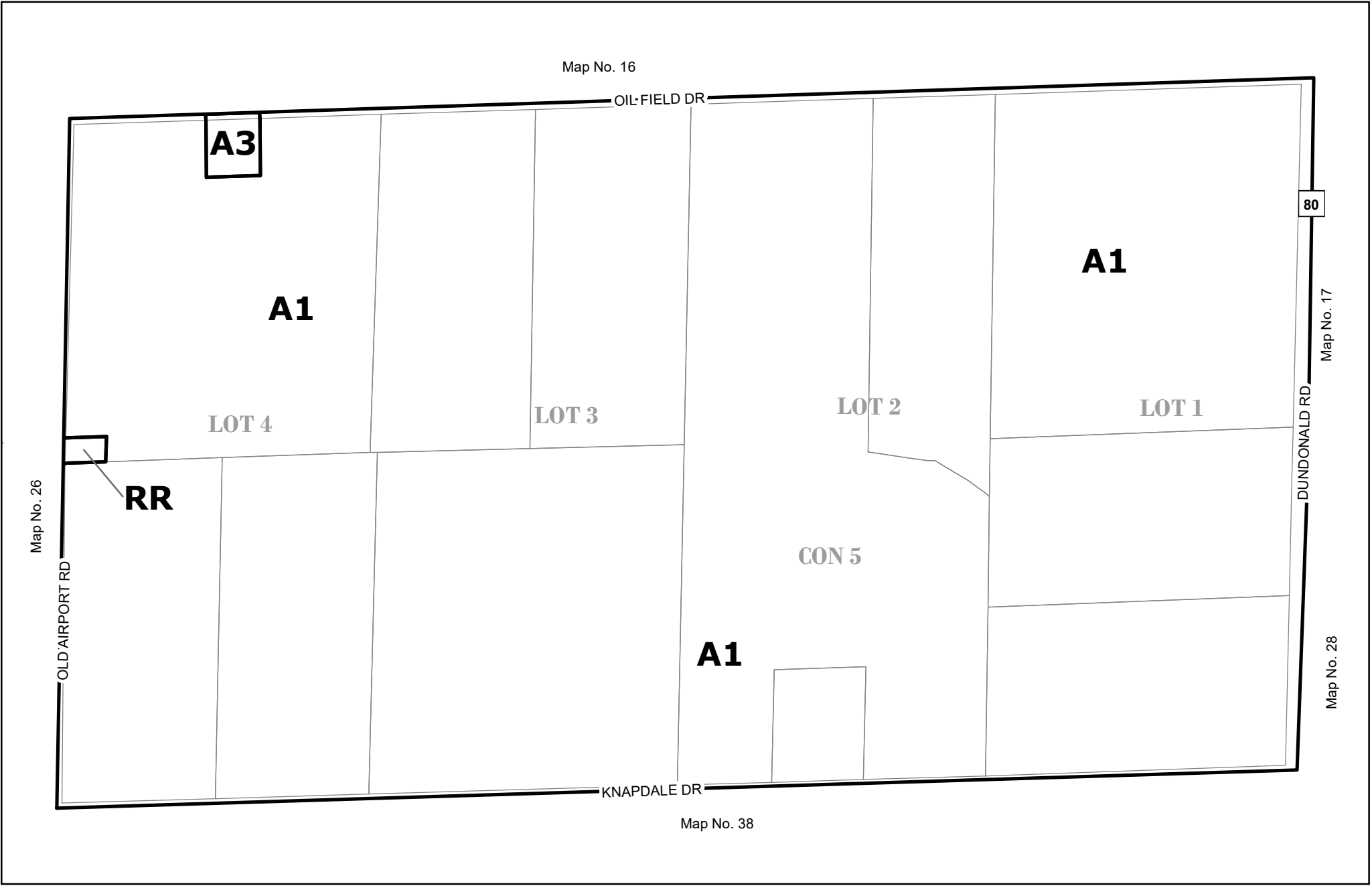
**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 26**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**

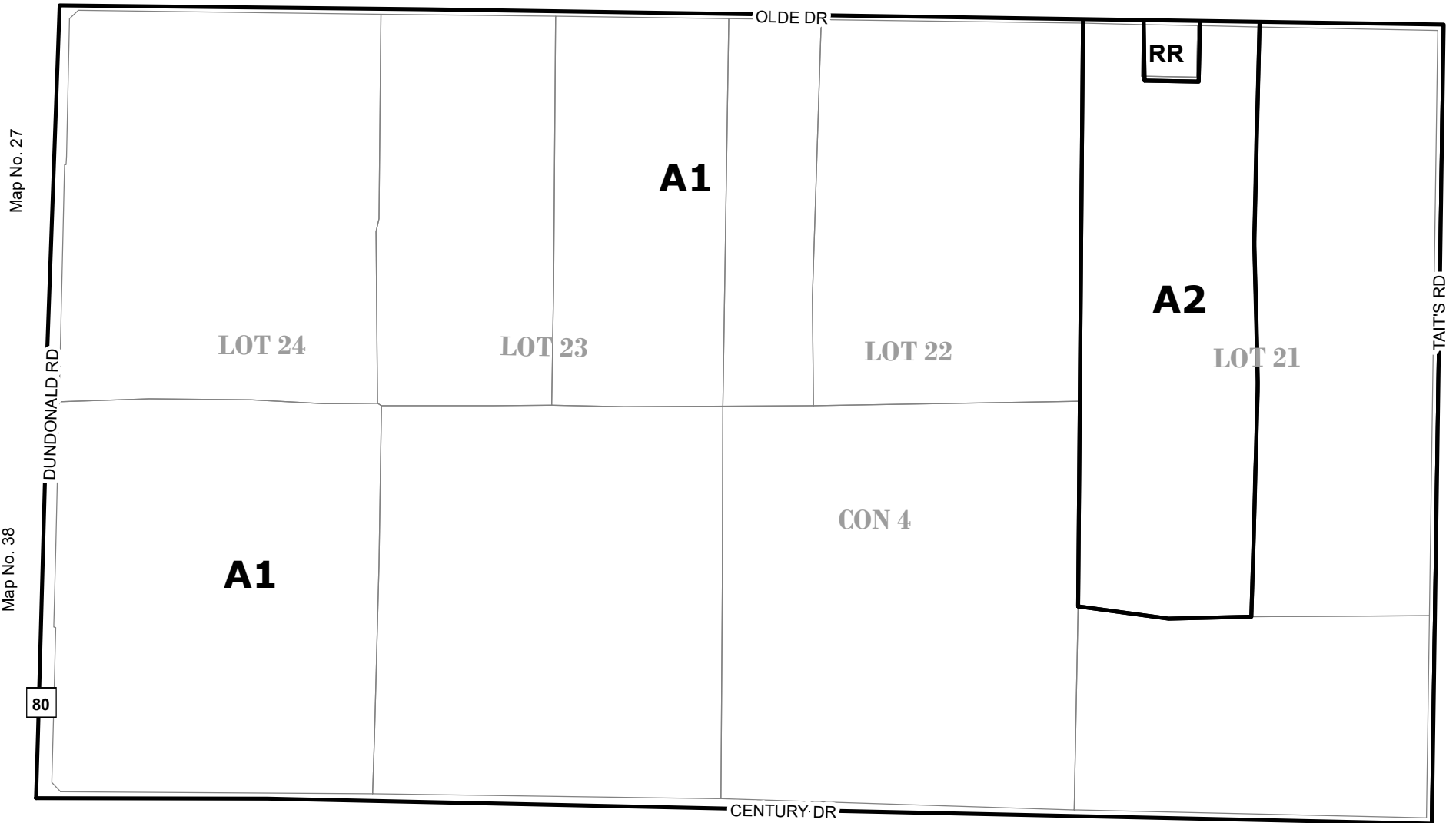
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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 27**

Map No. 17



# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

SCALE 1: 10000



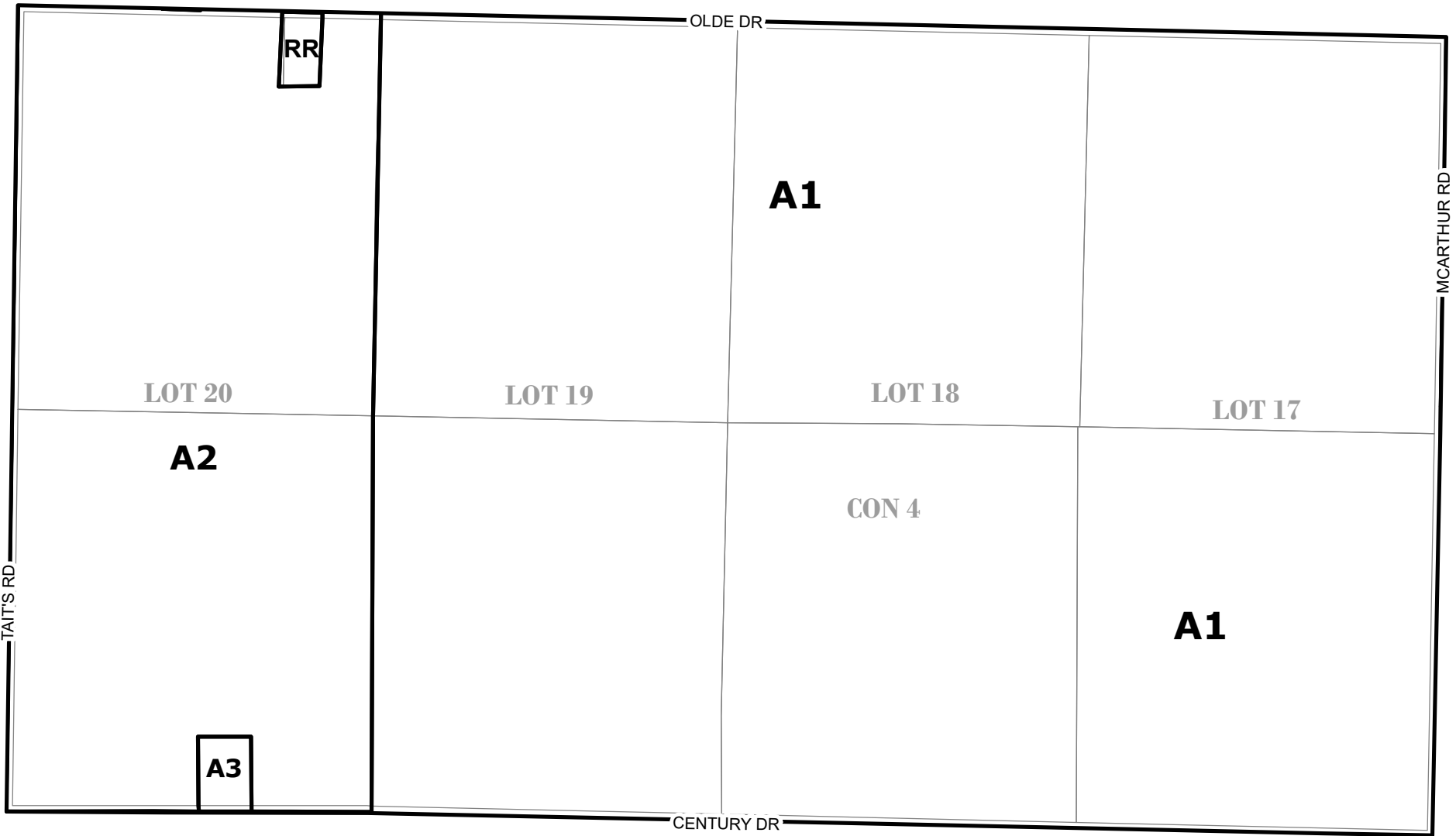
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 28

Map No. 18

Map No. 28

Map No. 30

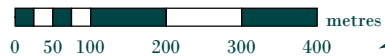


Map No. 40

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

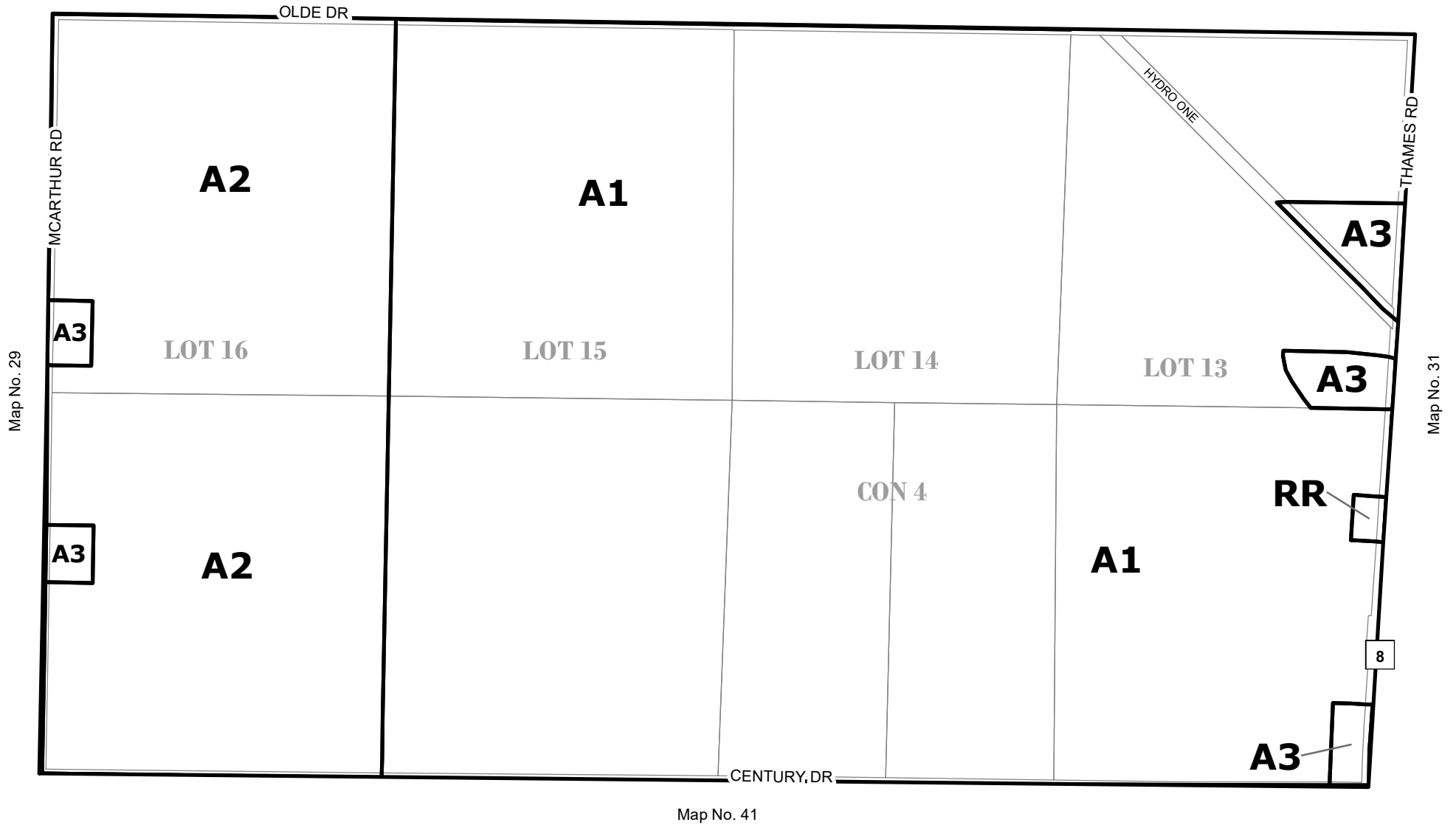
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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 29**

Map No. 19



Map No. 29

Map No. 31

Map No. 41

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

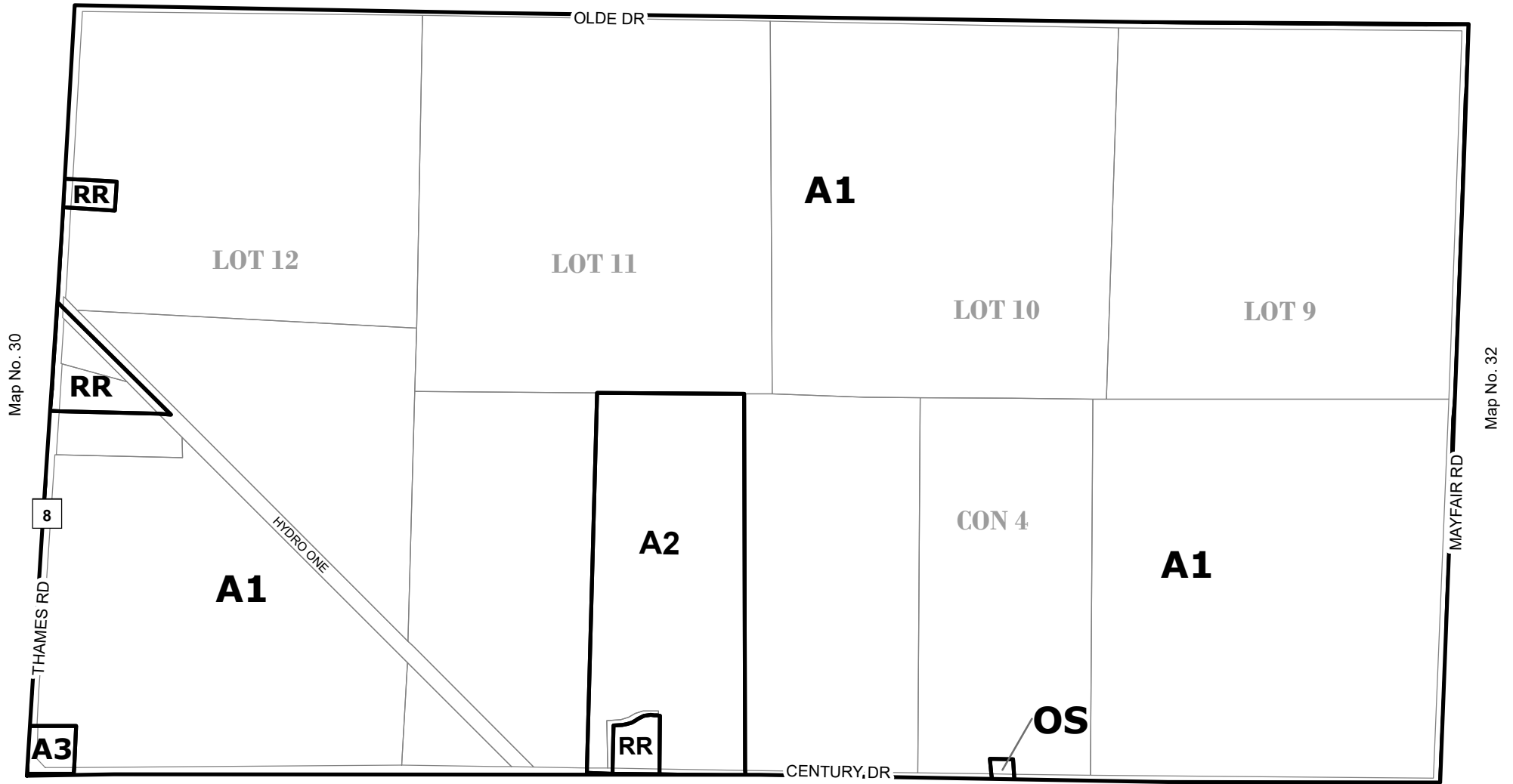
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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 30

Map No. 20



Map No. 42

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

SCALE 1: 10000

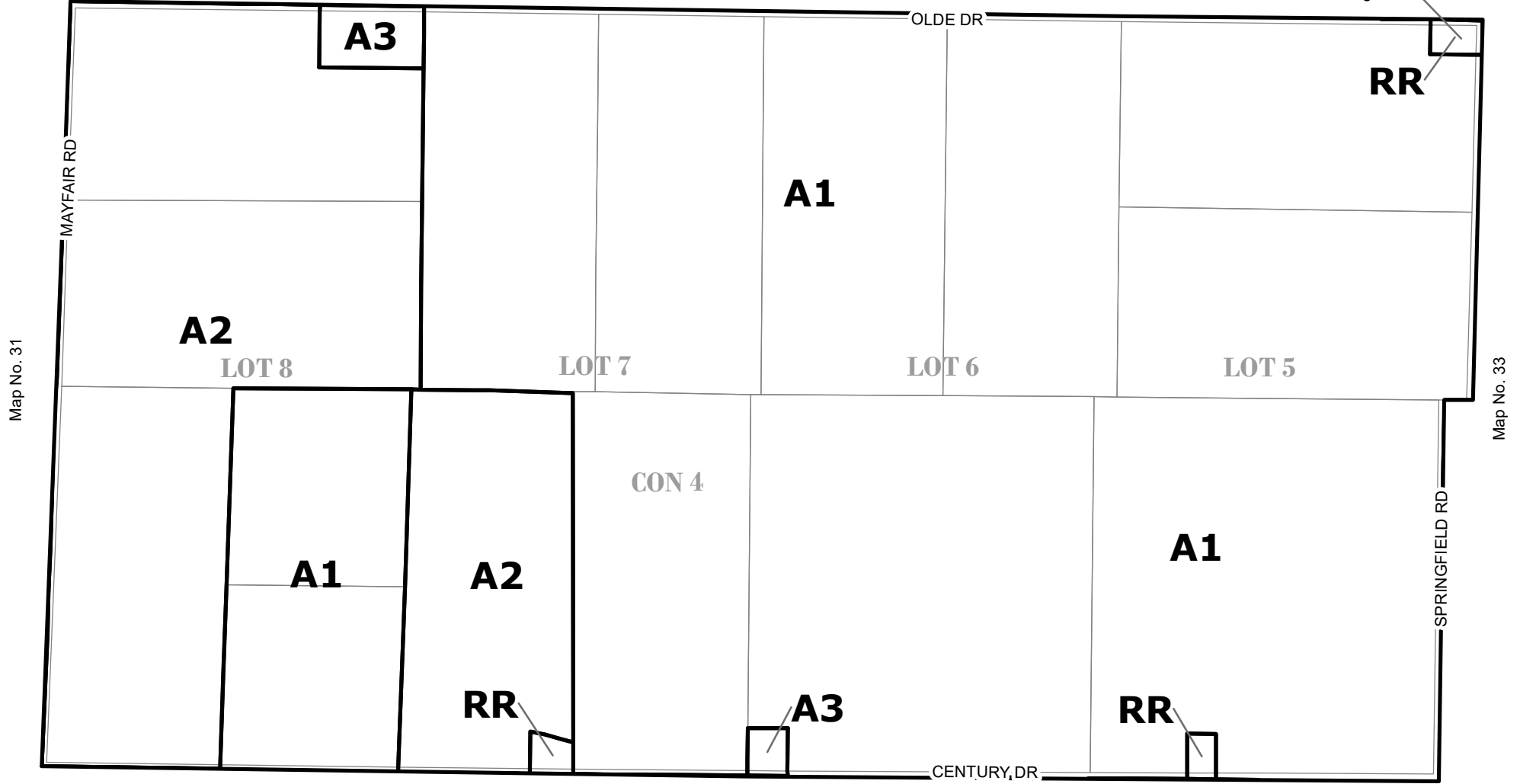


Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 31

Map No. 21

A-2/2017  
Pigeon



Map No. 43

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

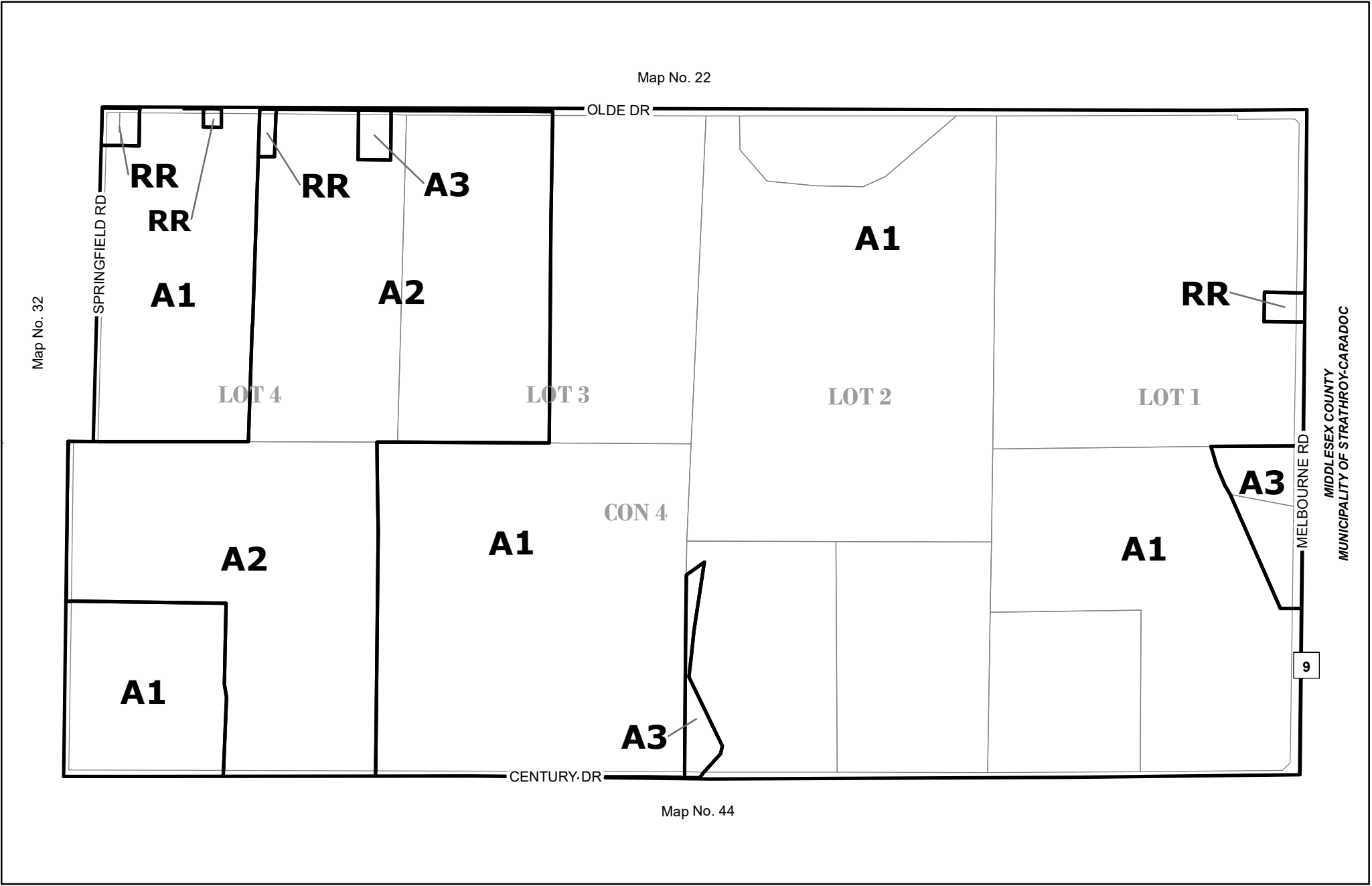
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SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 32



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**

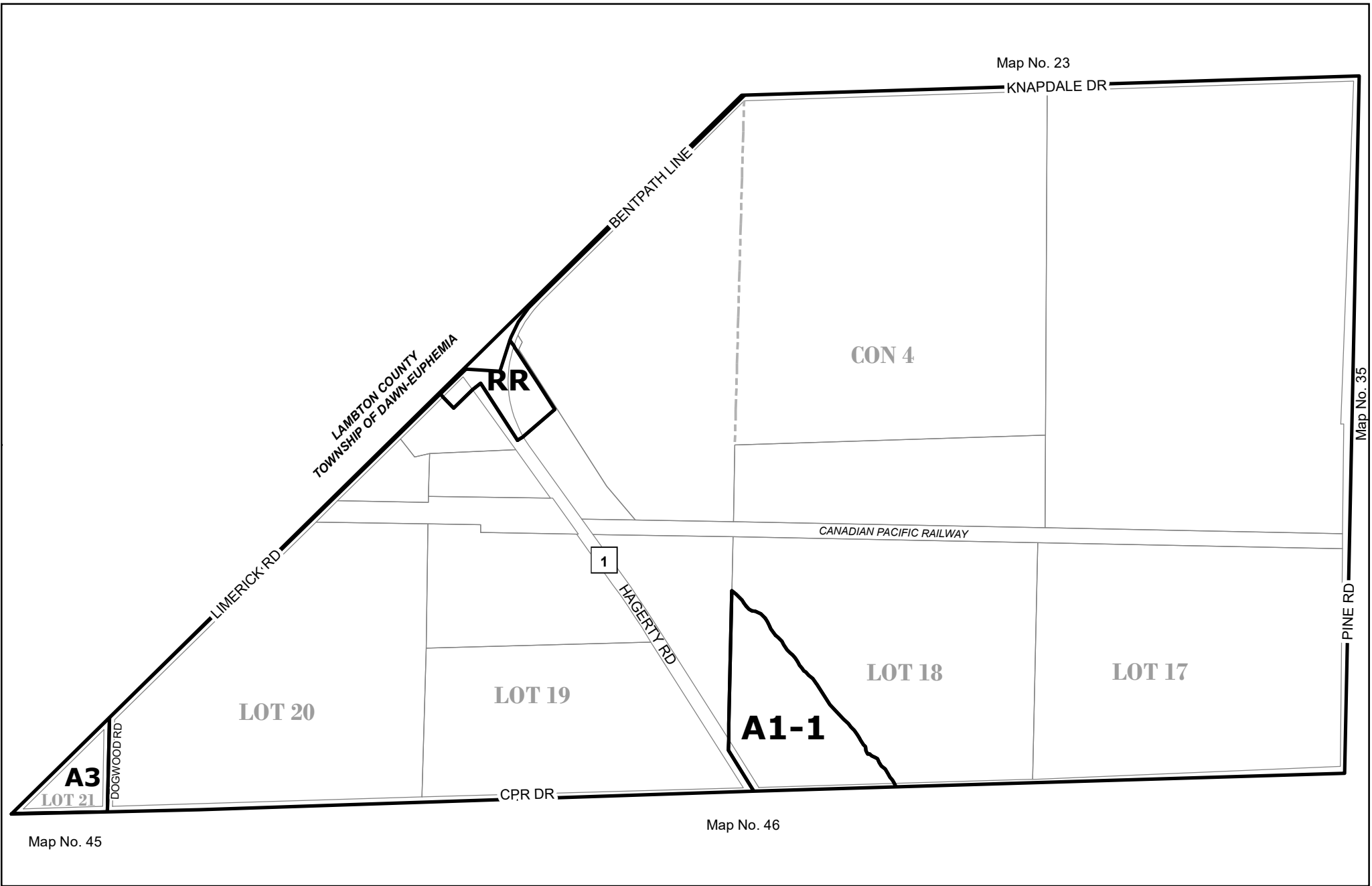
SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 33**





**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 34**

Map No. 24

KNAPDALE DR

RR

A3

LOT 16

LOT 15

A1

LOT 14

LOT 13

Bobcat Swamp

CON 4

CANADIAN PACIFIC RAILWAY

A1

A1

A3

CPR DR

Map No. 47

Map No. 34

Map No. 36

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 35**

Map No. 25

KNAPDALE DR

**A3**

**A1**

Bobcat Swamp

LOT 12

LOT 11

LOT 10

LOT 9

CON 4

**A1**

**A1**

CANADIAN PACIFIC RAILWAY

CPR DR

Map No. 48

Map No. 35

BIG BEND RD

PRATT SIDING RD

Map No. 37

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

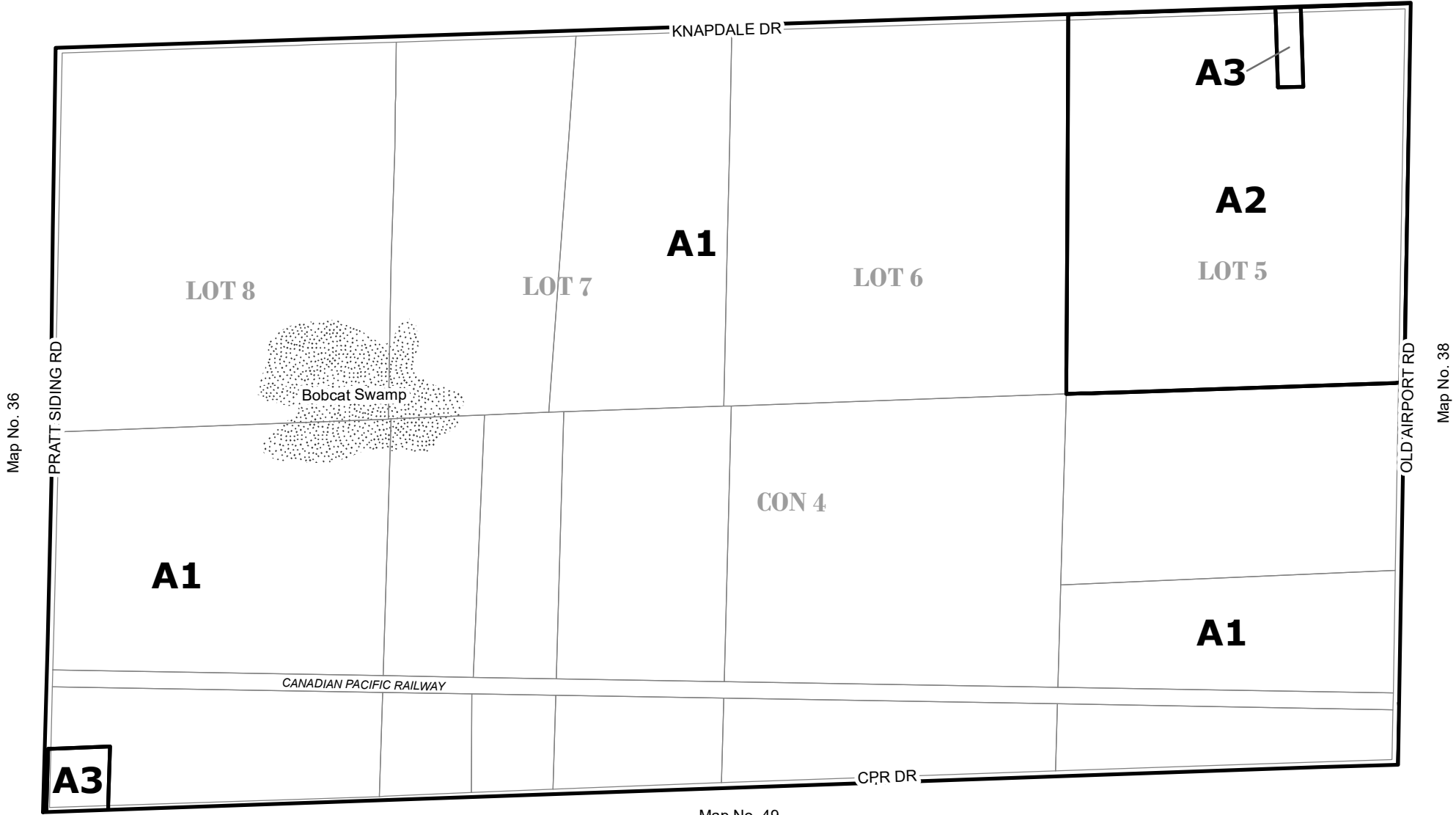
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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 36**

Map No. 26



# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

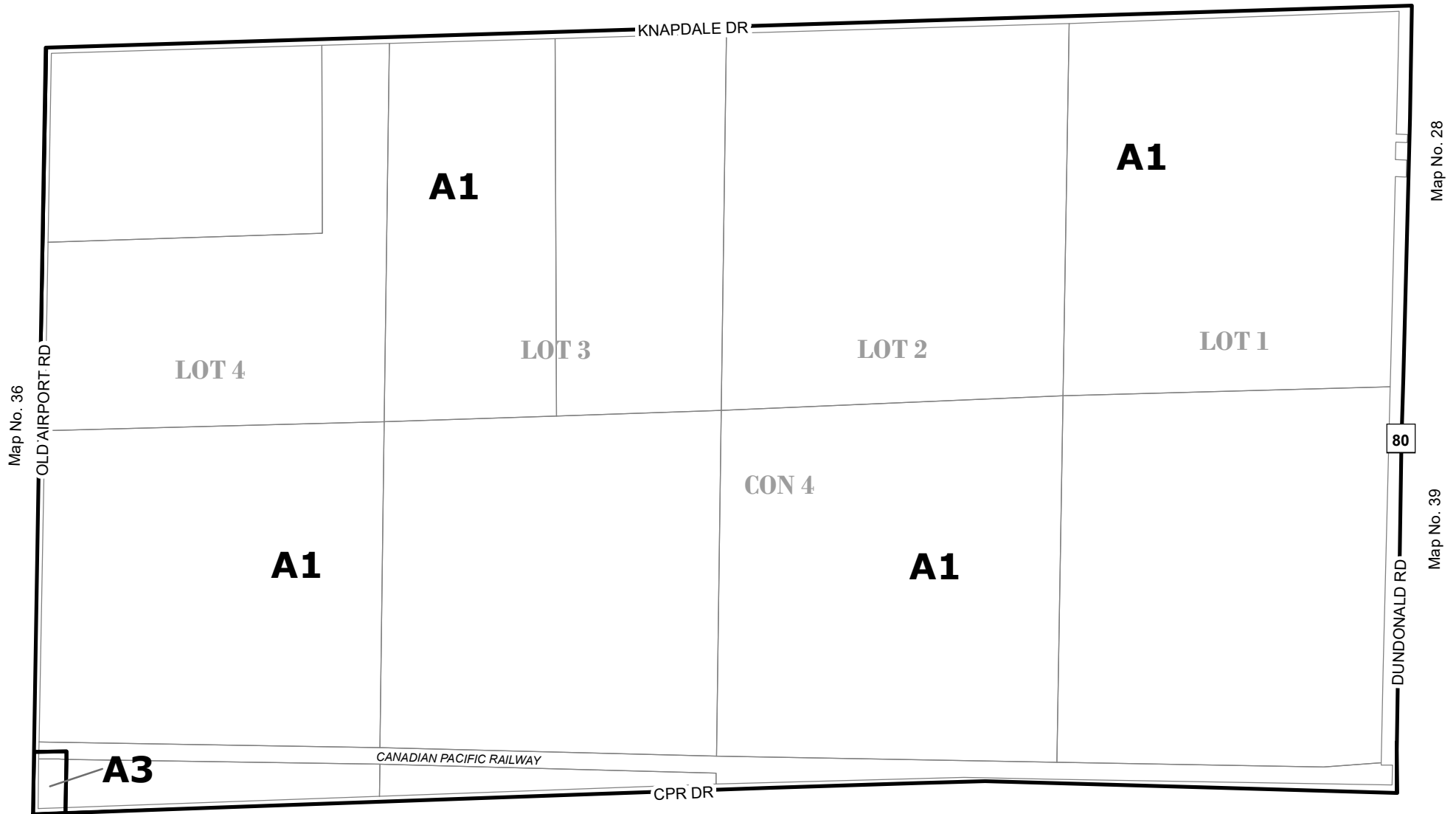
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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 37

Map No. 27



Map No. 50

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 38

Map No. 28

CENTURY DR

RR

A1

A1

Map No. 38

80

LOT 24

LOT 23

LOT 22

LOT 21

M2

CANADIAN PACIFIC RAILWAY

Map No. 50

DUNDONALD RD

Map No. 40

CON 3

A1

A1

TAIT'S RD

FALCONBRIDGE DR

Map No. 51

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 39**

Map No. 29

CENTURY DR

**A1**

LOT 20

LOT 19

LOT 18

LOT 17

CANADIAN PACIFIC RAILWAY

**A1**

CON 3

**A1**

Map No. 52

FALCONBRIDGE DR

Map No. 39

TAIT'S RD

MCARTHUR RD

Map No. 41

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 40**

Map No. 30

CENTURY DR

A3

A3

A1

LOT 16

LOT 15

A2

LOT 14

LOT 13

A3

8

CANADIAN PACIFIC RAILWAY

CON 3

A1

A2

A3

A3

FALCONBRIDGE DR

Map No. 53

Map No. 40

MCARTHUR RD

THAMES RD

Map No. 42

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

SCALE 1: 10000

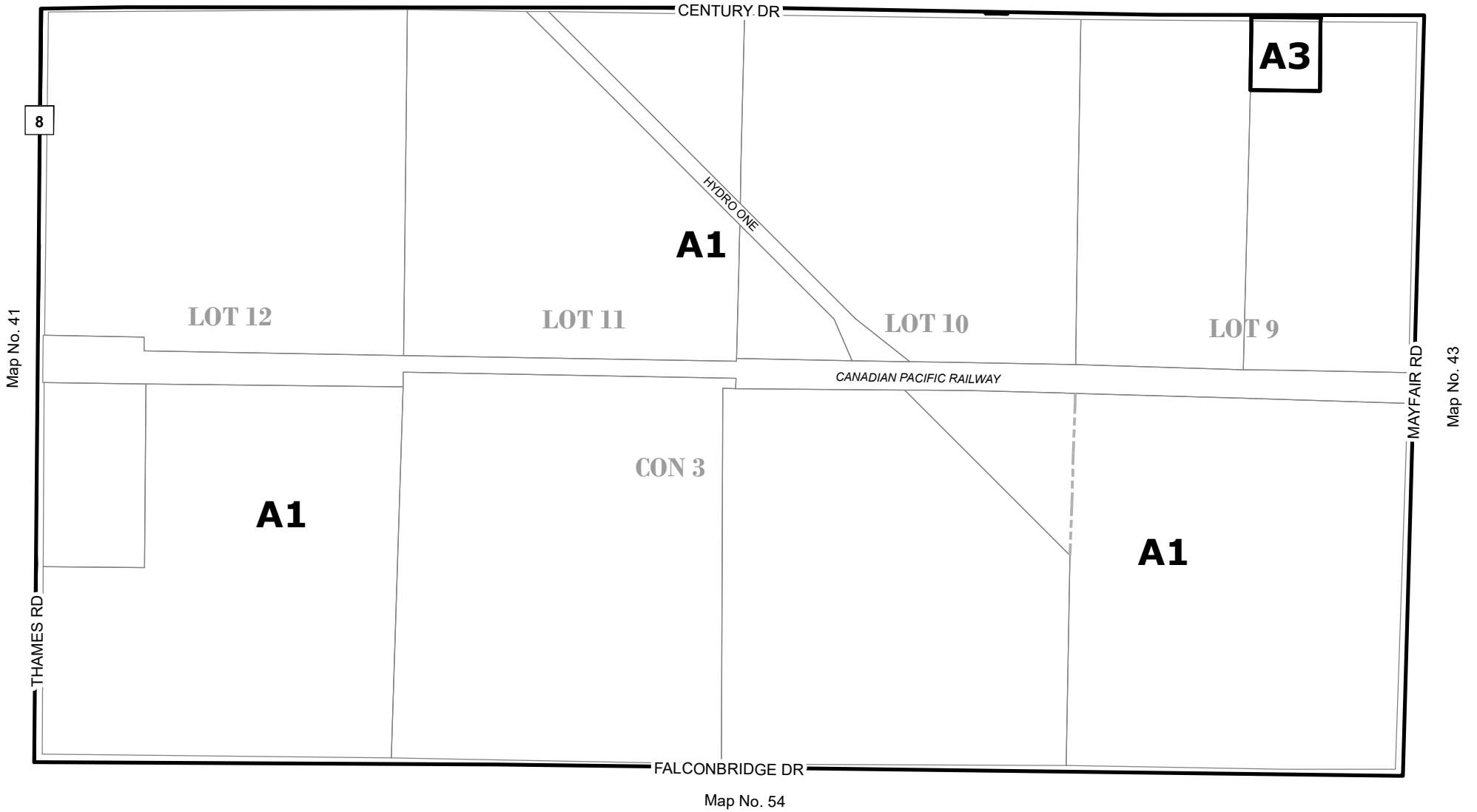


Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 41**



Map No. 31



# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

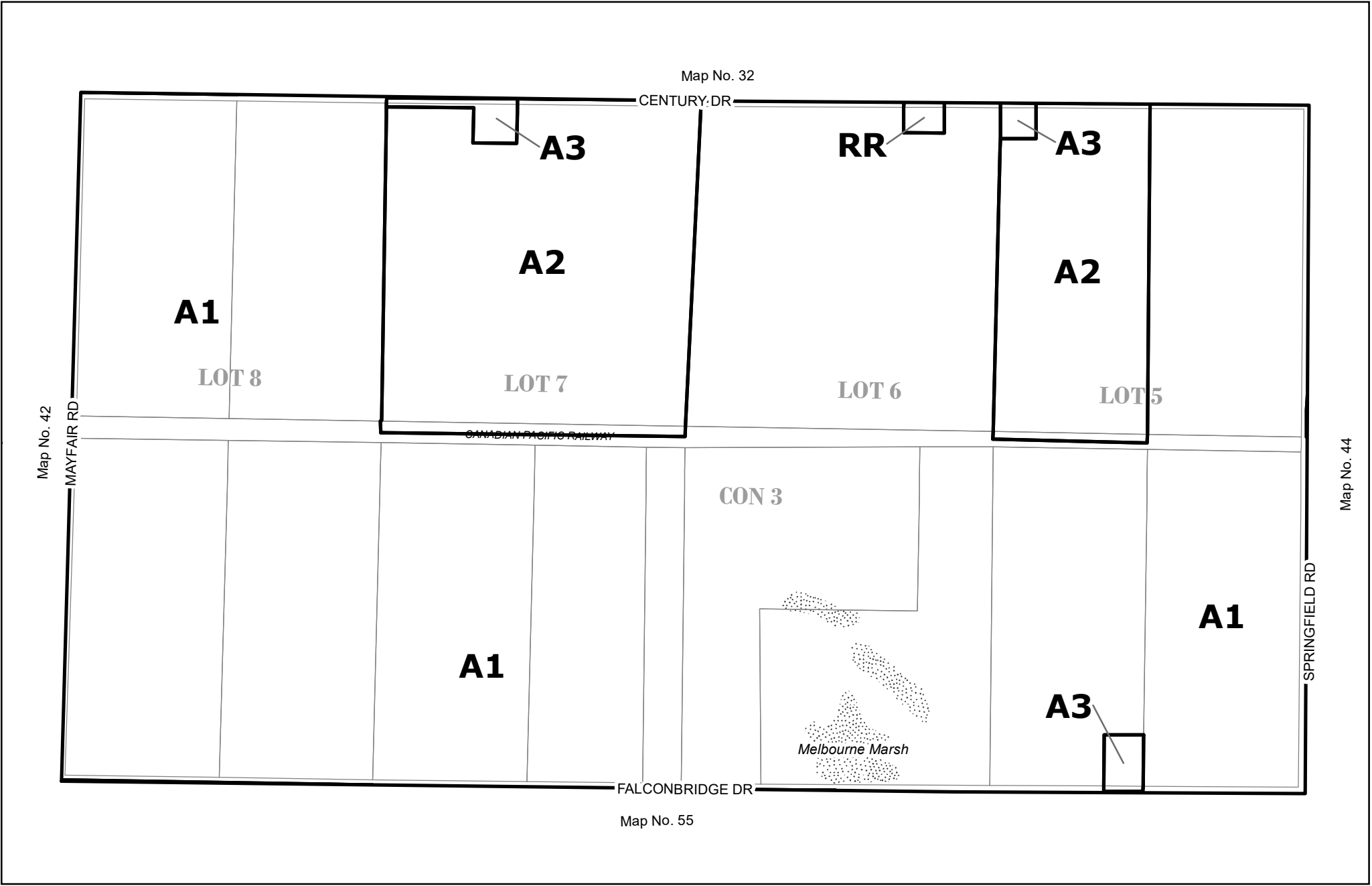
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SCALE 1: 10000



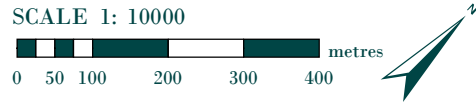
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 42



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

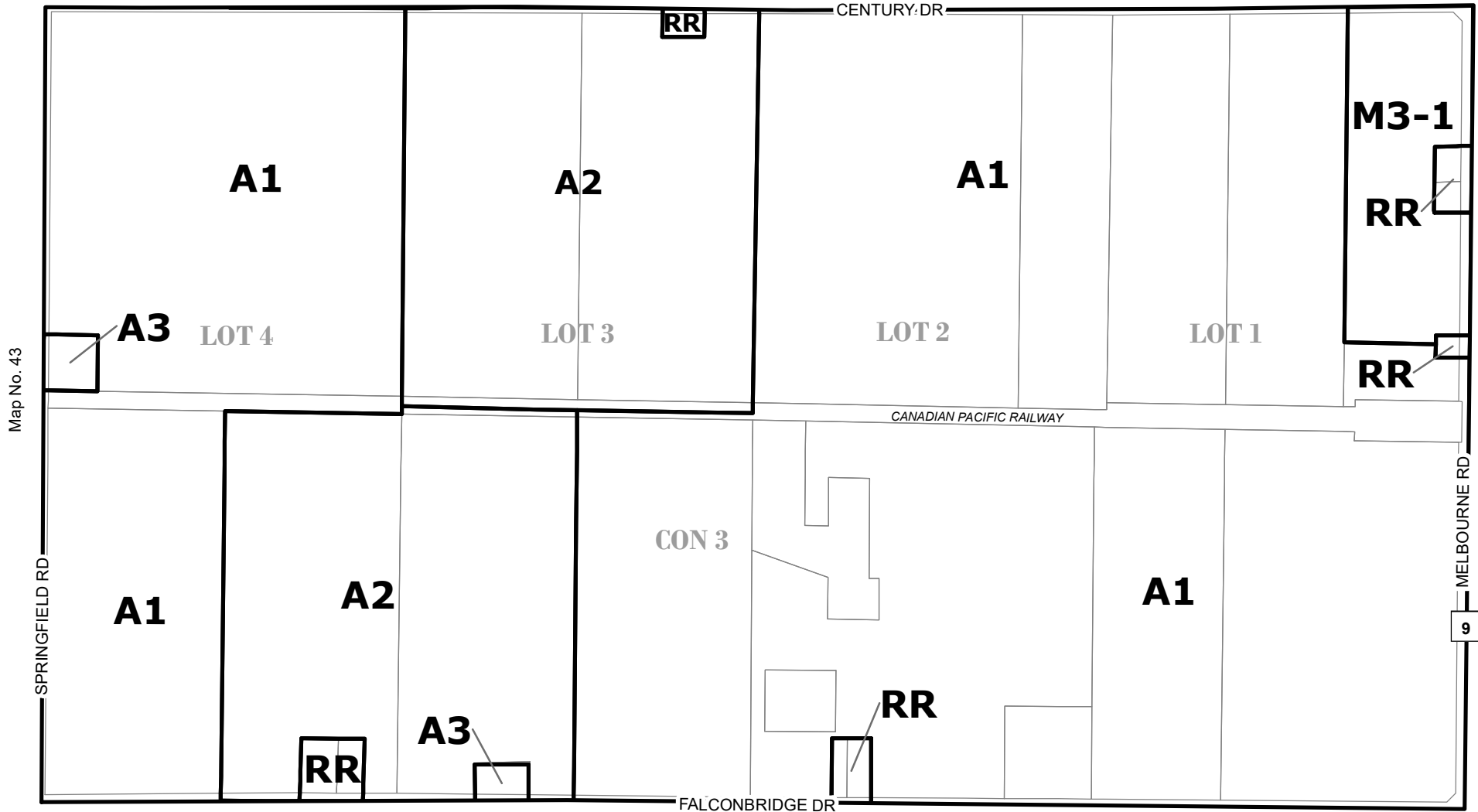
**SCHEDULE "A"**



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 43**

Map No. 33



Map No. 43

MIDDLESEX COUNTY  
MUNICIPALITY OF STRATHROY-CARADOC

Map No. 55

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

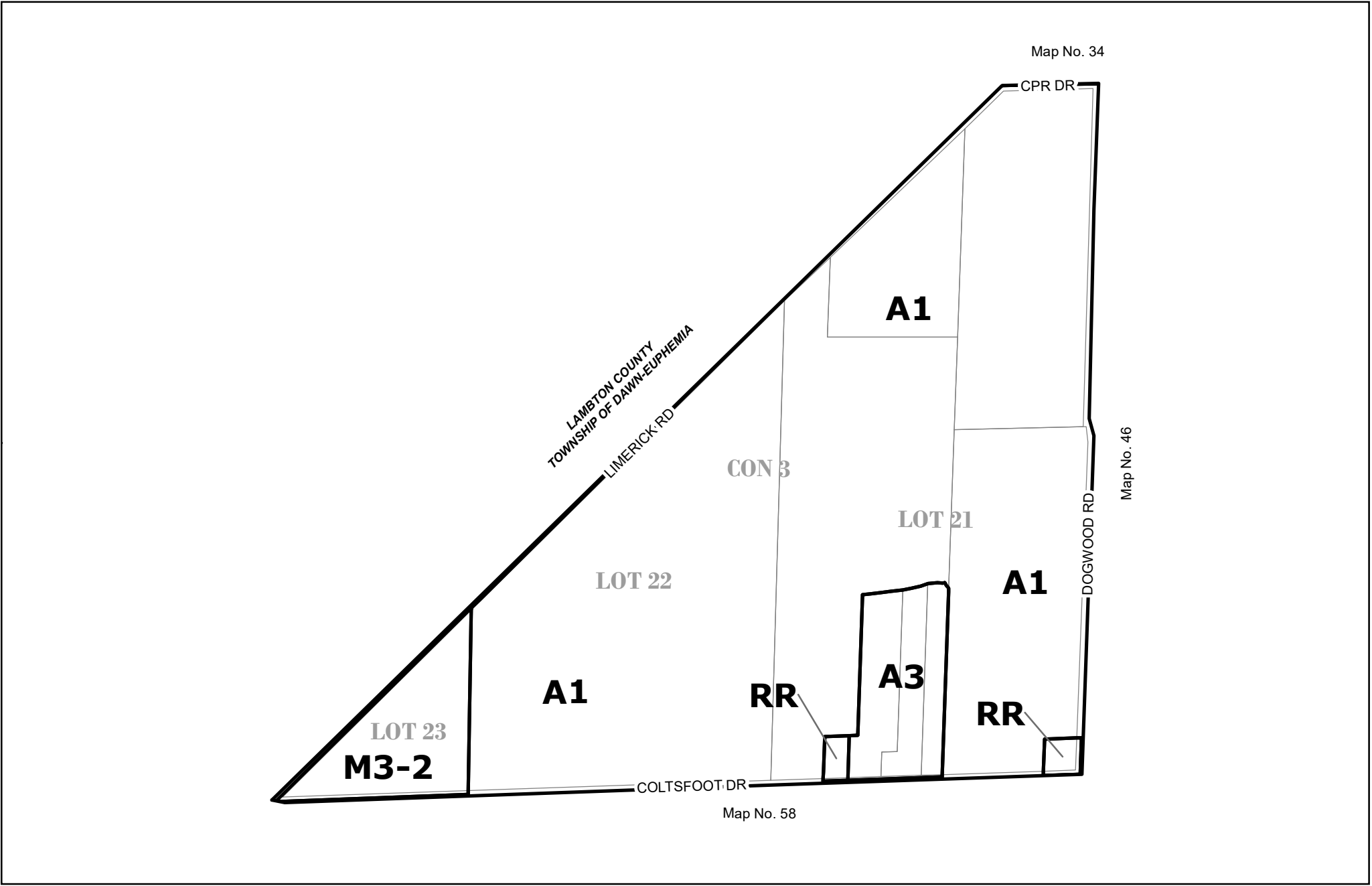
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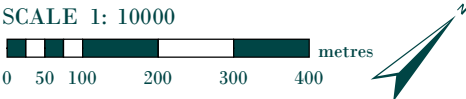
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 44



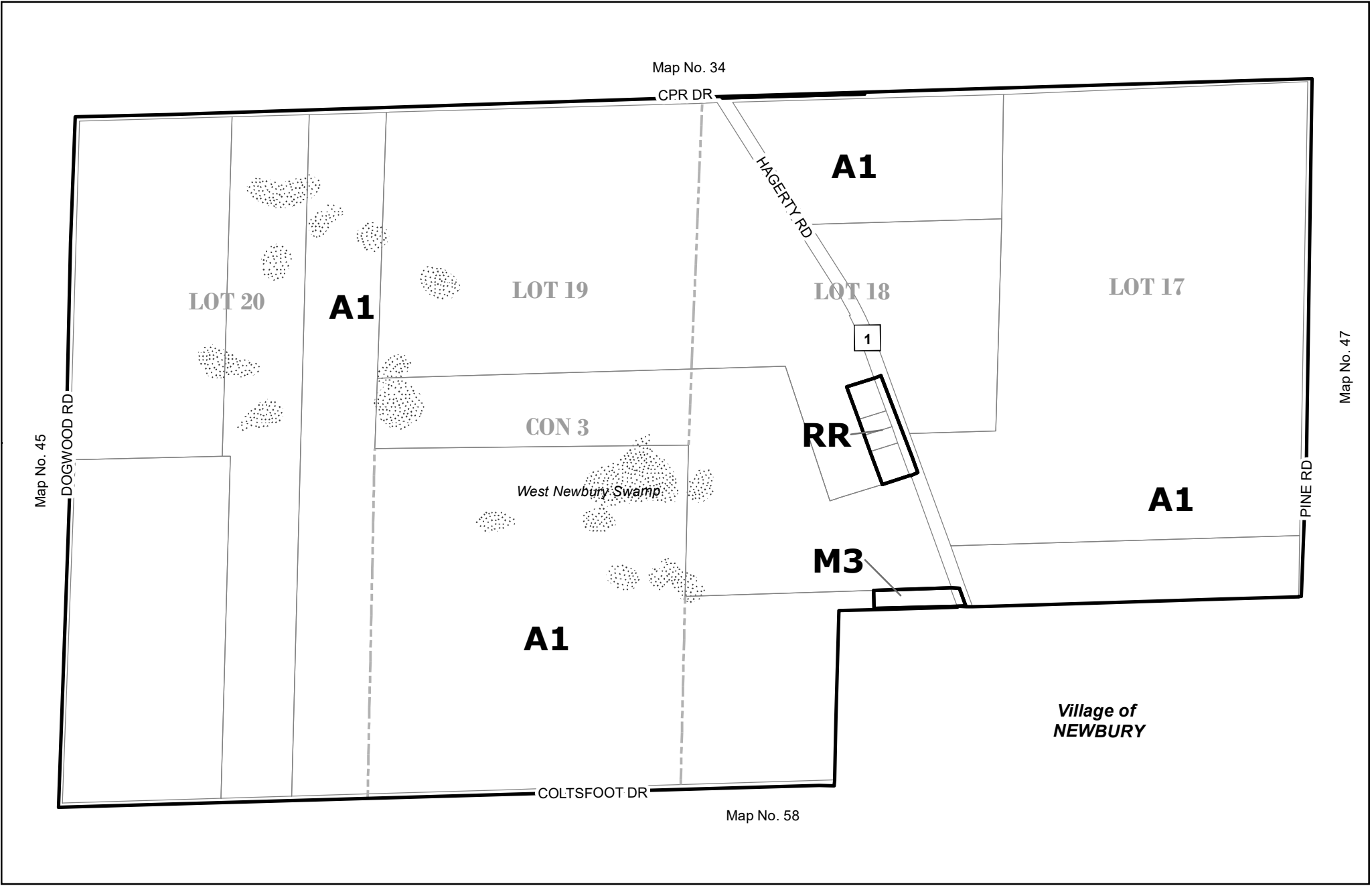
**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 45**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

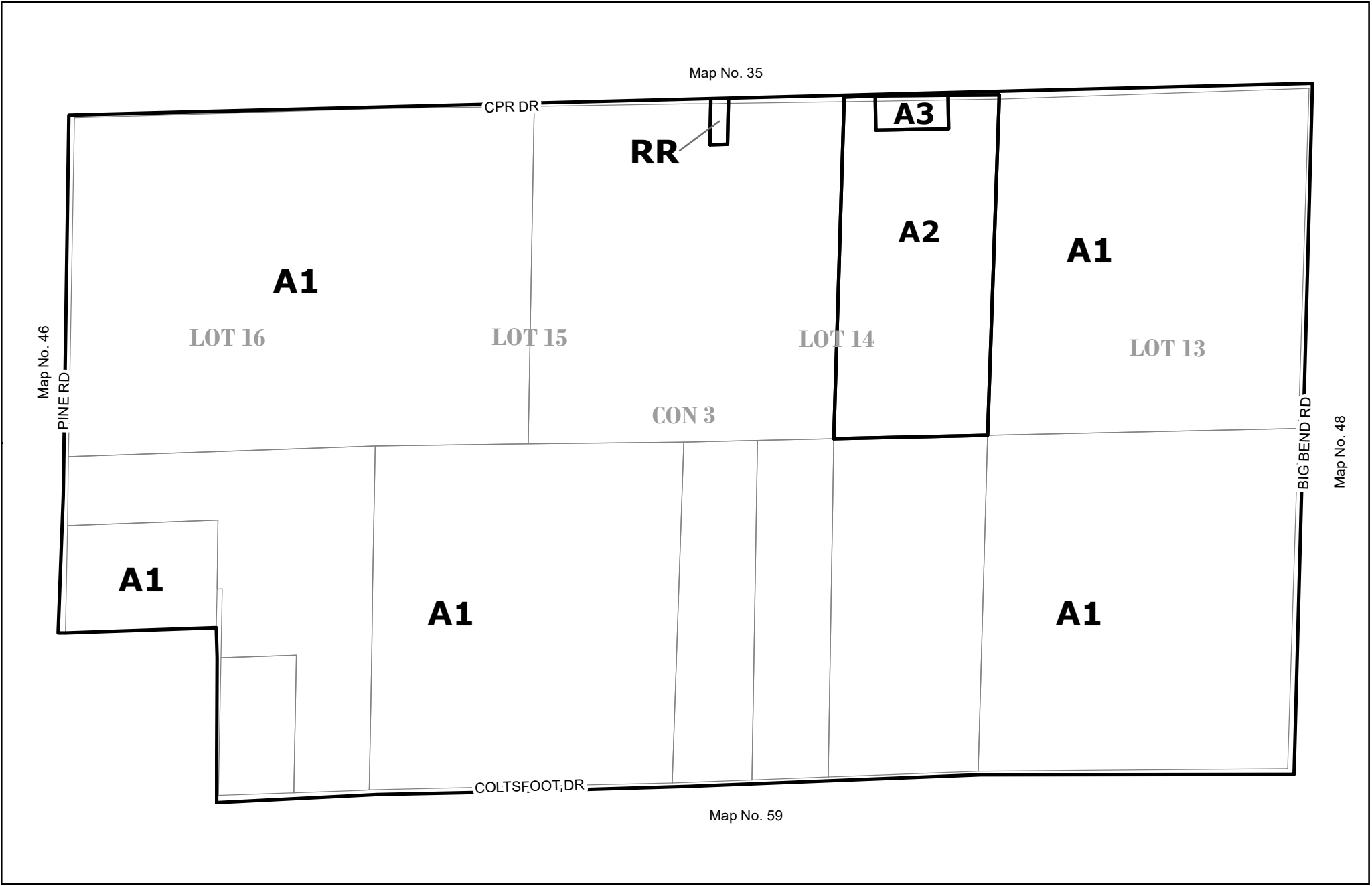
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SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 46**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**

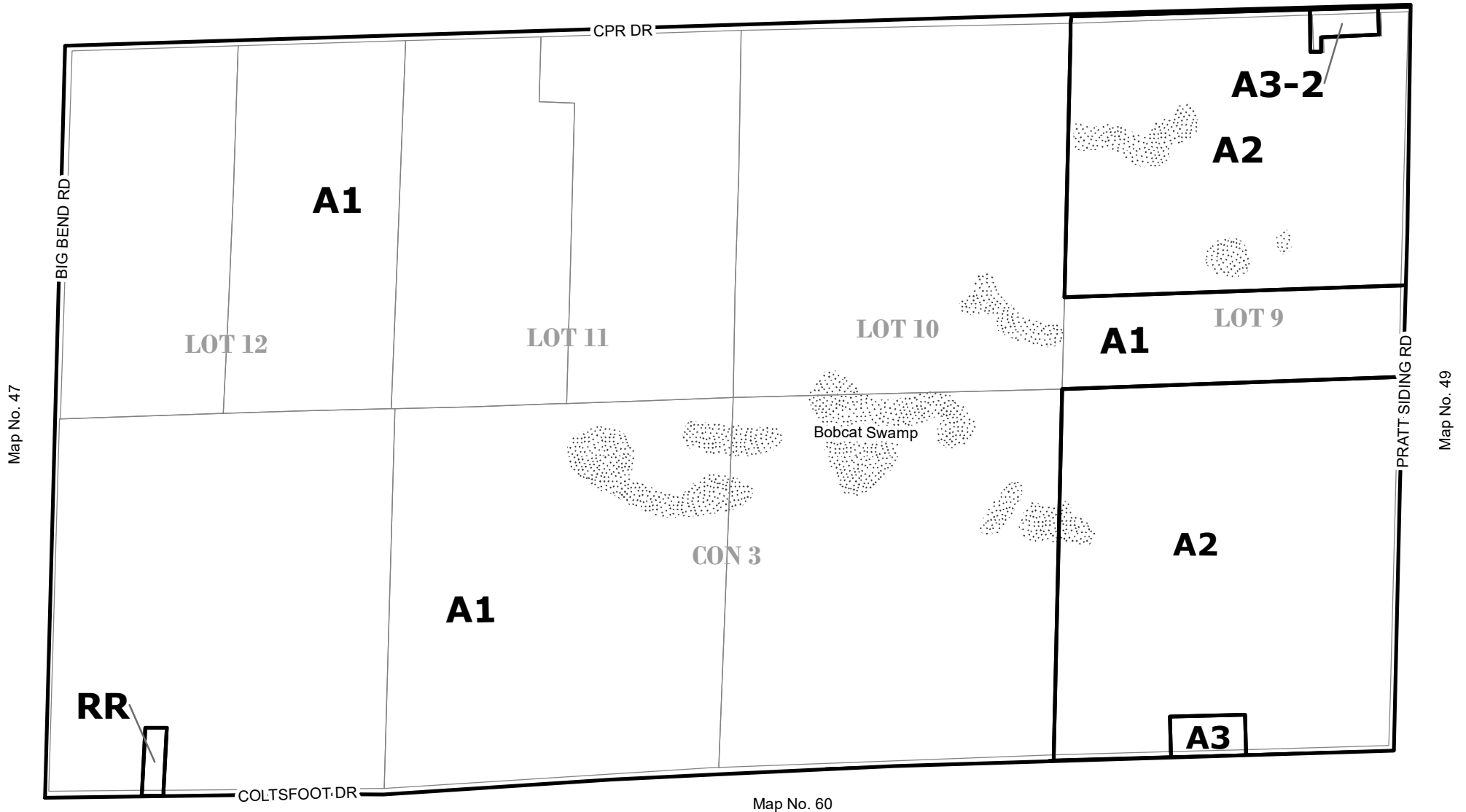
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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 47**

Map No. 36



# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 48

Map No. 37

CPR DR

**A3**

**A1**

LOT 8

LOT 7

LOT 6

LOT 5

**A2**

CON 3

**A1**

**A1**

PRATT SIDING RD

OLD AIRPORT RD

Map No. 48

Map No. 50

**A3**

**A3**

COLTSFOOT DR

Map No. 61

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

SCALE 1: 10000

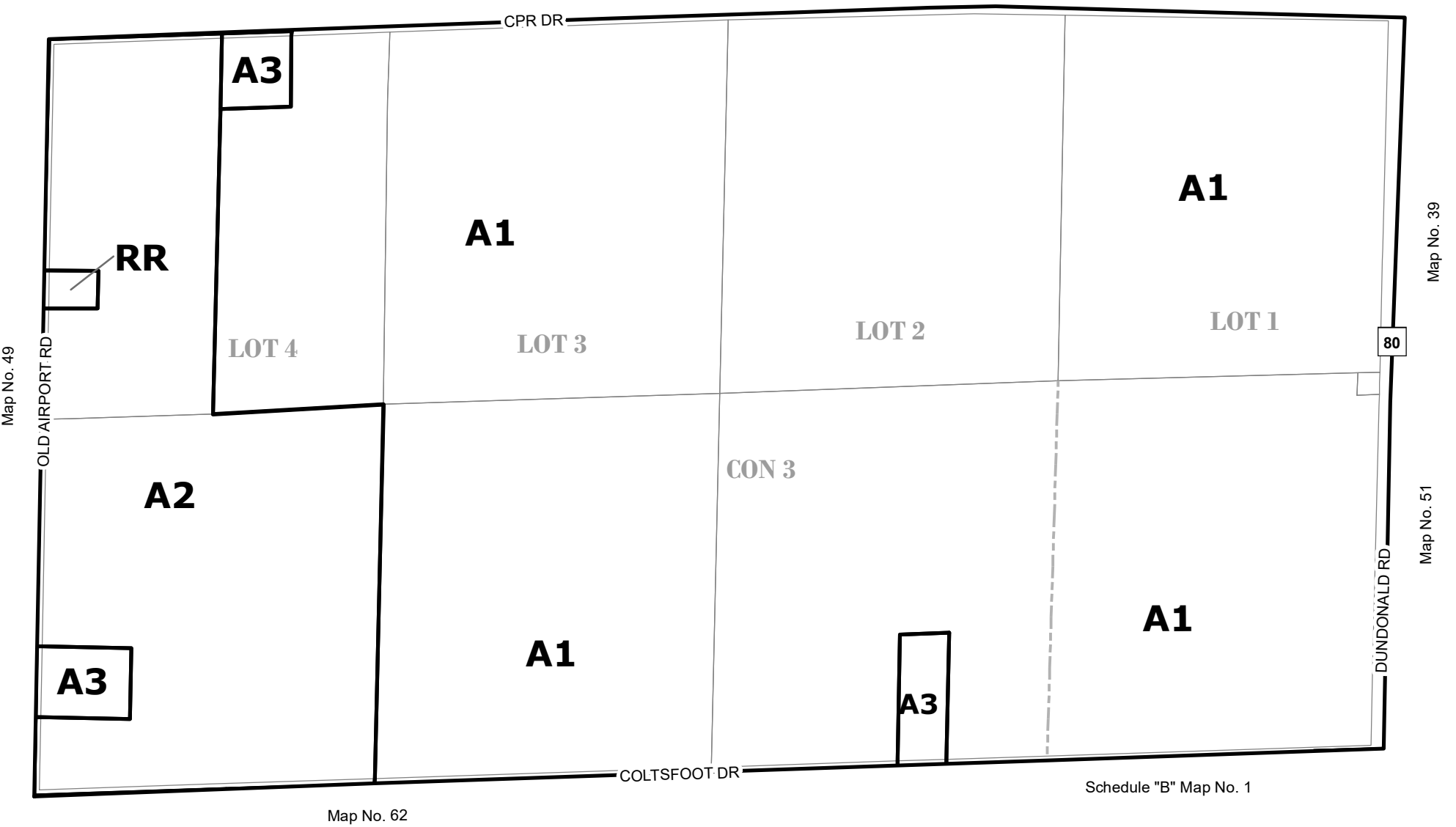


Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 49**



Map No. 38



Schedule "B" Map No. 1

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

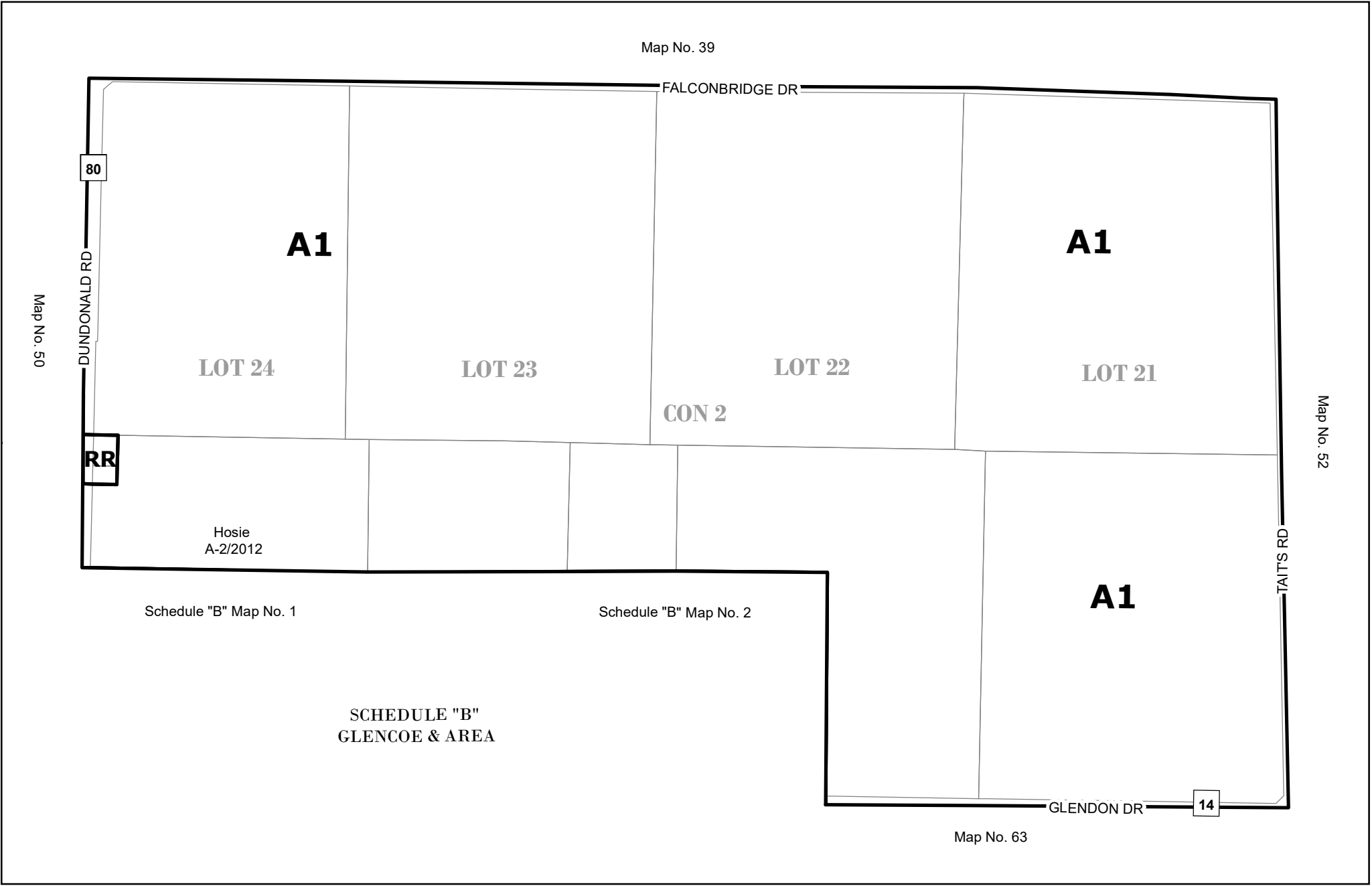
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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 50



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

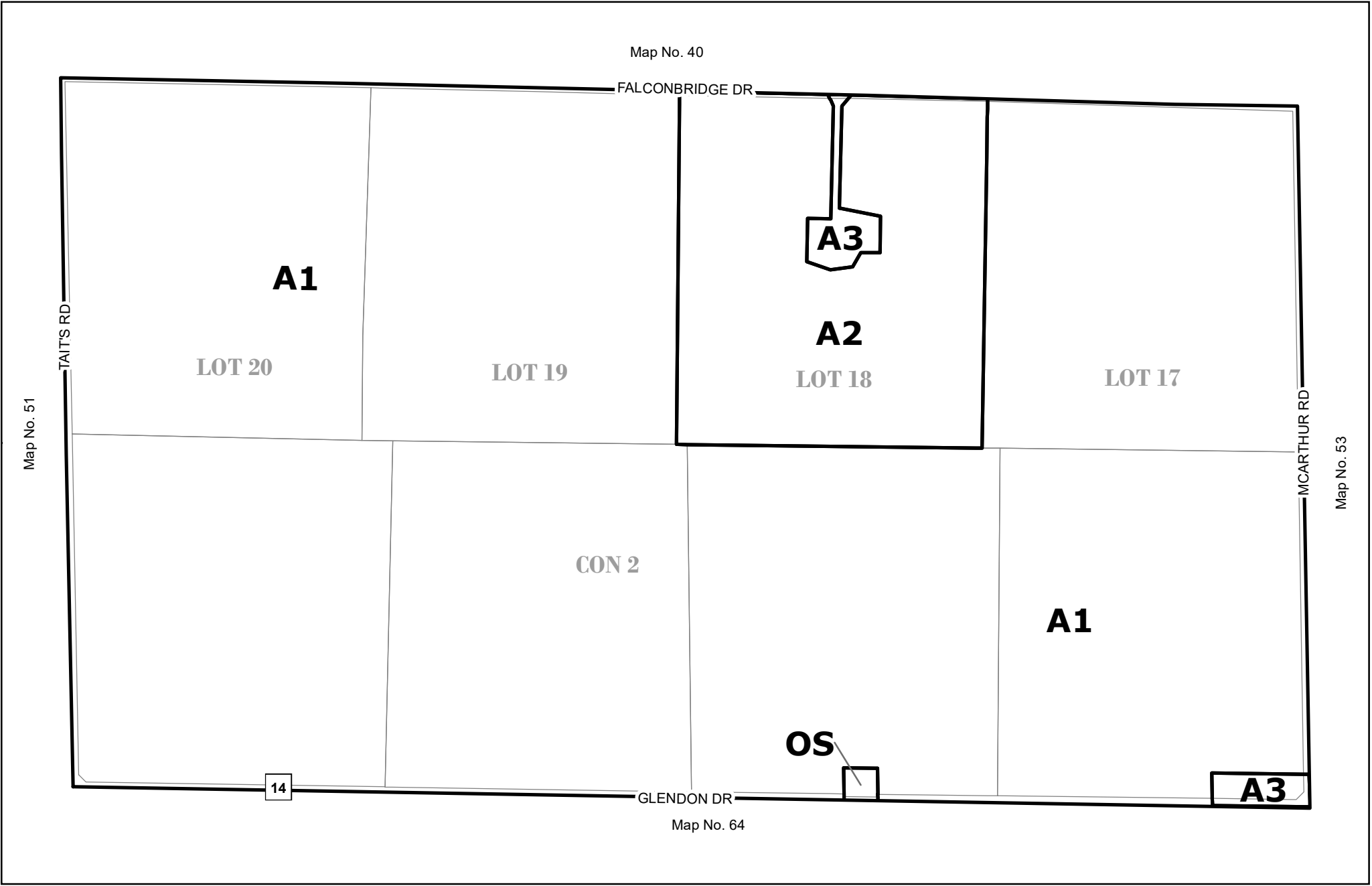
**SCHEDULE "A"**

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 51**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

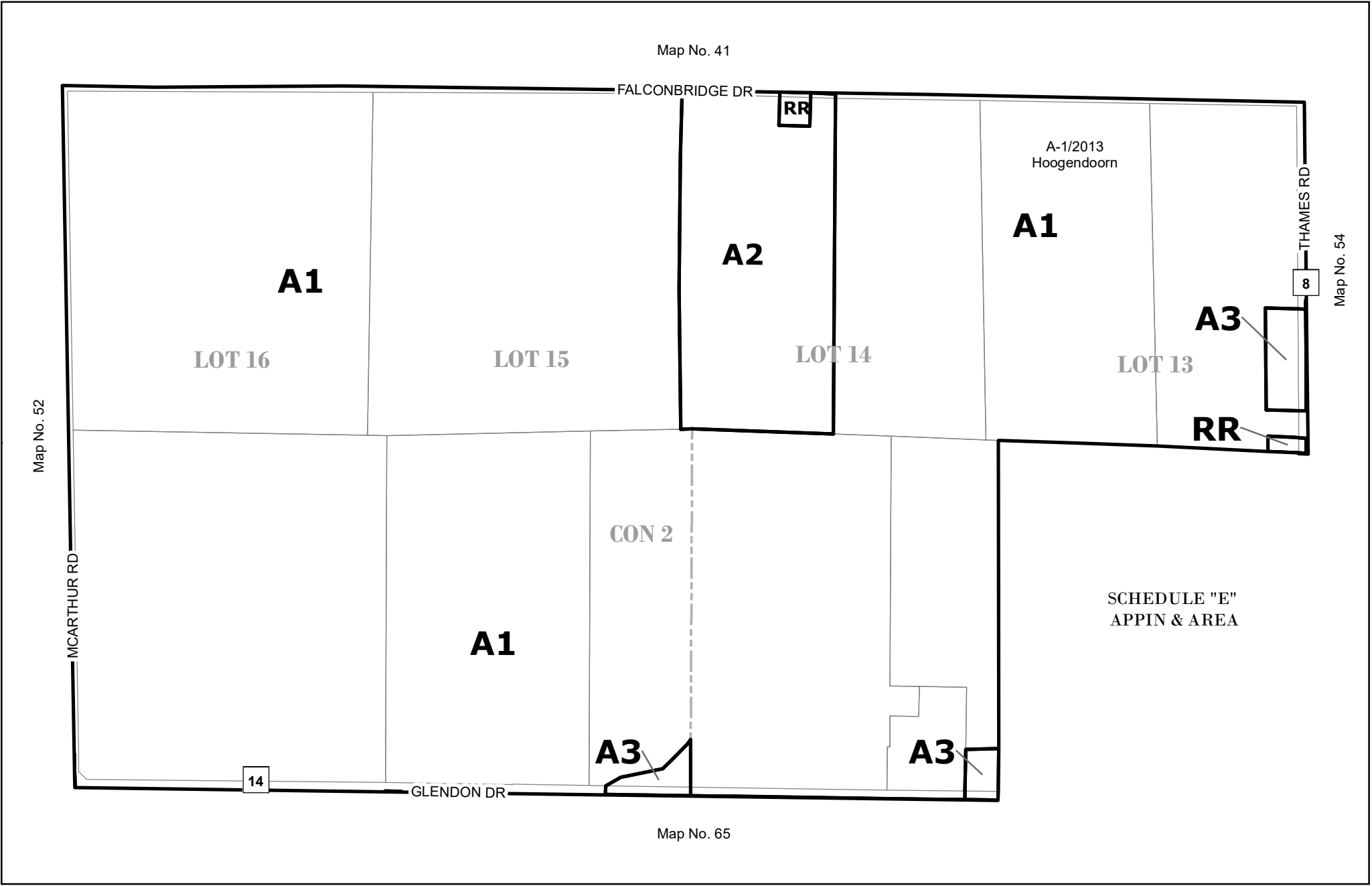
**SCHEDULE "A"**

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

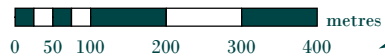
**Map No. 52**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**

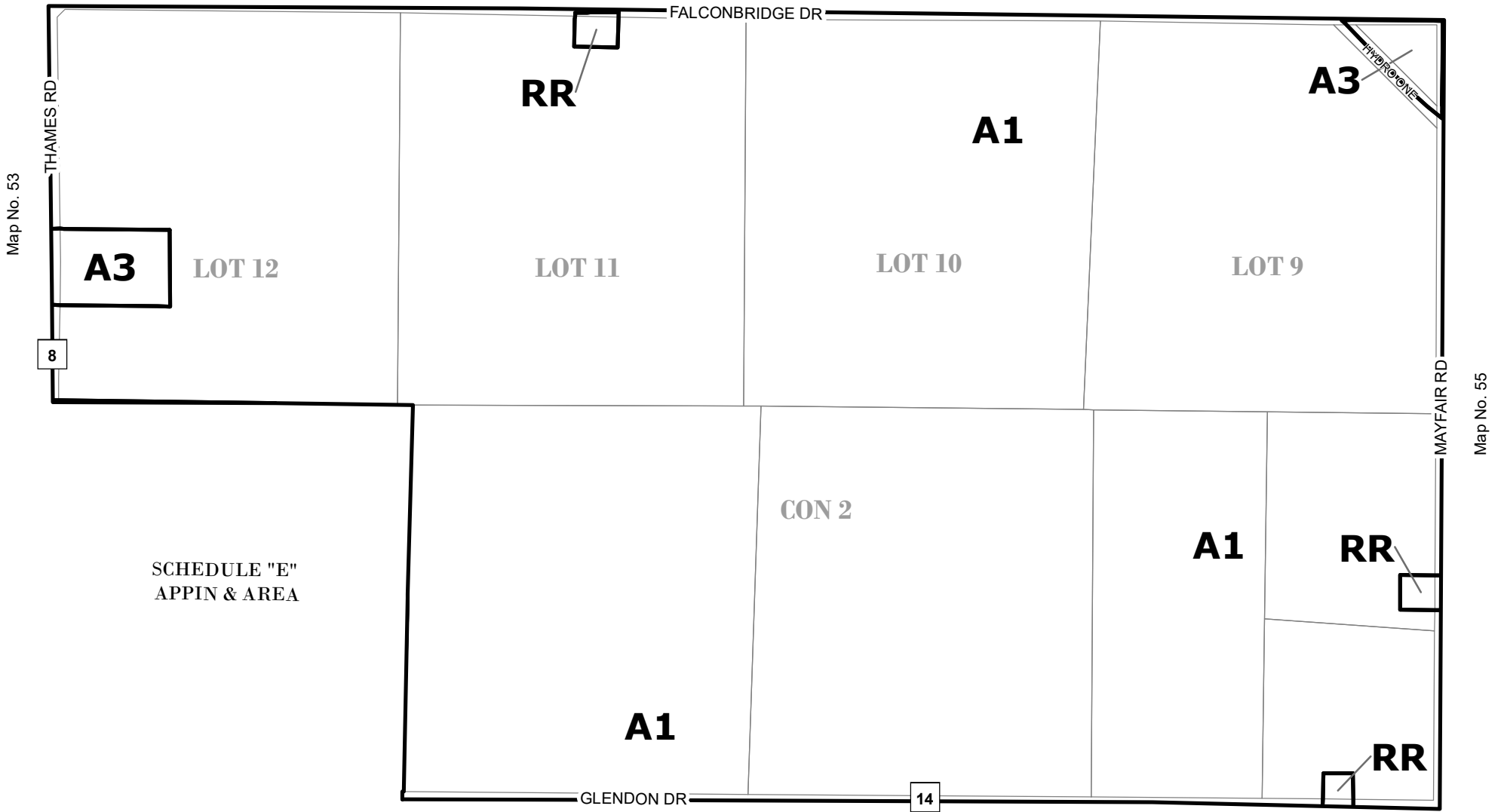
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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 53**

Map No. 42



Map No. 53

Map No. 55

Map No. 66

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

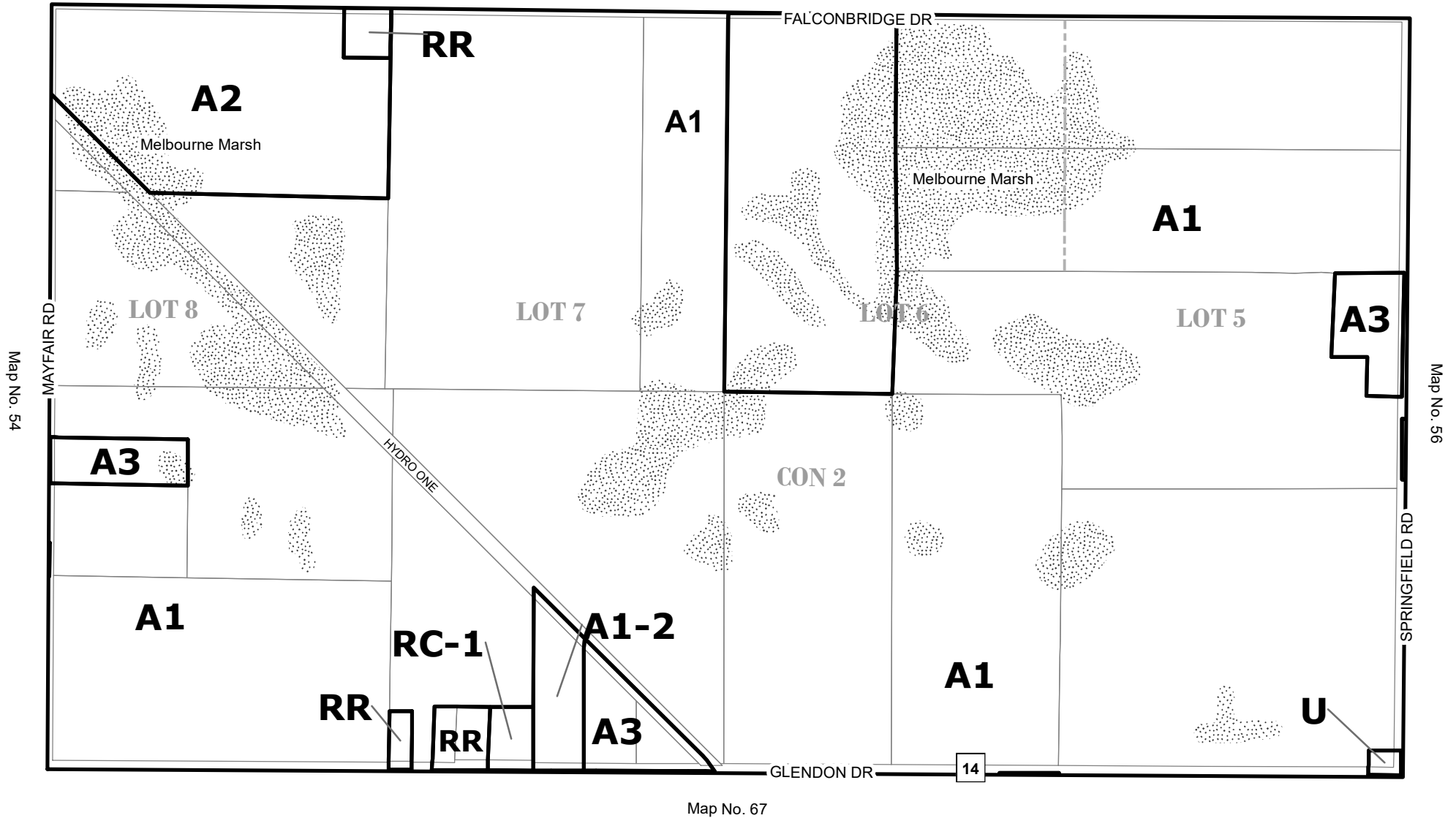
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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 54

Map No. 43



Map No. 54

Map No. 56

Map No. 67

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

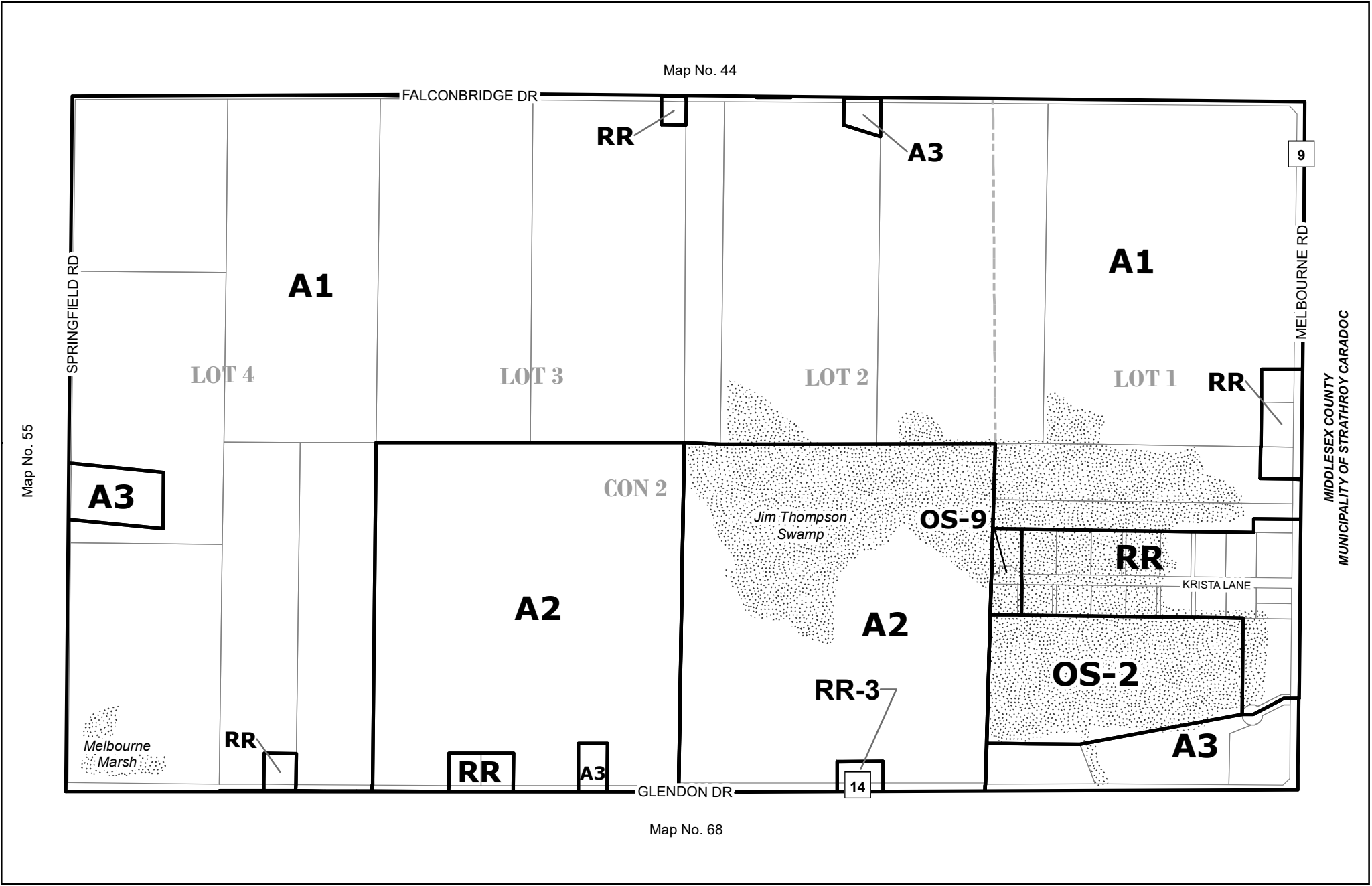
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SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

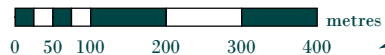
## Map No. 55



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

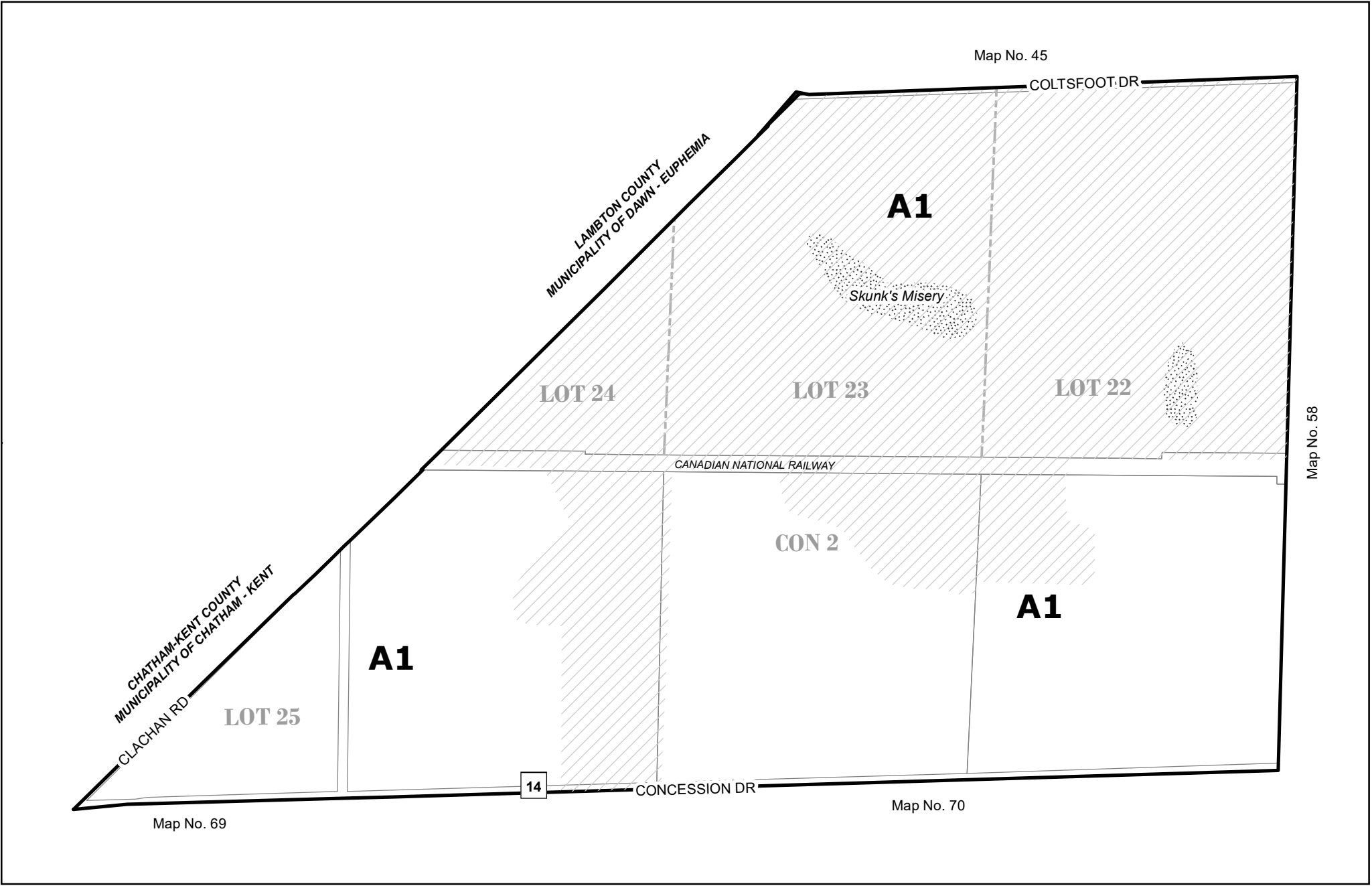
**SCHEDULE "A"**

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 56**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**

SCALE 1: 10000



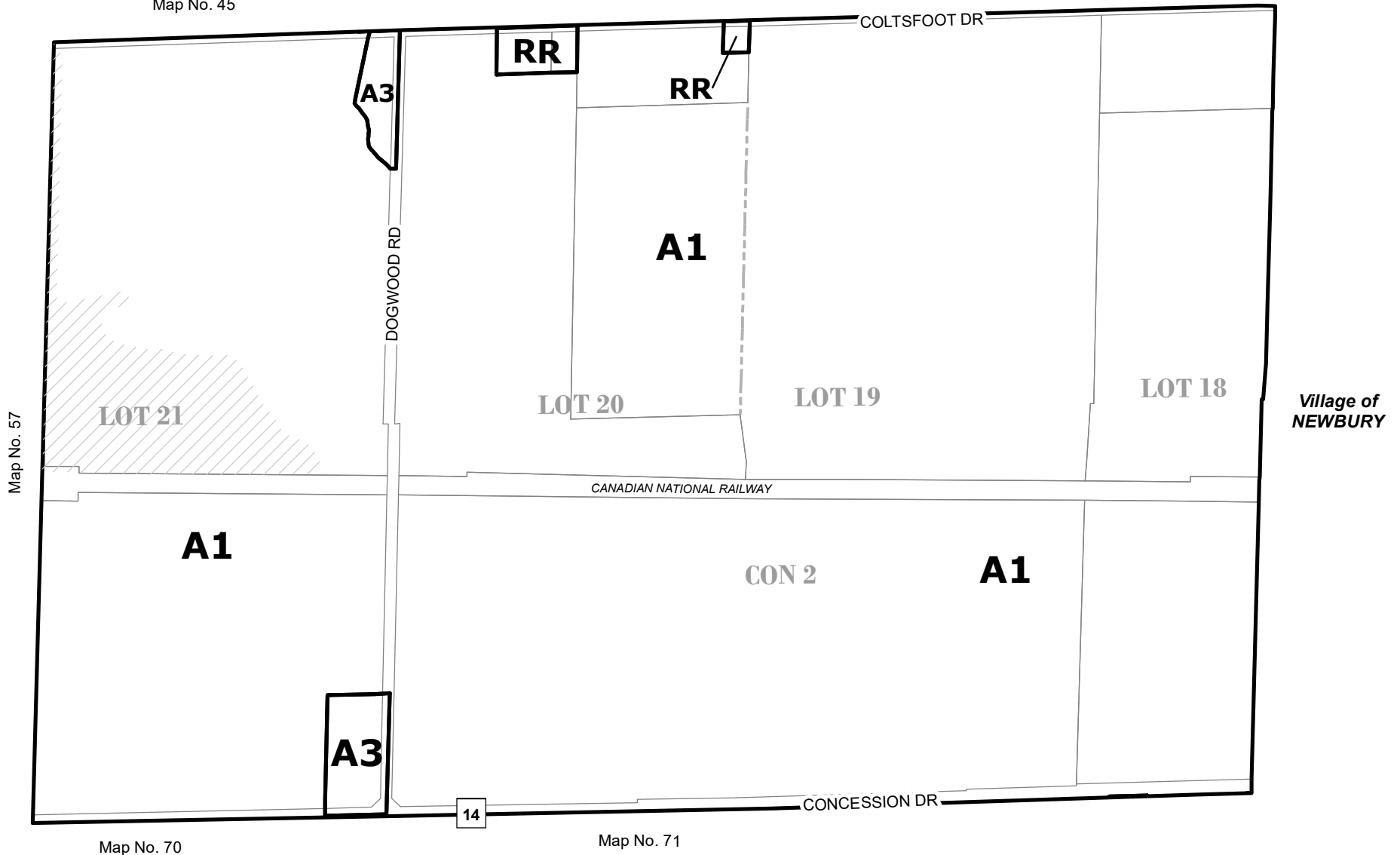
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 57**



Map No. 45

Map No. 46



# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 58**

Map No. 47

COLTSFOOT DR

A3

A3

A1

LOT 16

Bobcat Swamp

LOT 15

LOT 14

LOT 13

CON 2

(A1-13-T)

BIG BEND RD

Map No. 60

CANADIAN NATIONAL RAILWAY

A1

A3-1

A1-3

RR

14

CONCESSION DR

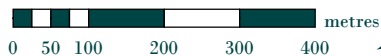
Map No. 72

Village of NEWBURY

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

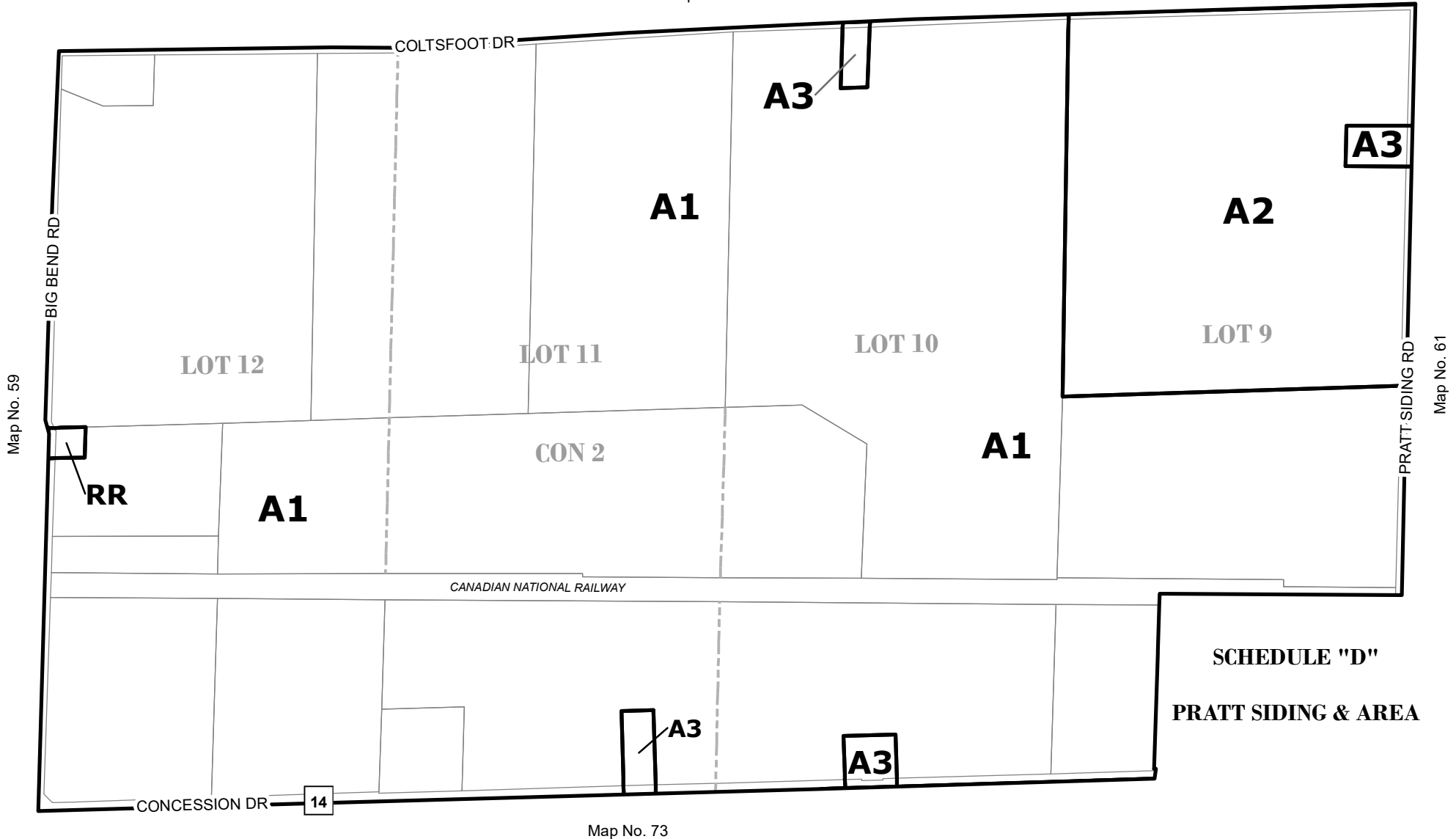
SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 59**

Map No. 48



# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 60

Map No. 49

COLTSFOOT DR

**A1**

LOT 8

LOT 7

LOT 6

LOT 5

Map No. 60

PRATT SIDING RD

RR

**A1**

CON 2

**A1**

**A2**

OLD AIRPORT RD

Map No. 62

CANADIAN NATIONAL RAILWAY

SCHEDULE "D"

PRATT SIDING & AREA

**A1-4**

**A3**

**A2**

RR

14

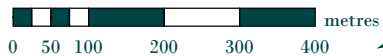
CONCESSION DR

Map No. 74

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 61**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 62**

SCHEDULE "B"  
GLENCOE & AREA

Map No. 4

Map No. 5

Map No. 51

**A1**

GLENDON DR

14

CANADIAN NATIONAL RAILWAY

Map No. 64

Schedule "B" Map No. 7

**A1**

LOT 23

LOT 22

**A1**

LOT 21

CANADIAN NATIONAL RAILWAY

CON 1

PARKHOUSE DR

TAIT'S RD

Map No. 76

Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

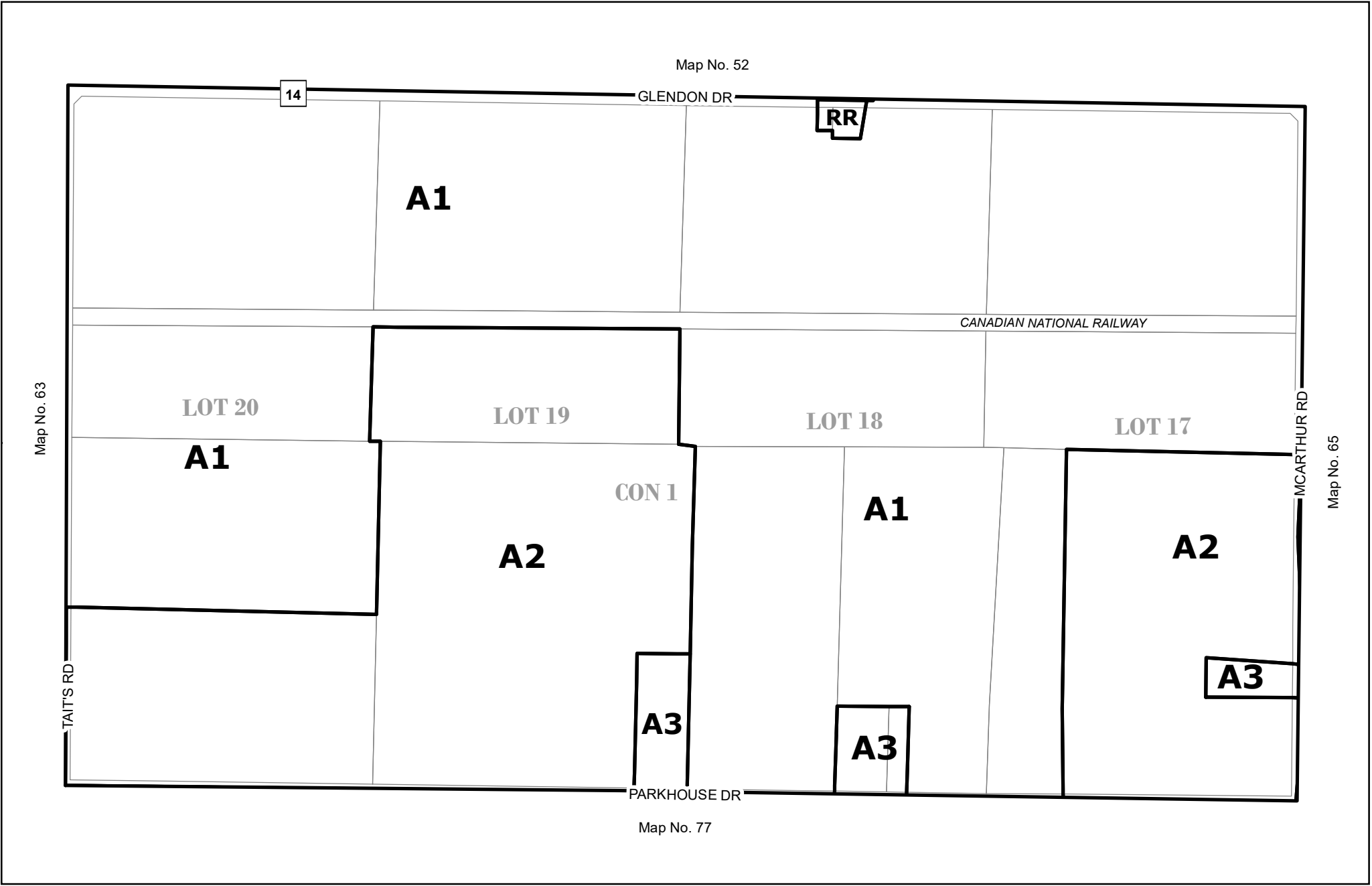
SCHEDULE "A"

SCALE 1: 10000



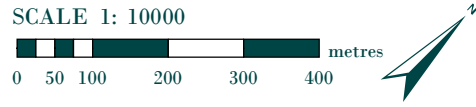
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

Map No. 63



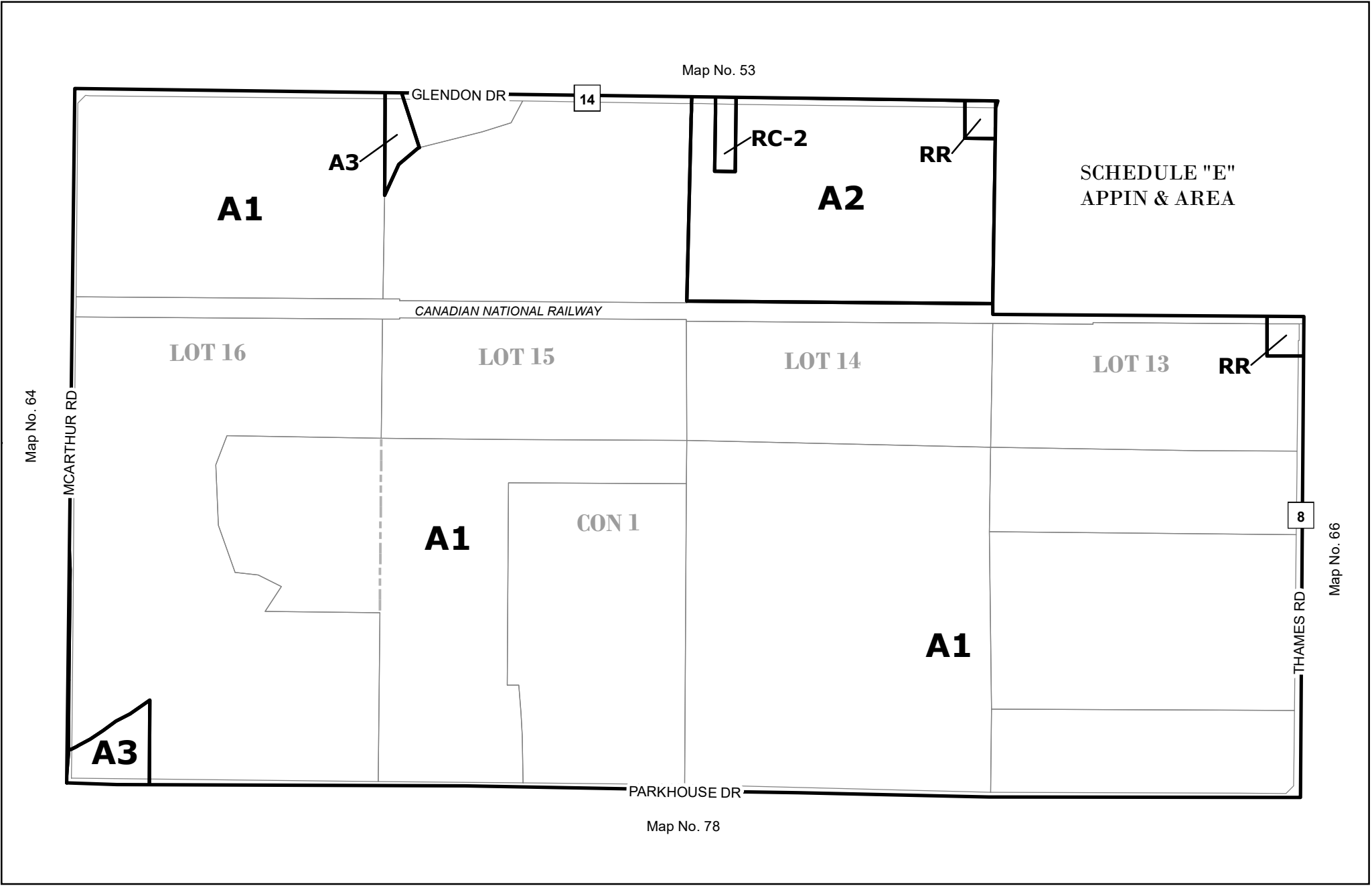
**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 64**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**

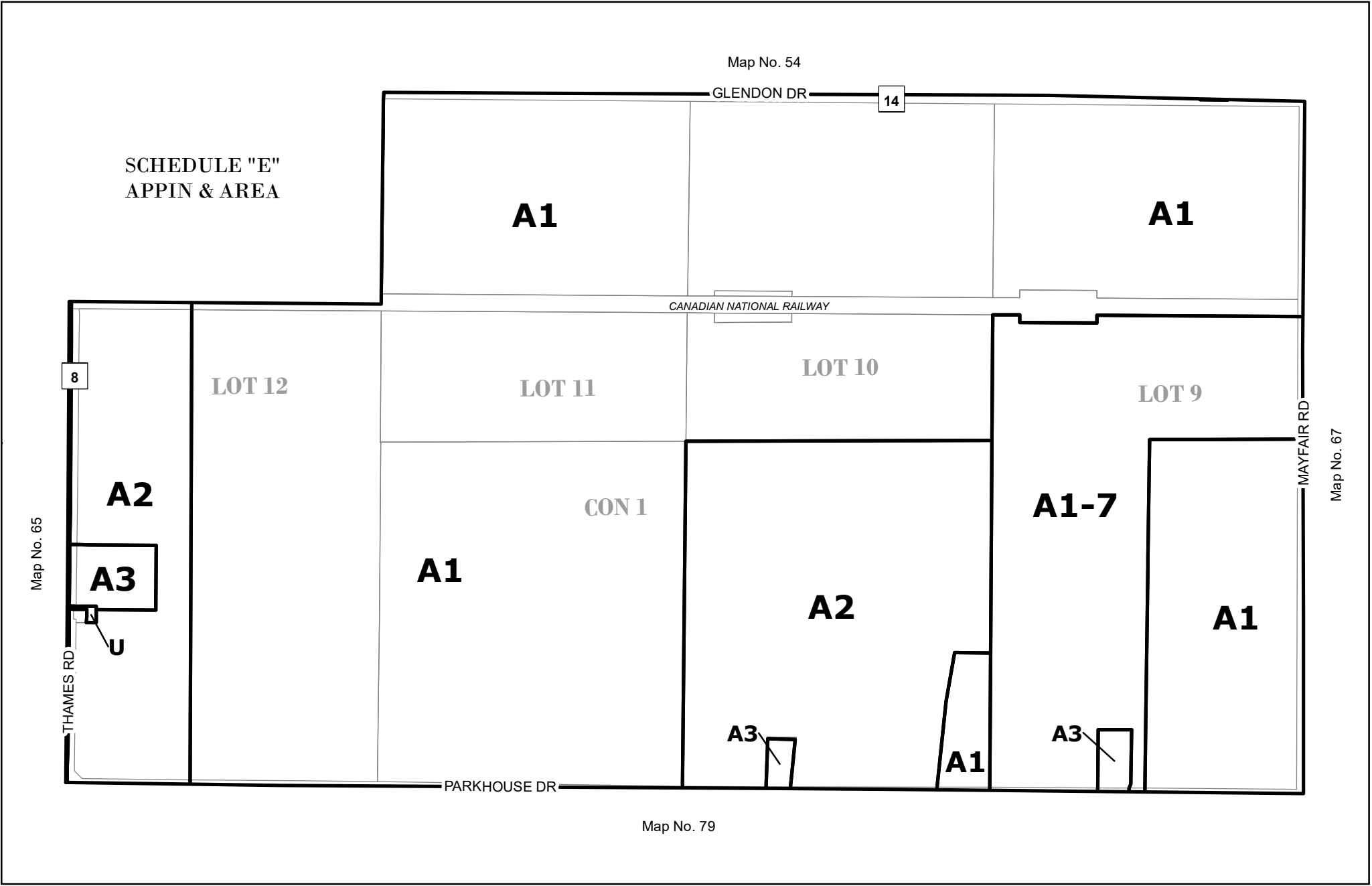
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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 65**





**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

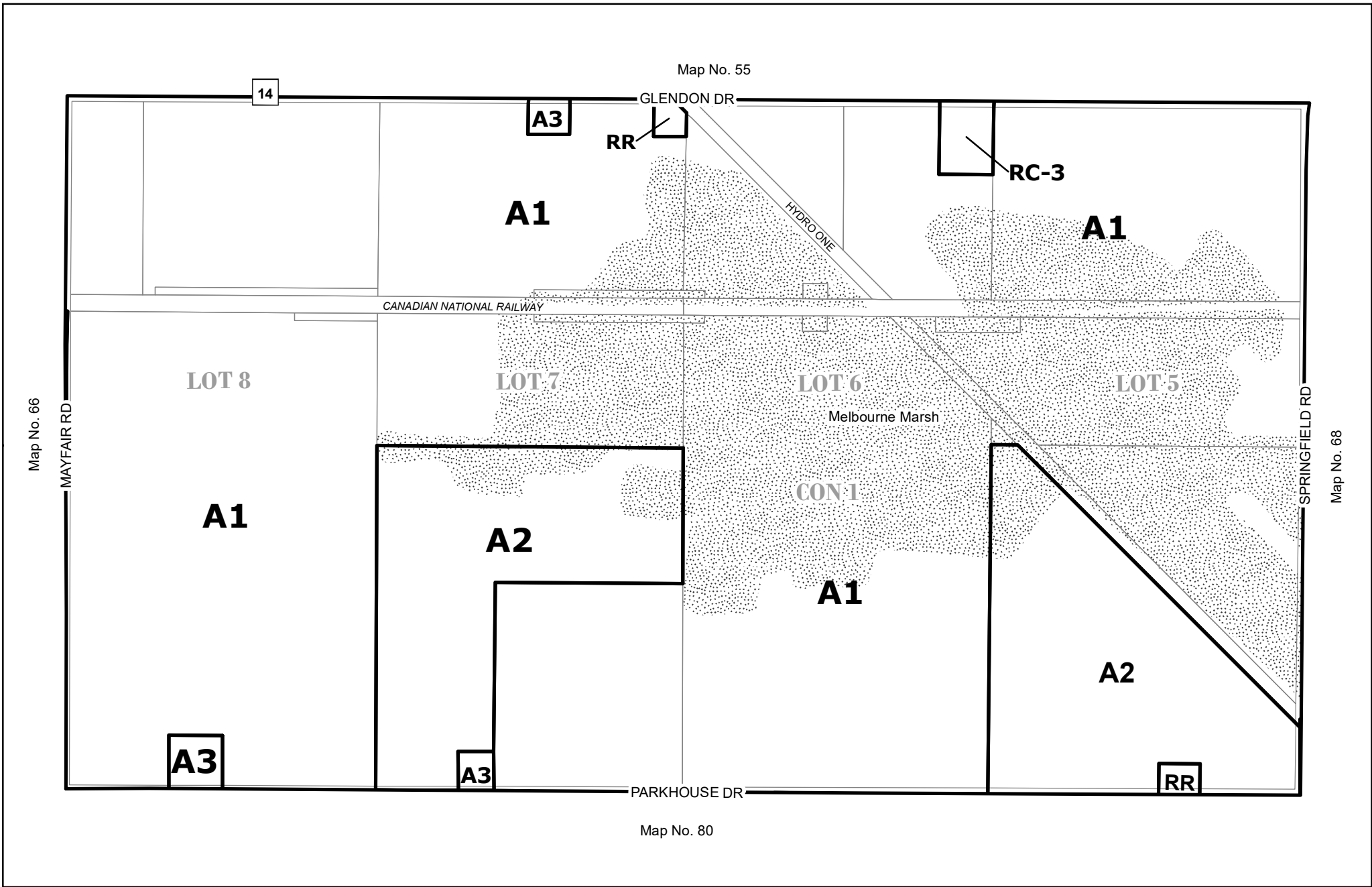
**SCHEDULE "A"**

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

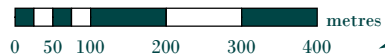
**Map No. 66**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**

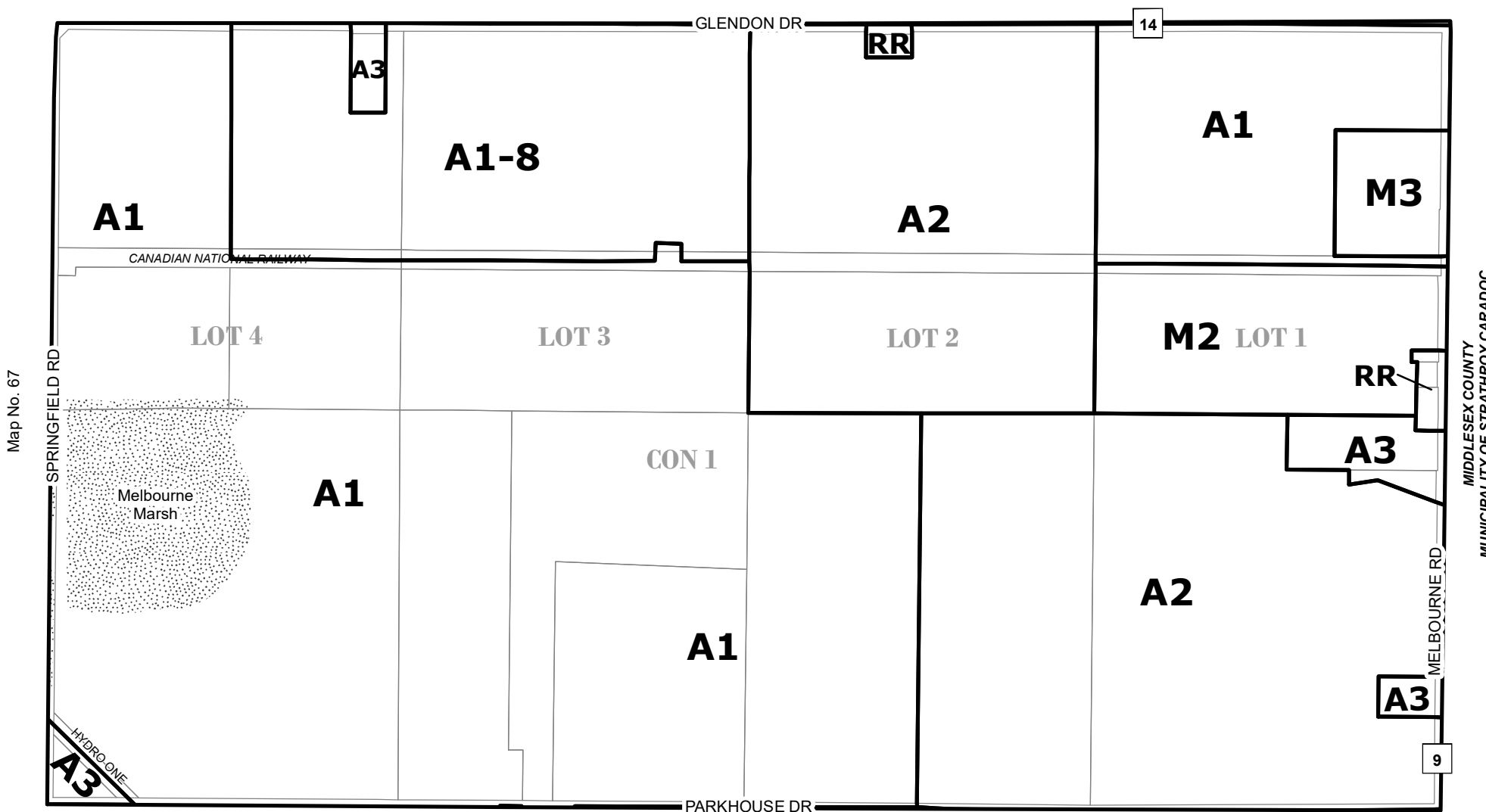
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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 67**

Map No. 56

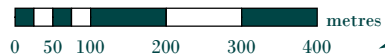


MIDDLESEX COUNTY  
MUNICIPALITY OF STRATHROY CARADOC

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

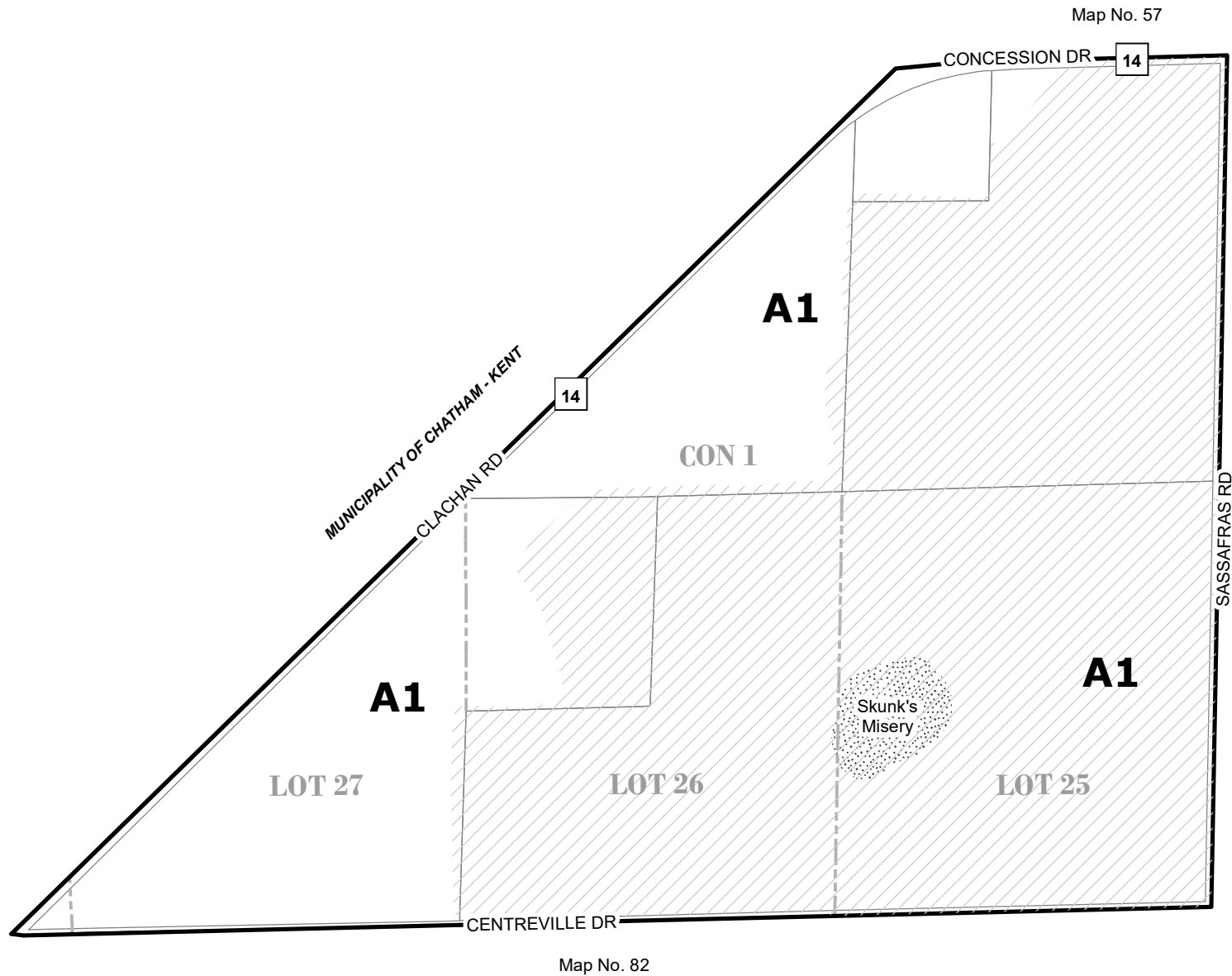
# SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 68



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

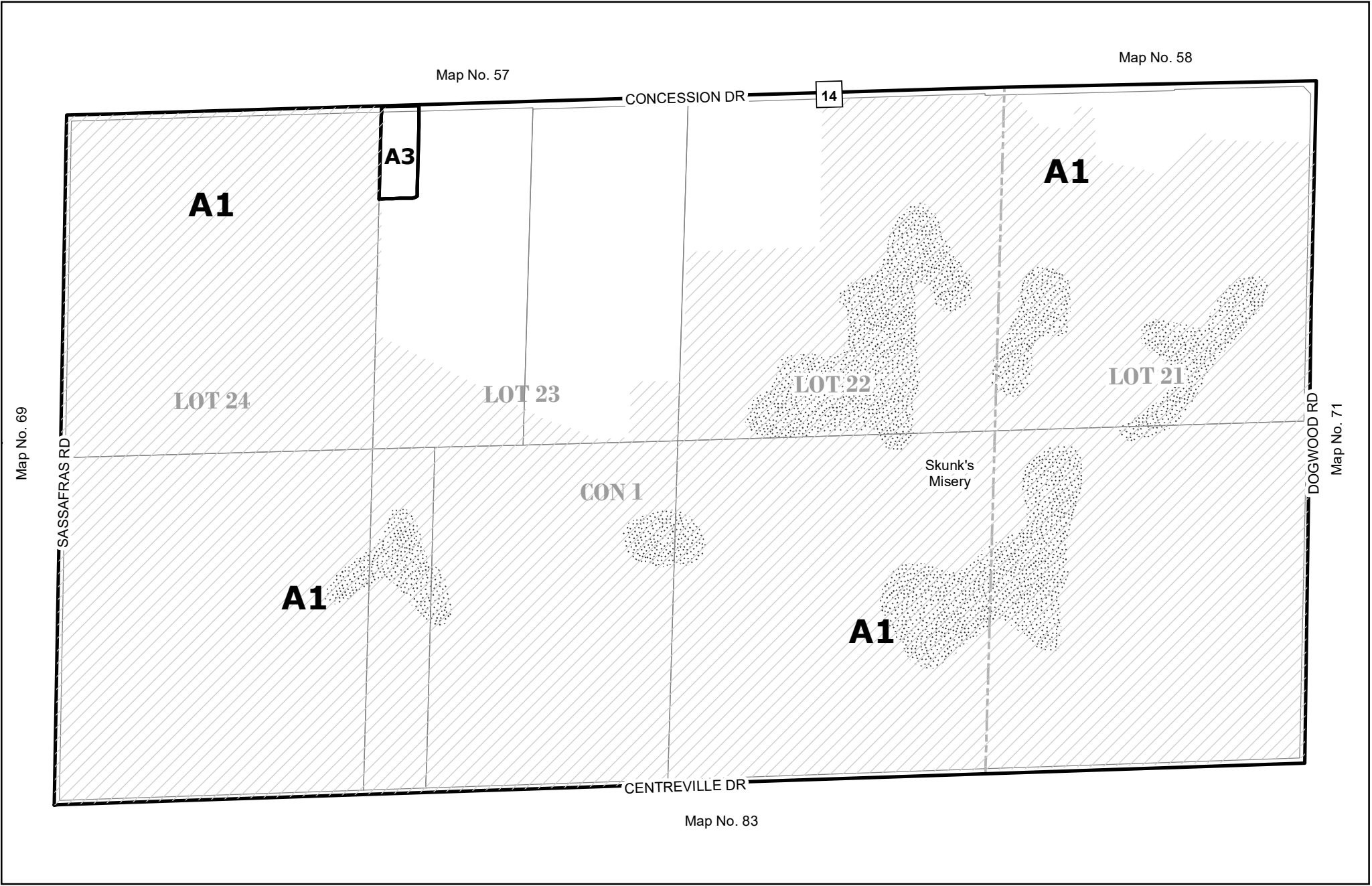
**SCHEDULE "A"**

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 69**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

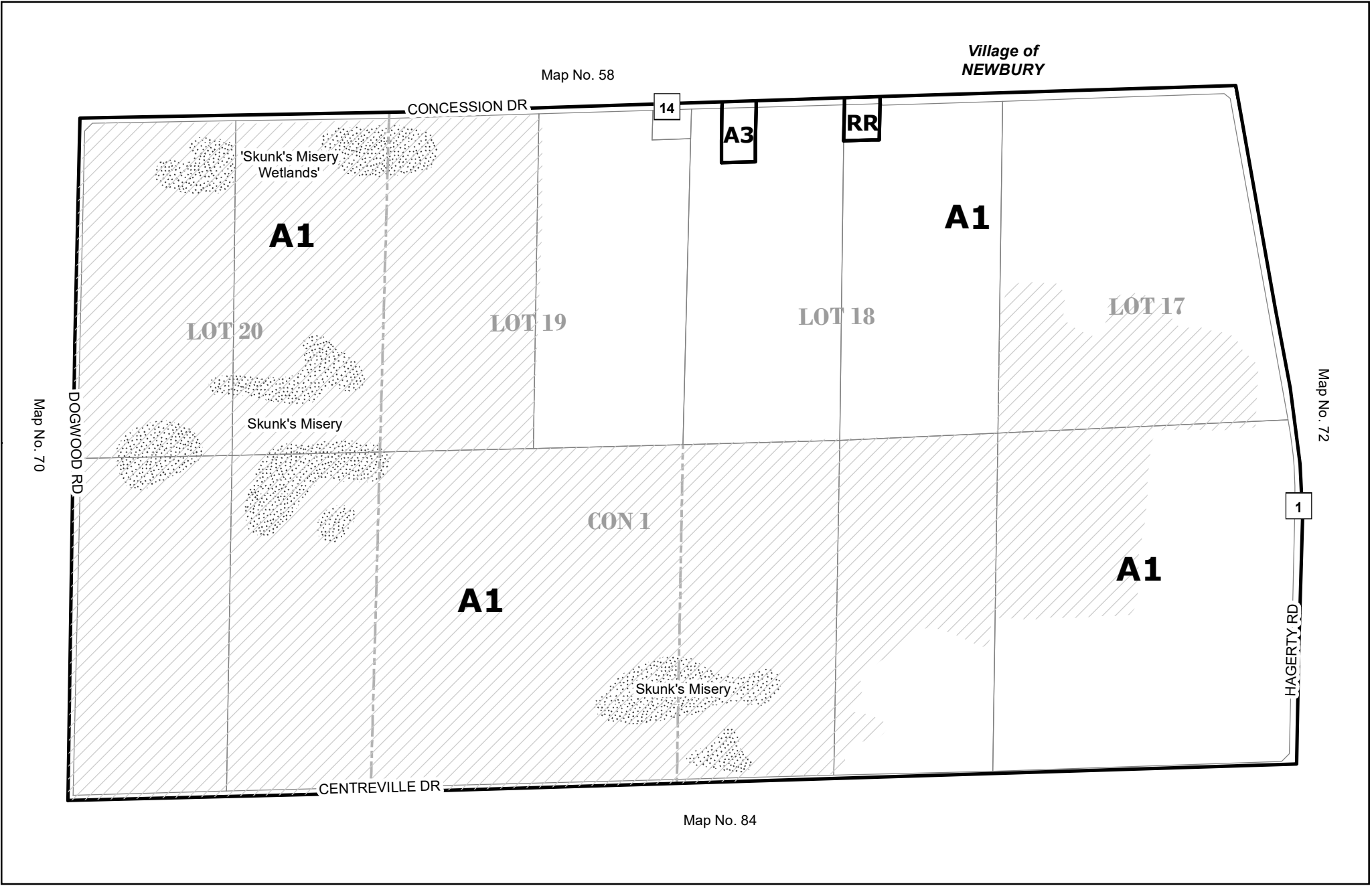
**SCHEDULE "A"**

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 70**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

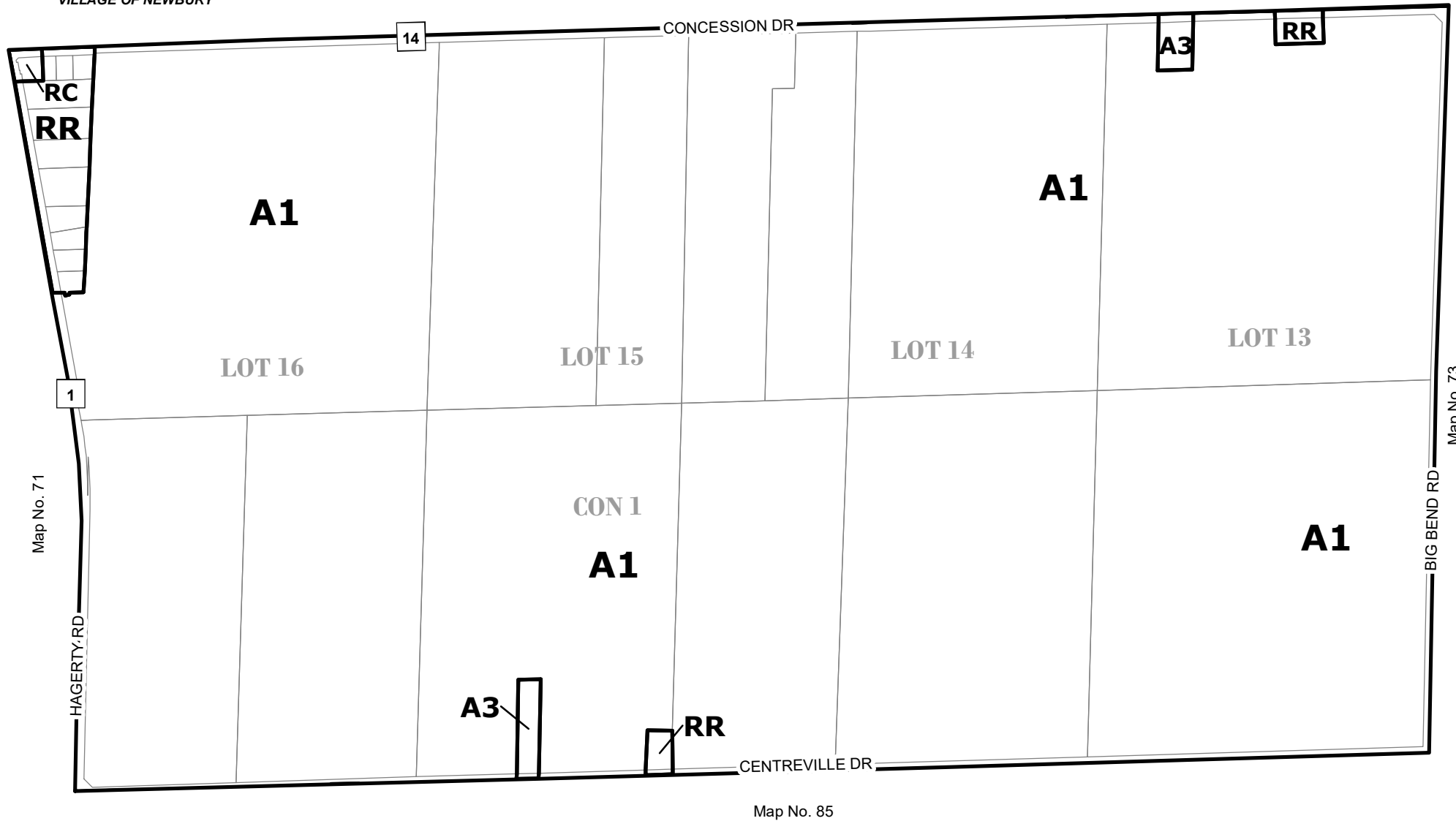
**SCHEDULE "A"**

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 71**

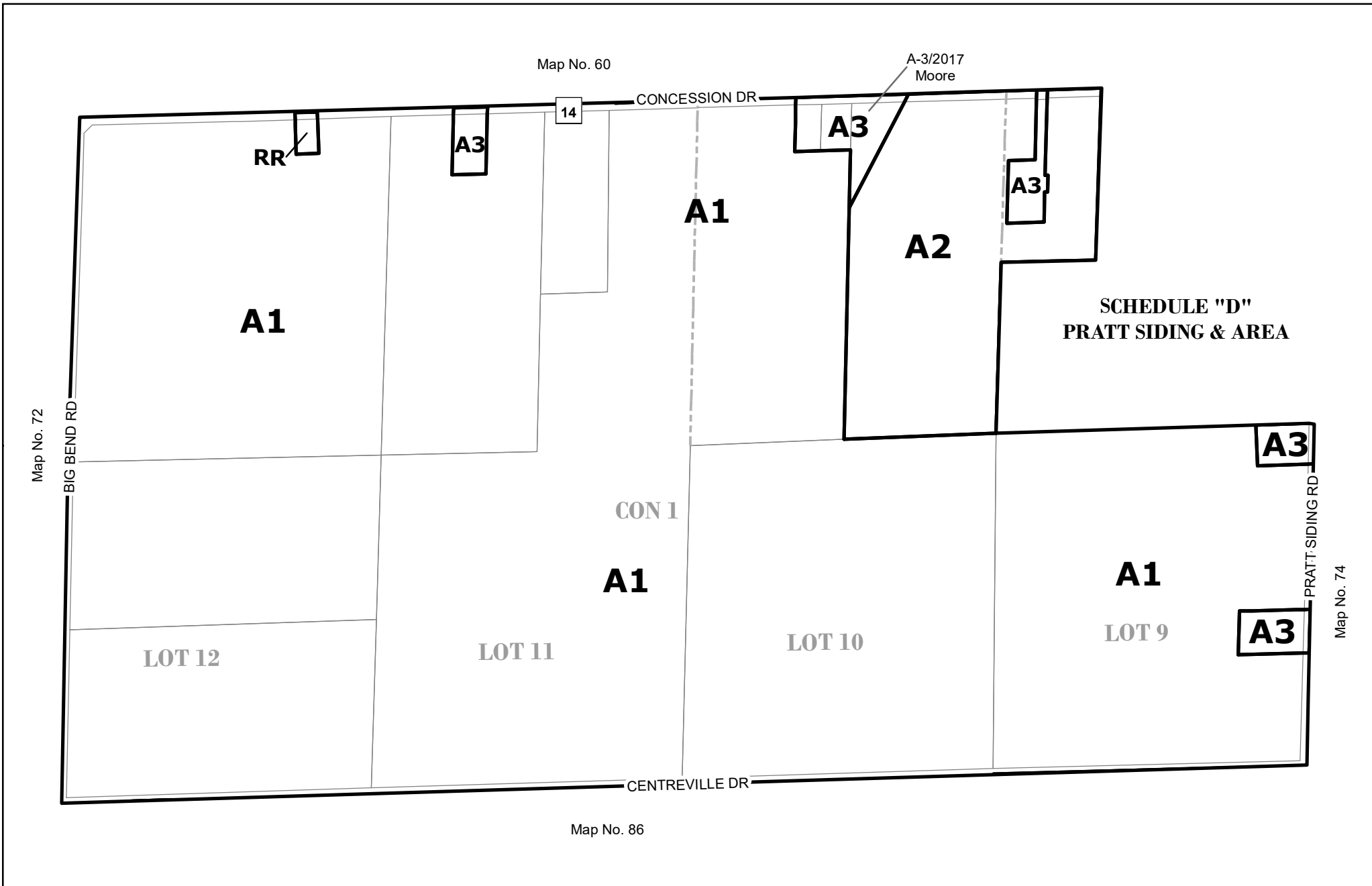


# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

SCALE 1: 10000





**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**

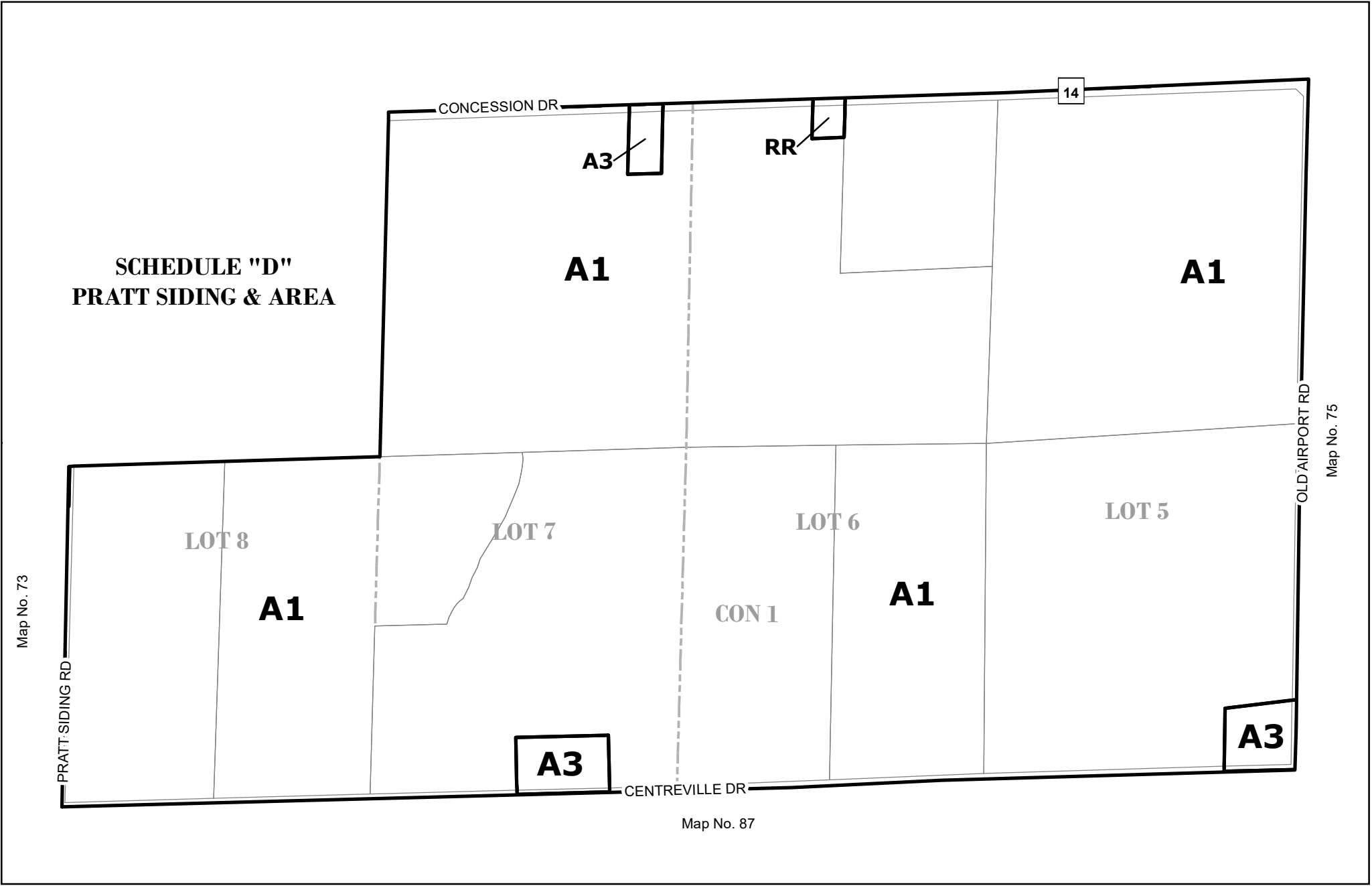
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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

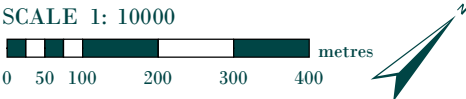
**Map No. 73**



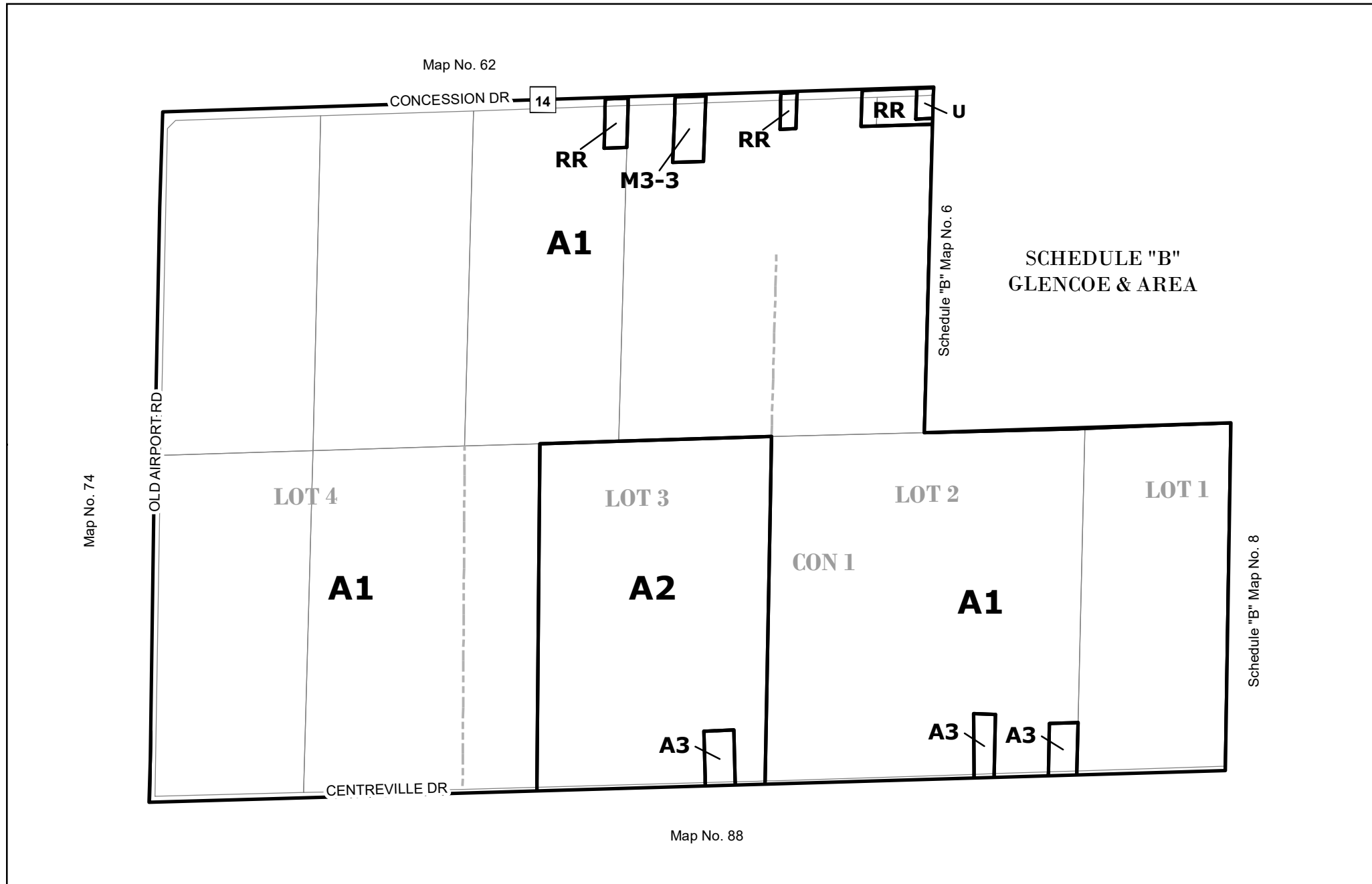


**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 75**

Map No. 63

CANADIAN NATIONAL RAILWAY

SCHEDULE "B"  
GLENCOE & AREA

Schedule "B" Map No. 8

PARKHOUSE DR

**A1**

**A1**

LOT 23

LOT 22

LOT 21

RANGE 2 NORTH

**A1**

**M3-4**

**A1**

NEWBIGGEN DR

Map No. 77

TAIT'S RD

Map No. 89

Map No. 88

80

DUNDONALD RD

**M2-1**

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

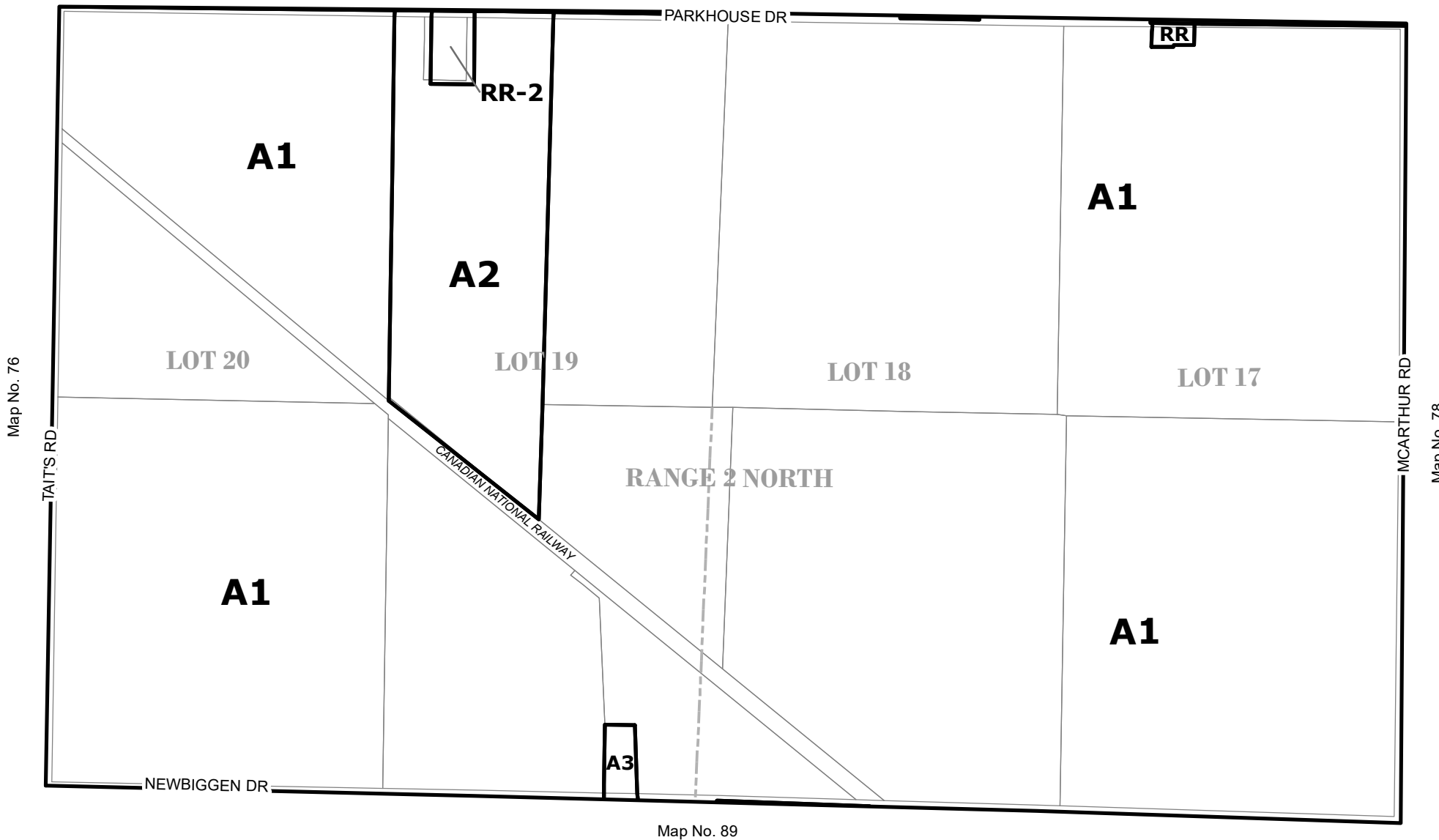
SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 76**

Map No. 64



# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 77

Map No. 65

PARKHOUSE DR

**A3**

**A1**

**A1**

LOT 16

LOT 15

LOT 14

LOT 13

RANGE 2 NORTH

**A1**

**8**

NEWBIGGEN DR

Map No. 89

Map No. 77

MCARTHUR RD

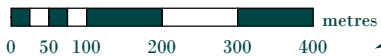
Map No. 79

THAMES RD

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

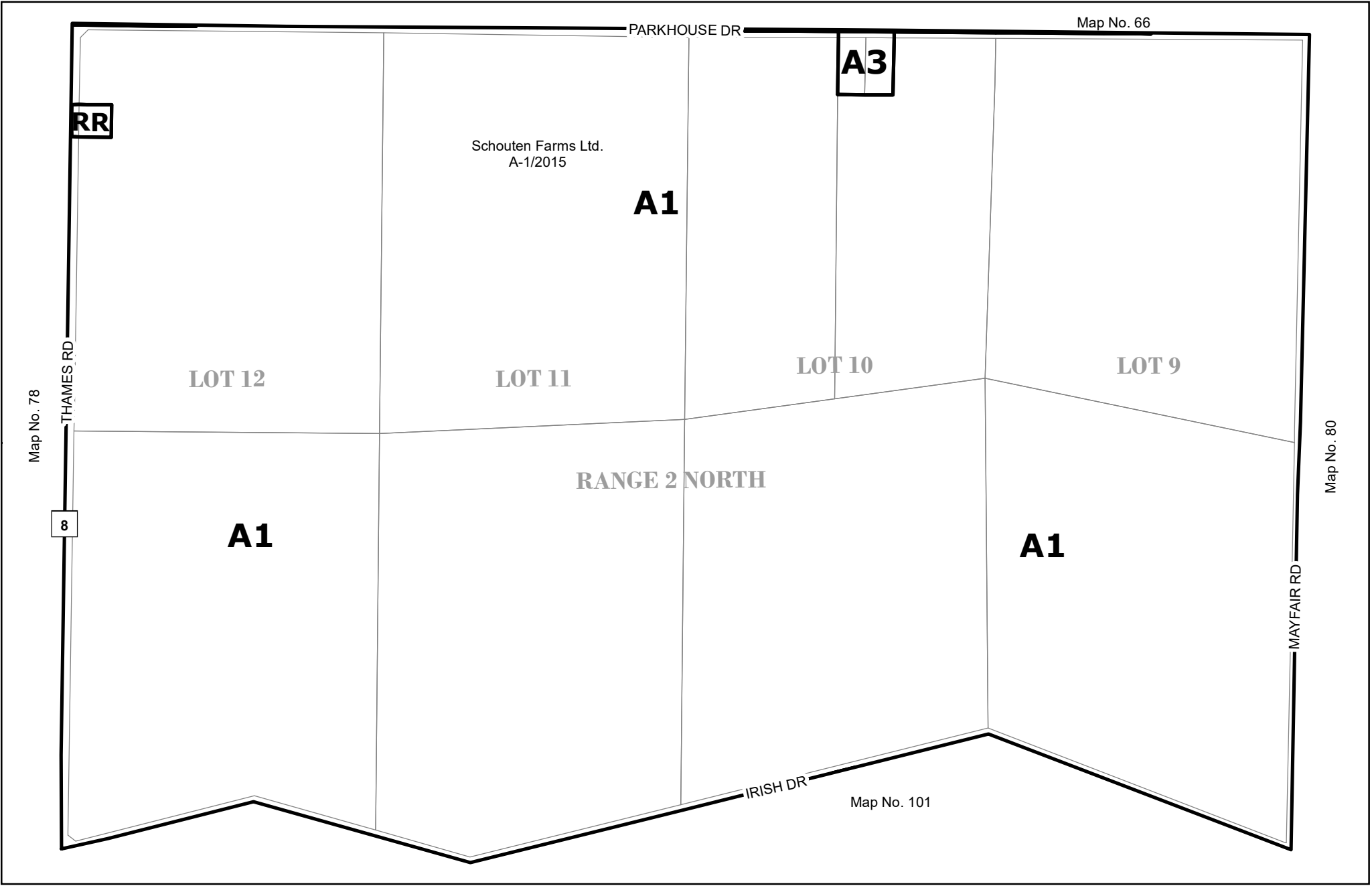
# SCHEDULE "A"

SCALE 1: 10000



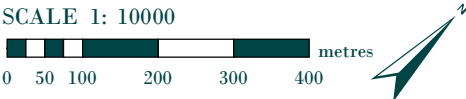
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 78**



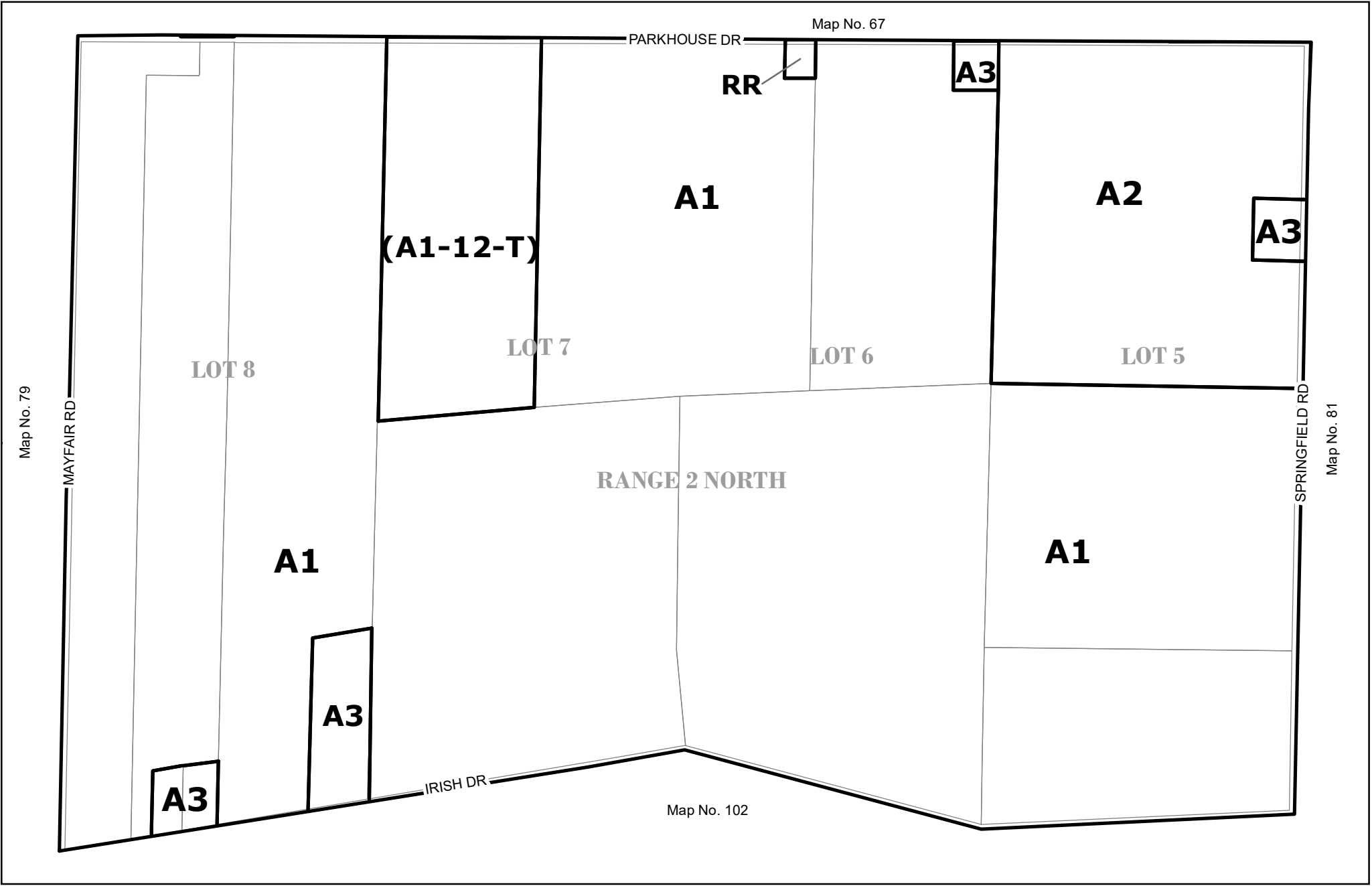
**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

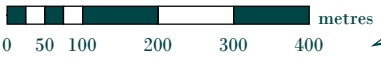
**Map No. 79**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

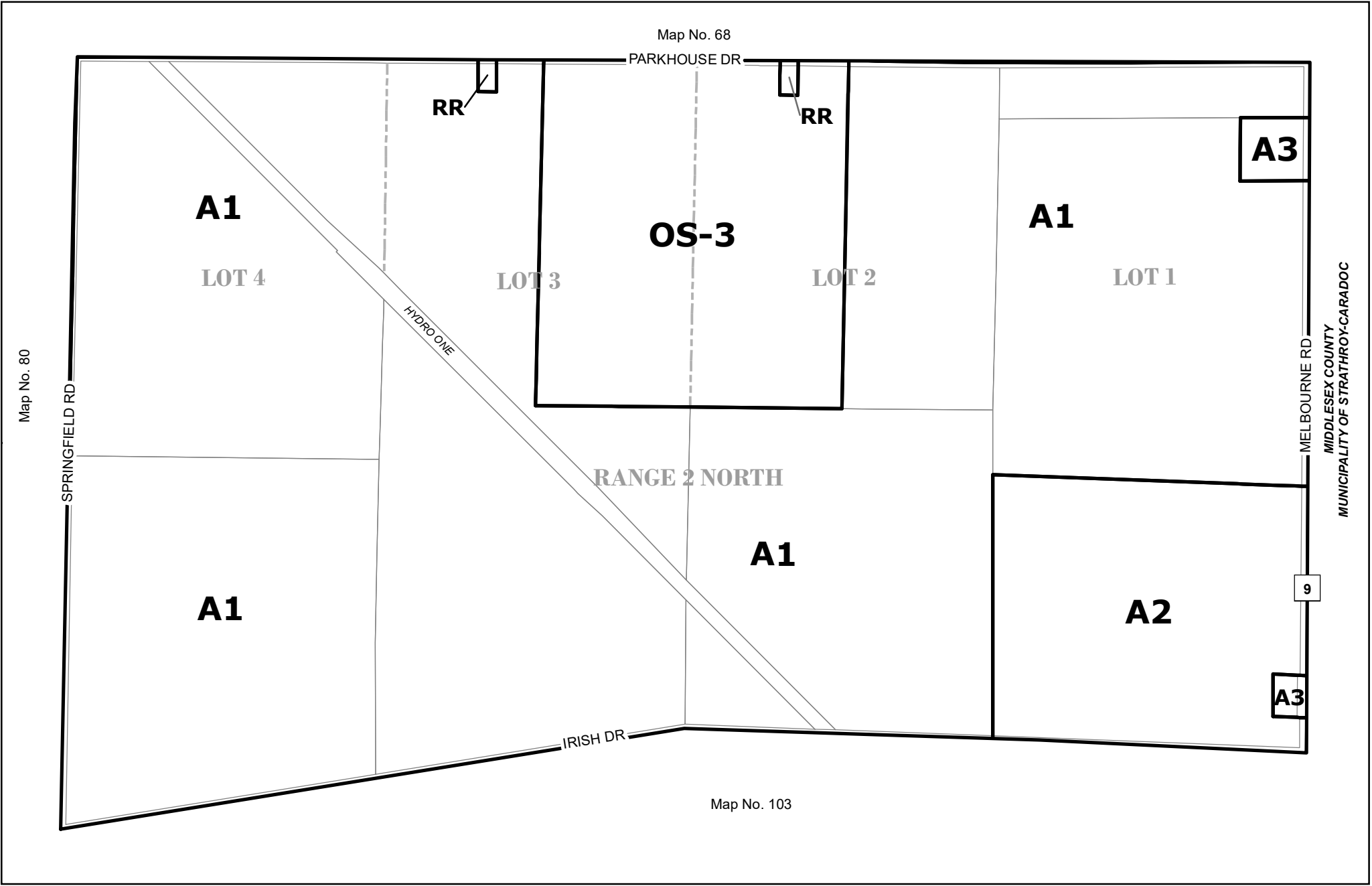
**SCHEDULE "A"**

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

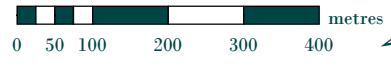
**Map No. 80**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**

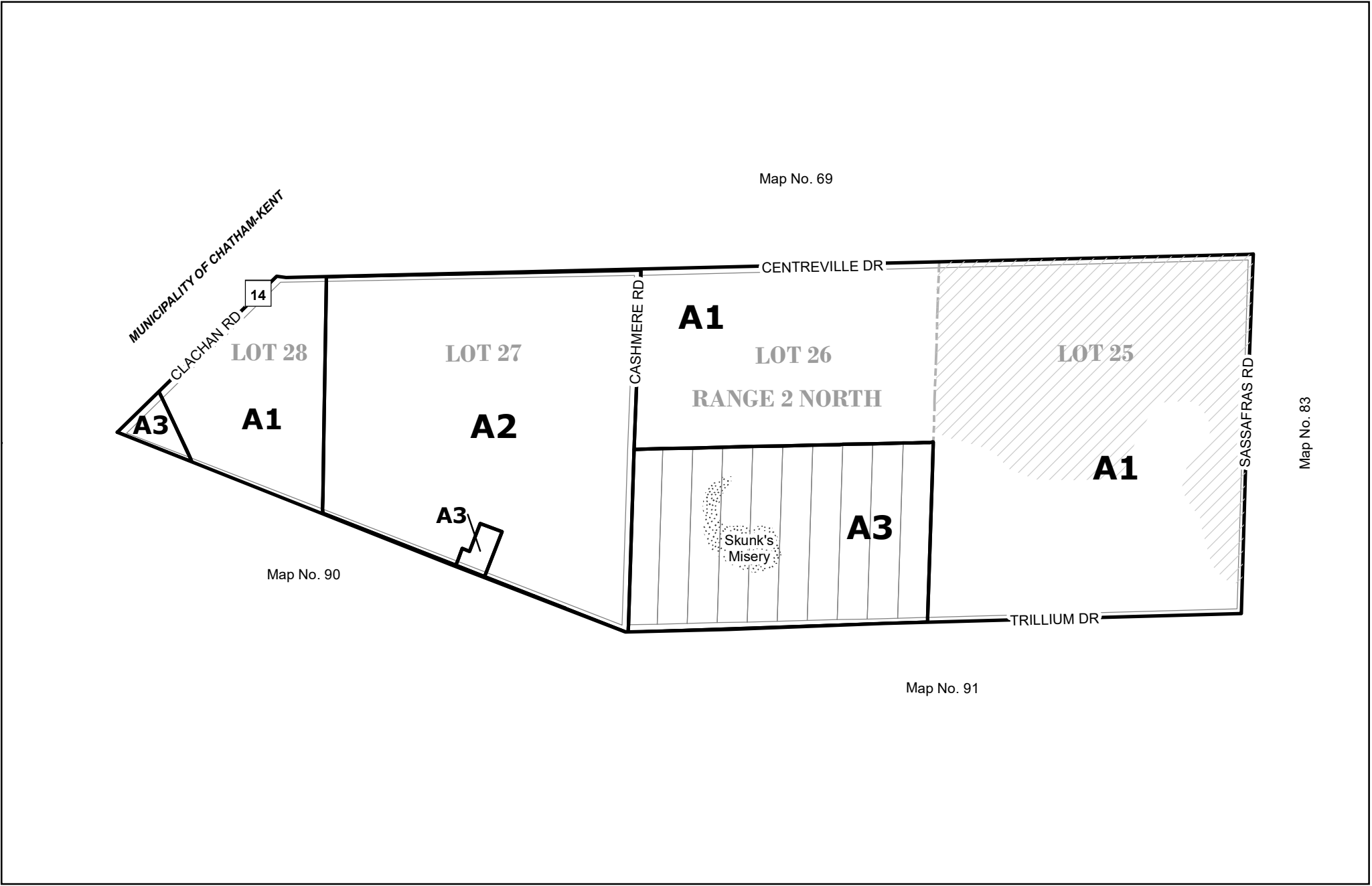
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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 81**

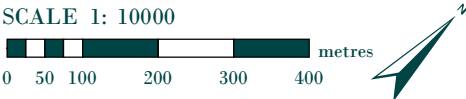




Map No. 83

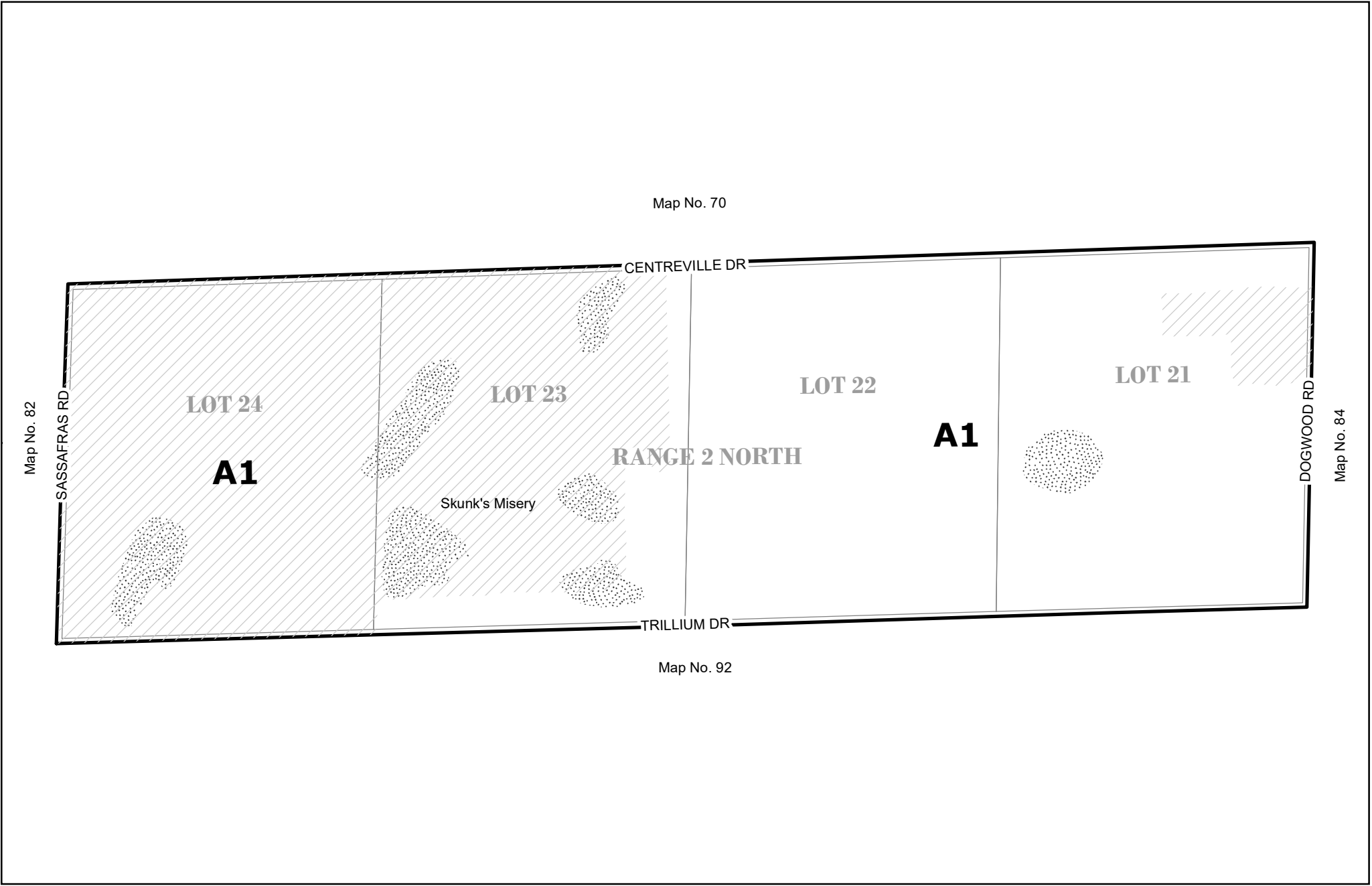
**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 82**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 83**

Map No. 71

CENTREVILLE DR

**A3-H-5**

**A1**

LOT 20

LOT 19

LOT 18

LOT 17

*Skunk's Misery ANSI*

**A3**

RANGE 2 NORTH

**A1**

1

Map No. 93

TRILLIUM DR

**RR**

**A3**

HAGERTY RD

Map No. 85

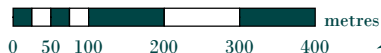
DOGWOOD RD

Map No. 83

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 84**

Map No. 72

CENTREVILLE DR

RR

A3

A1

LOT 16

LOT 15

LOT 14

LOT 13

1

Map No. 87

HAGERTY RD

RR

A1

RANGE 2 NORTH

A1

A3

BIG BEND RD

Map No. 86

RR

RR

TRILLIUM DR

Map No. 94

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 85

Map No. 73

CENTREVILLE DR

A3

RR

A1

A2

LOT 12

LOT 11

LOT 10

LOT 9

Map No. 85

BIG BEND RD

PRATT SIDING RD

Map No. 87

RANGE 2 NORTH

A1

A3

RR

RR

TRILLIUM DR

Map No. 95

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 86

Map No. 74

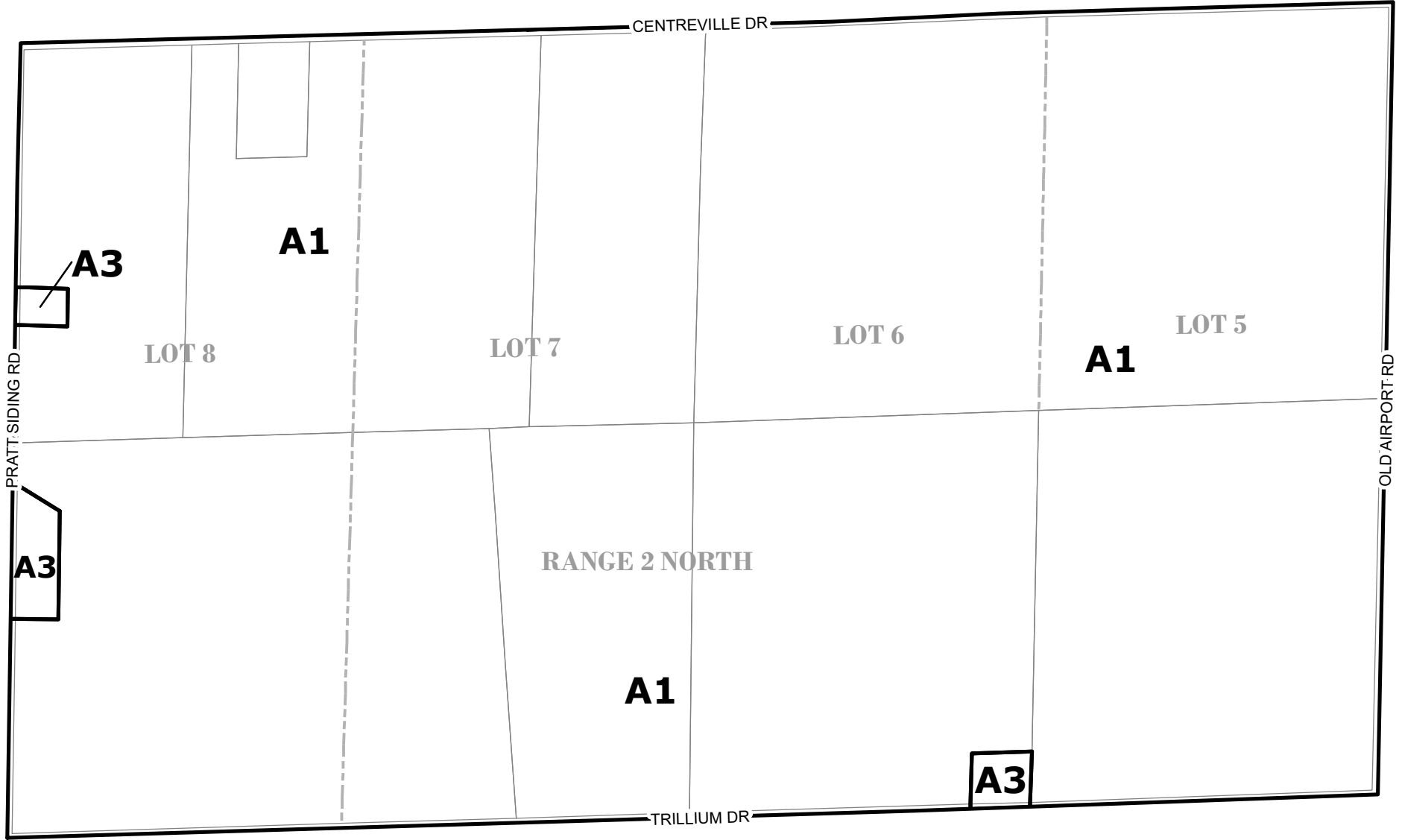
CENTREVILLE DR

Map No. 86

PRATT SIDING RD

OLD AIRPORT RD

Map No. 88



Map No. 96

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

SCALE 1: 10000

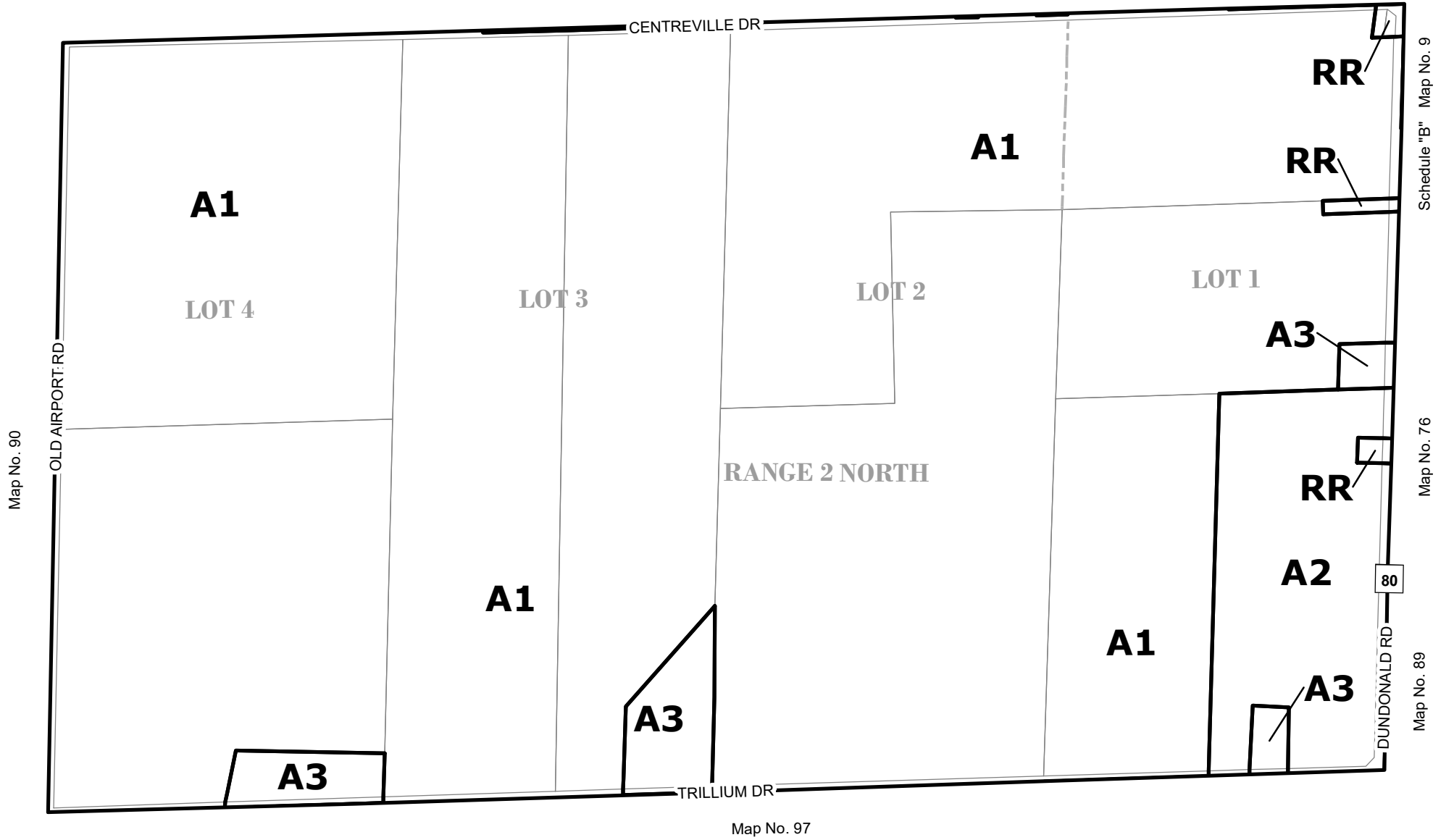


Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 87

Map No. 75

Schedule "B" Map No. 8



Map No. 97

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

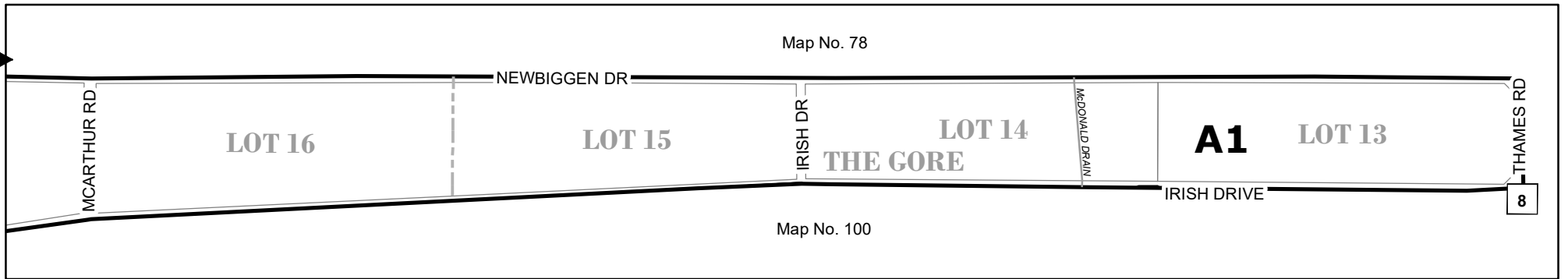
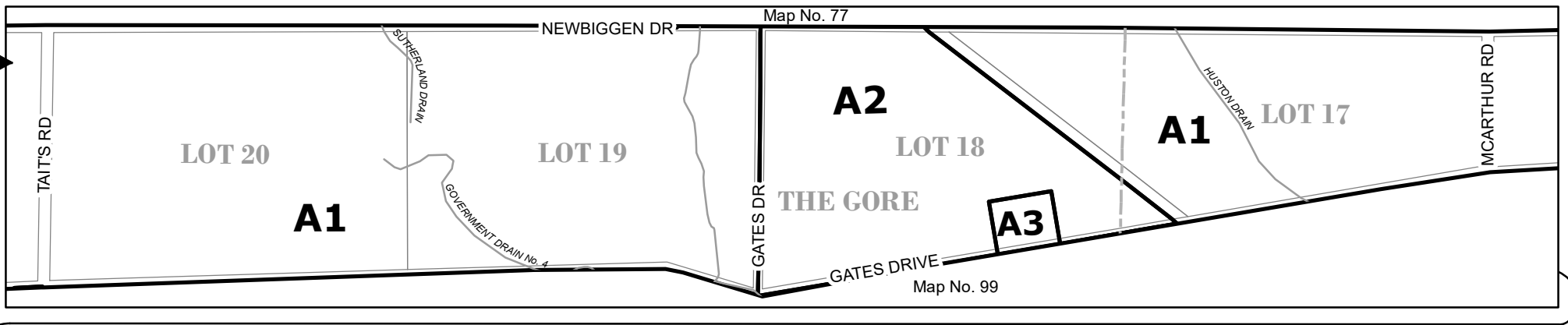
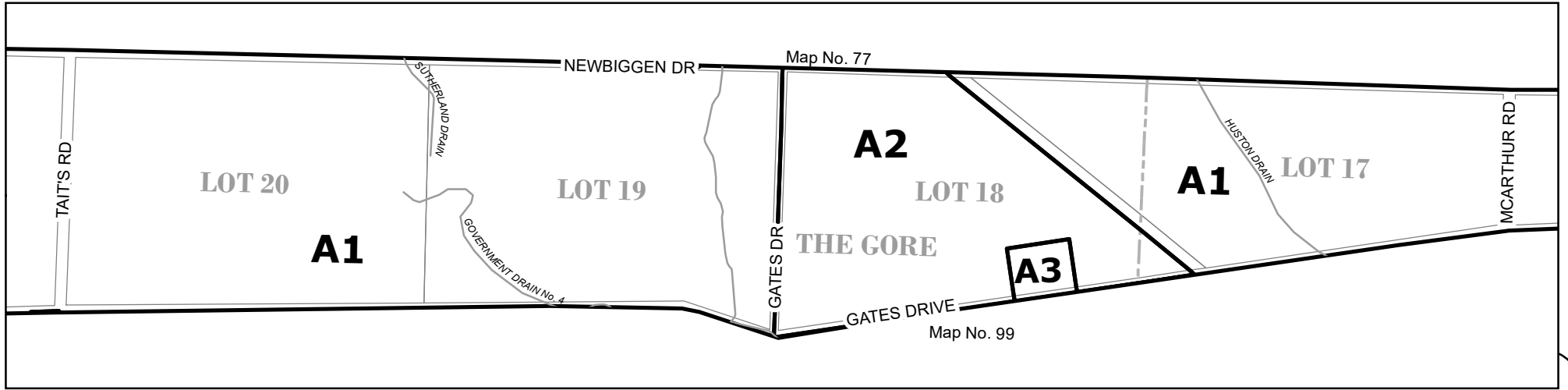
# SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 88



Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

SCHEDULE "A"

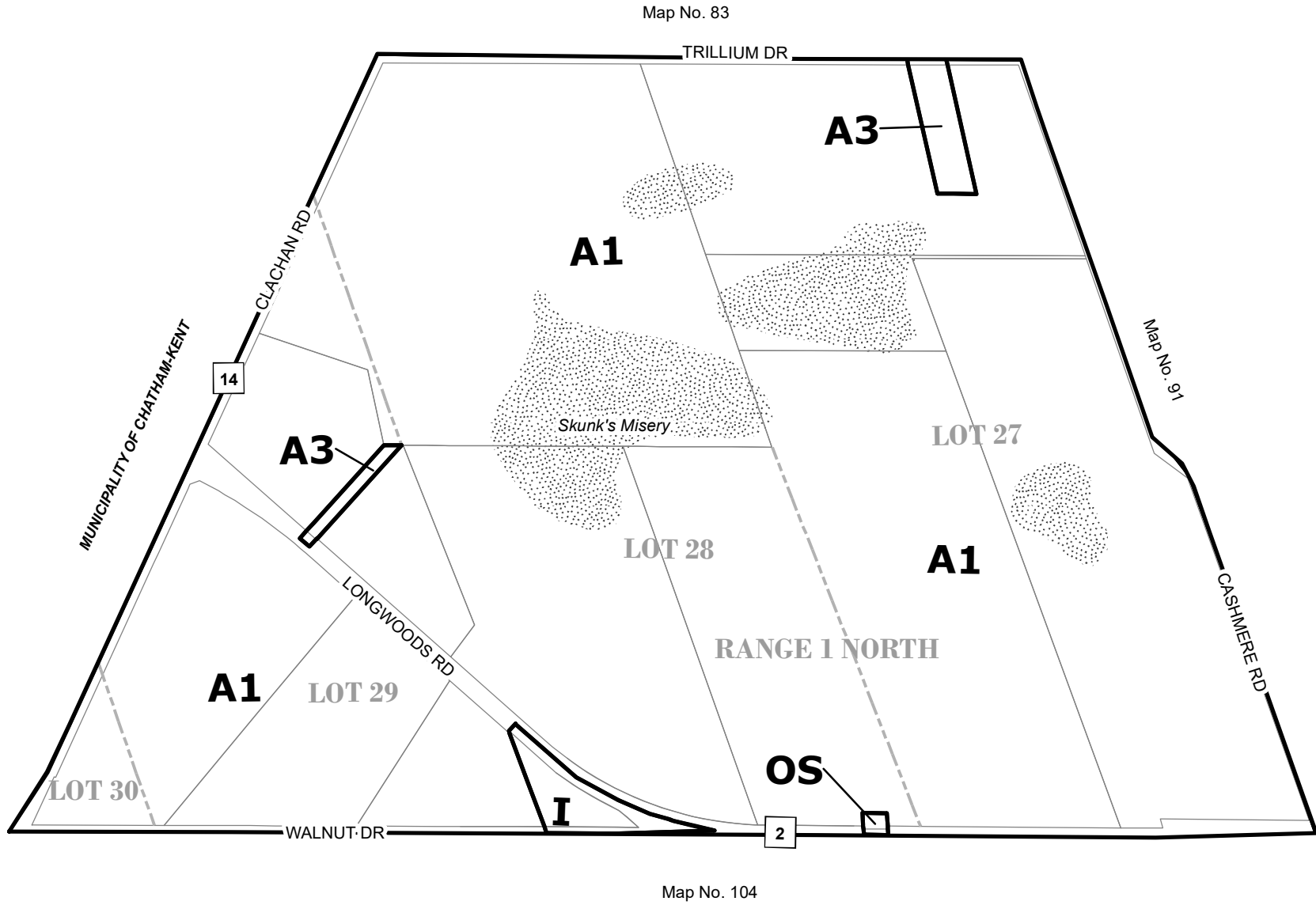
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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

Map No. 89

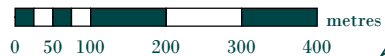




**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**

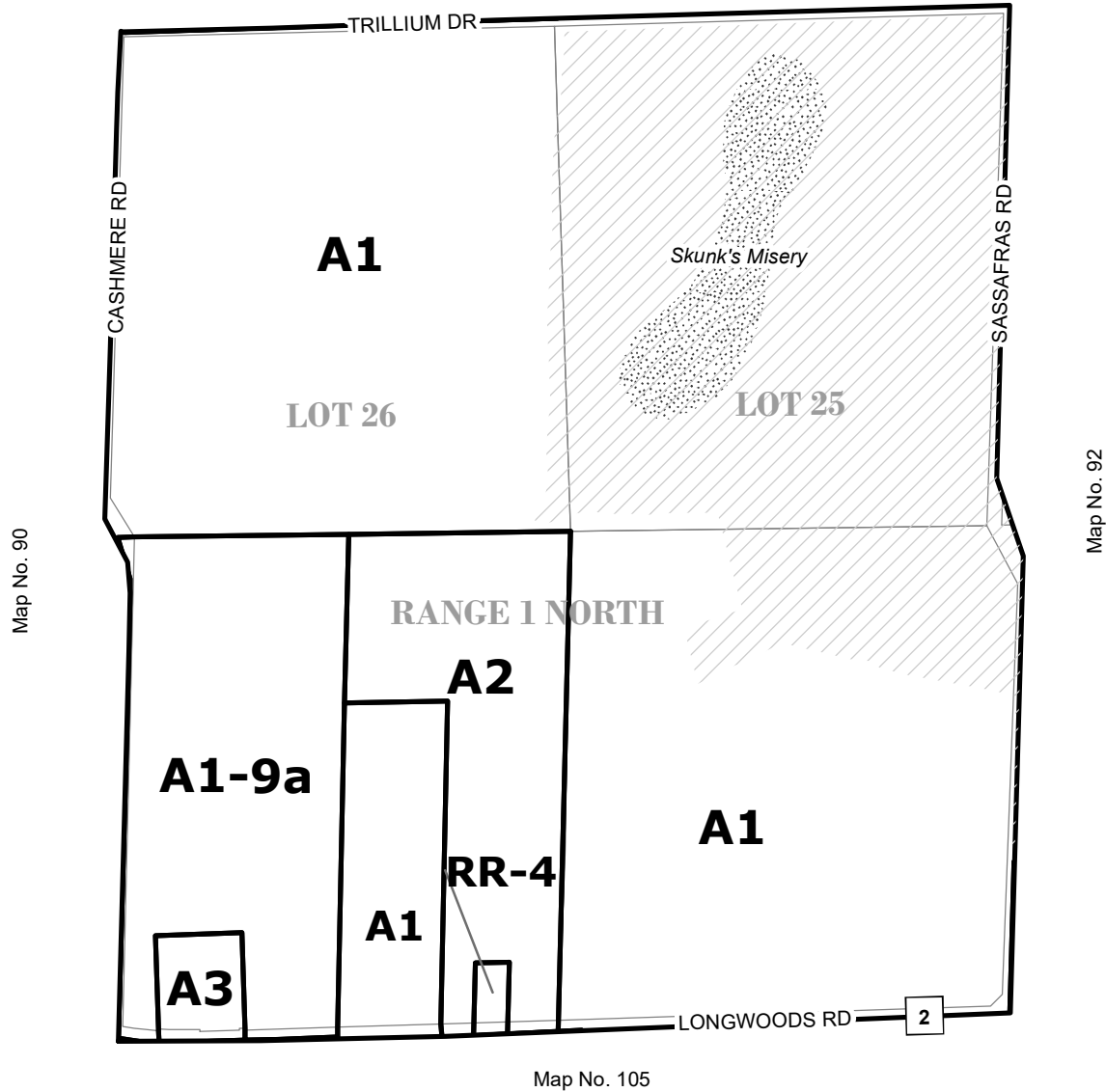
SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 90**

Map No. 82



# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

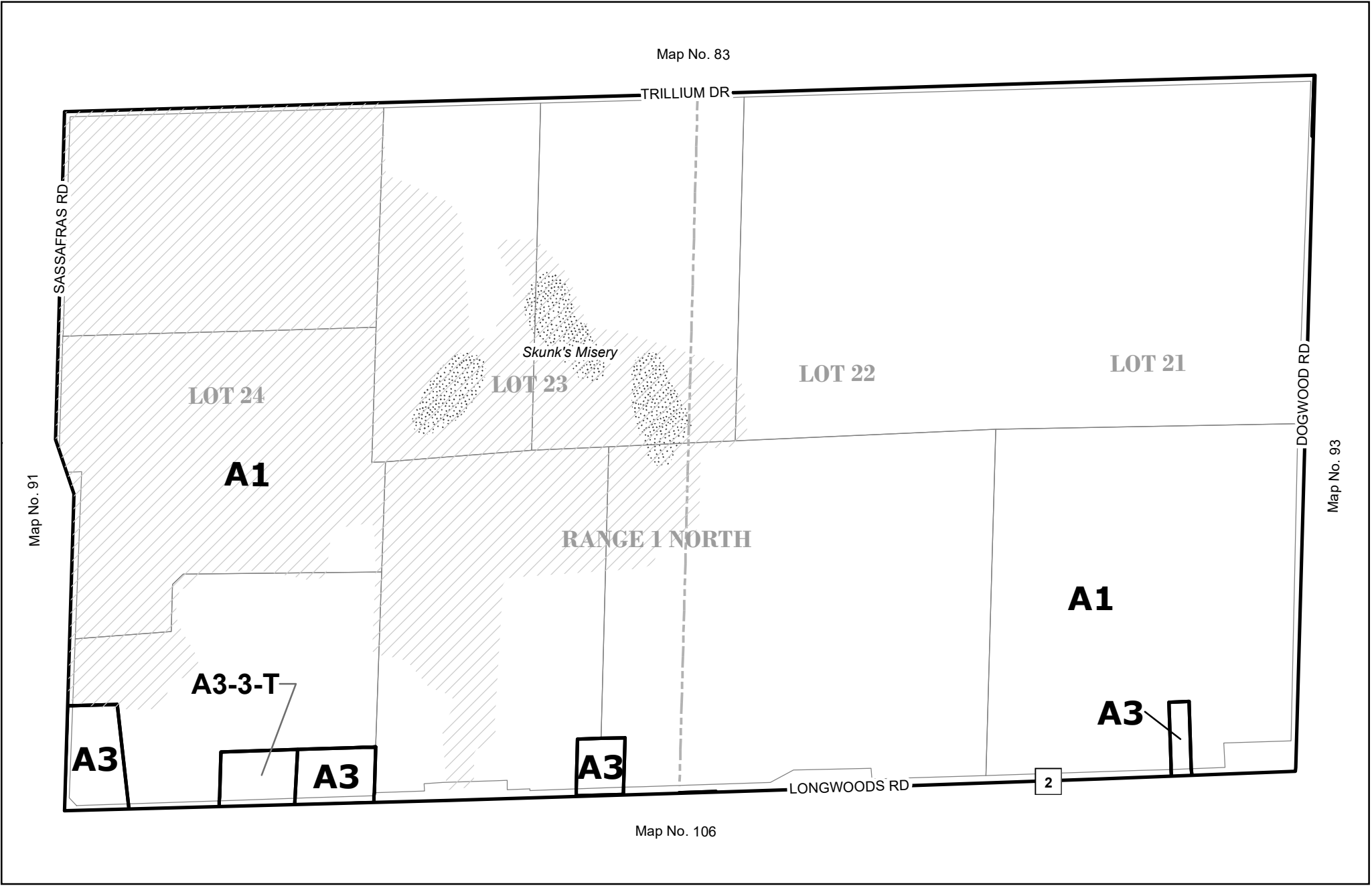
# SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 91



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

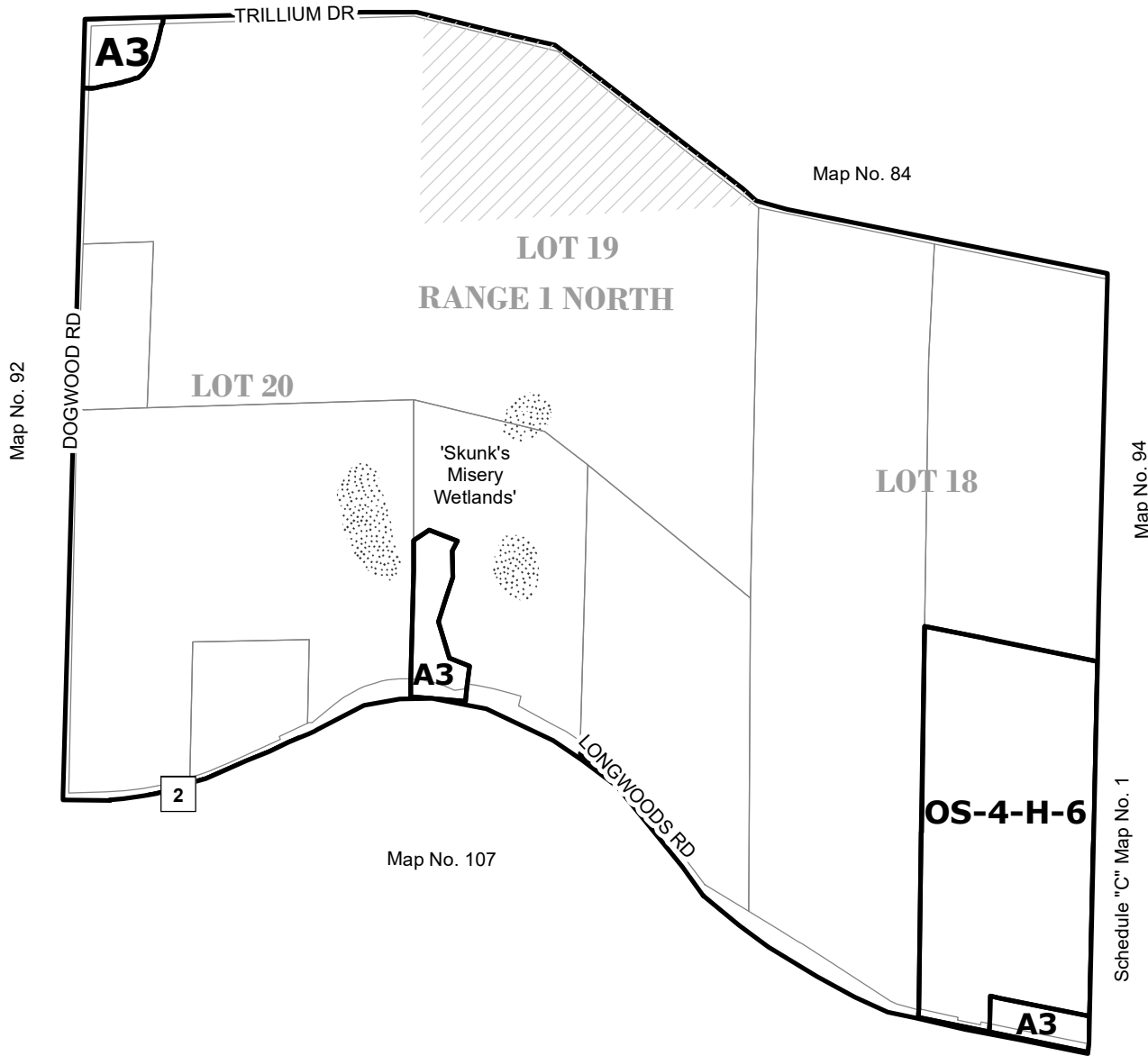
**SCHEDULE "A"**

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

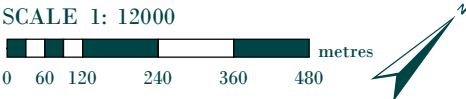
**Map No. 92**



**SCHEDULE "C"  
WARDSVILLE & AREA**

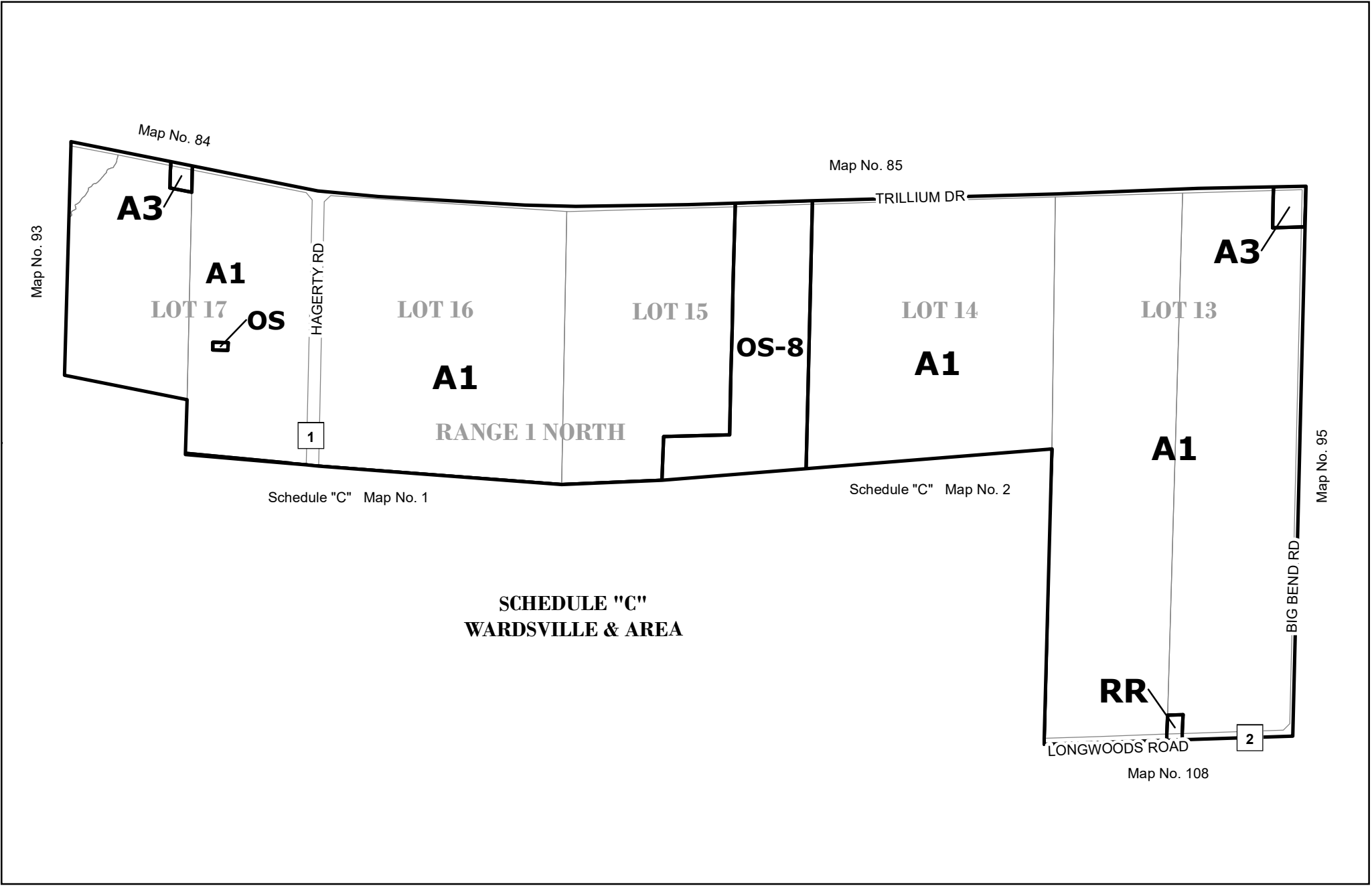
**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

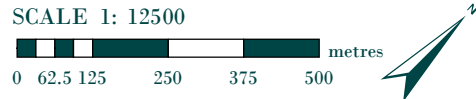
**Map No. 93**



**SCHEDULE "C"  
WARDSVILLE & AREA**

**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

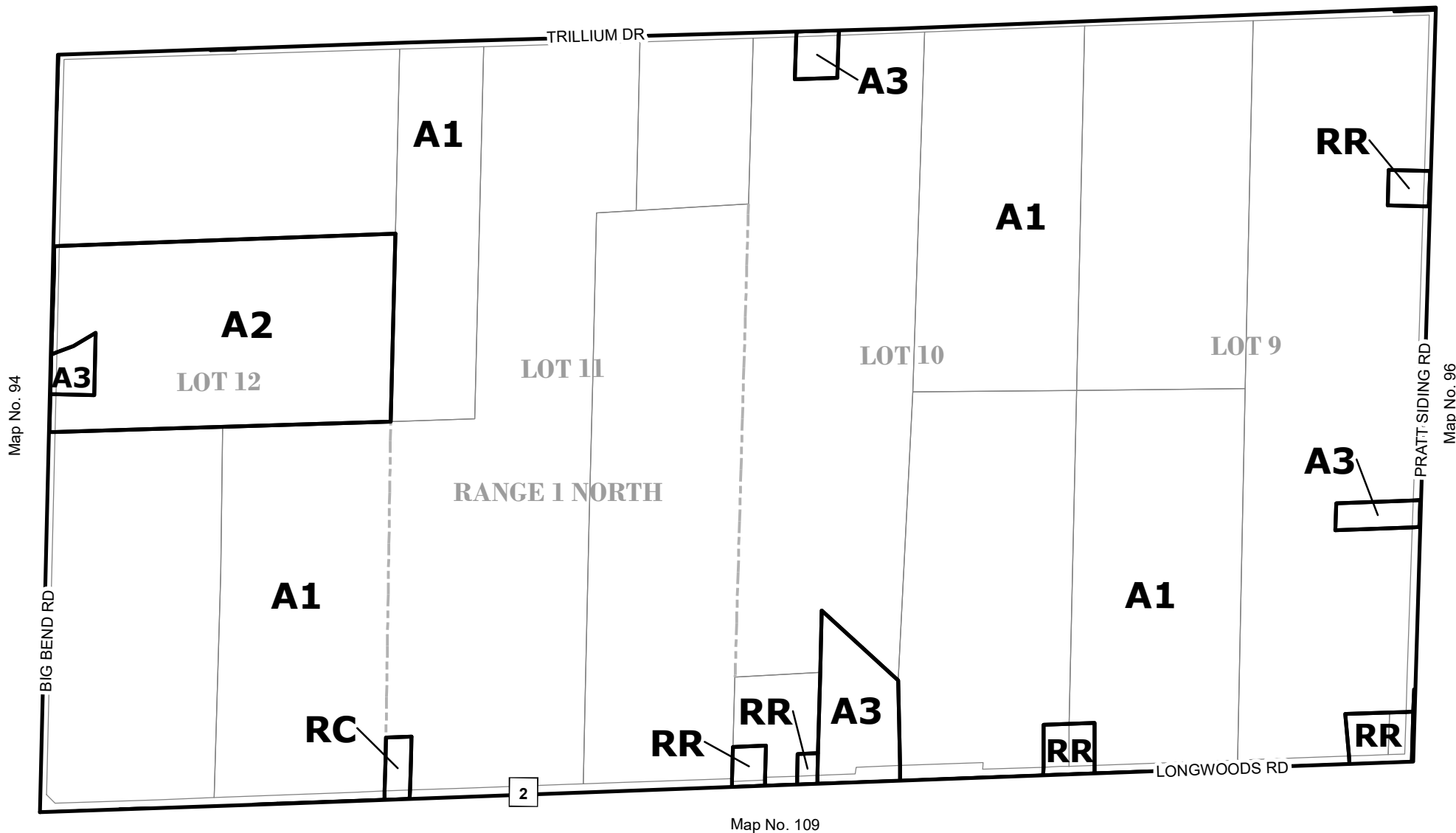
**SCHEDULE "A"**



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 94**

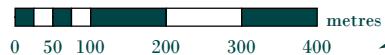
Map No. 86



# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 95

Map No. 87

TRILLIUM DR

**A3**

**A1**

LOT 8

LOT 7

LOT 6

**A1** LOT 5

RANGE 1 NORTH

**A1**

**A1**

**RR**

**RR**

**RR**

**A3**

LONGWOODS RD

Map No. 110

Map No. 94

PRATT SIDING RD

OLD AIRPORT RD

Map No. 97

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

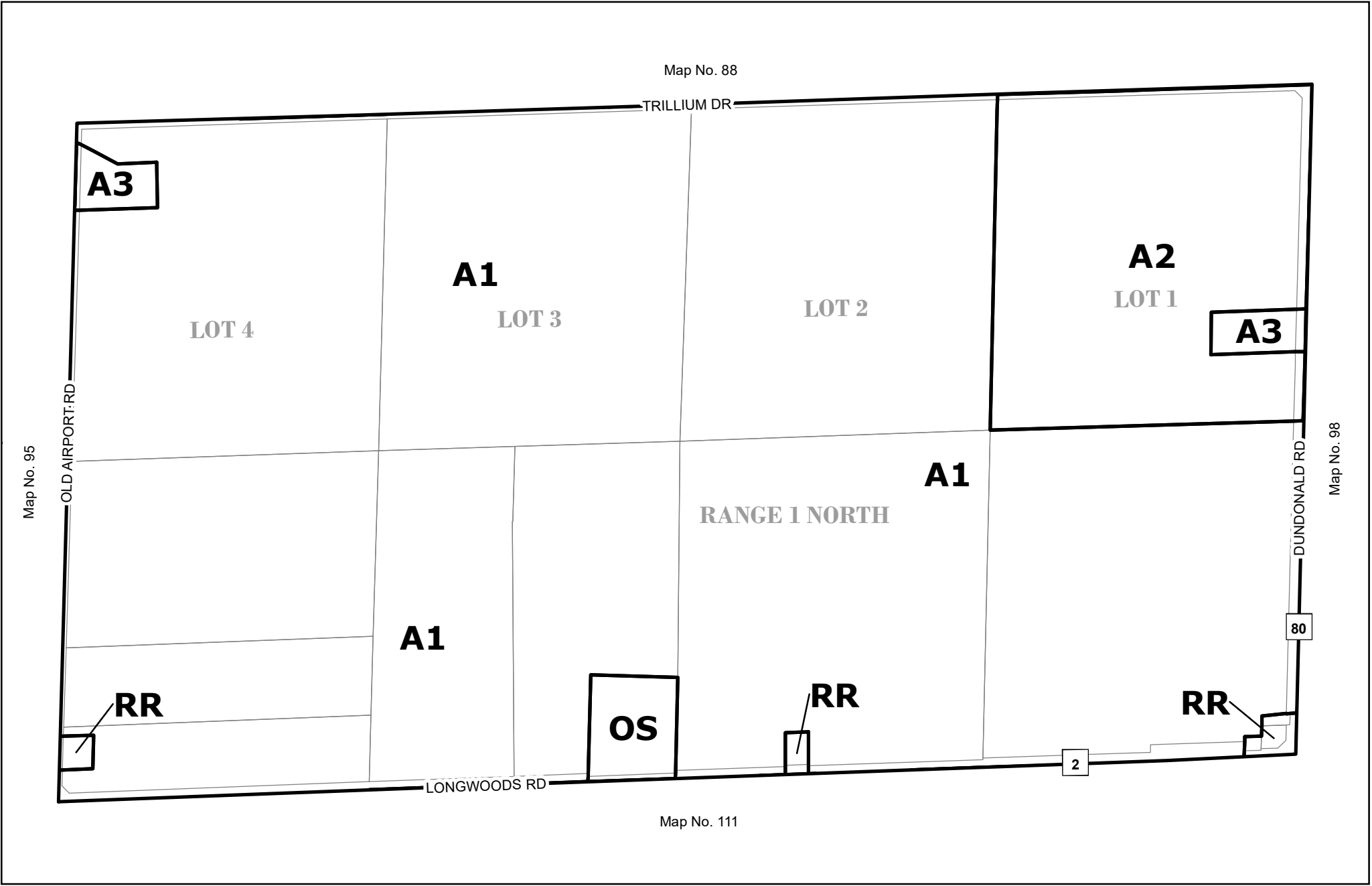
# SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 96**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**

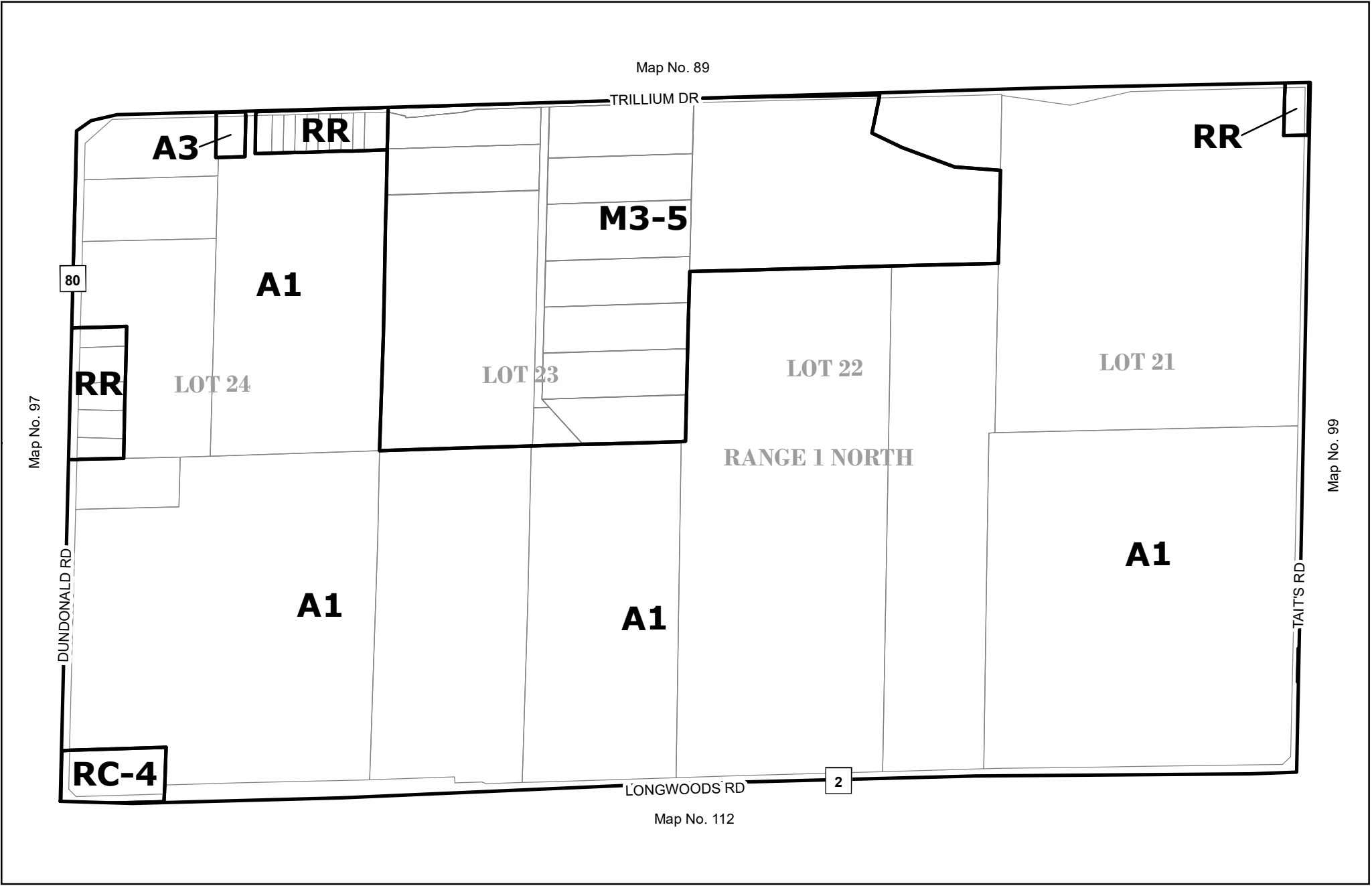
SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 97**





**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

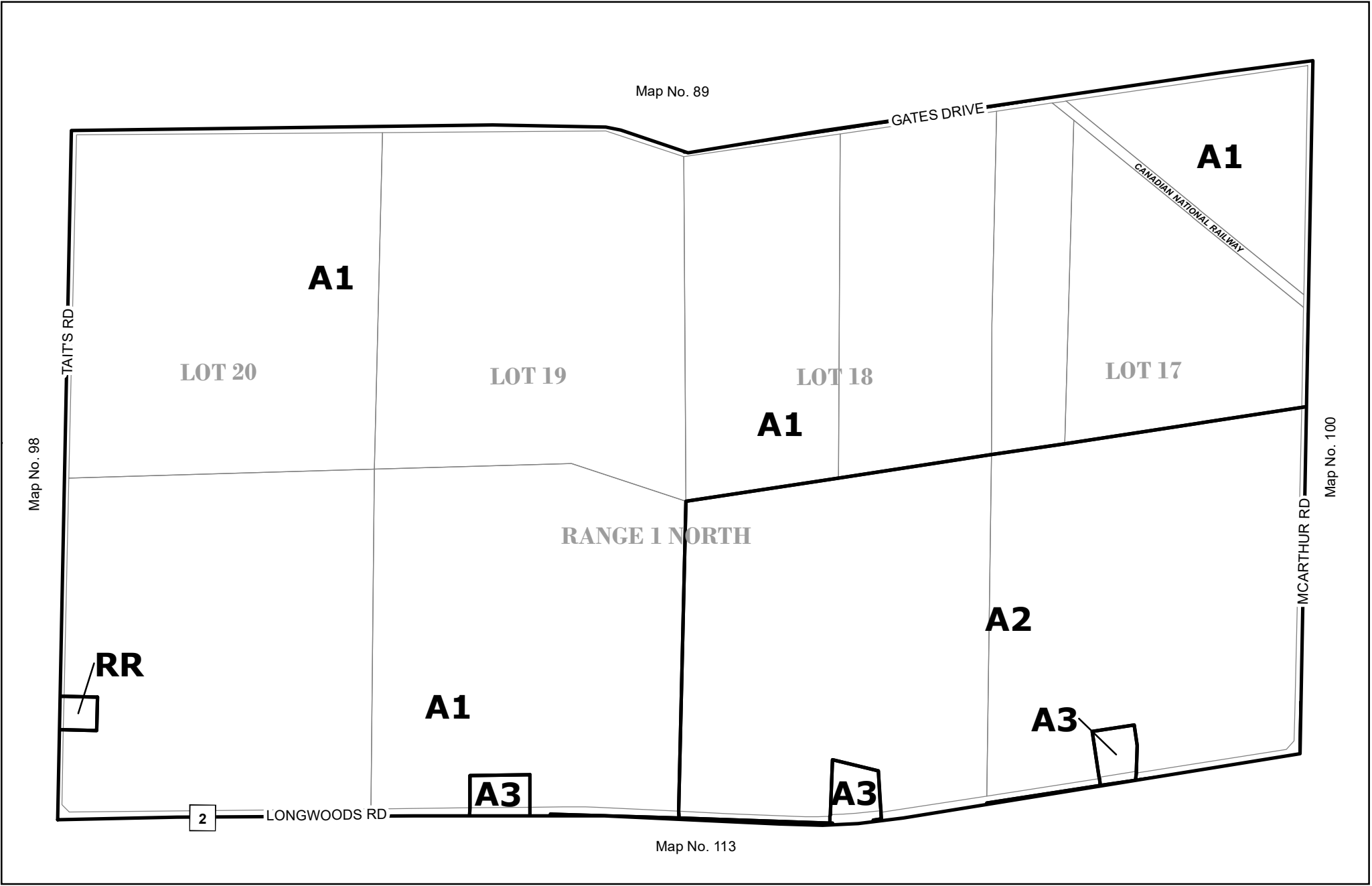
**SCHEDULE "A"**

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 98**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**

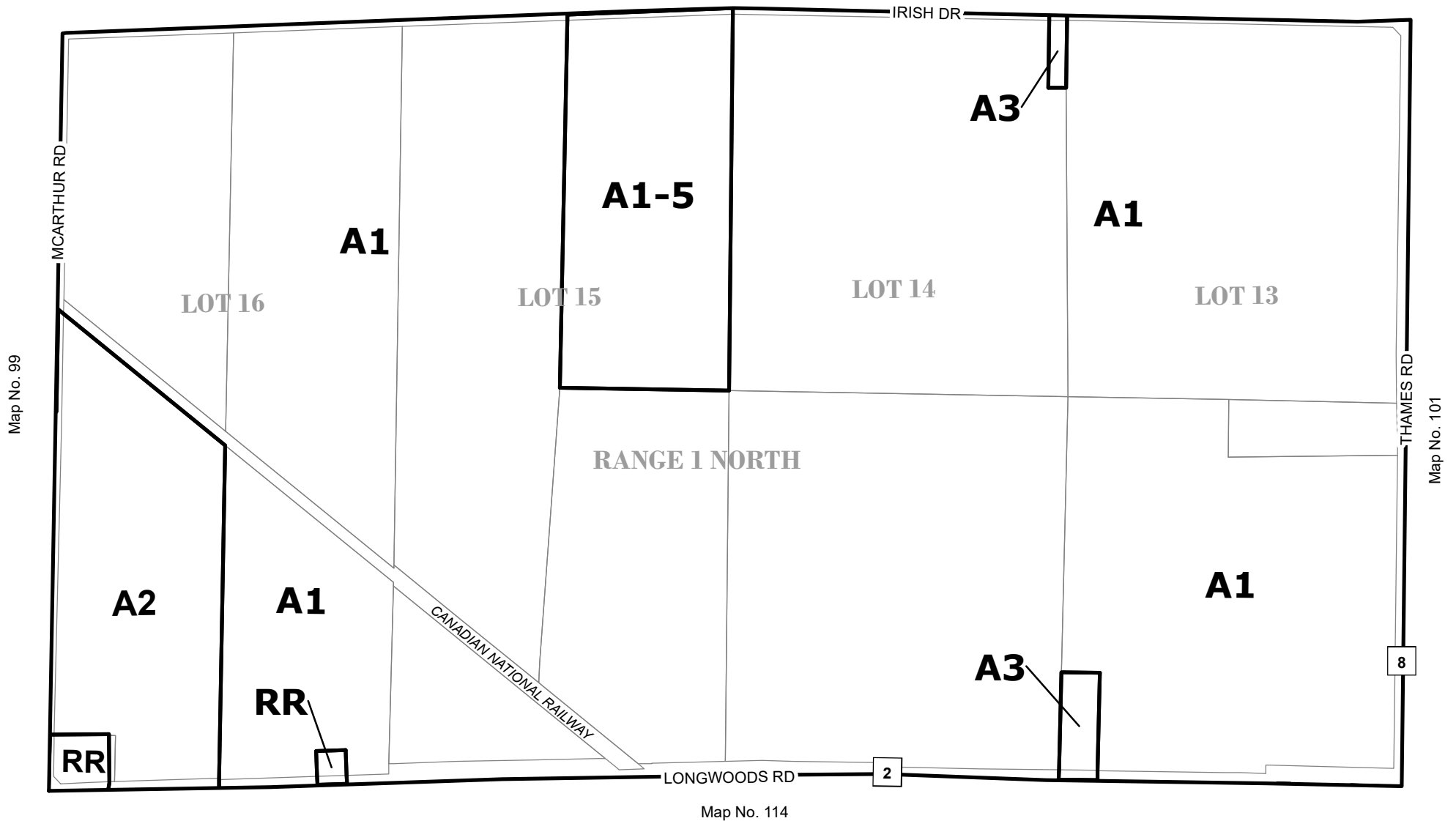
SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 99**

Map No. 89



Map No. 99

Map No. 101

Map No. 114

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

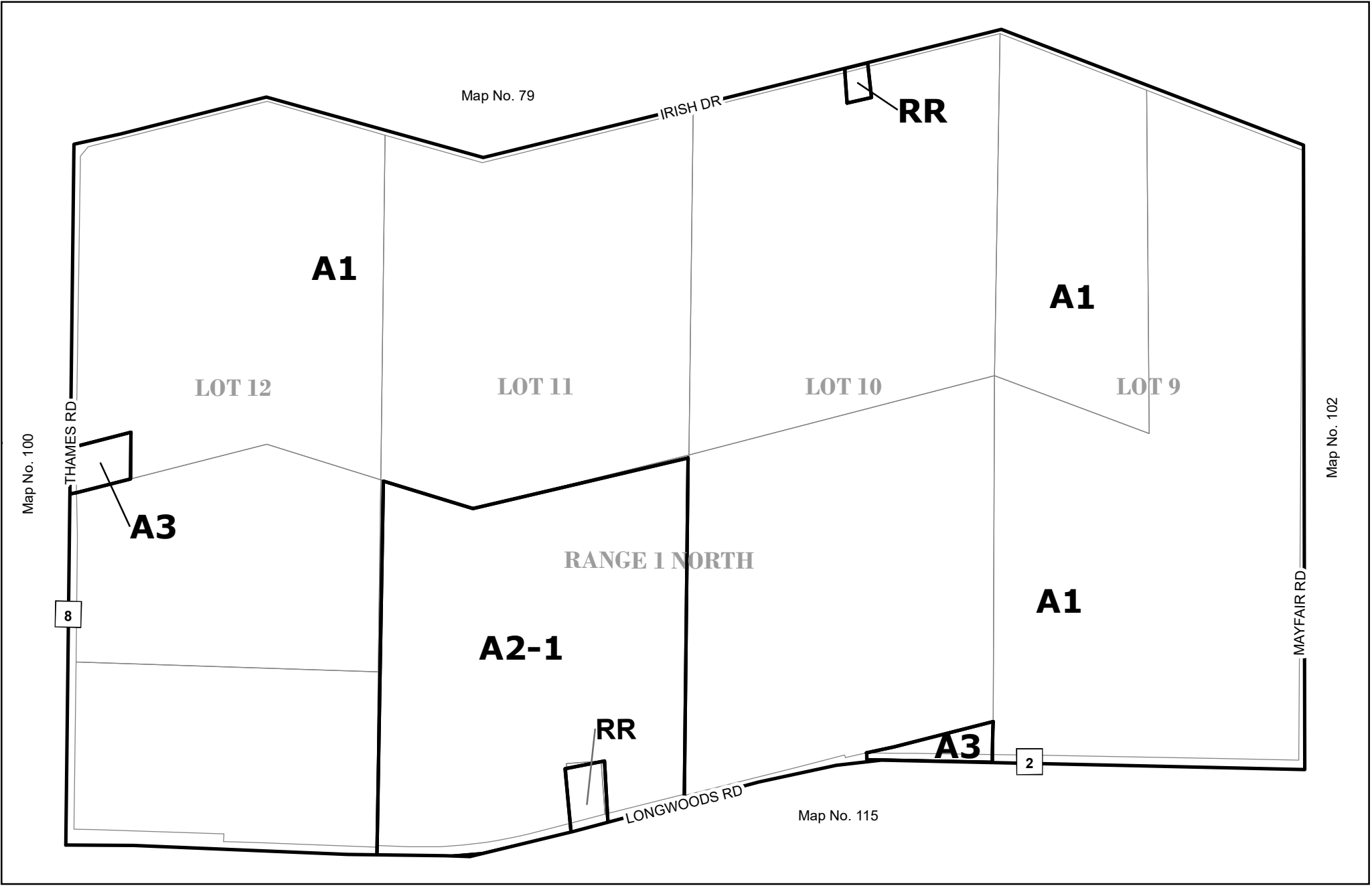
# SCHEDULE "A"

SCALE 1: 10000



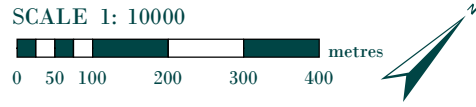
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 100



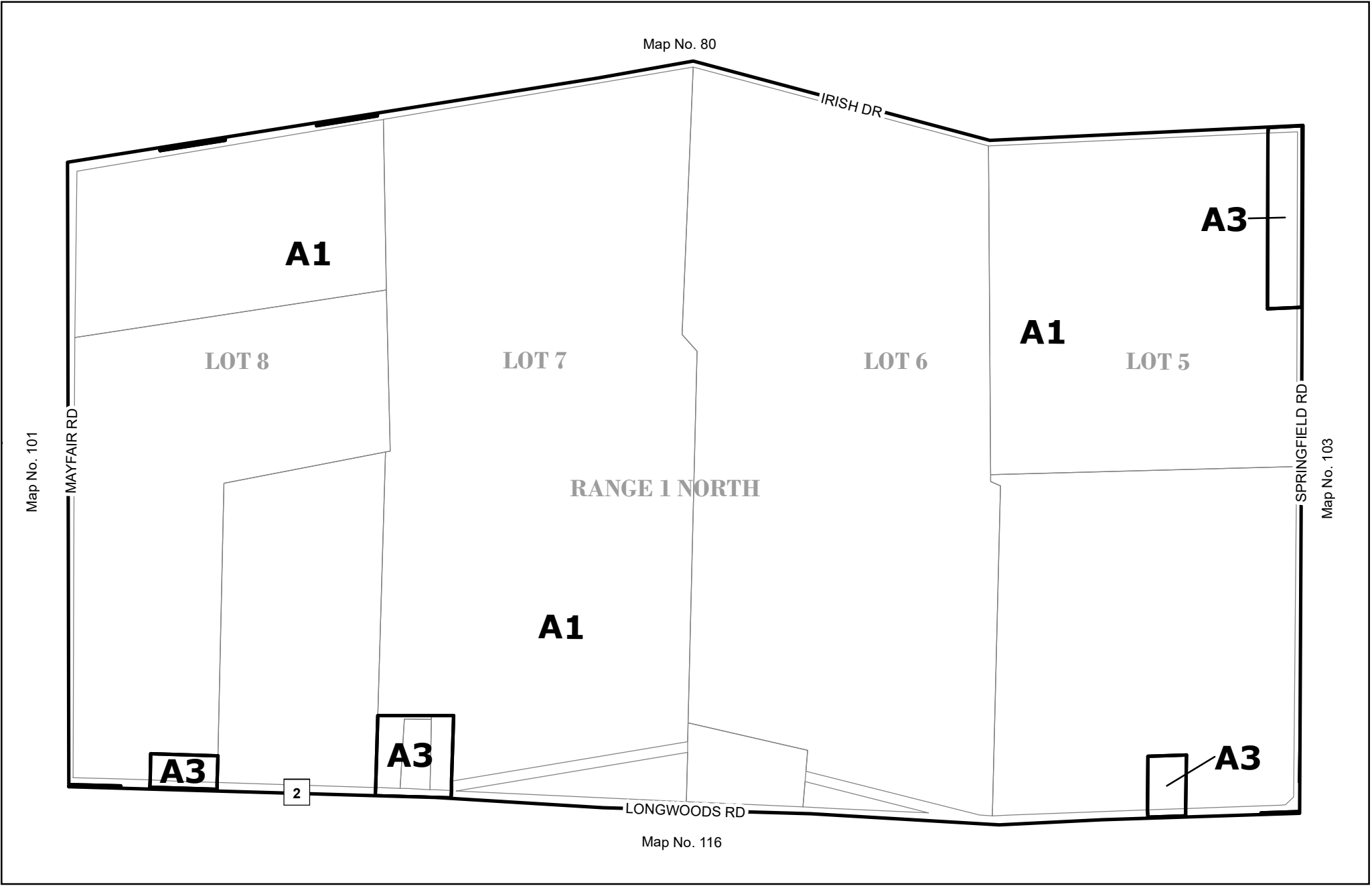
**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**



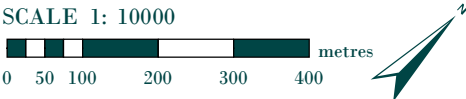
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 101**



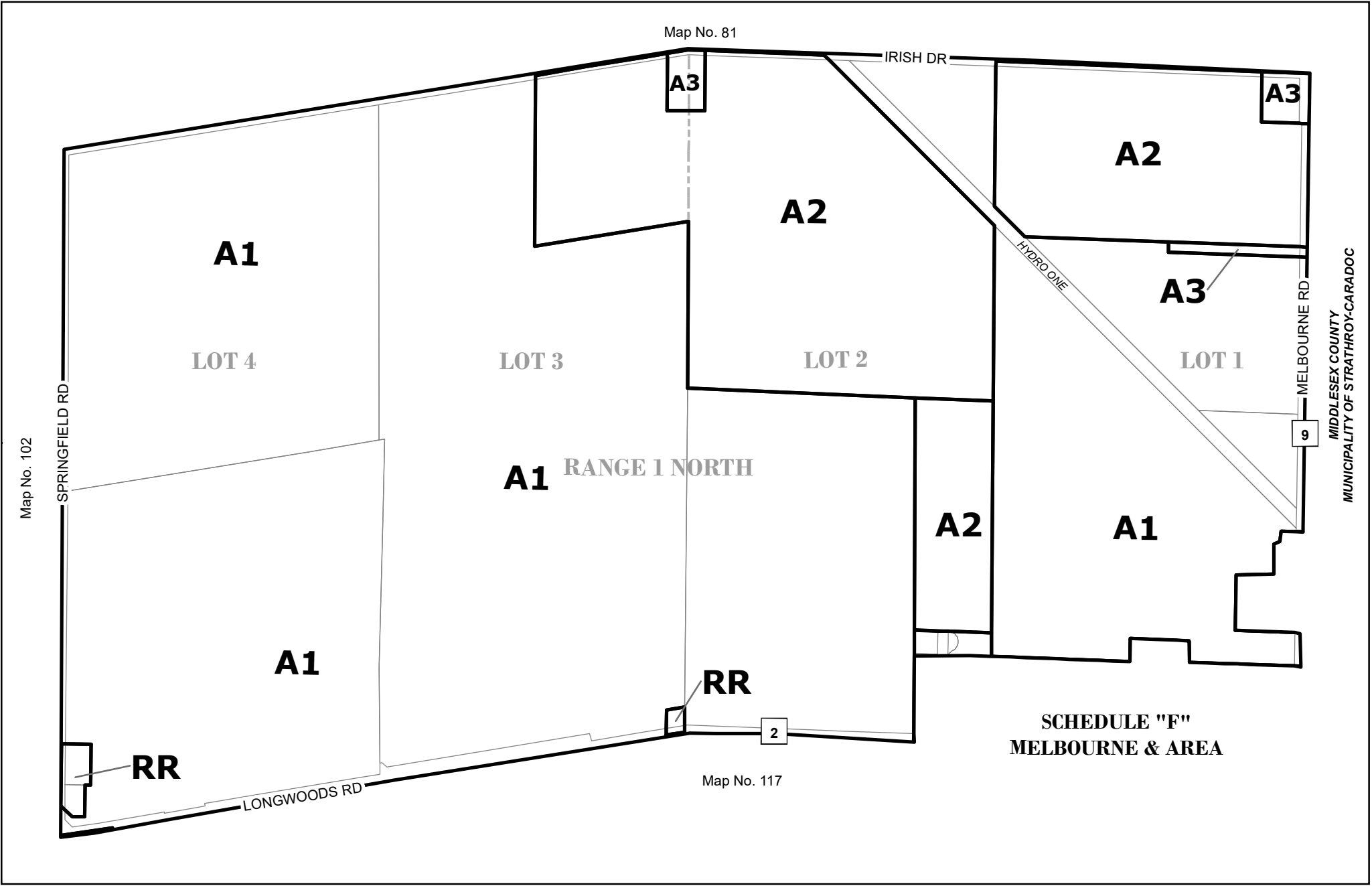
**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 102**



Map No. 102

Map No. 81

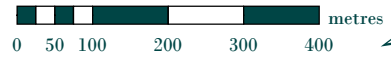
Map No. 117

MIDDLESEX COUNTY  
MUNICIPALITY OF STRATHROY-CARADOC

**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

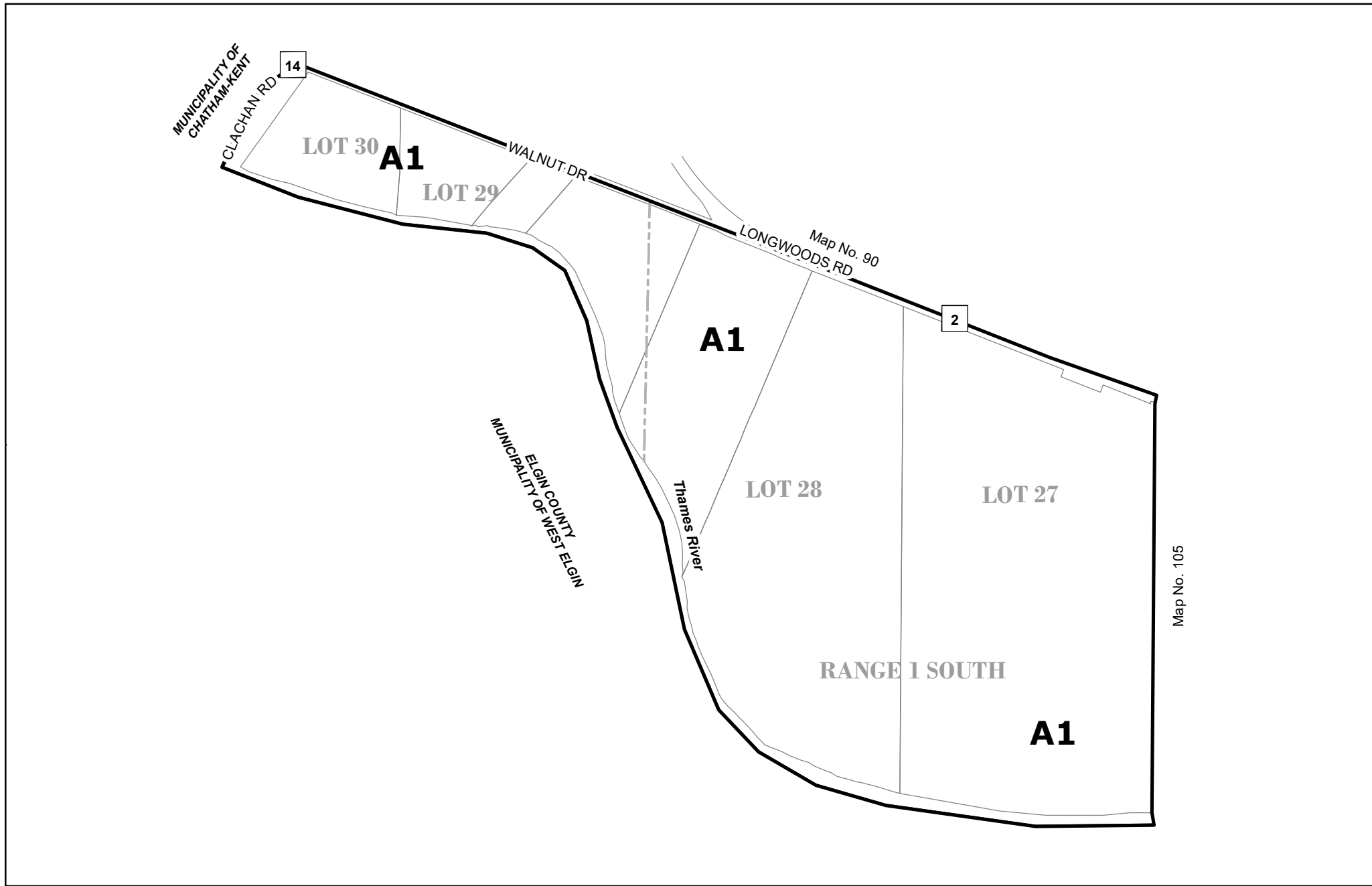
**SCHEDULE "A"**

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 103**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

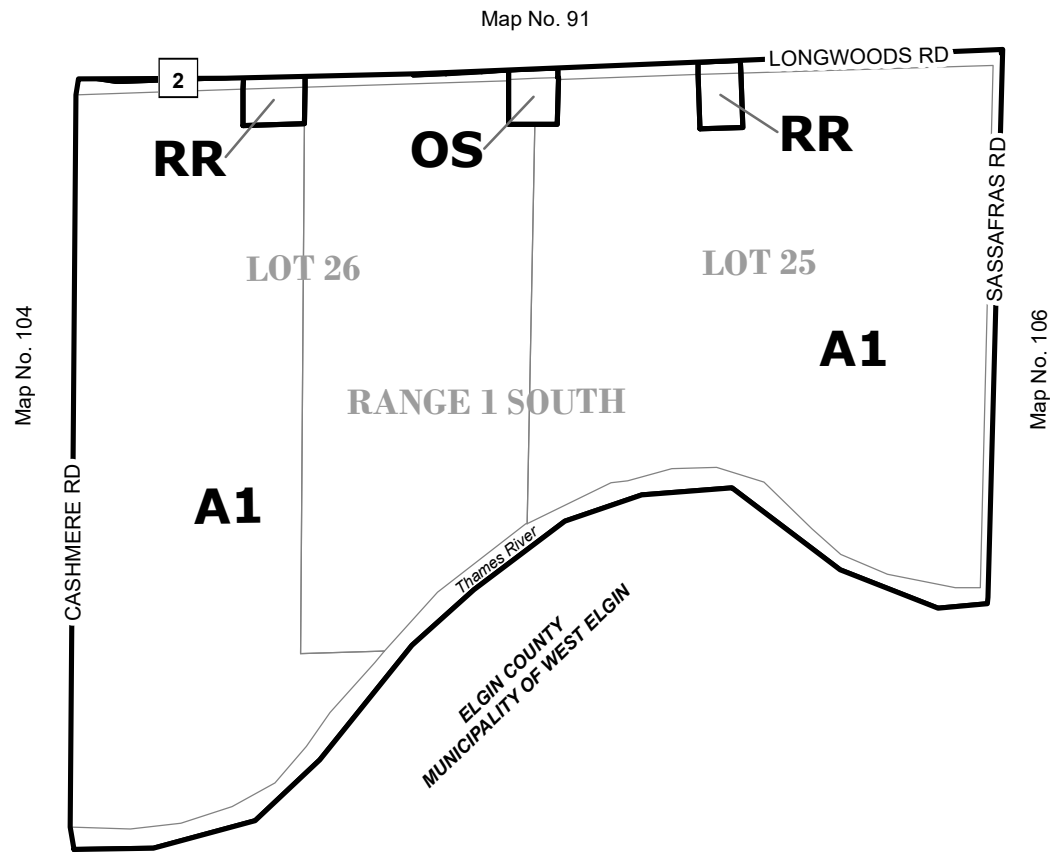
**SCHEDULE "A"**

SCALE 1: 12000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 104**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**

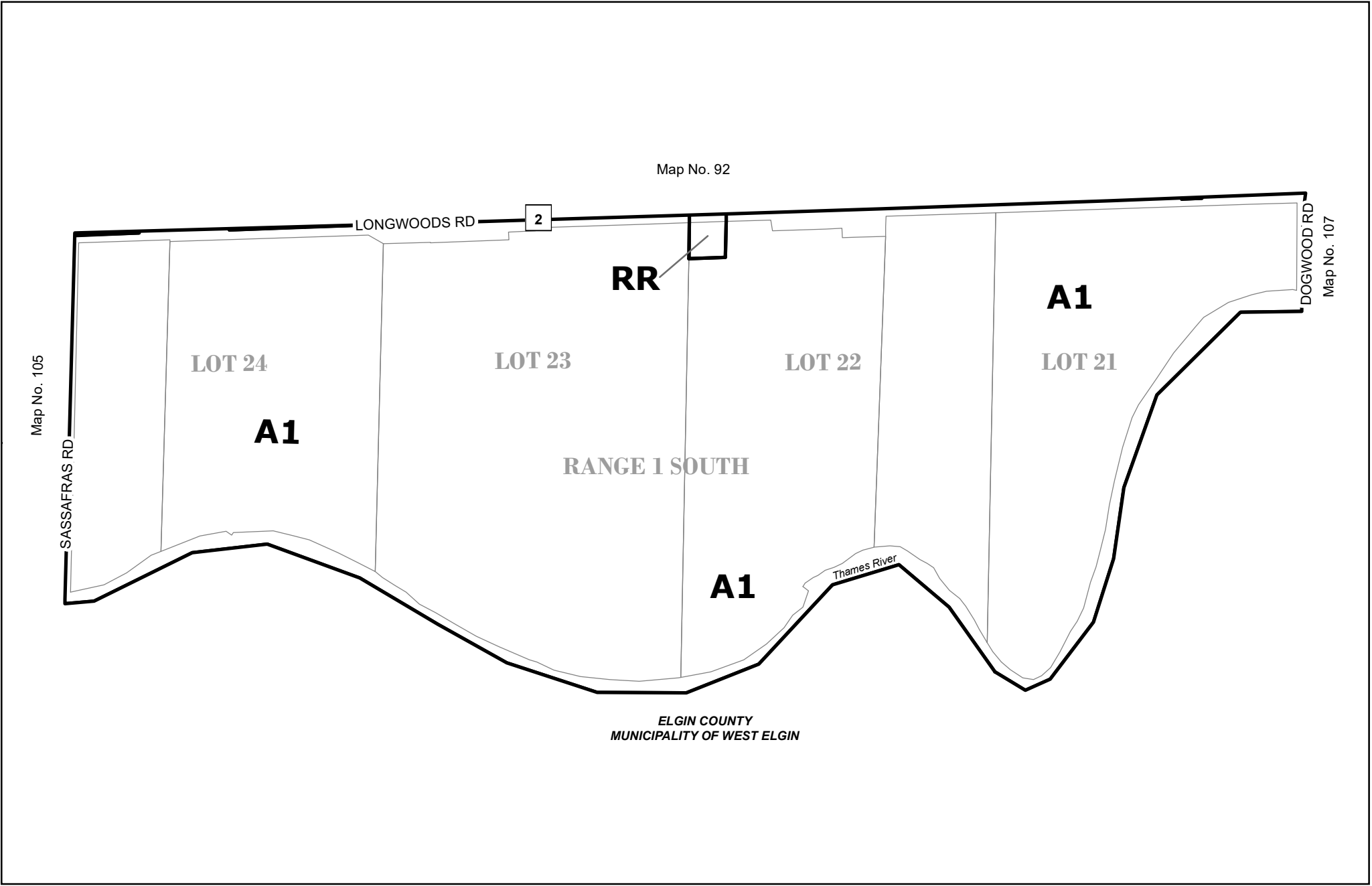
SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

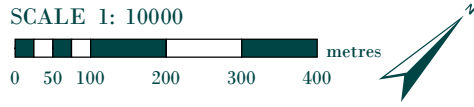
**Map No. 105**





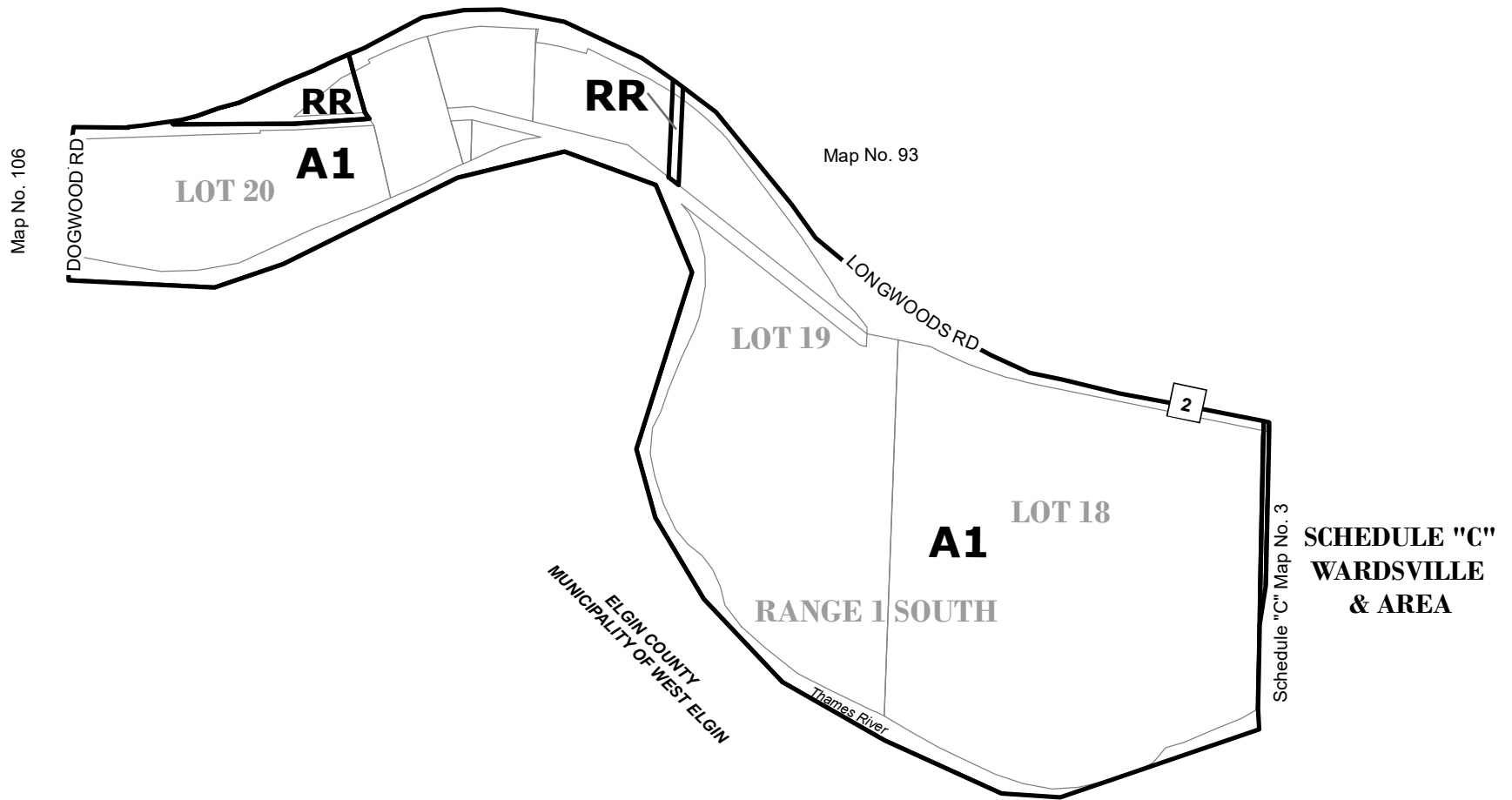
**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**



*Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022*

**Map No. 106**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

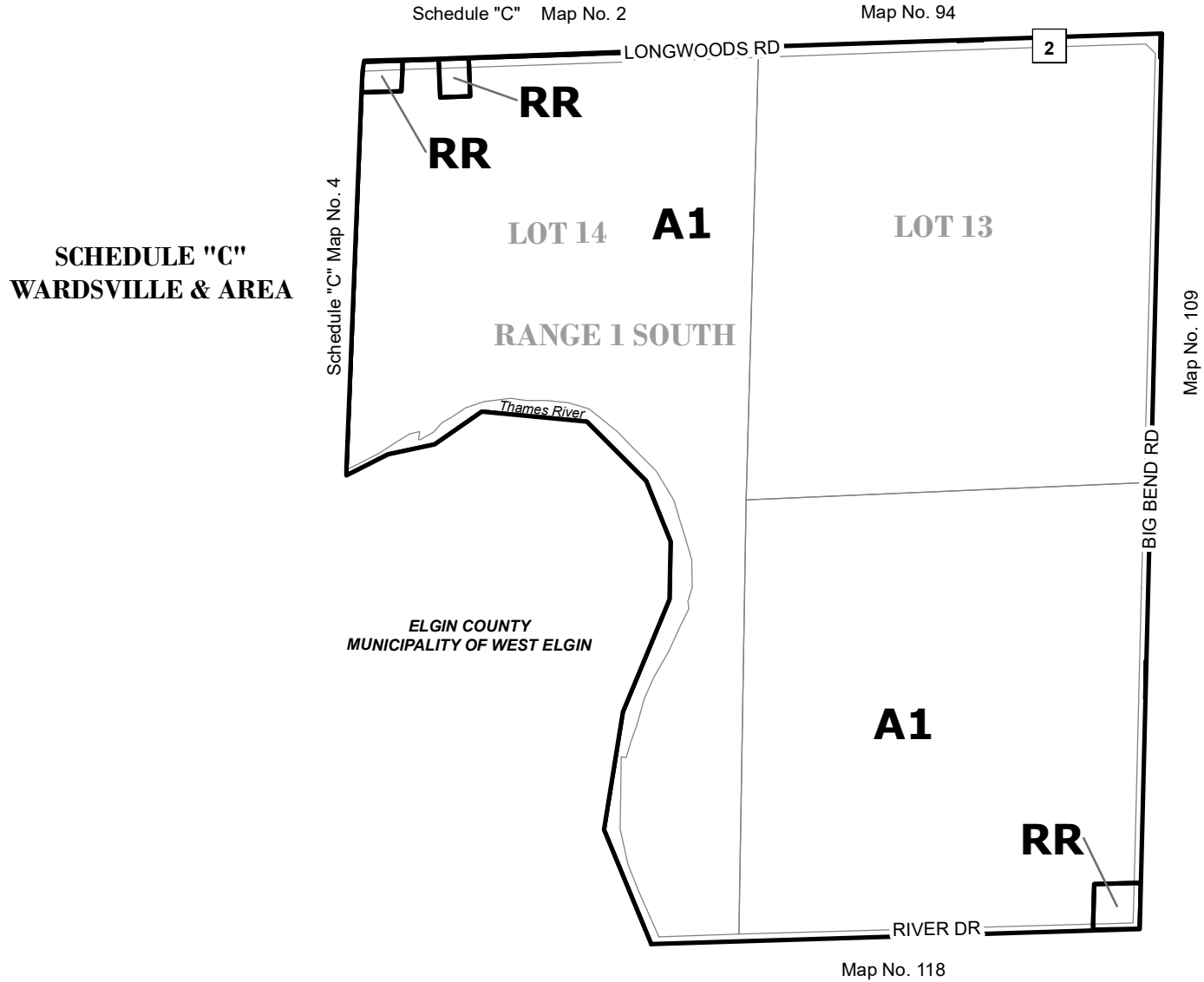
**SCHEDULE "A"**

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 107**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

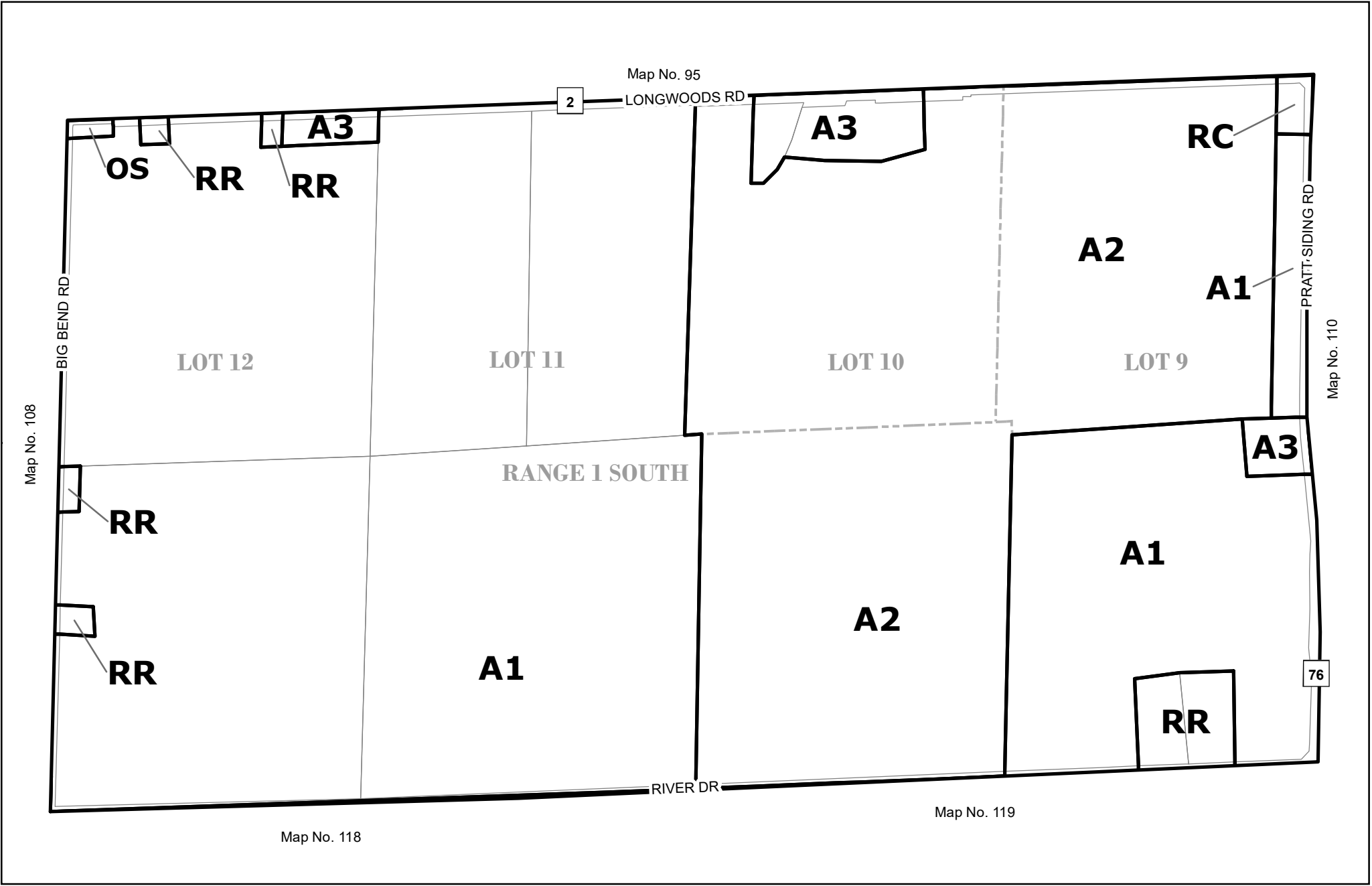
**SCHEDULE "A"**

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

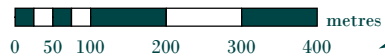
**Map No. 108**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

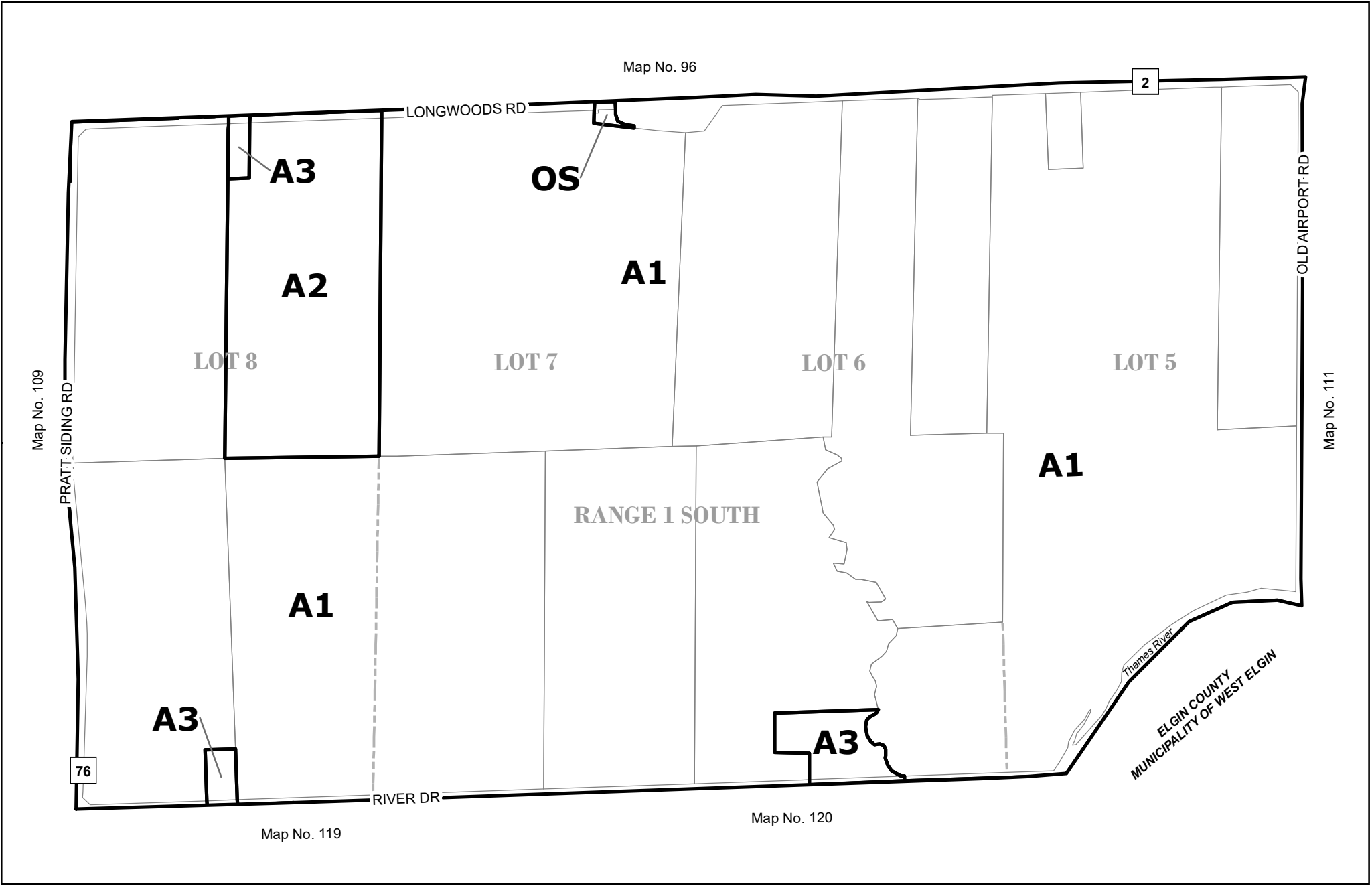
**SCHEDULE "A"**

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 109**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

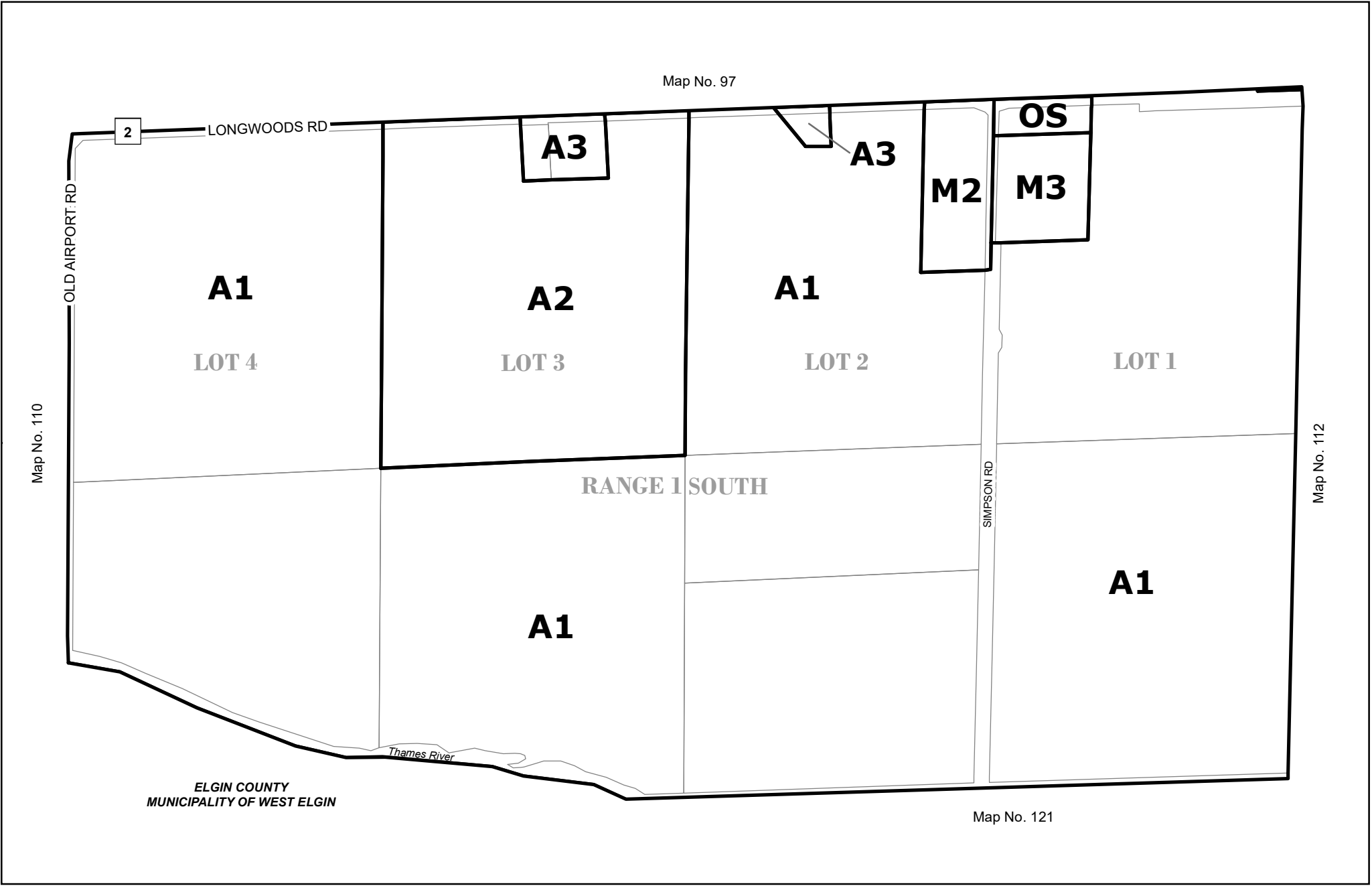
**SCHEDULE "A"**

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 110**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

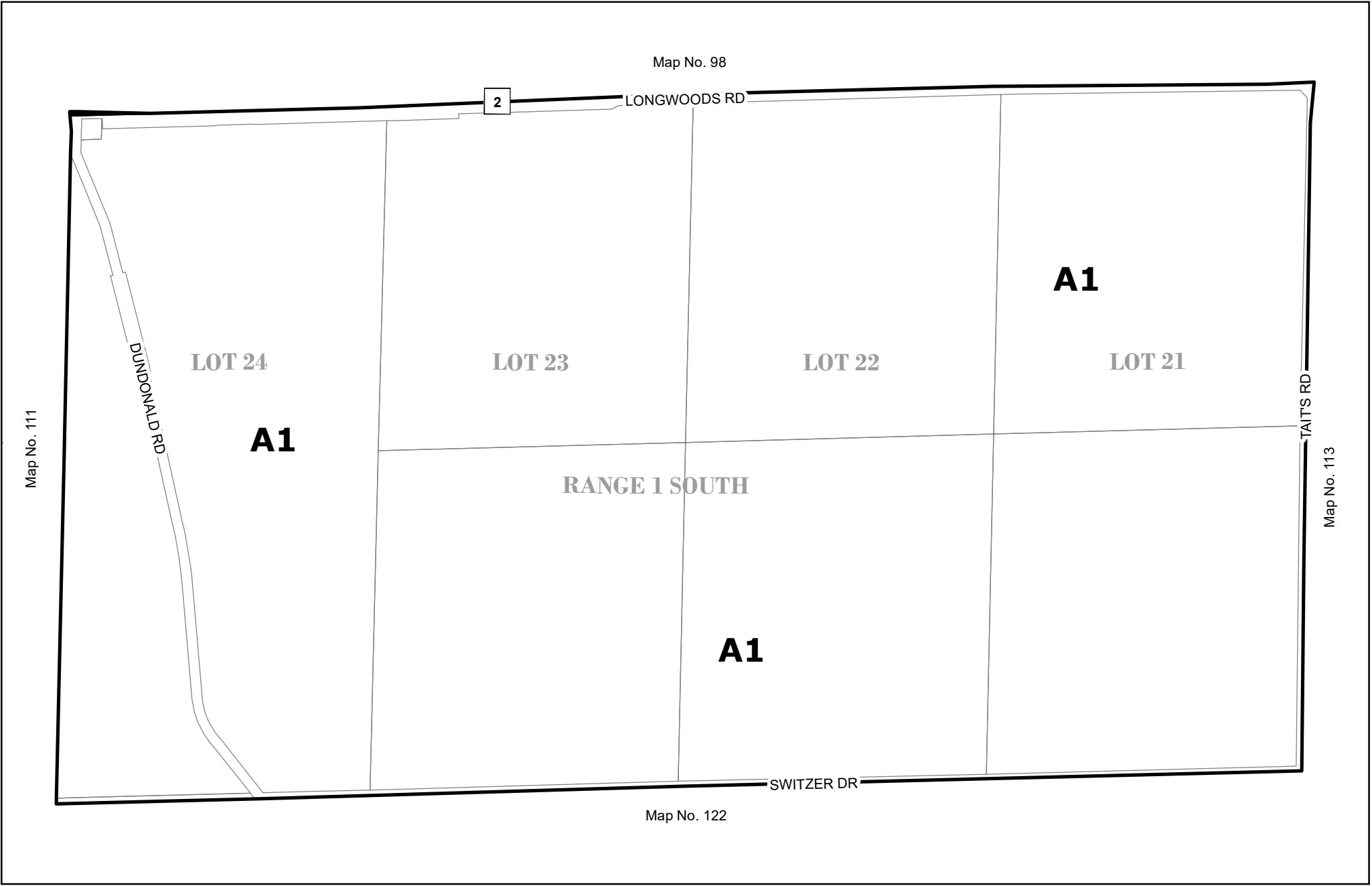
**SCHEDULE "A"**

SCALE 1: 10000



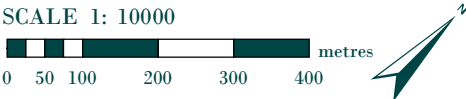
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 111**



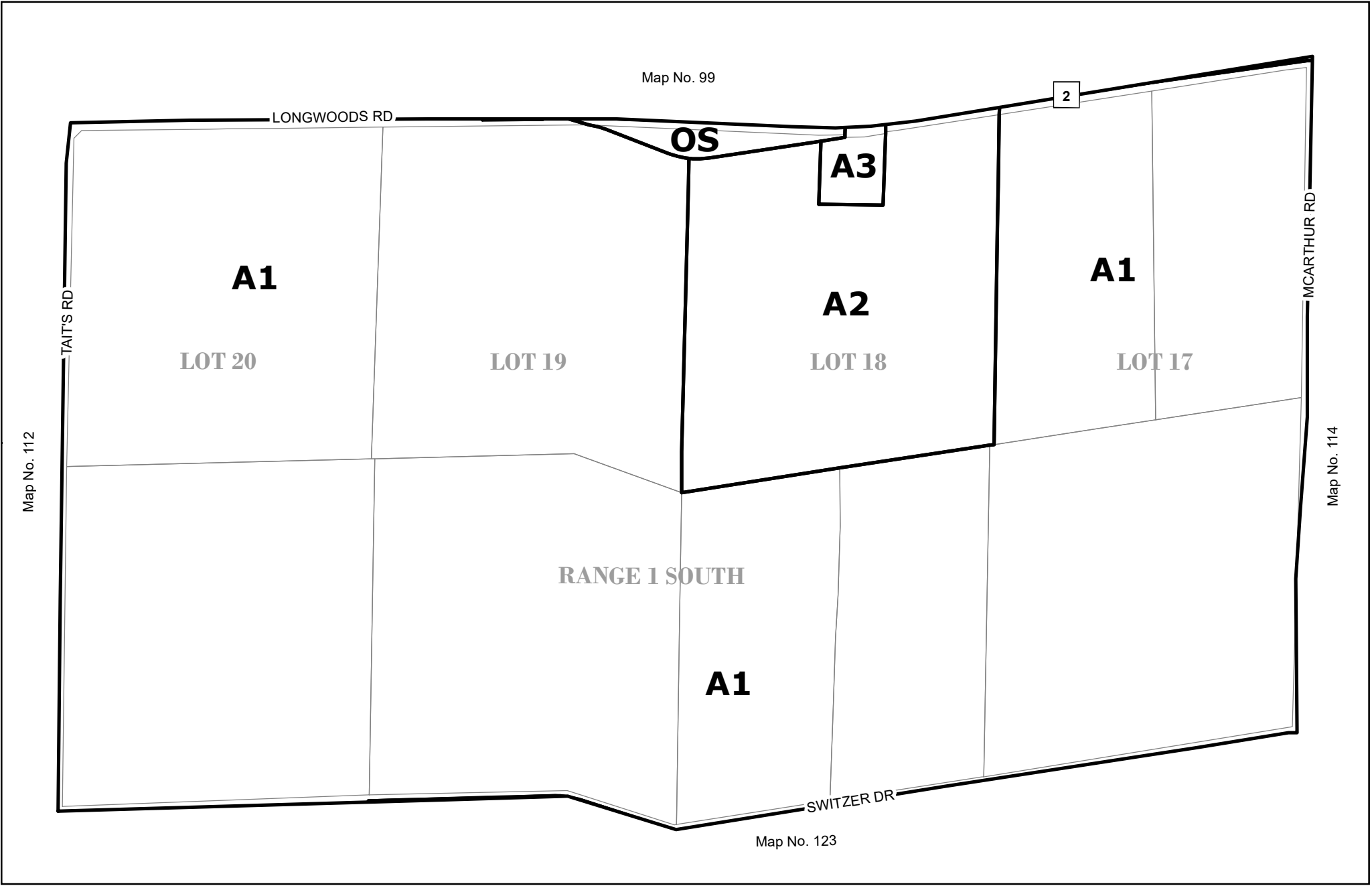
**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 112**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**

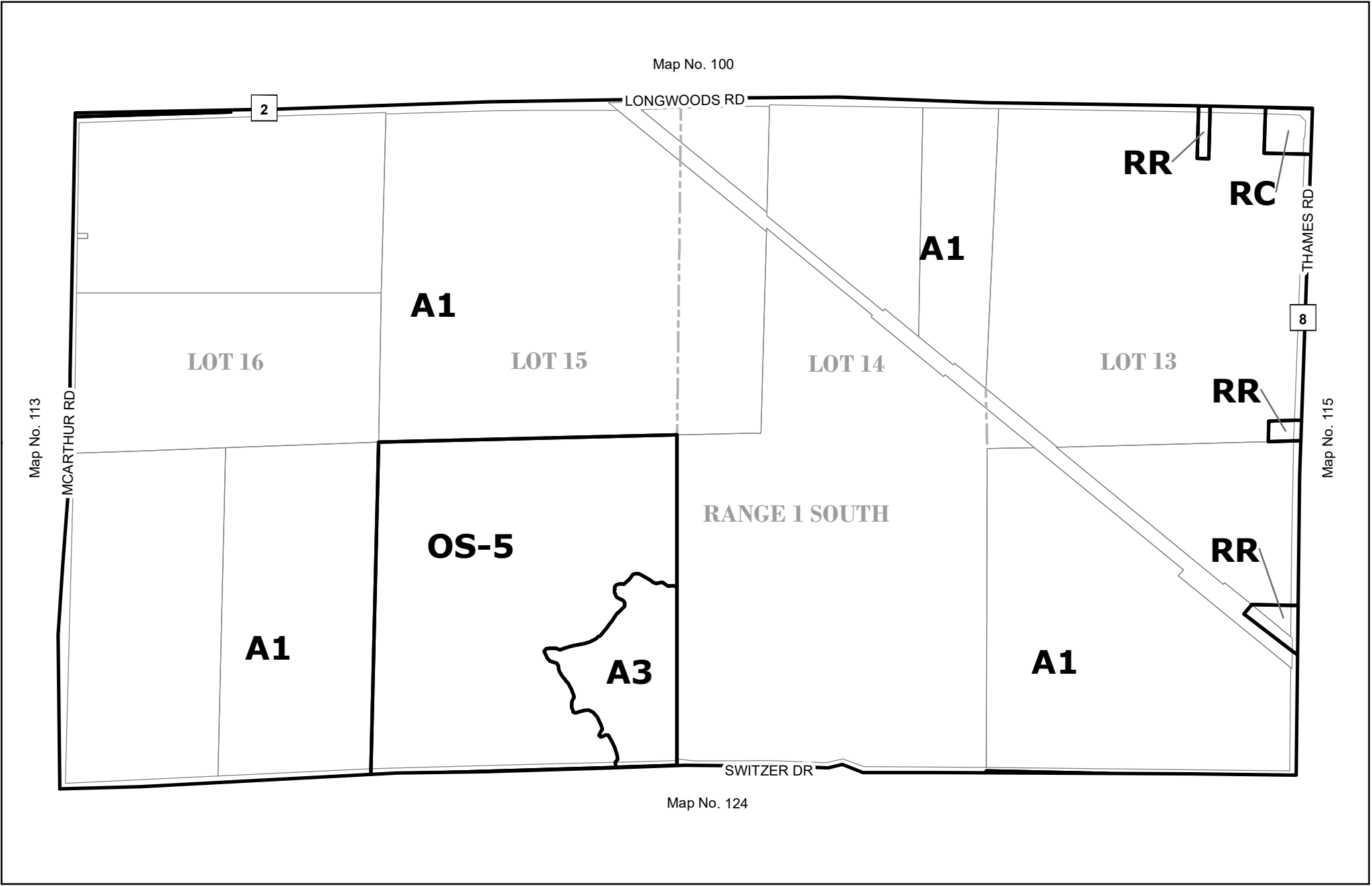
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Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 113**





**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

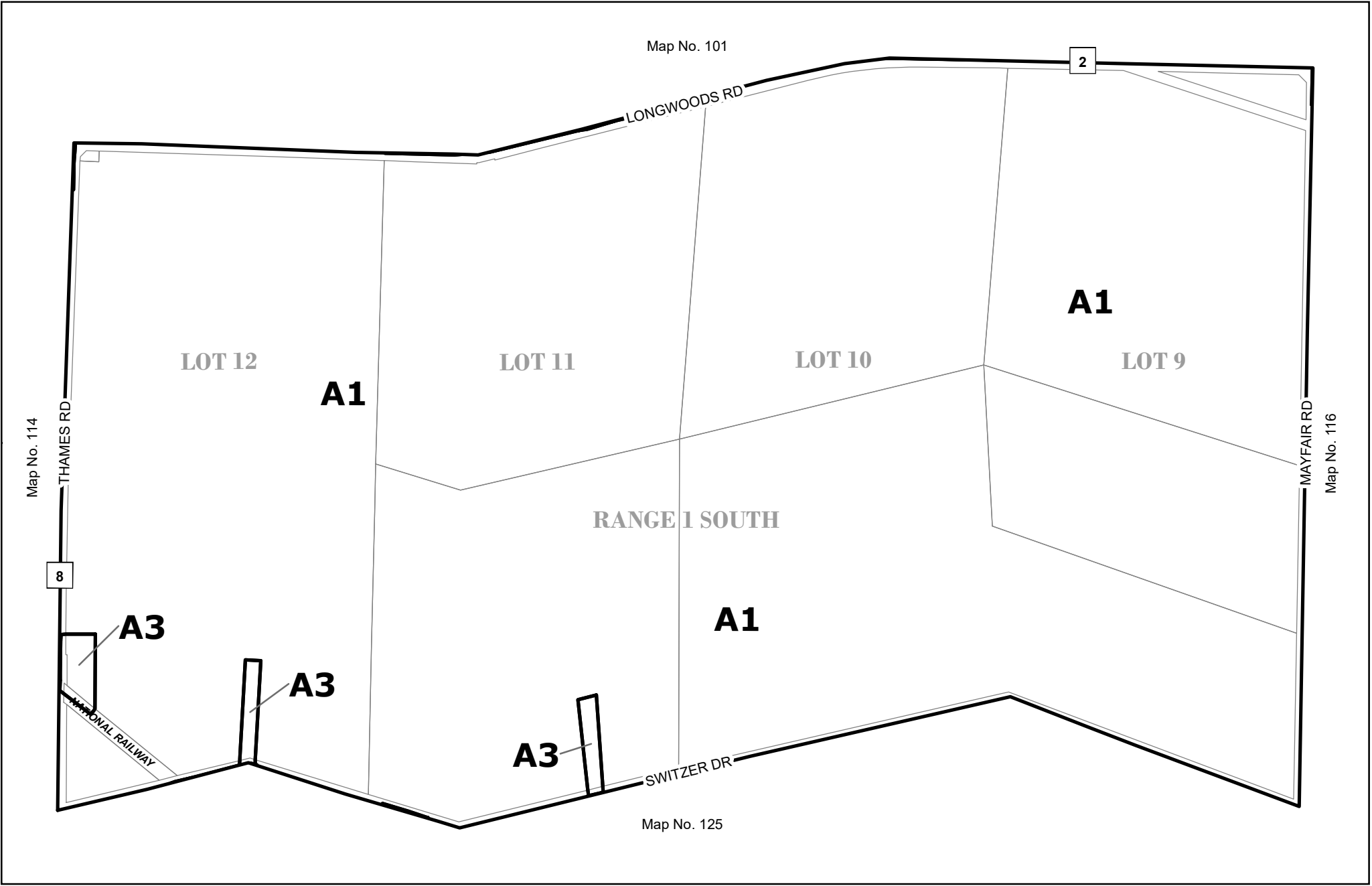
**SCHEDULE "A"**

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 114**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

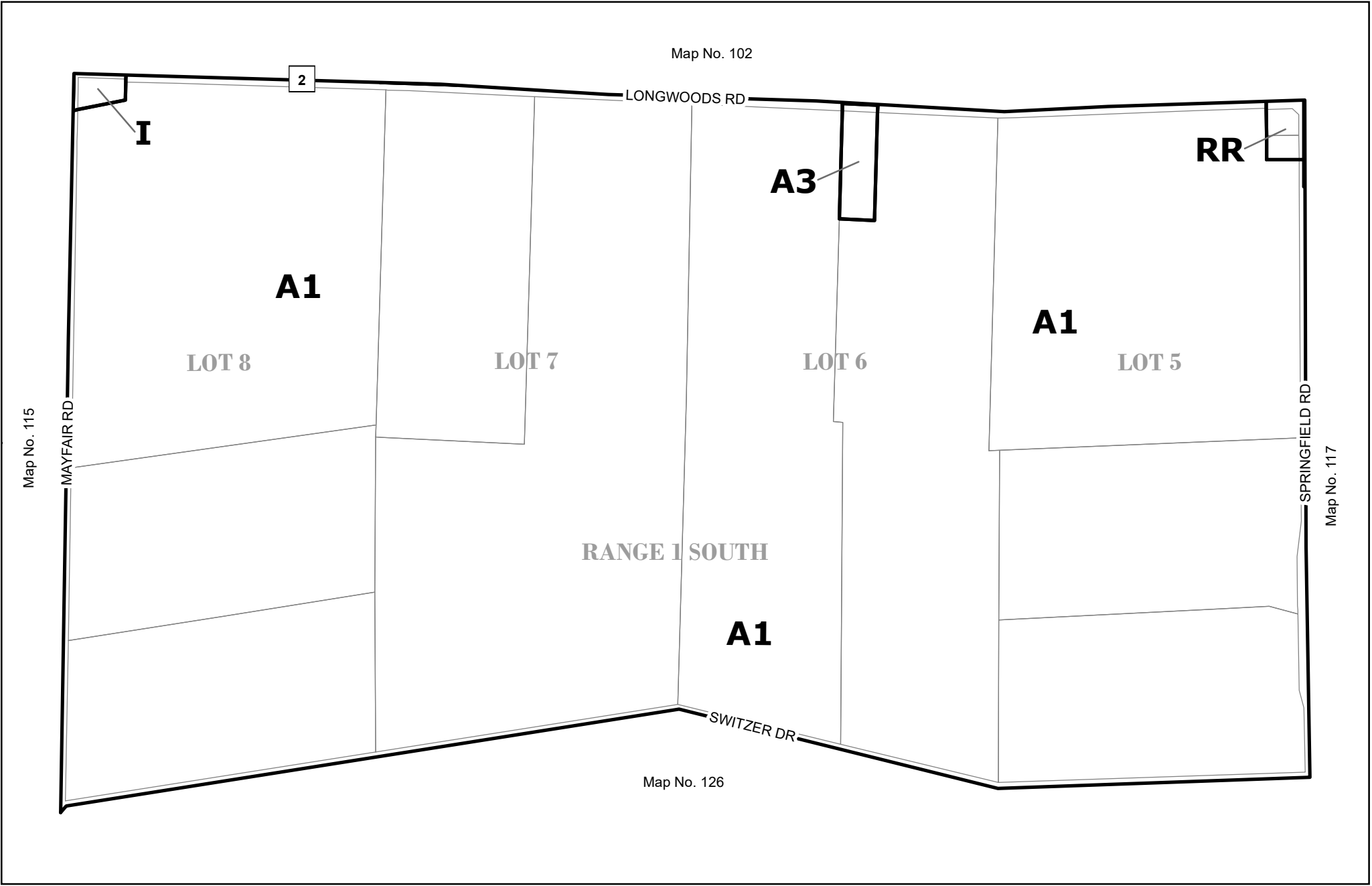
**SCHEDULE "A"**

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 115**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

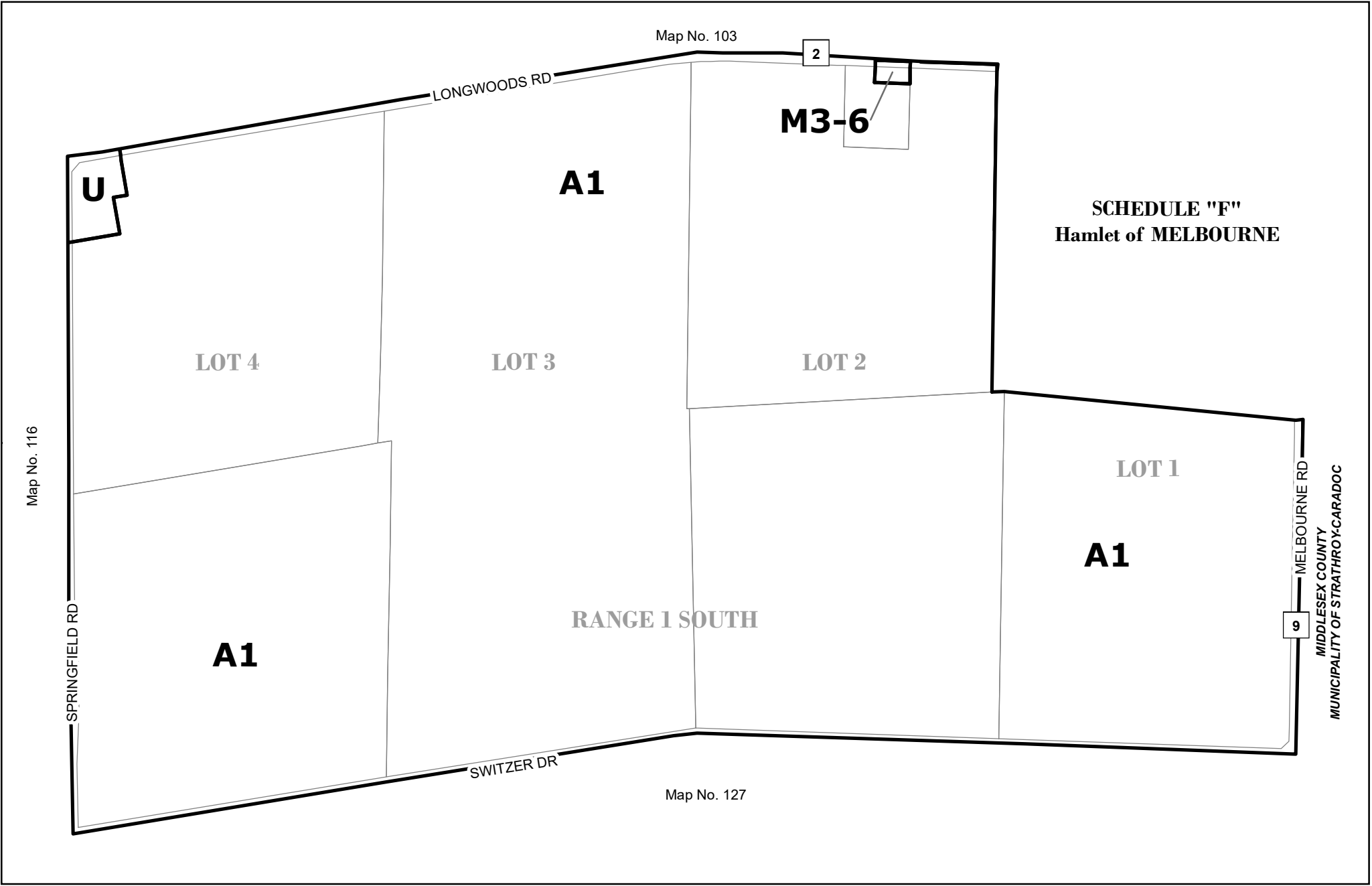
**SCHEDULE "A"**

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 116**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

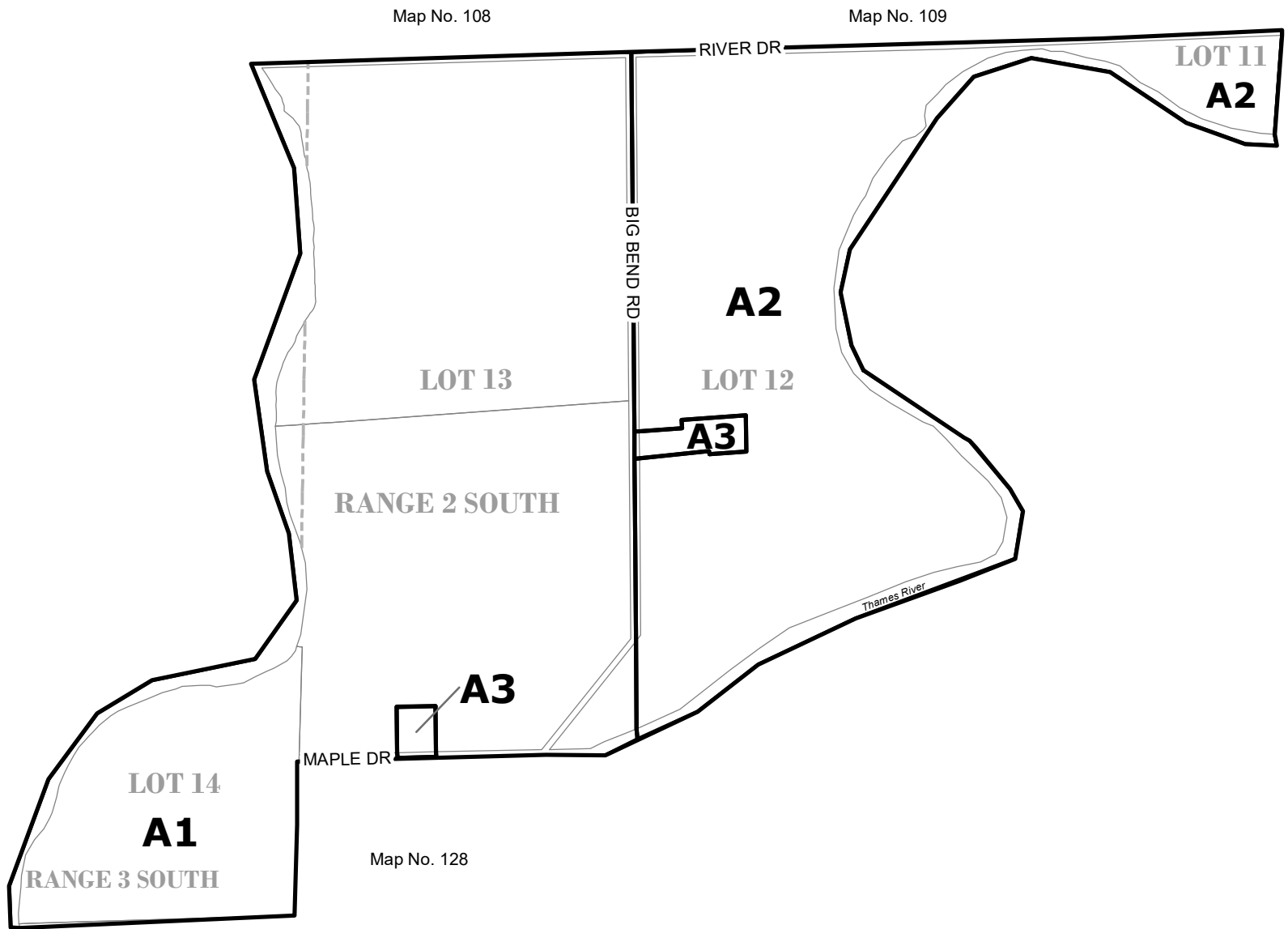
**SCHEDULE "A"**

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 117**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

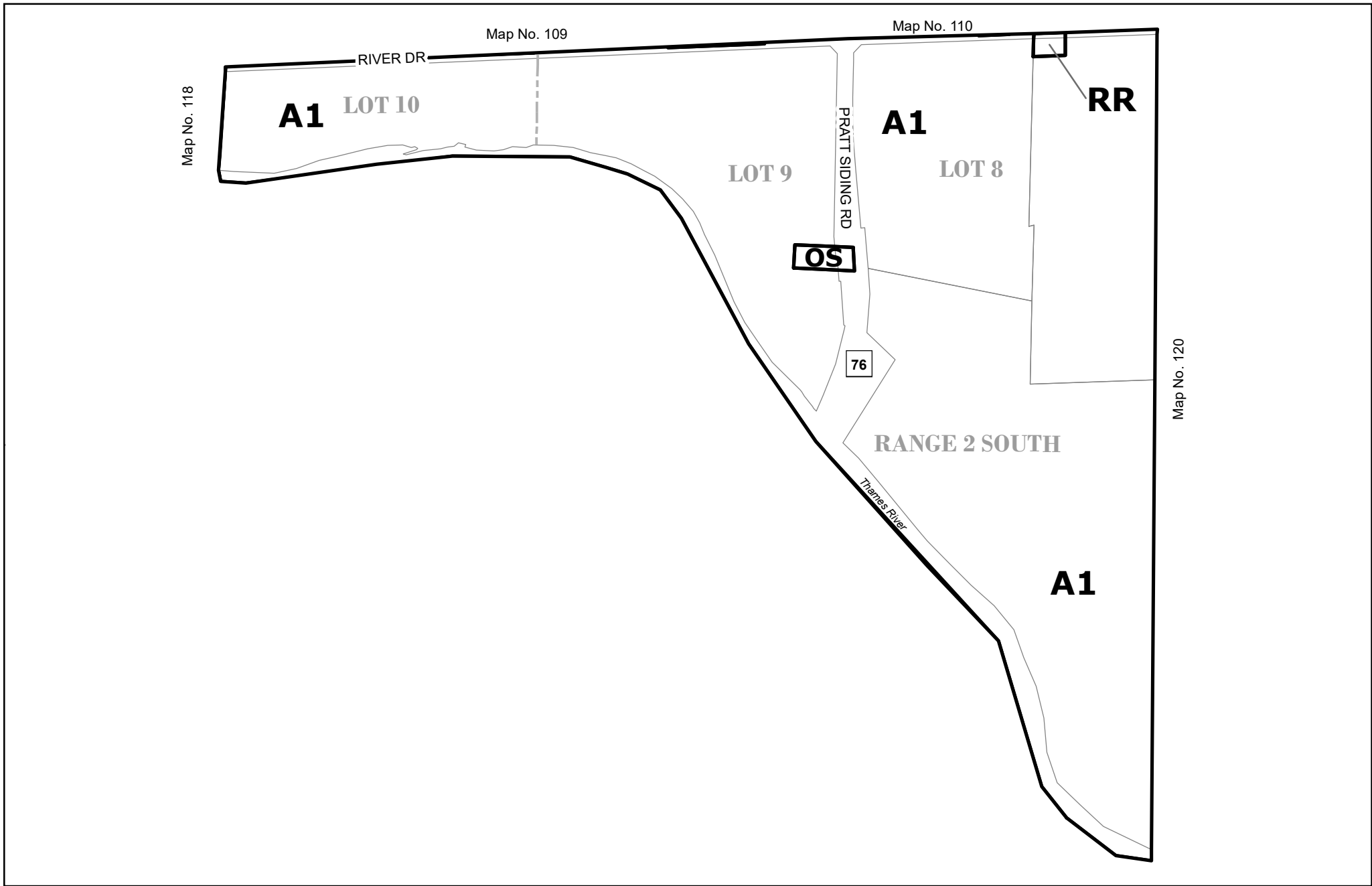
**SCHEDULE "A"**

SCALE 1: 12000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 118**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

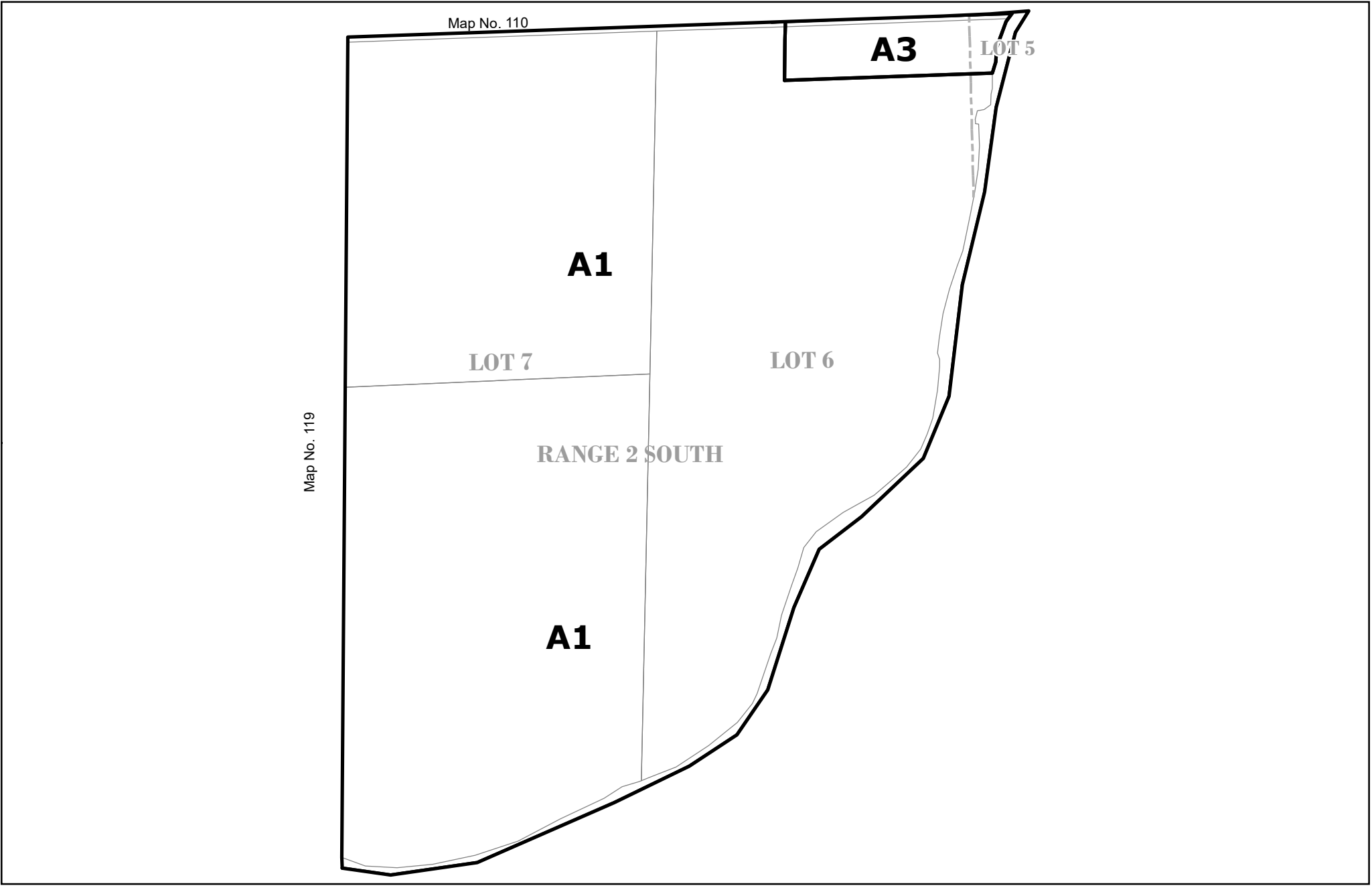
**SCHEDULE "A"**

SCALE 1: 10000



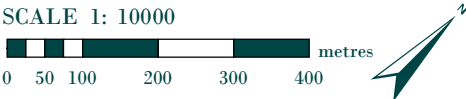
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 119**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

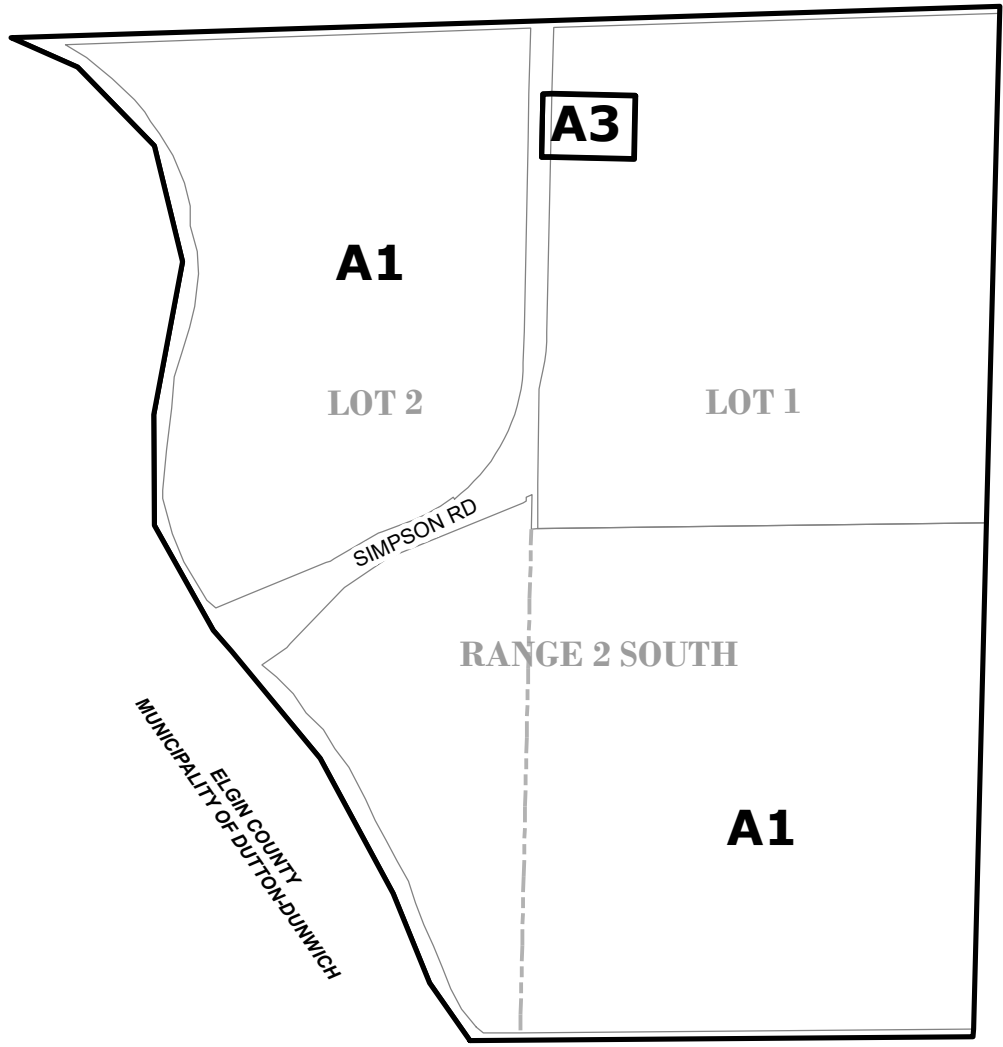
**SCHEDULE "A"**



*Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022*

**Map No. 120**

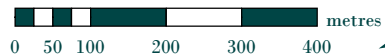
Map No. 111



# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 121



Map No. 112

SWITZER DR

RR

A1

LOT 24

LOT 23

LOT 22

LOT 21

TAIT'S RD

Map No. 123

Map No. 121

RANGE 2 SOUTH

OS

A1

A1

DUNDONALD RD

HYNDMAN DR

Map No. 130

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

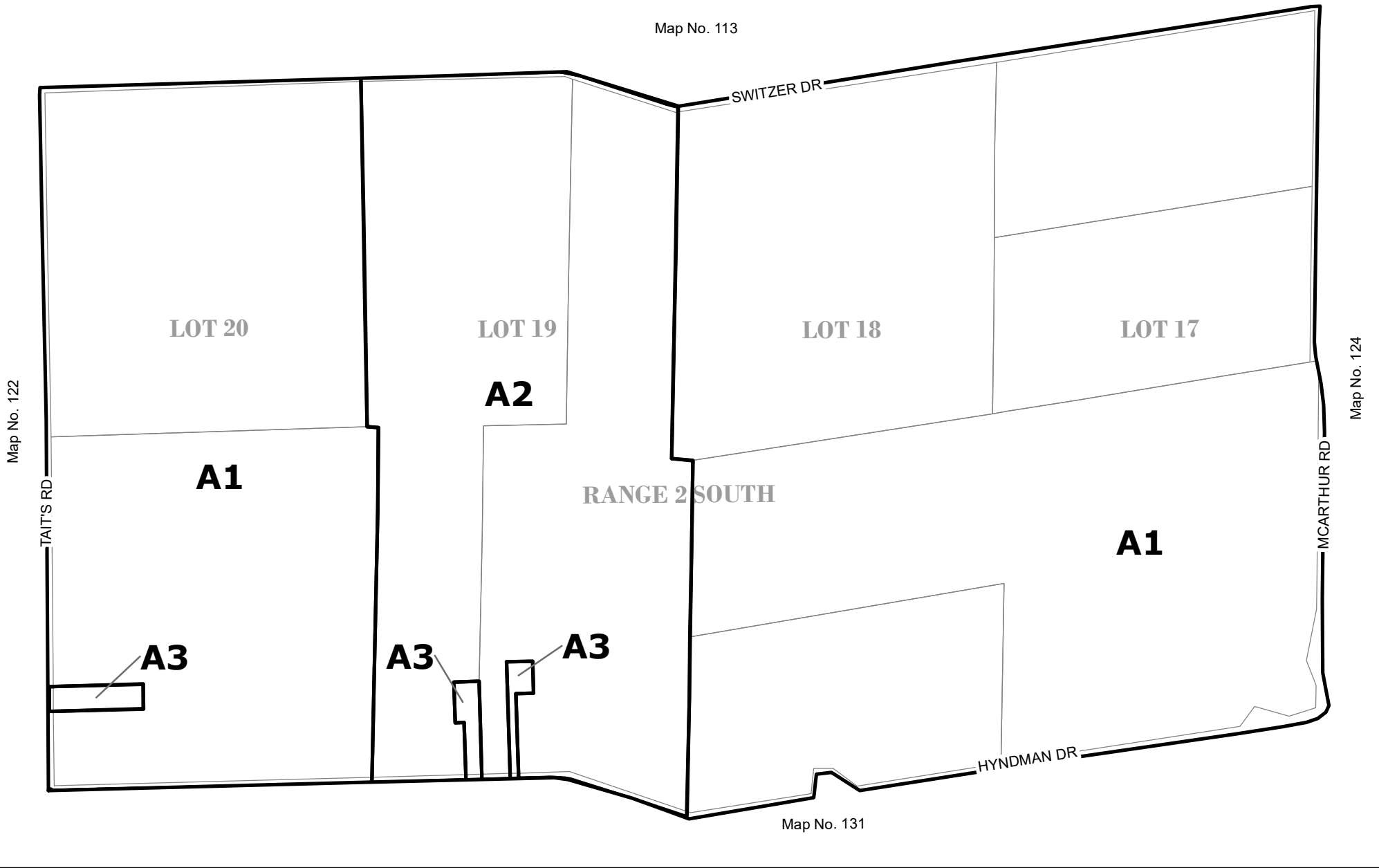
SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 122

Map No. 113



# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 123

Map No. 114

SWITZER DR

**A3**

**RR**

**A1**

LOT 16

LOT 15

LOT 14

LOT 13

MCARTHUR RD

Map No. 123

THAMES RD

Map No. 125

**A2**

**RR**

**A2**

RANGE 2 SOUTH

**A1**

**RR**

**A1**

8

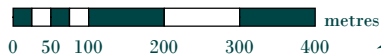
HYNDMAN DR

Map No. 132

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

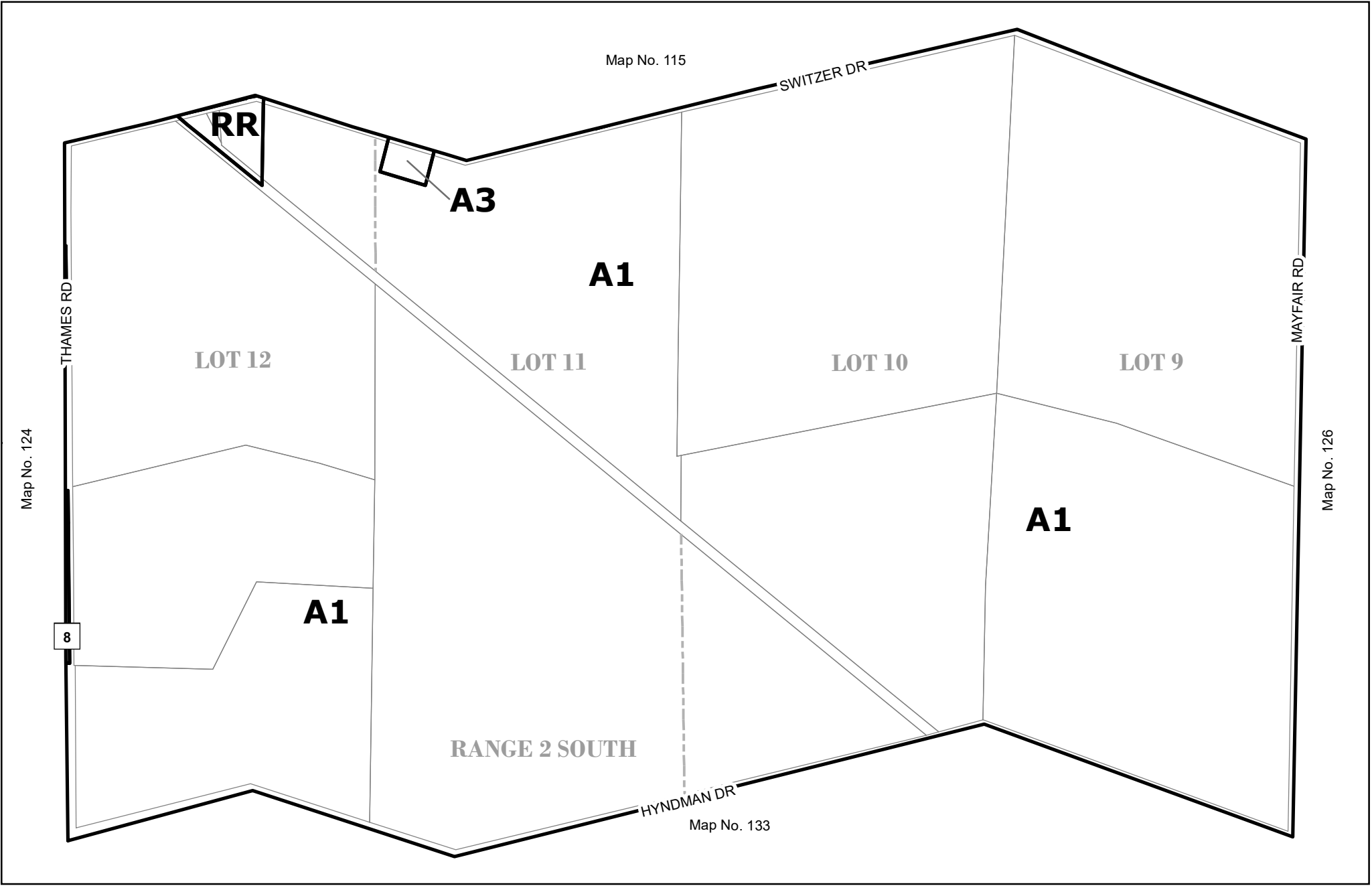
# SCHEDULE "A"

SCALE 1: 10000



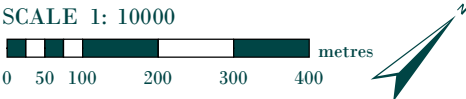
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 124**



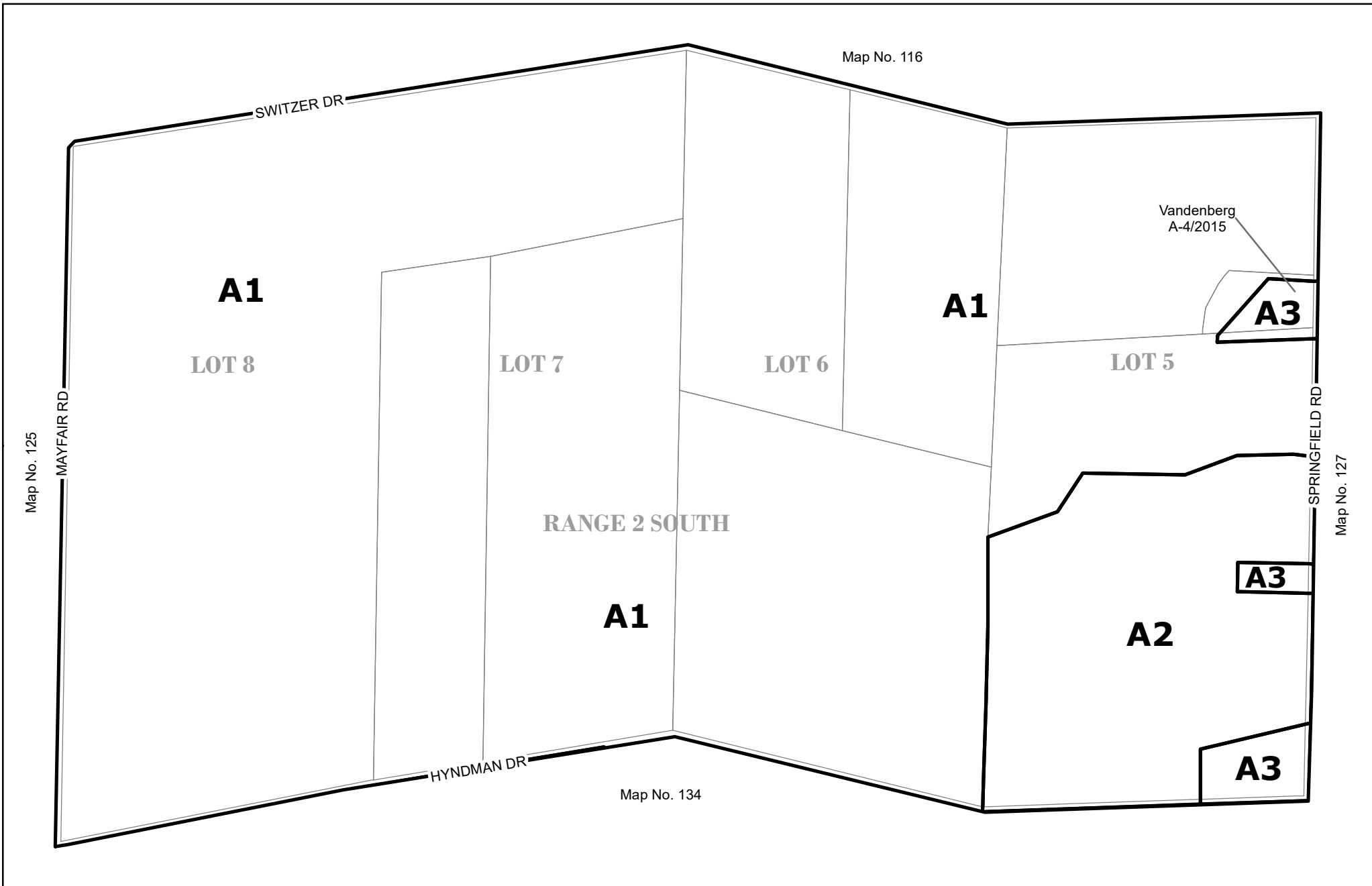
**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 125**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

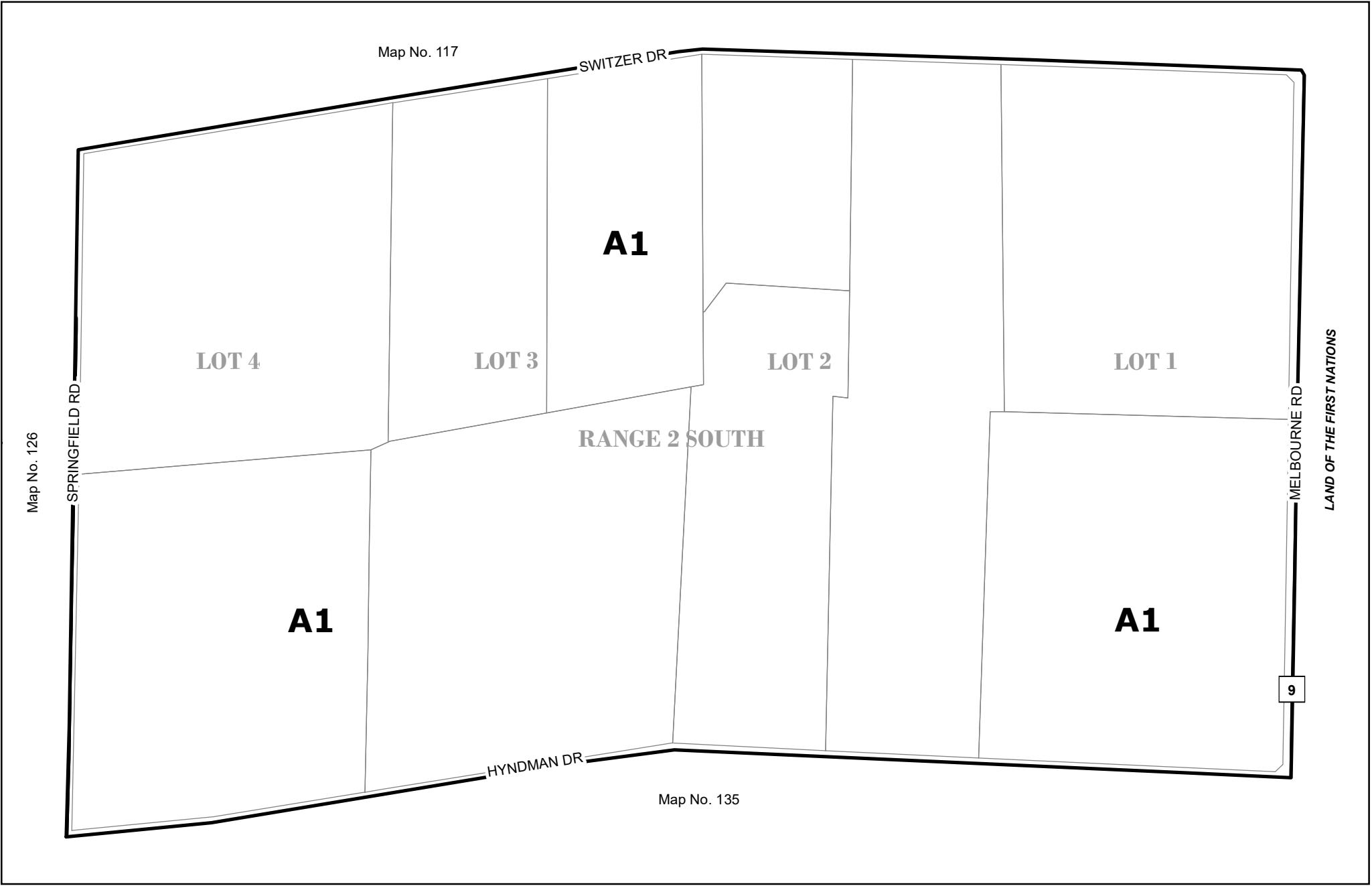
**SCHEDULE "A"**

SCALE 1: 10000



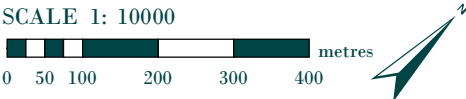
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 126**



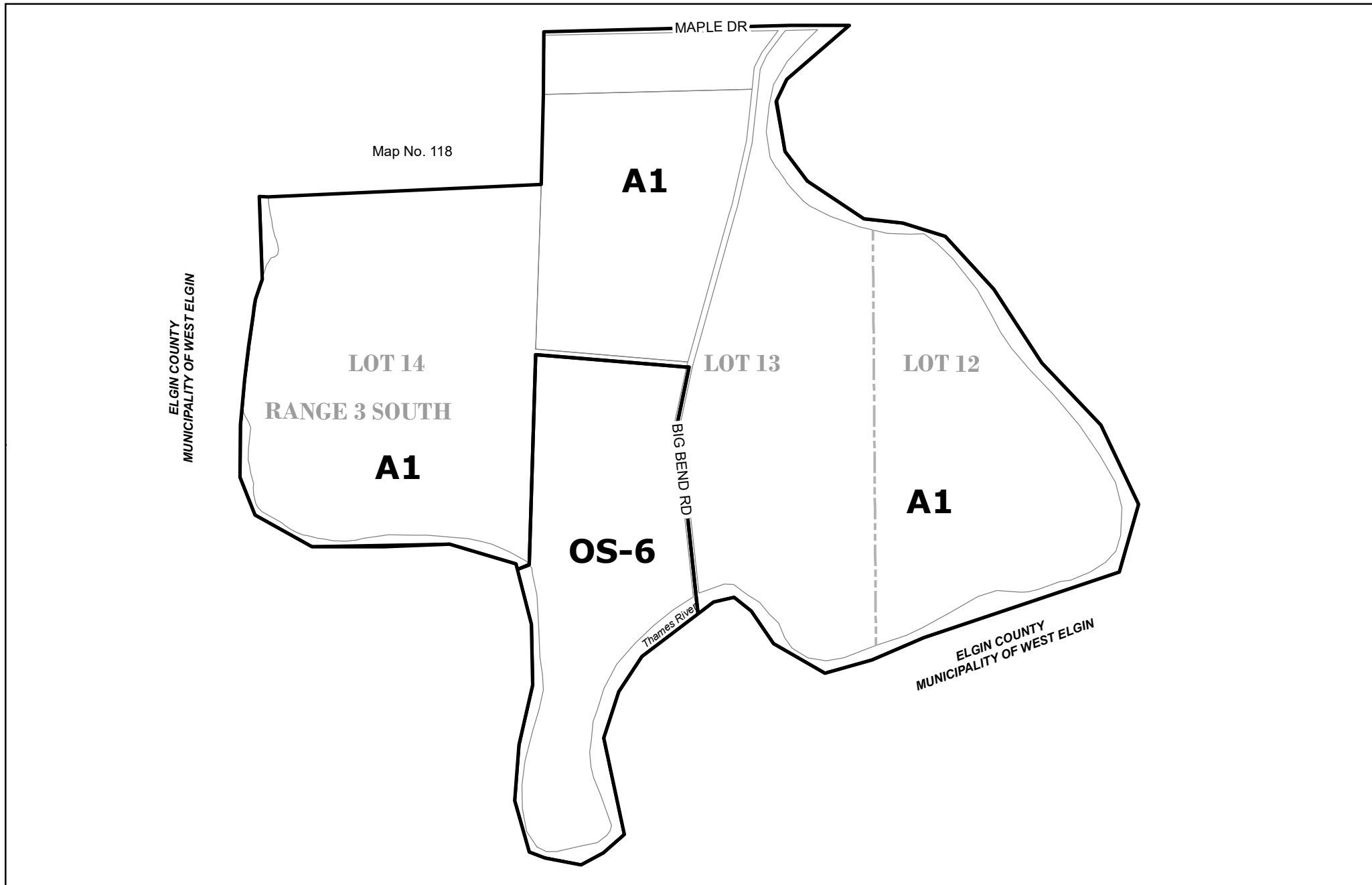
**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 127**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**

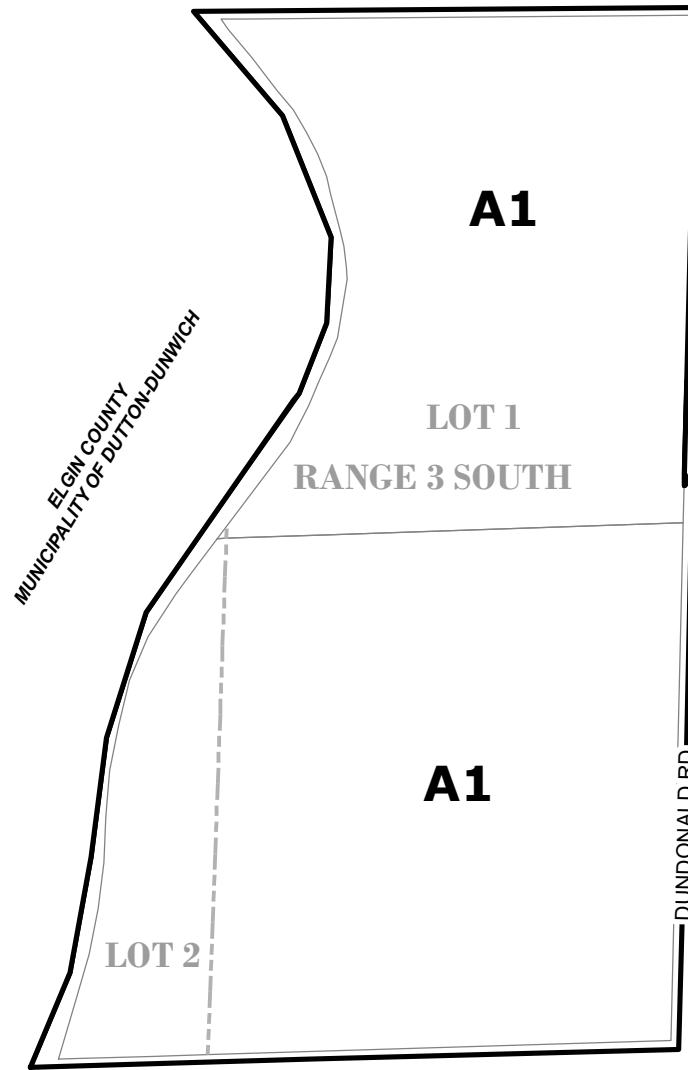
SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 128**

Map No. 121



Map No. 130

Map No. 136

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 129



Map No. 122

HYNDMAN DR

A3

I

A2

A1

LOT 24

LOT 23

LOT 22

LOT 21

RR

Map No. 129

A3

Map No. 131

RANGE 3 SOUTH

A1

A2

DUNDONALD RD

DUNDONALD RD

TAIT'S RD

A3

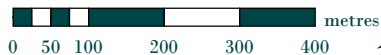
DOBIE DR

Map No. 137

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

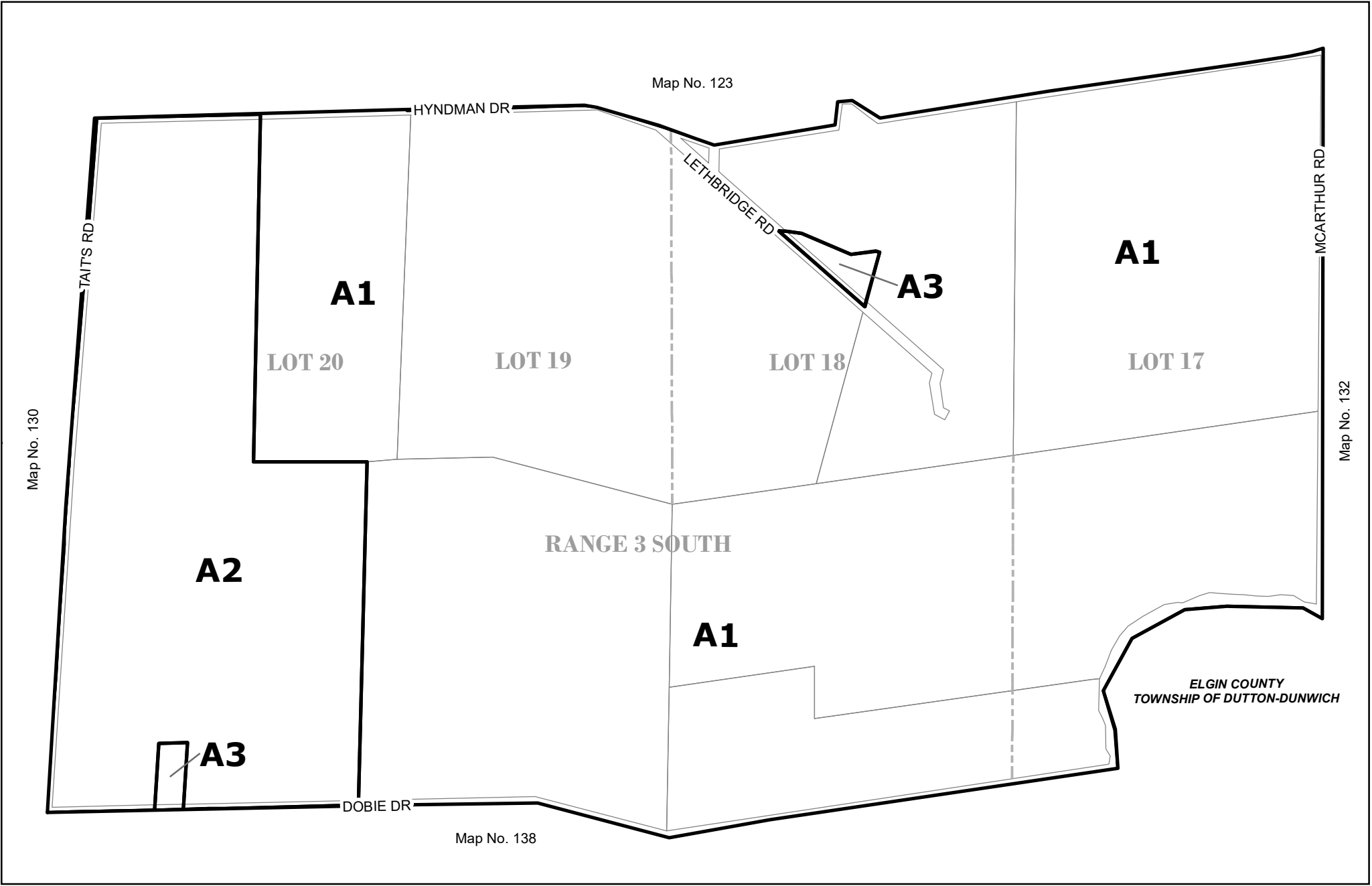
# SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 130



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 131**

Map No. 124

HYNDMAN DR

**A1**

**A2**

**A3**

LOT 16

LOT 15

LOT 14

LOT 13

RANGE 3 SOUTH

**A1**

**A1**

**A3**

Map No. 139

Map No. 131

Map No. 133

MCARTHUR RD

THAMES RD

TOWNSHIP OF DUTTON-DUNWICH  
ELGIN COUNTY  
Thames River

8

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

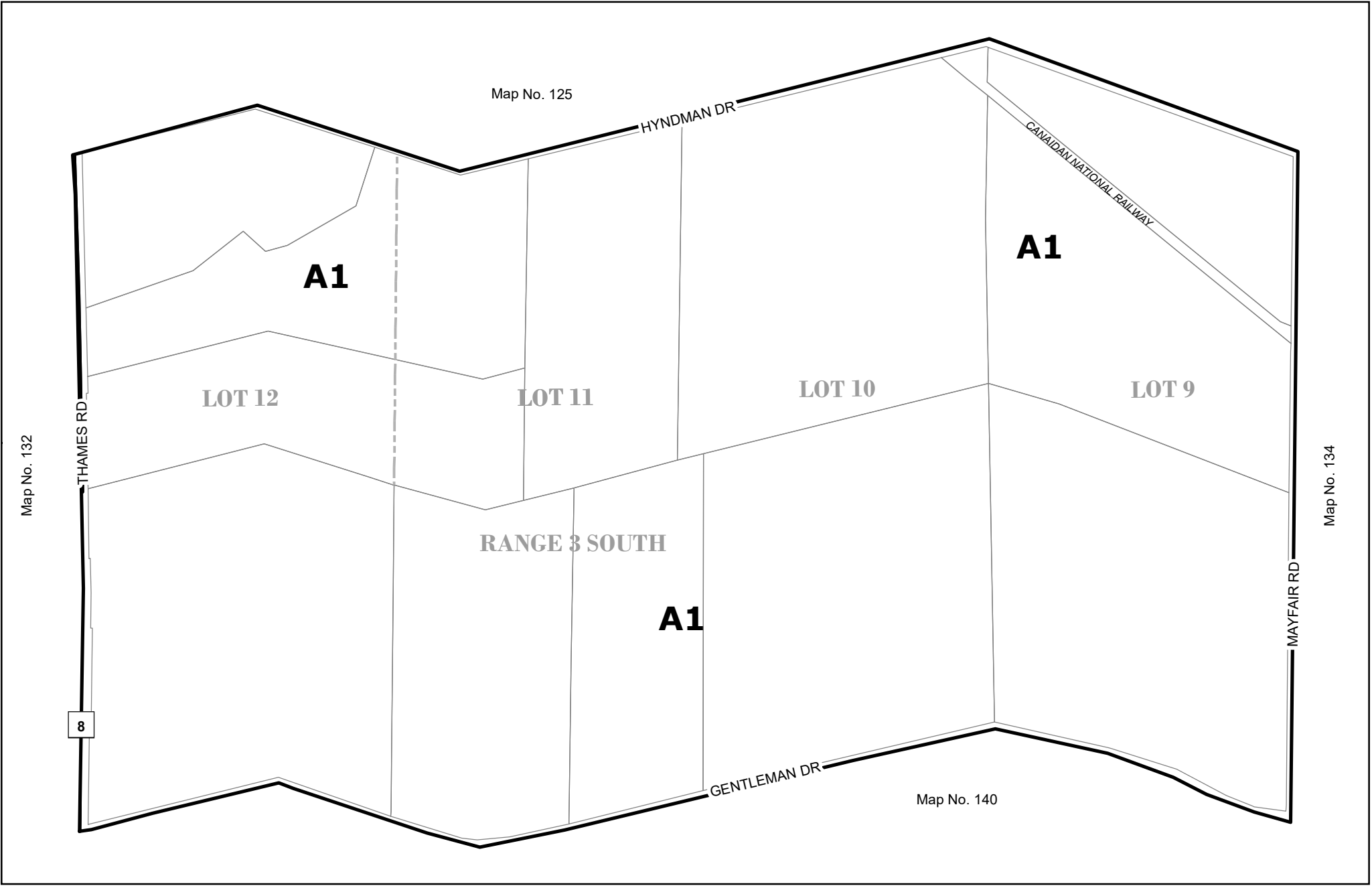
# SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 132**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

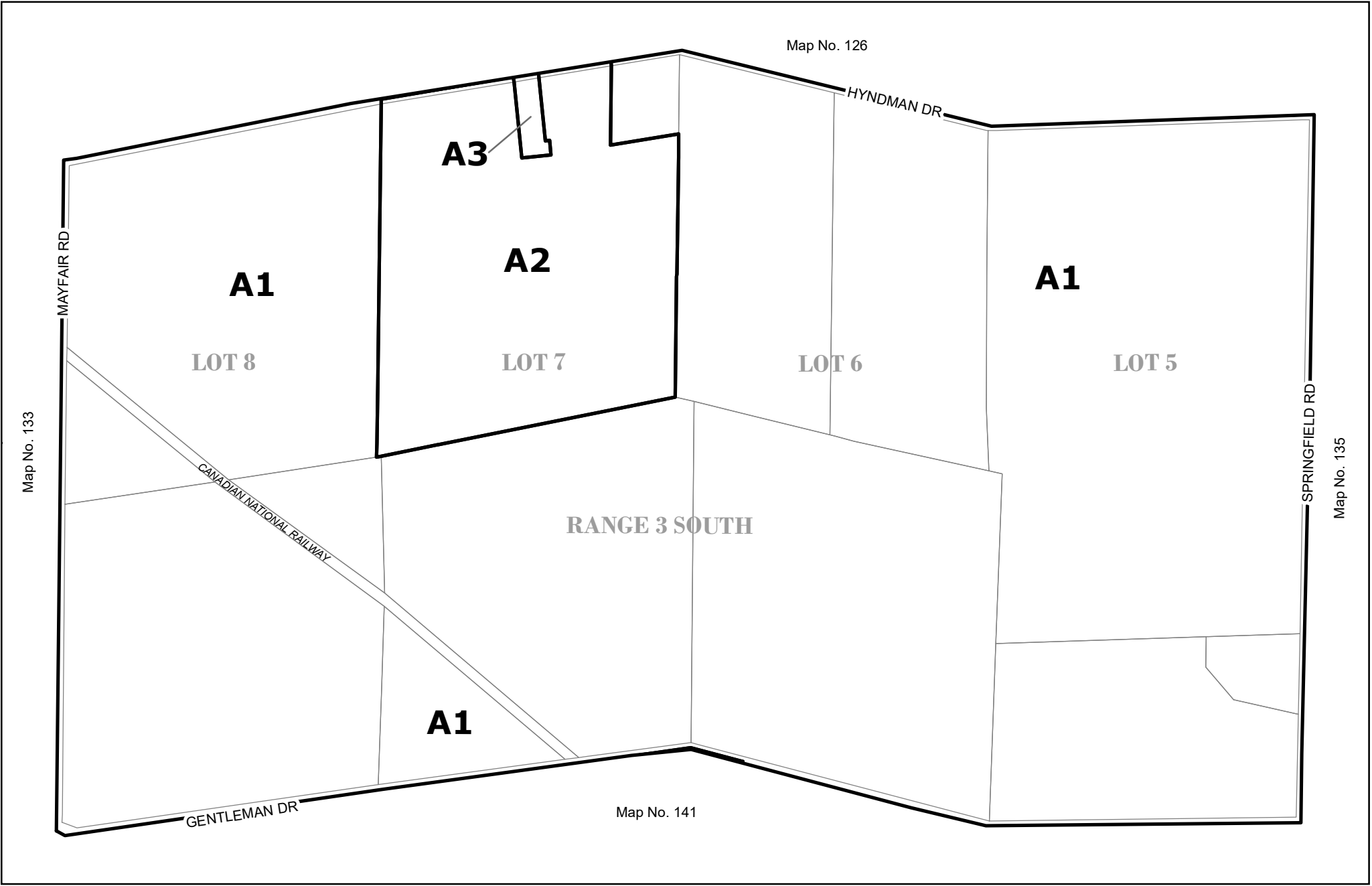
**SCHEDULE "A"**

SCALE 1: 10000



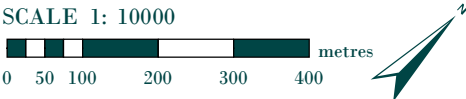
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 133**



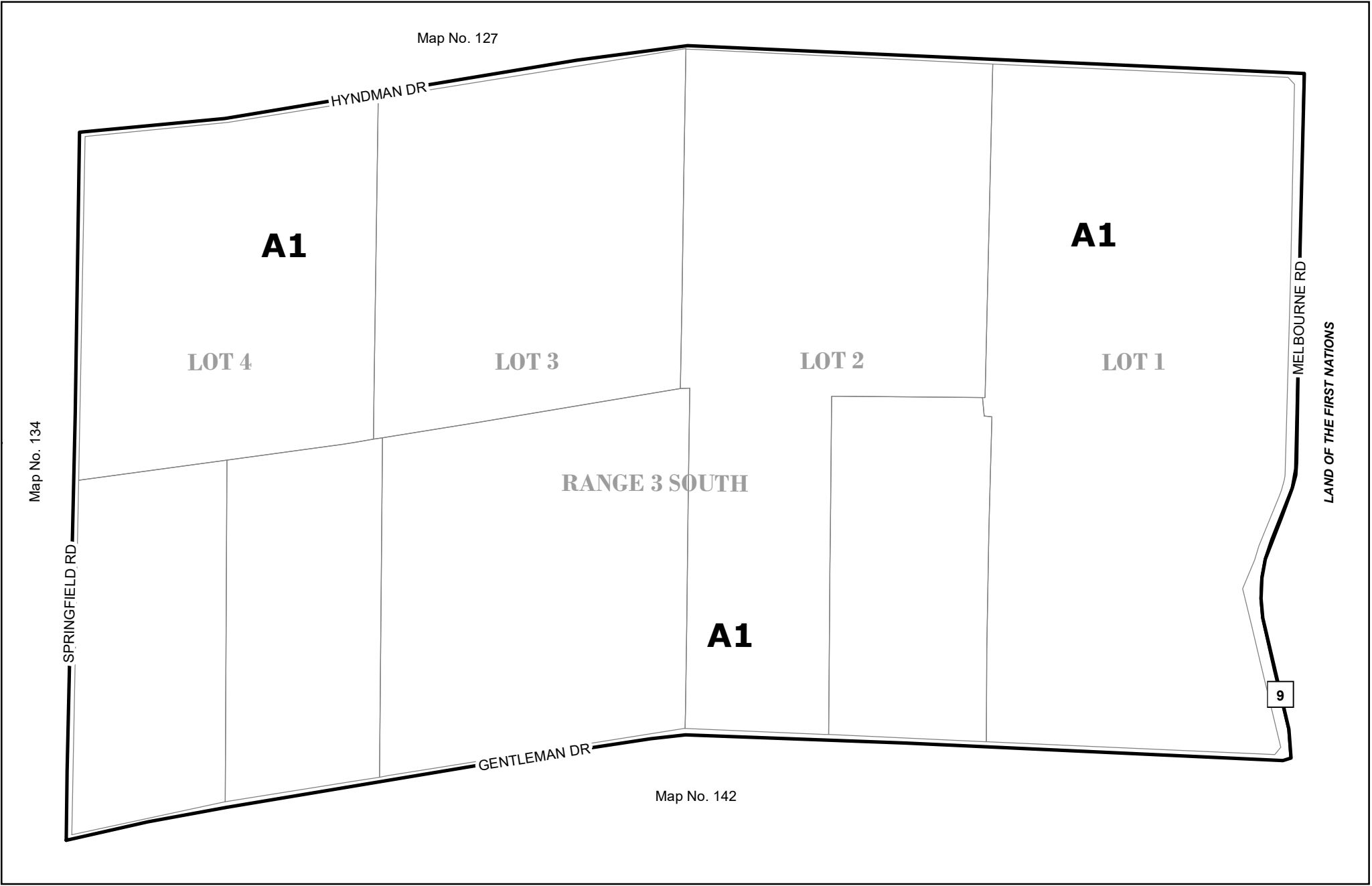
**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**



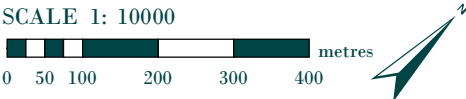
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 134**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

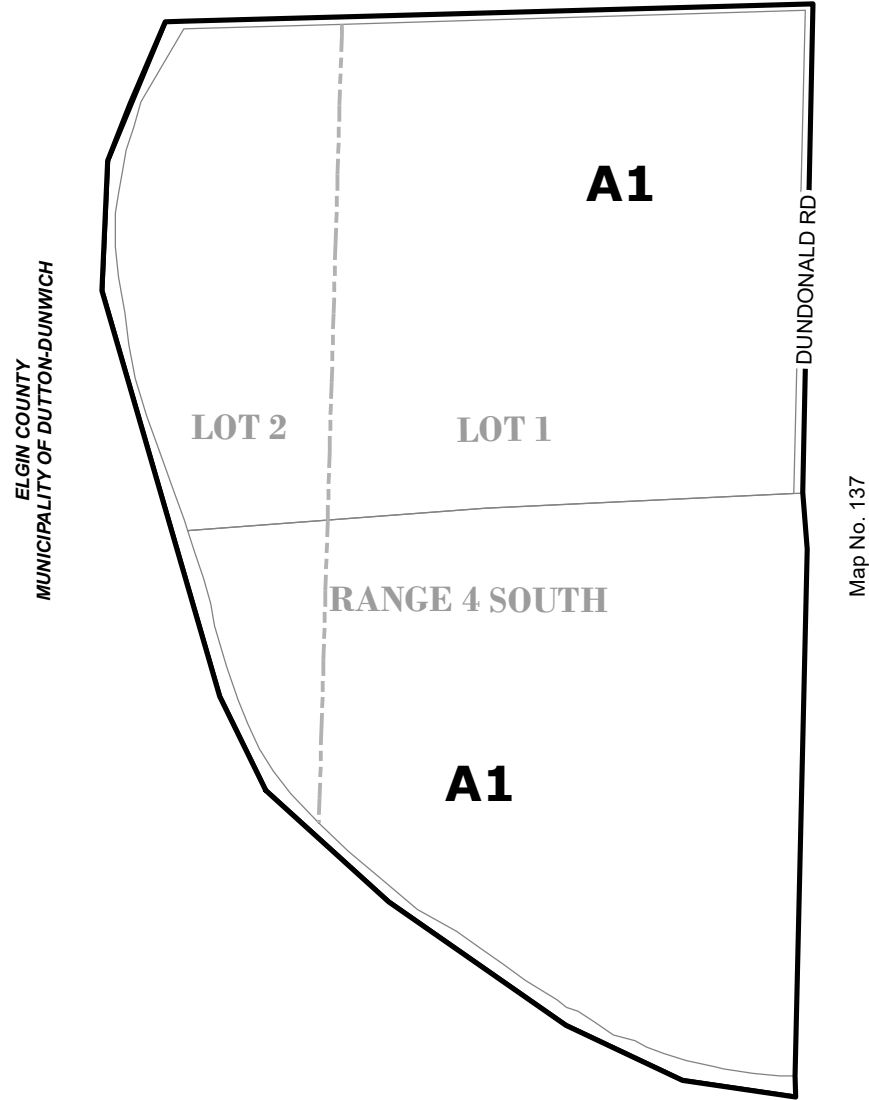
**SCHEDULE "A"**



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 135**

Map No. 129



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**

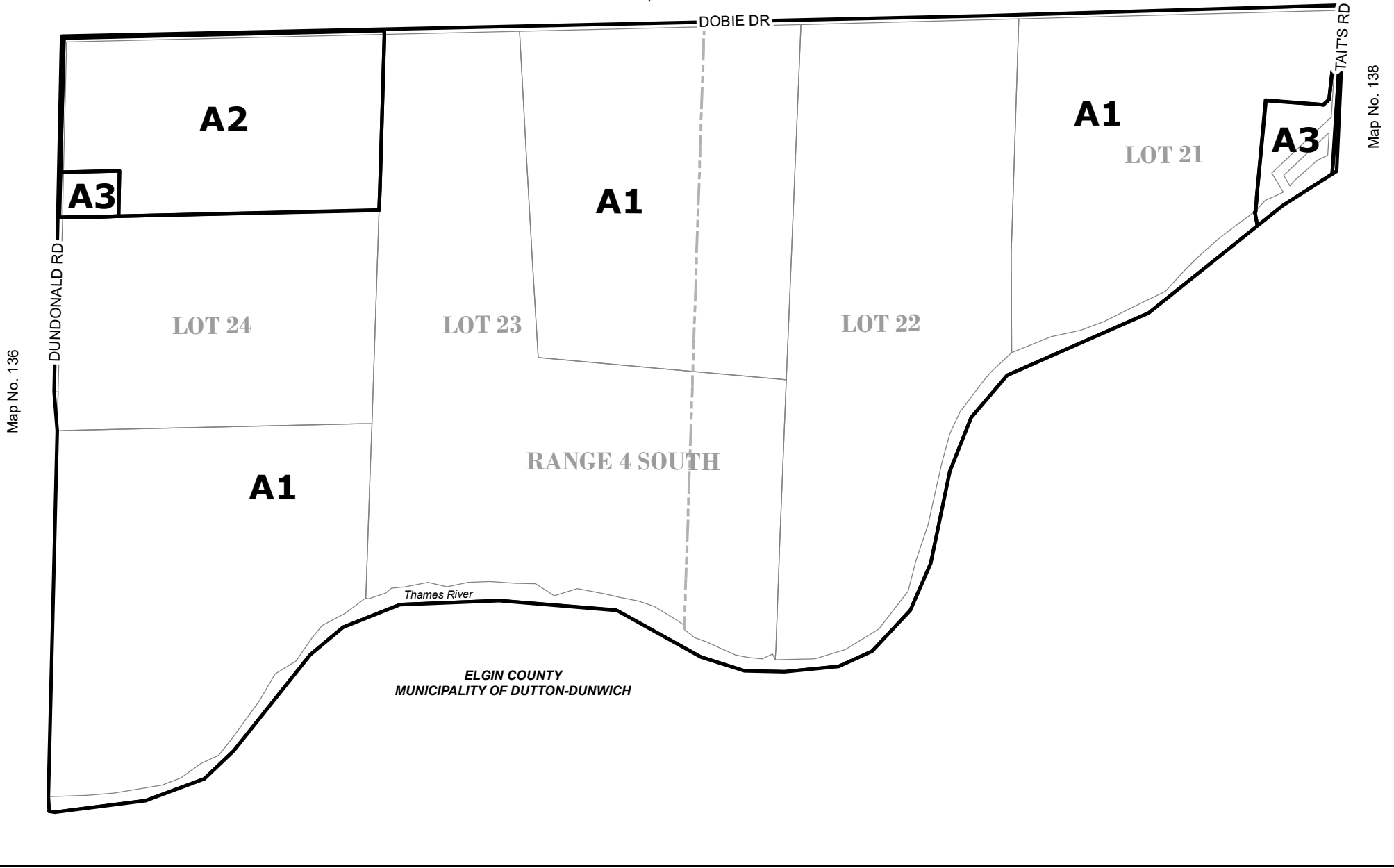
SCALE 1: 10000



*Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022*

**Map No. 136**

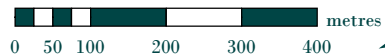
Map No. 130



# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

# SCHEDULE "A"

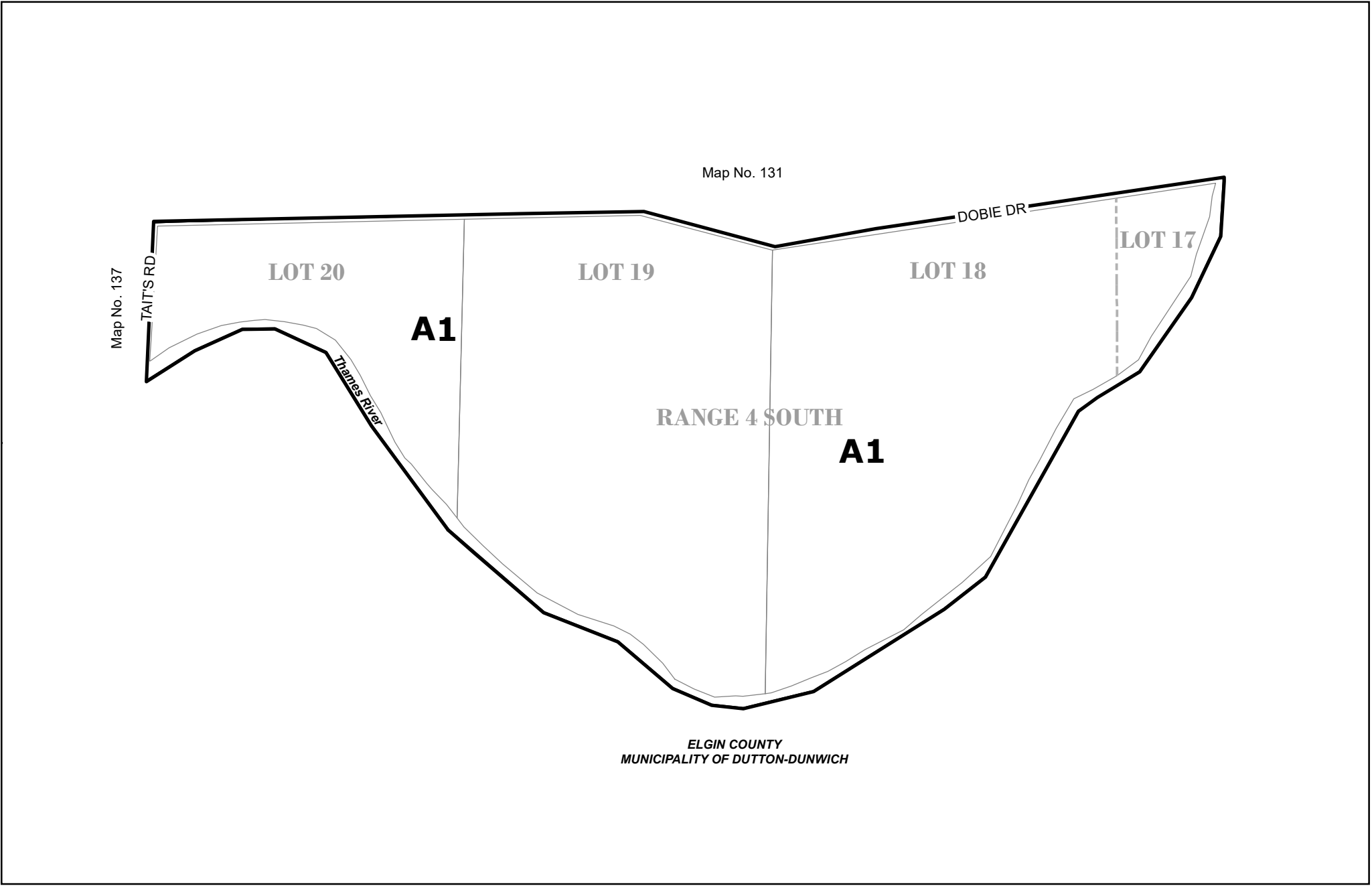
SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

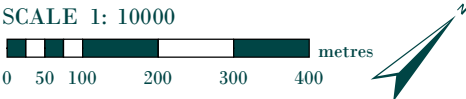
## Map No. 137





**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

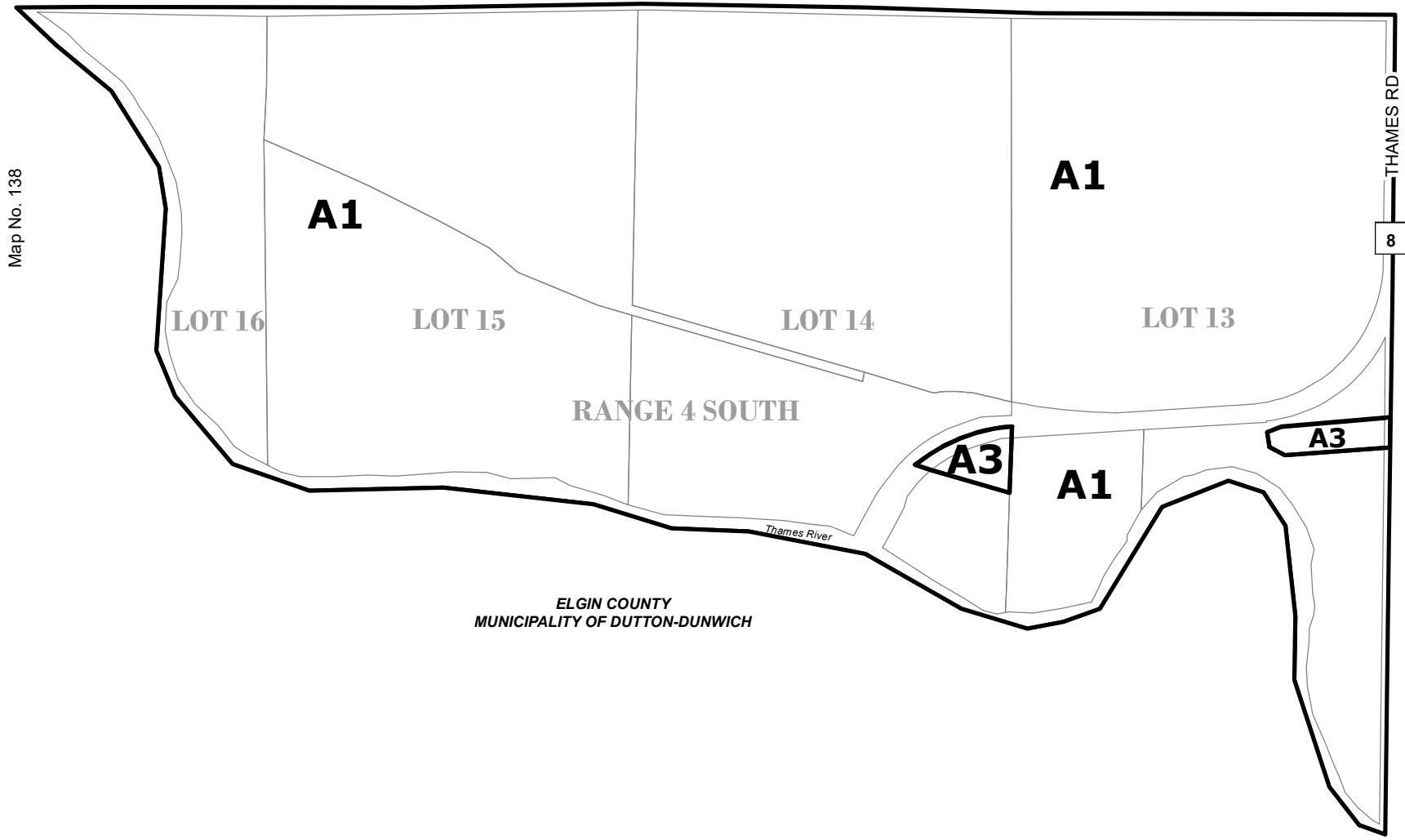
**SCHEDULE "A"**



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 138**

Map No. 132



# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

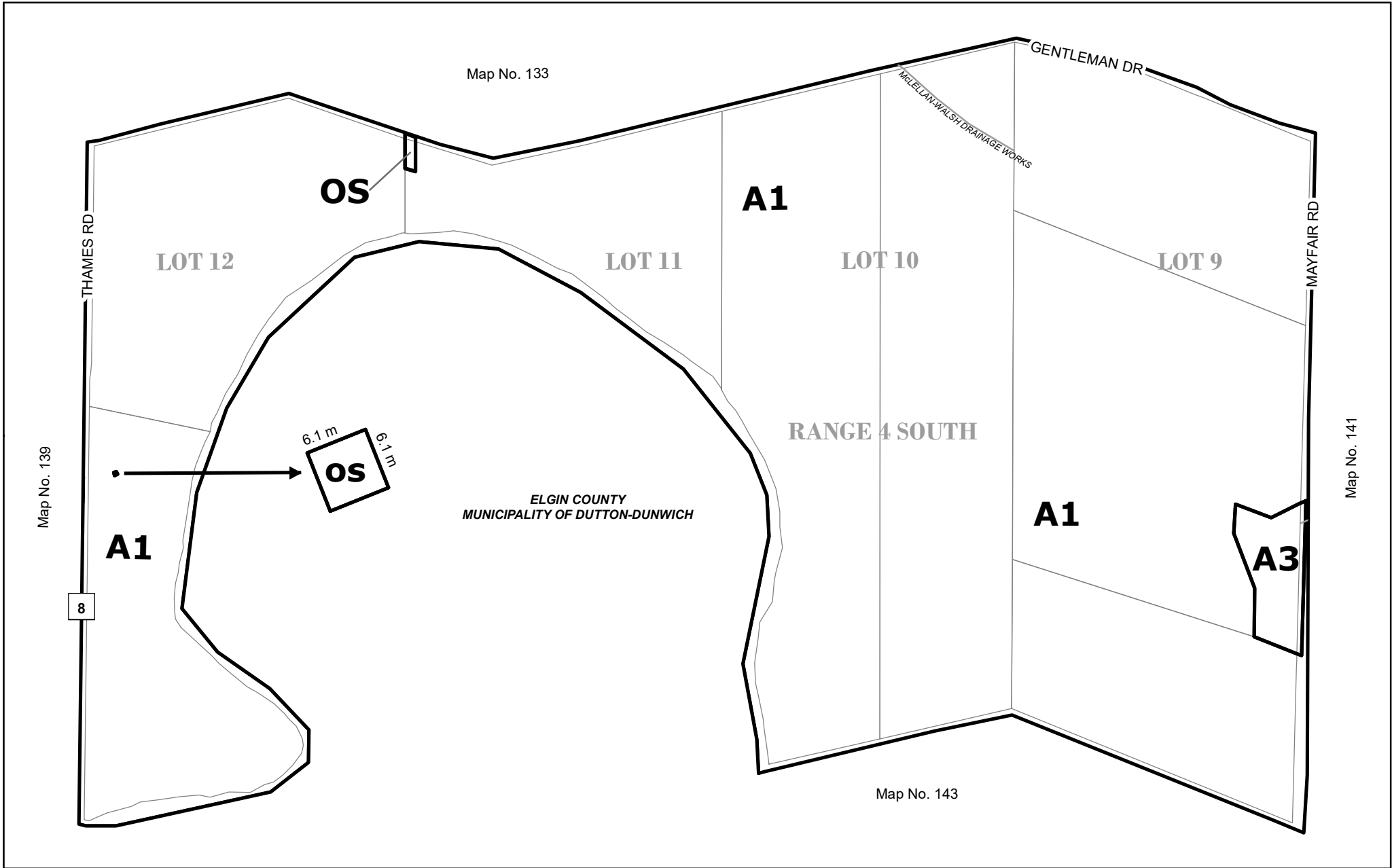
# SCHEDULE "A"

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 139



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

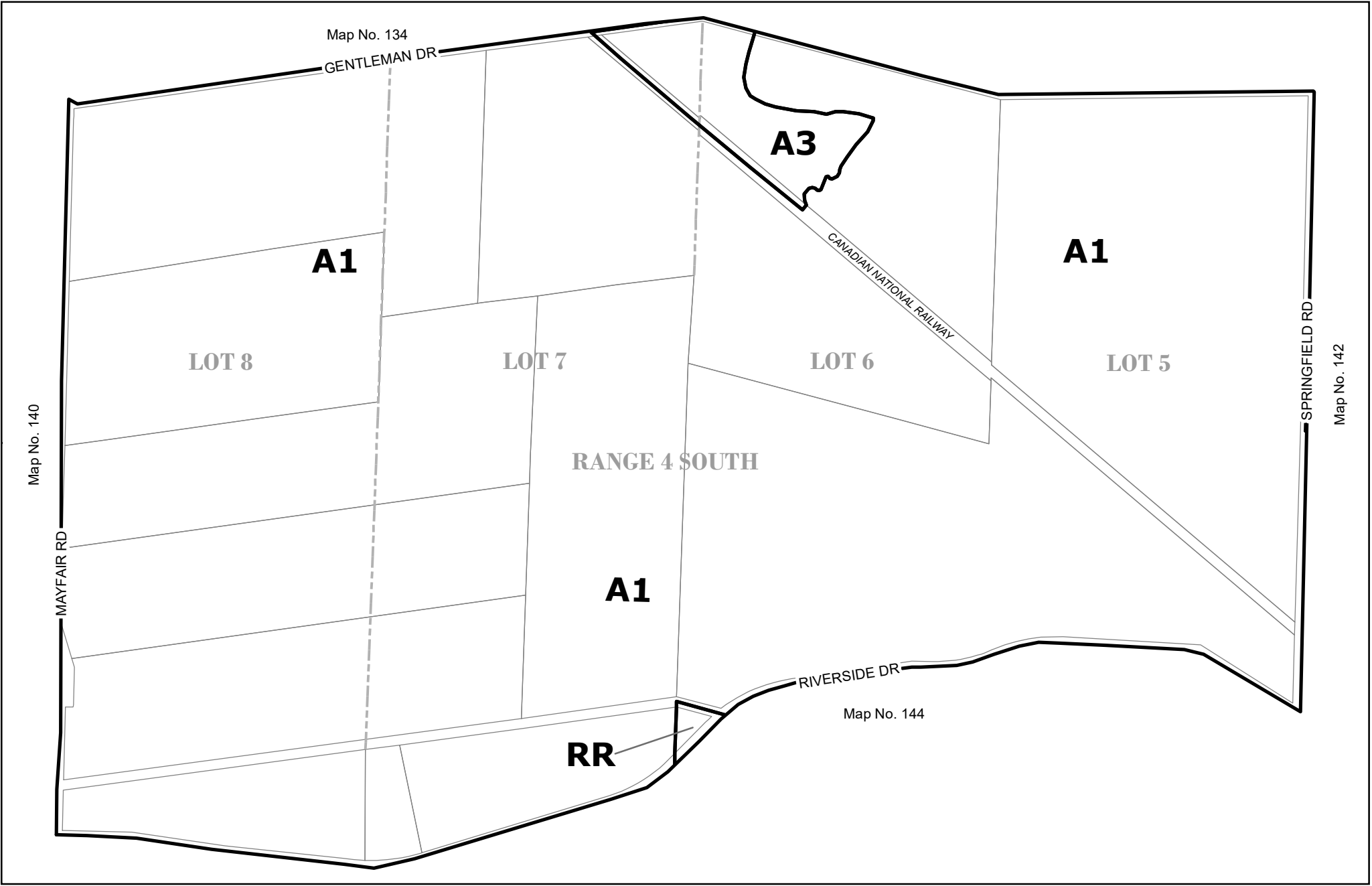
**SCHEDULE "A"**

SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

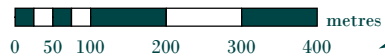
**Map No. 140**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

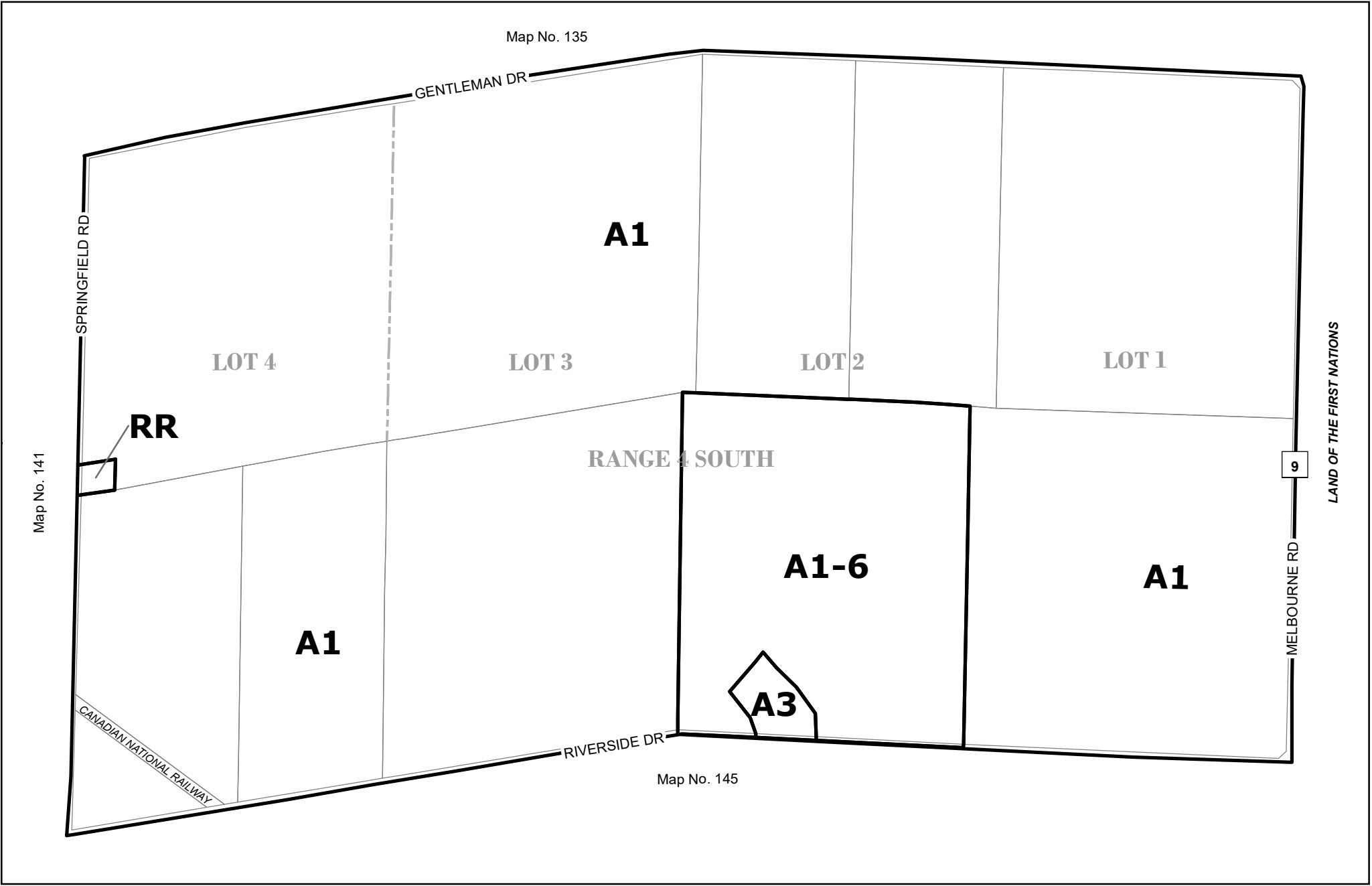
**SCHEDULE "A"**

SCALE 1: 10000



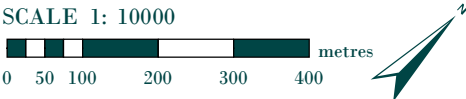
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 141**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

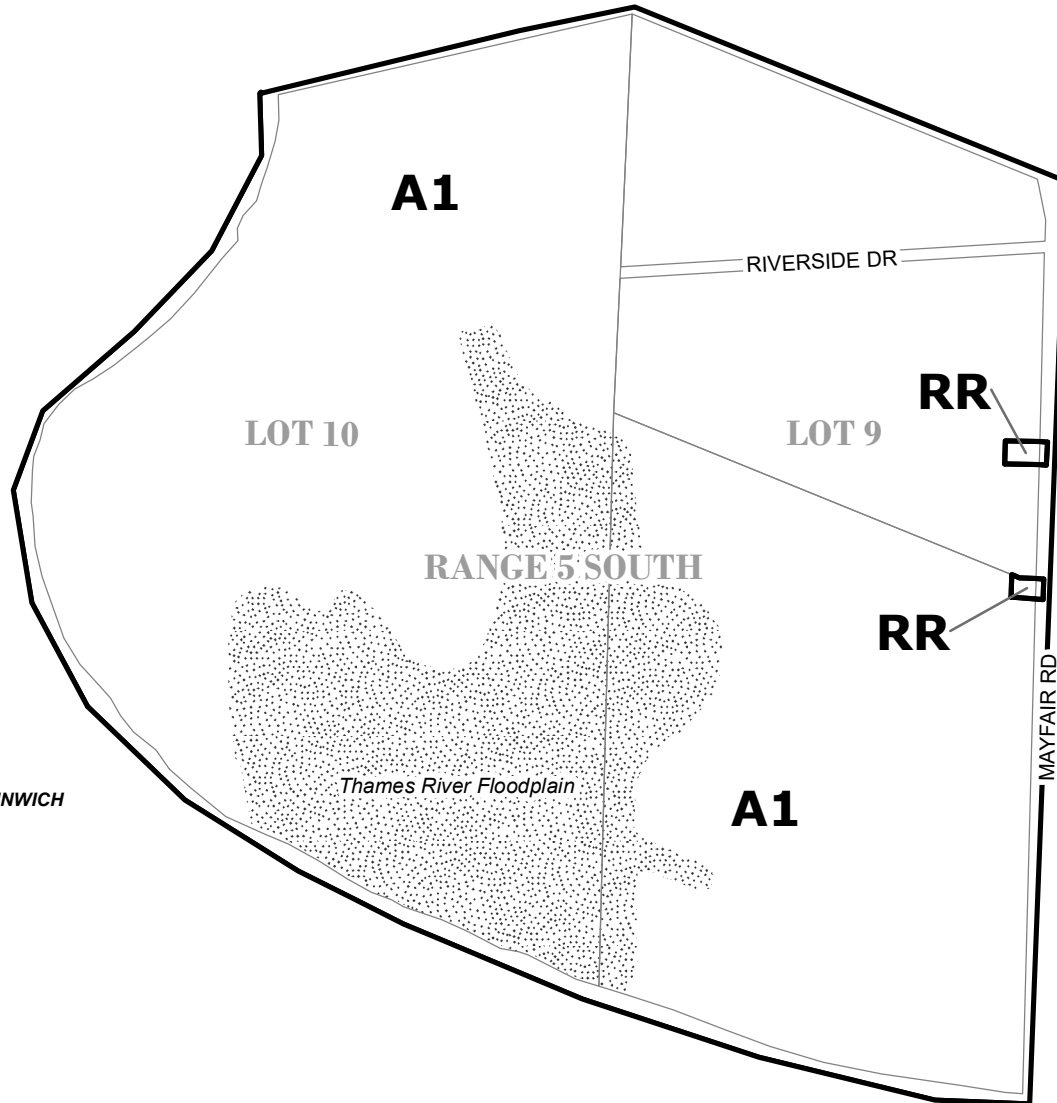
**SCHEDULE "A"**



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 142**

Map No. 140



Map No. 144

ELGIN COUNTY  
MUNICIPALITY OF DUTTON-DUNWICH

# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

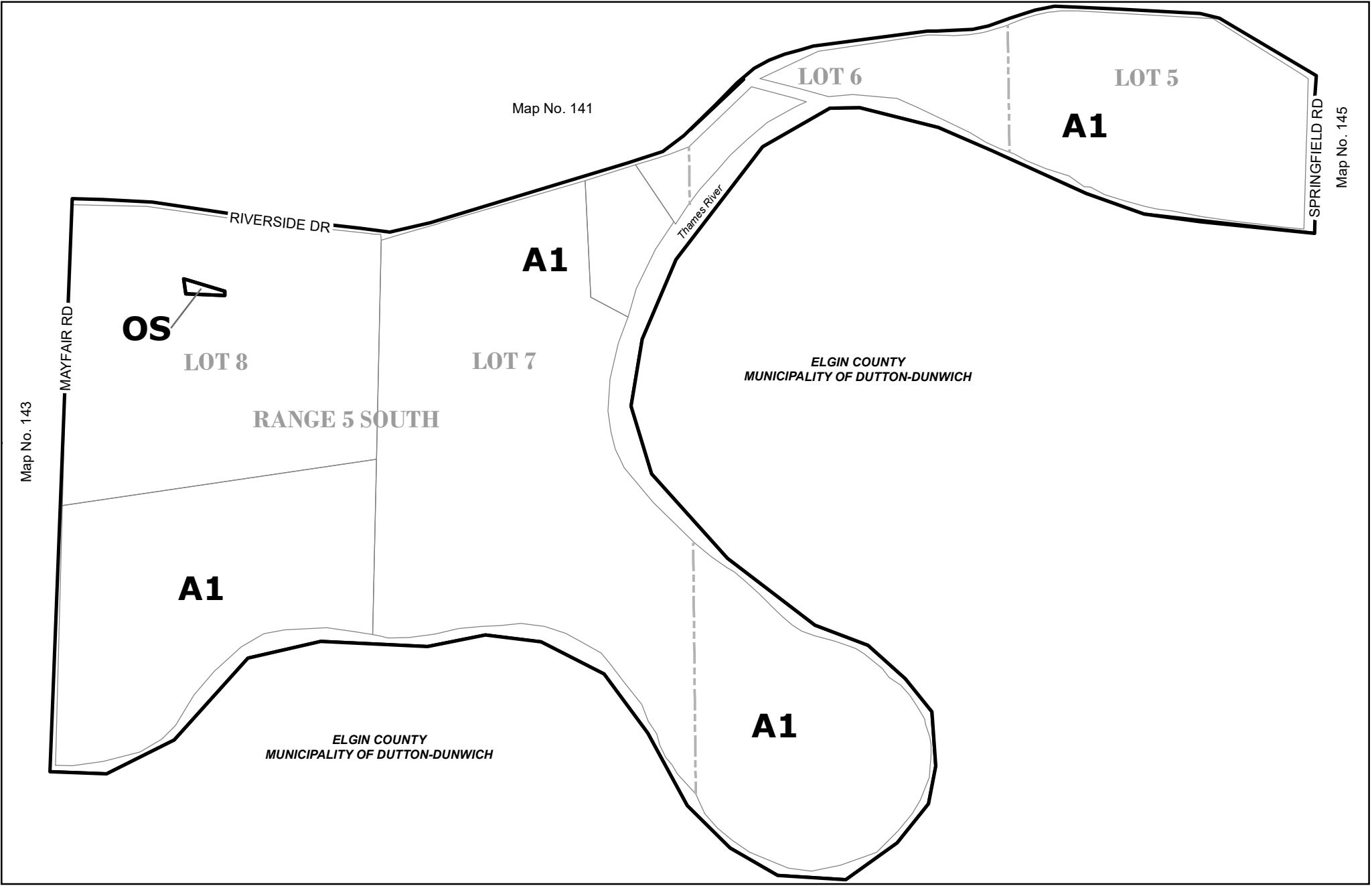
# SCHEDULE "A"

SCALE 1: 10000



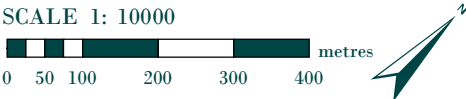
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 143



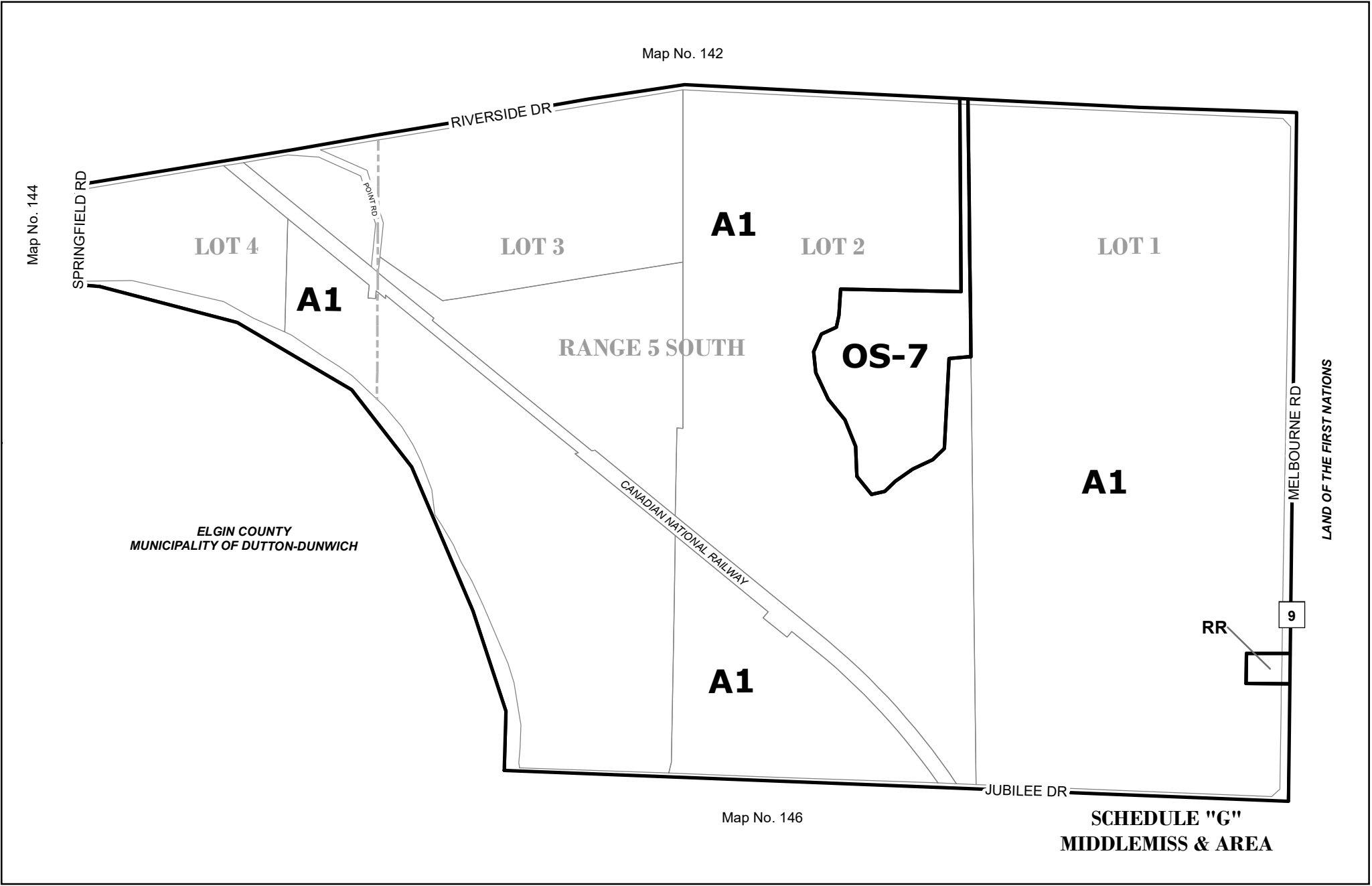
**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**



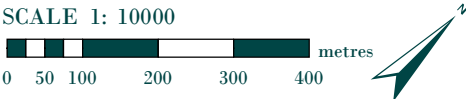
Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 144**



**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

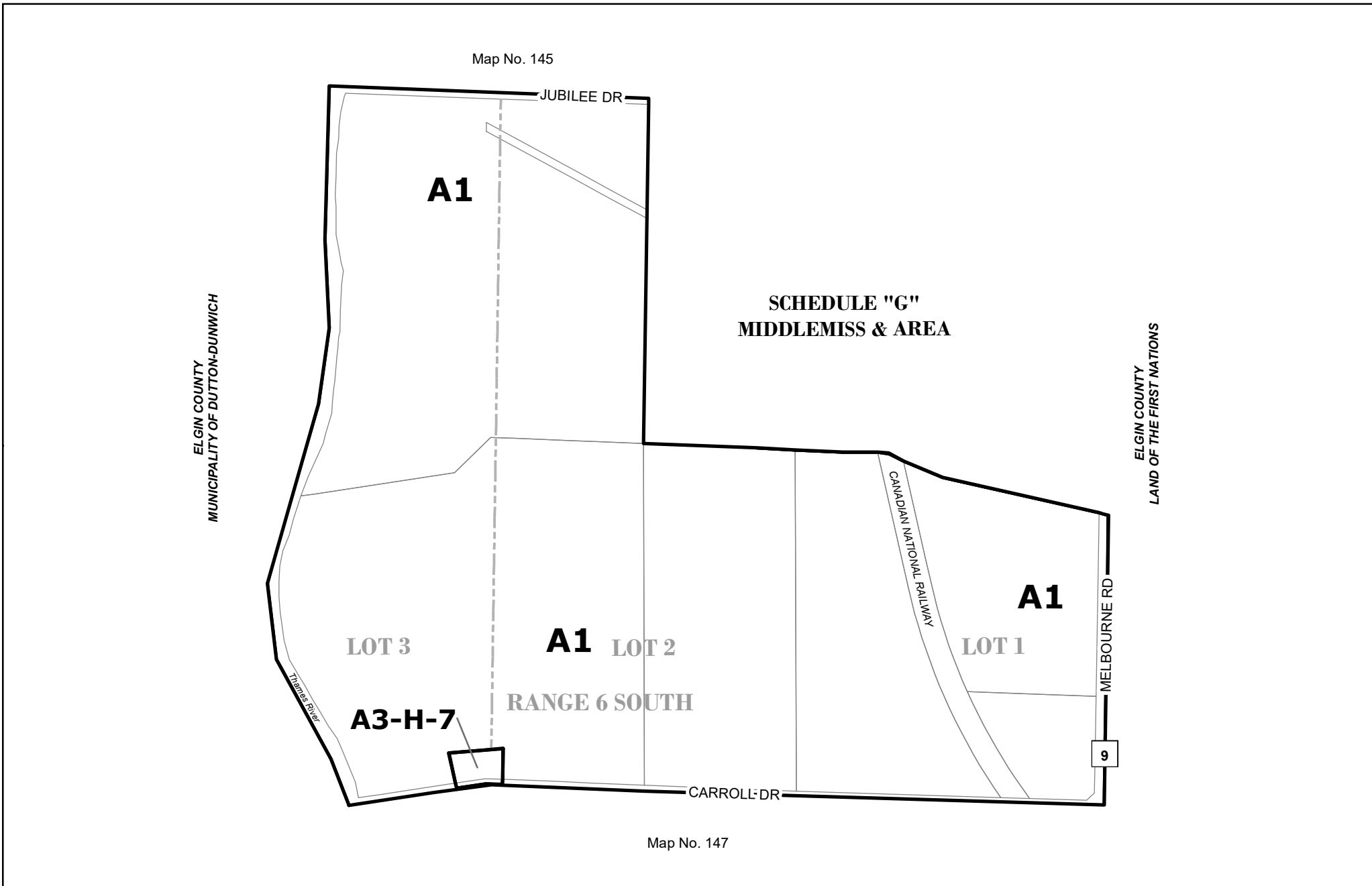
**SCHEDULE "A"**



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 145**





**Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA**

**SCHEDULE "A"**

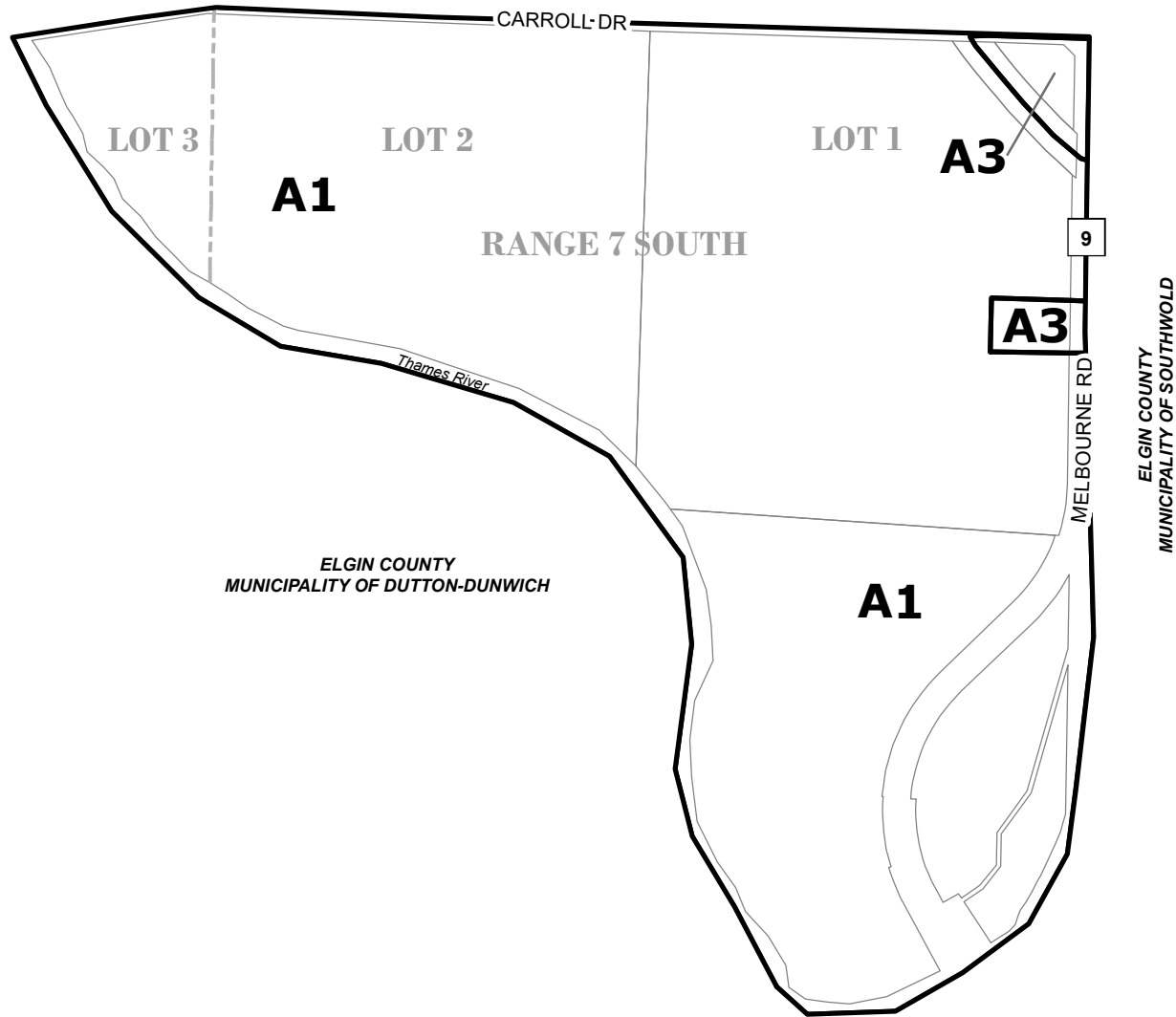
SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 146**

Map No. 146



# Municipality of SOUTHWEST MIDDLESEX ~ RURAL AREA

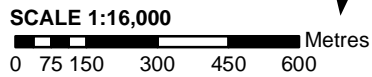
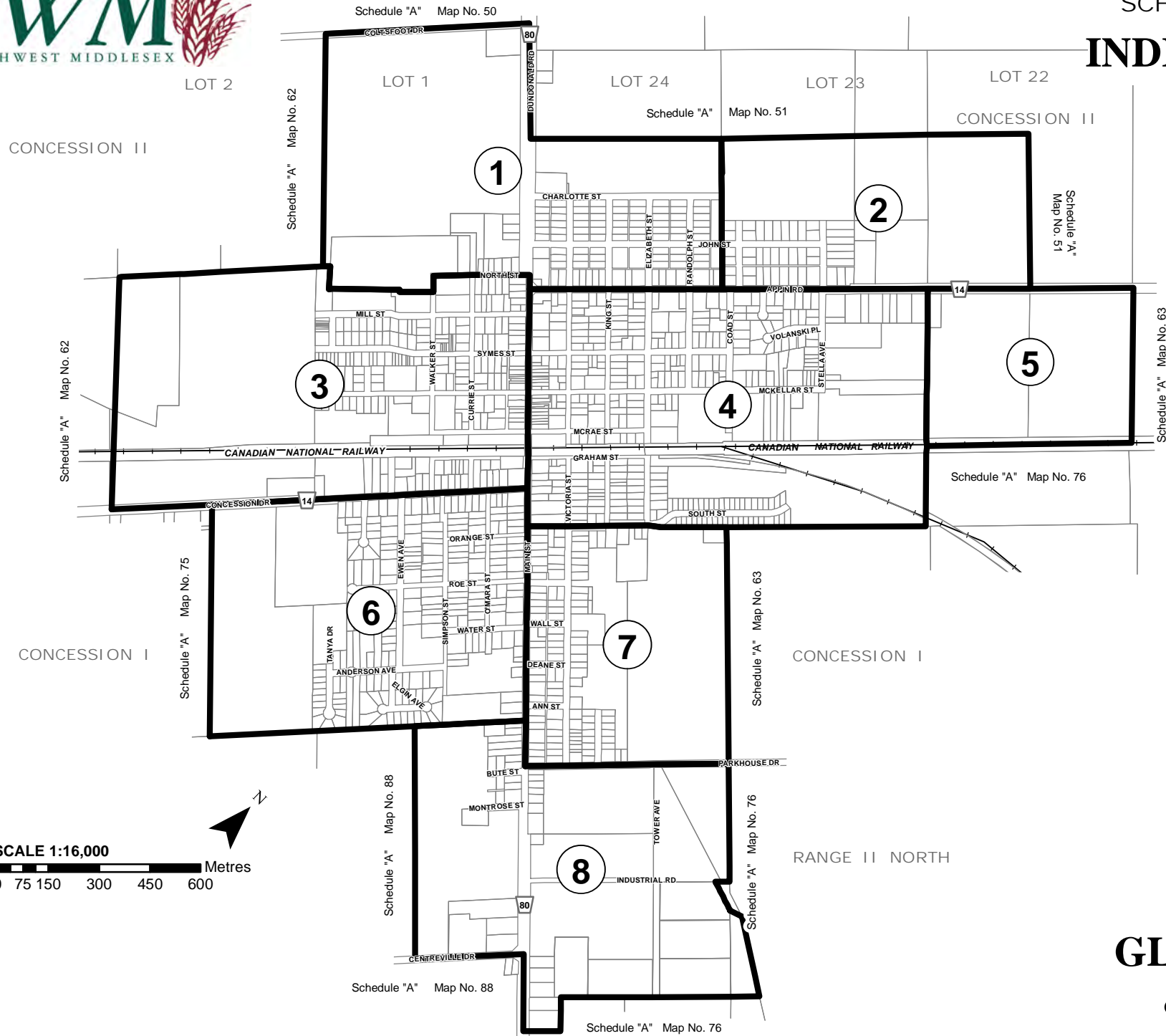
# SCHEDULE "A"

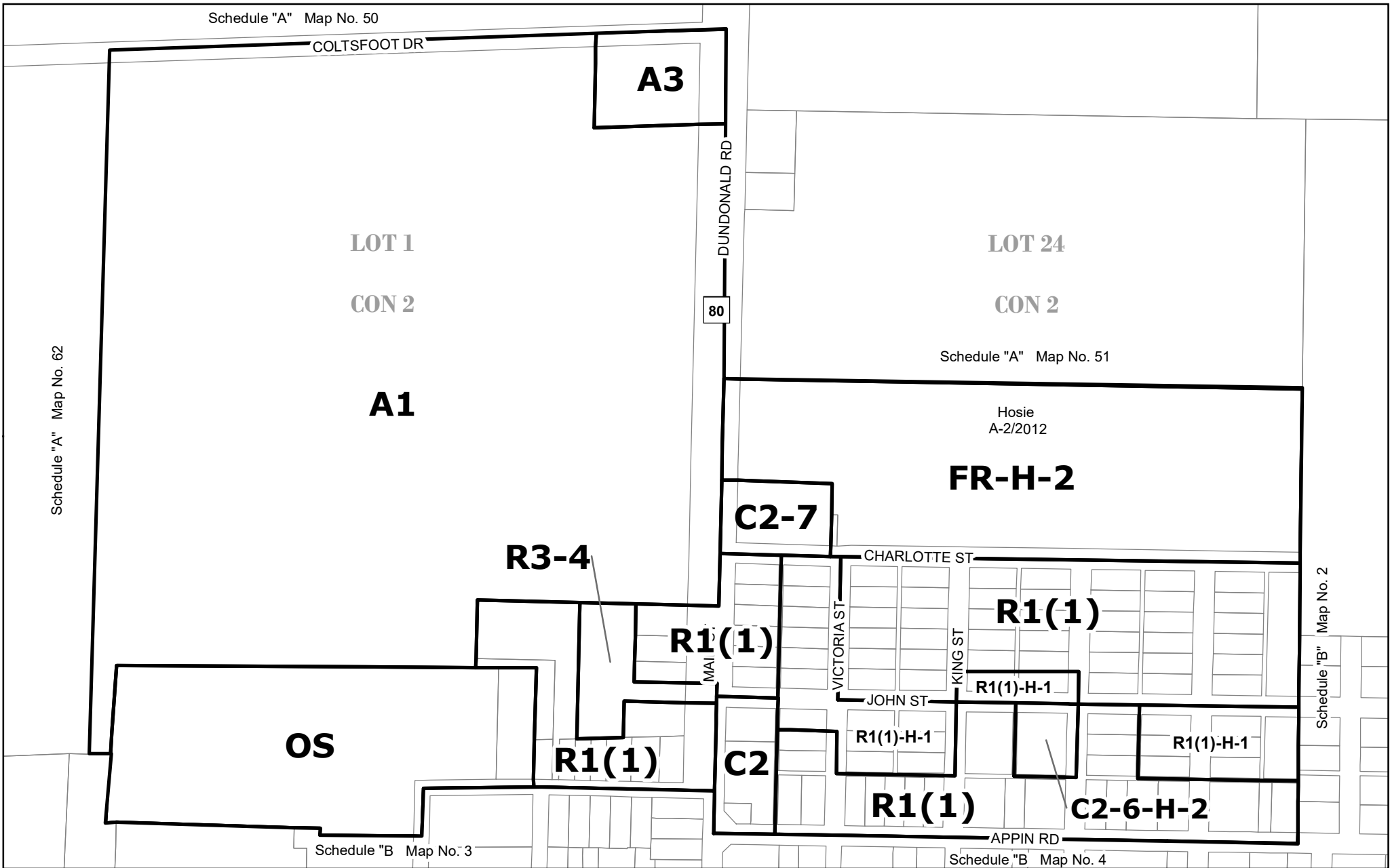
SCALE 1: 10000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

## Map No. 147





Municipality of **SOUTHWEST MIDDLESEX ~ GLENCOE & AREA**

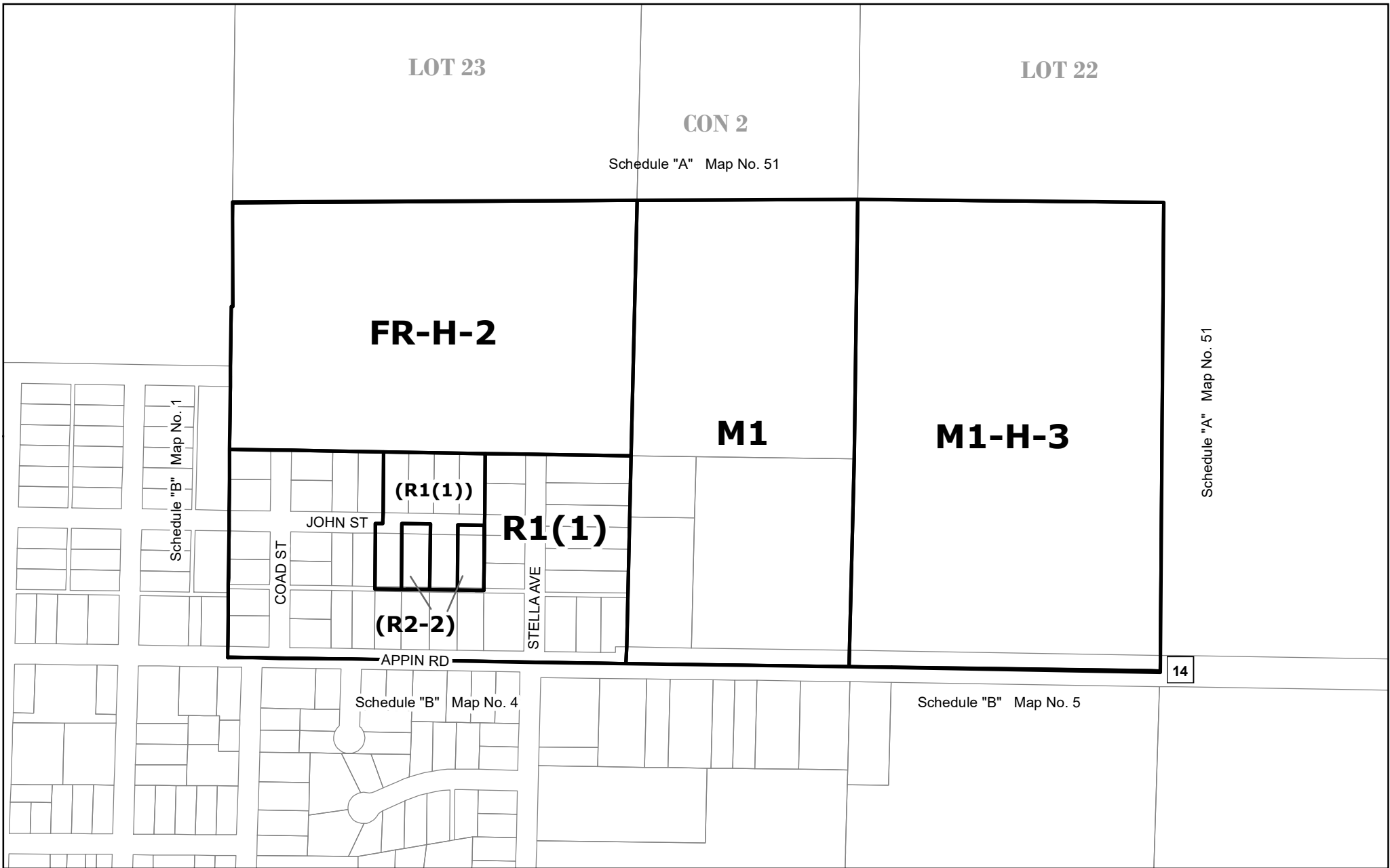
**SCHEDULE "B"**

SCALE 1: 5000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 1**



**Municipality of SOUTHWEST MIDDLESEX ~ GLENCOE & AREA**

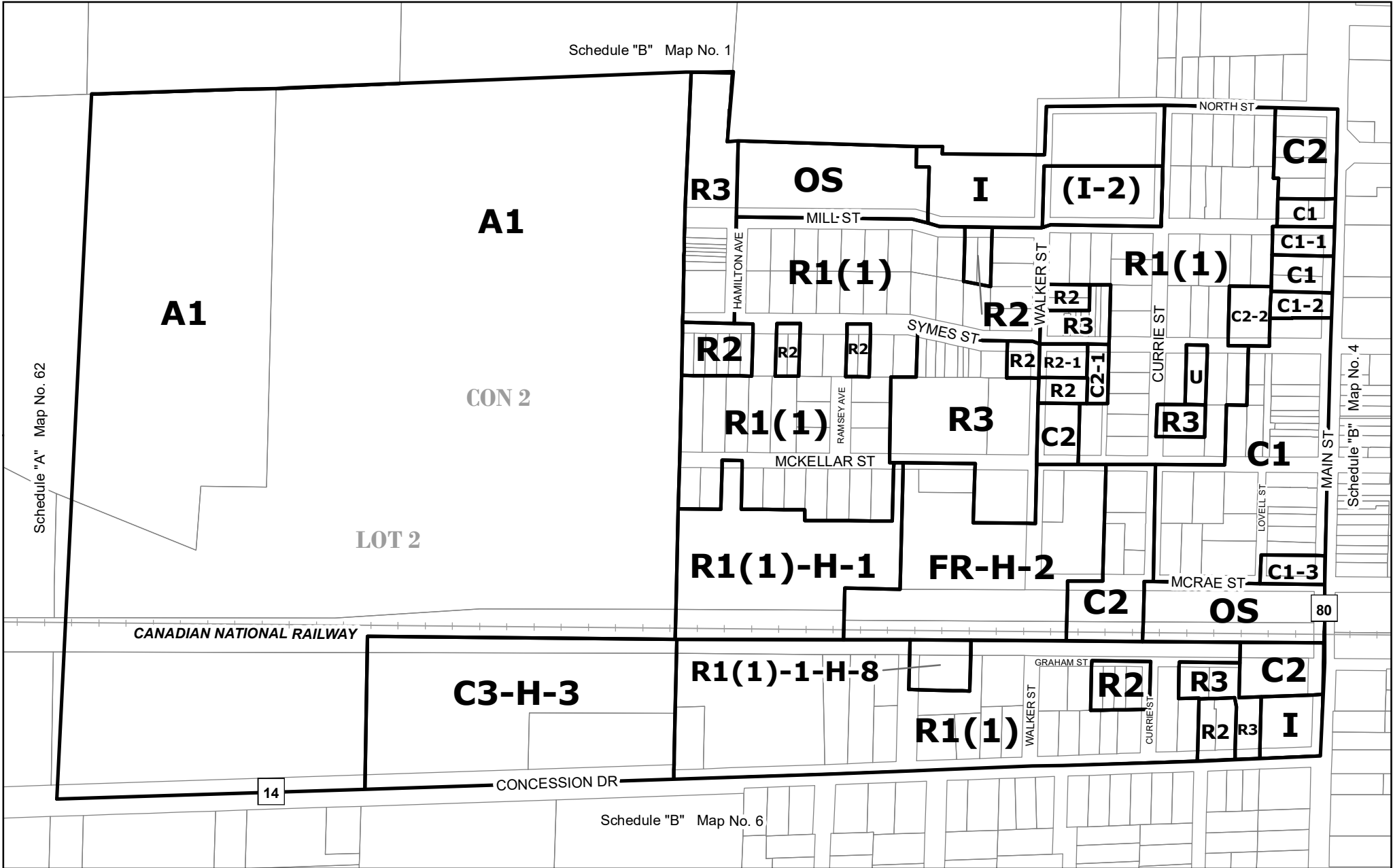
**SCHEDULE "B"**

SCALE 1: 5000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 2**



Municipality of SOUTHWEST MIDDLESEX ~ GLENCOE & AREA

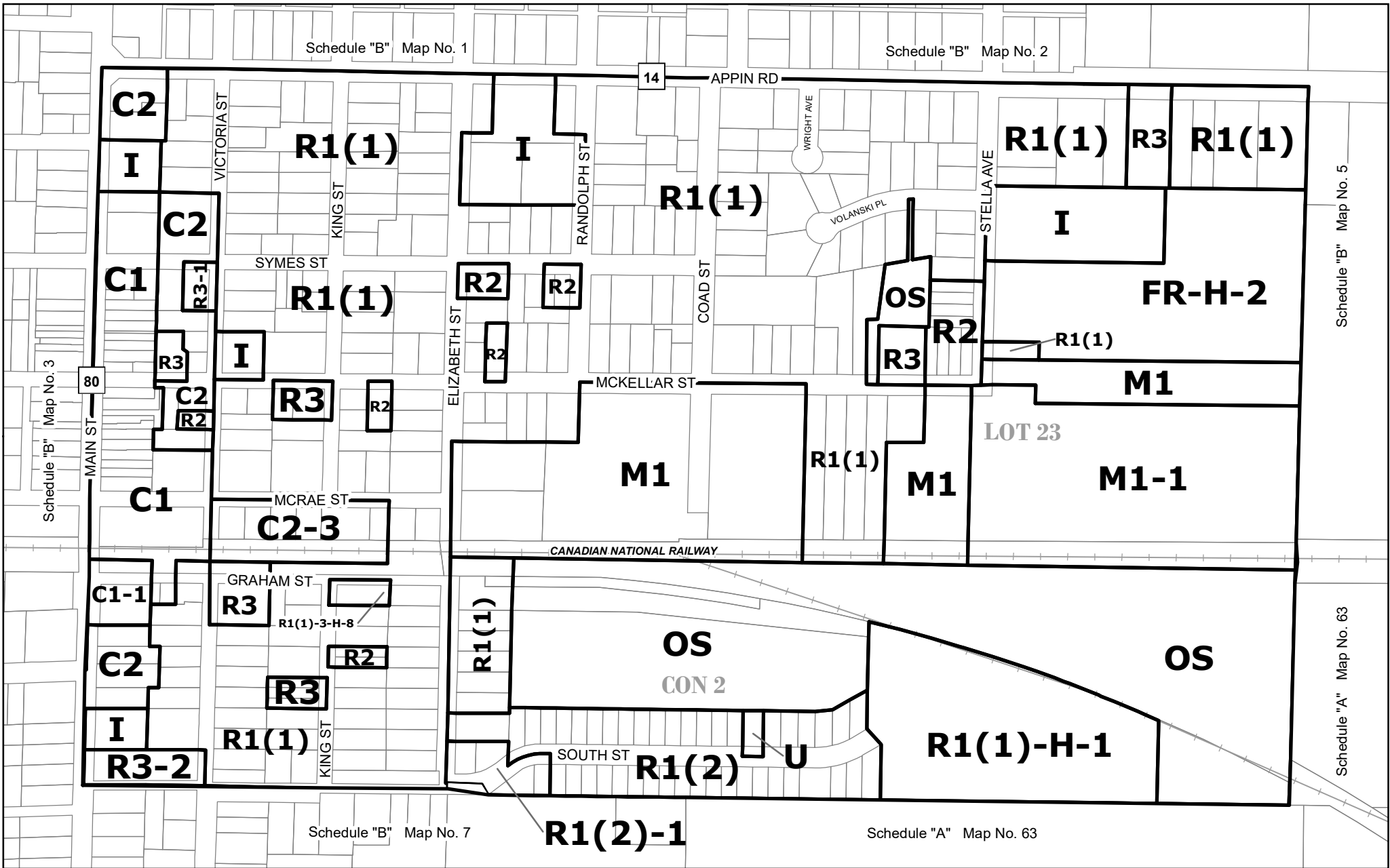
SCHEDULE "B"

SCALE 1: 5000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

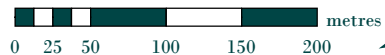
Map No. 3



Municipality of SOUTHWEST MIDDLESEX ~ GLENCOE & AREA

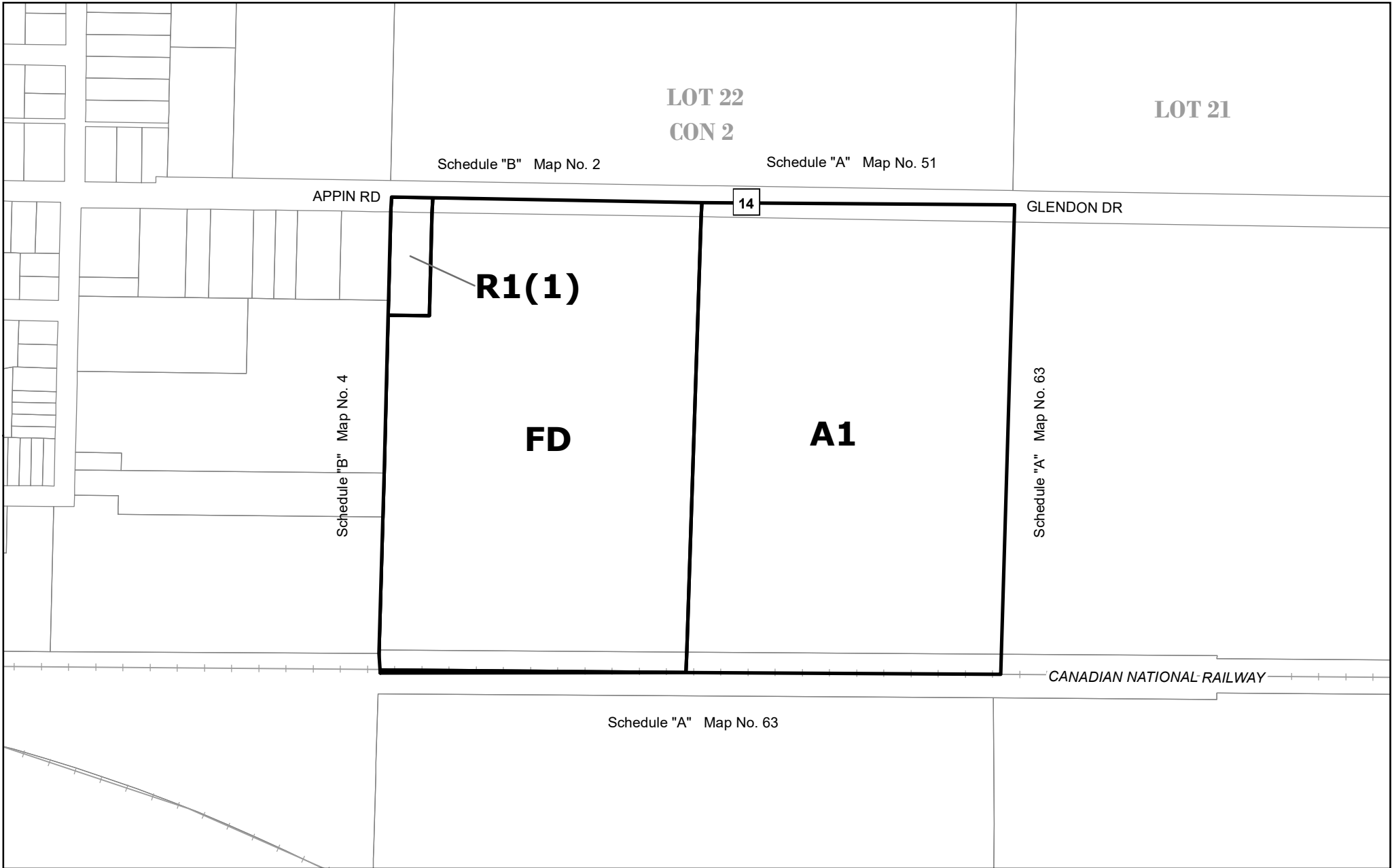
SCHEDULE "B"

SCALE 1: 5000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

Map No. 4



**Municipality of SOUTHWEST MIDDLESEX ~ GLENCOE & AREA**

**SCHEDULE "B"**

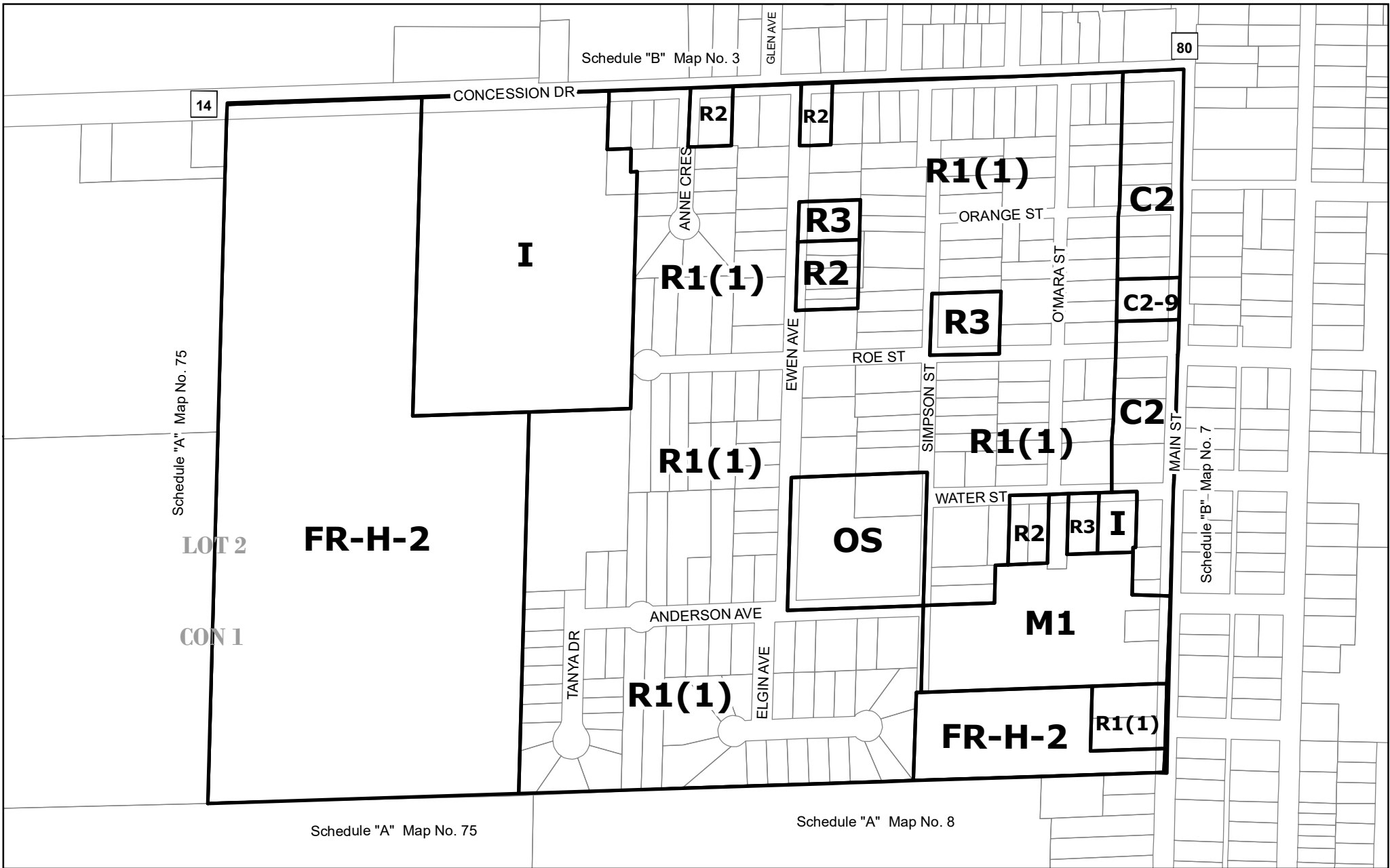
SCALE 1: 5000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 5**

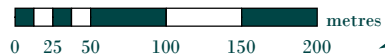




**Municipality of SOUTHWEST MIDDLESEX ~ GLENCOE & AREA**

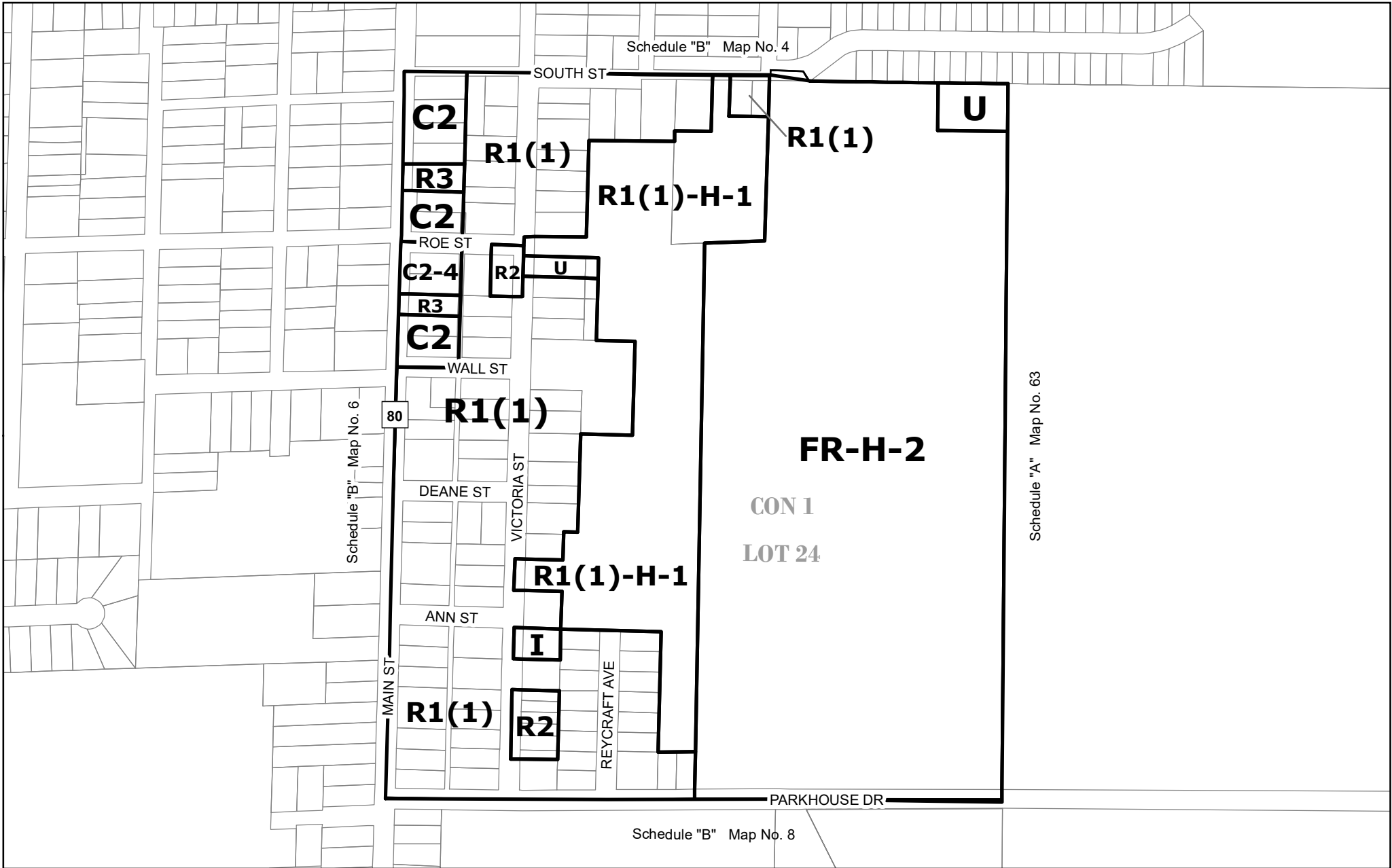
**SCHEDULE "B"**

SCALE 1: 5000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 6**



**Municipality of SOUTHWEST MIDDLESEX ~ GLENCOE & AREA**

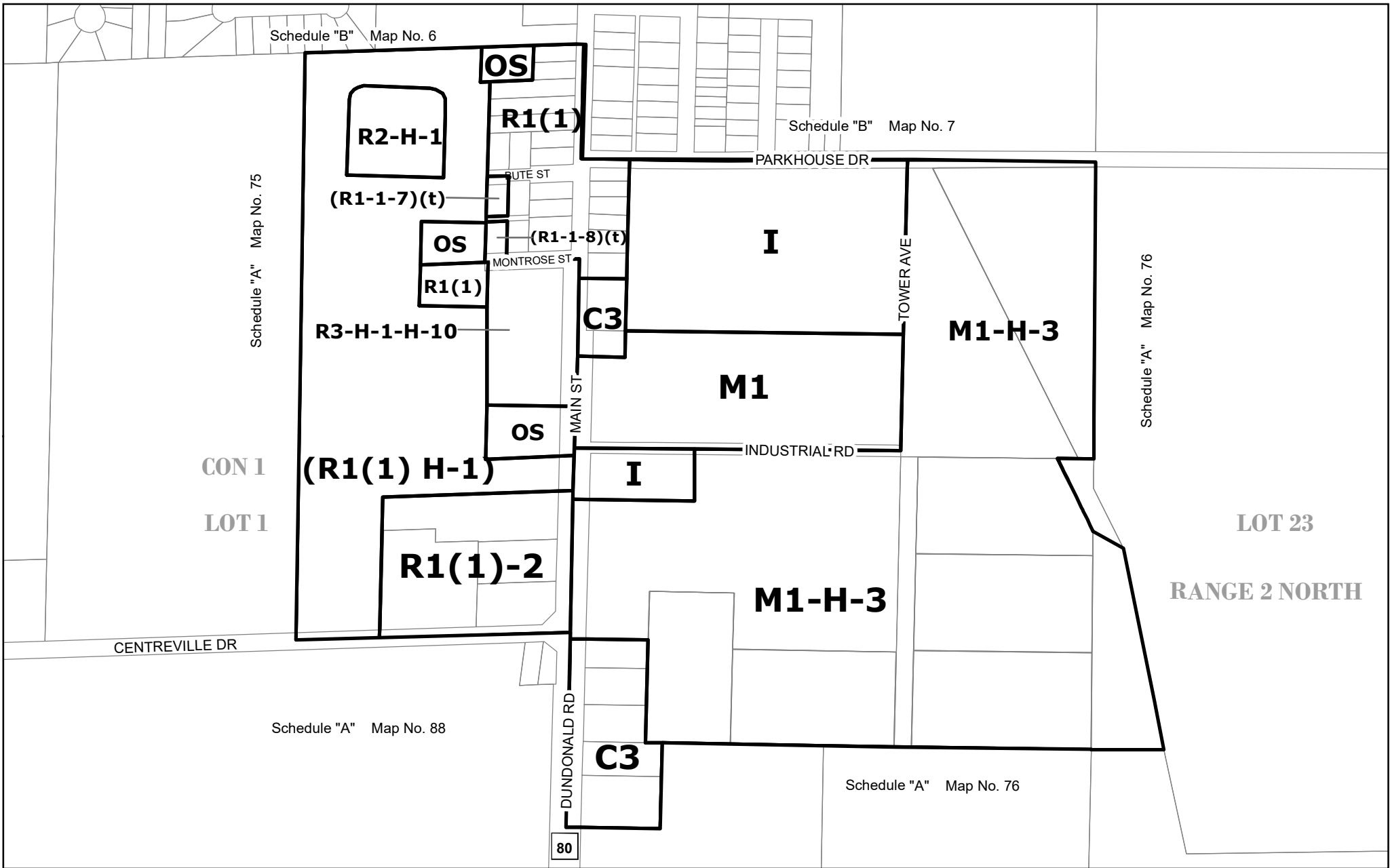
**SCHEDULE "B"**

SCALE 1: 5000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

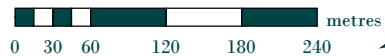
**Map No. 7**



Municipality of SOUTHWEST MIDDLESEX ~ GLENCOE & AREA

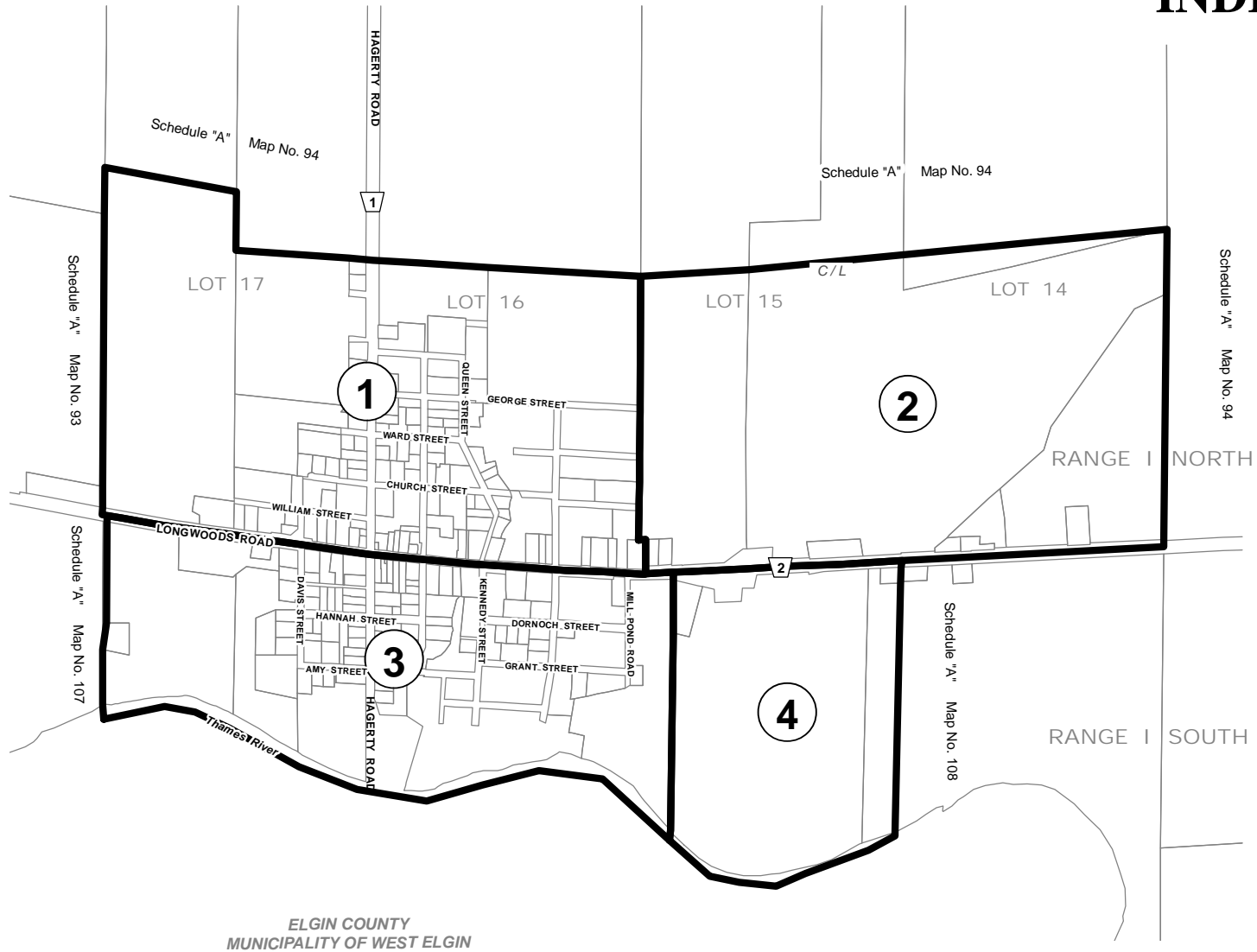
SCHEDULE "B"

SCALE 1: 6000

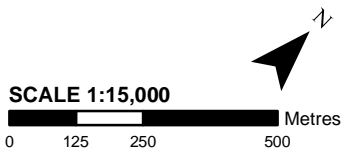


Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

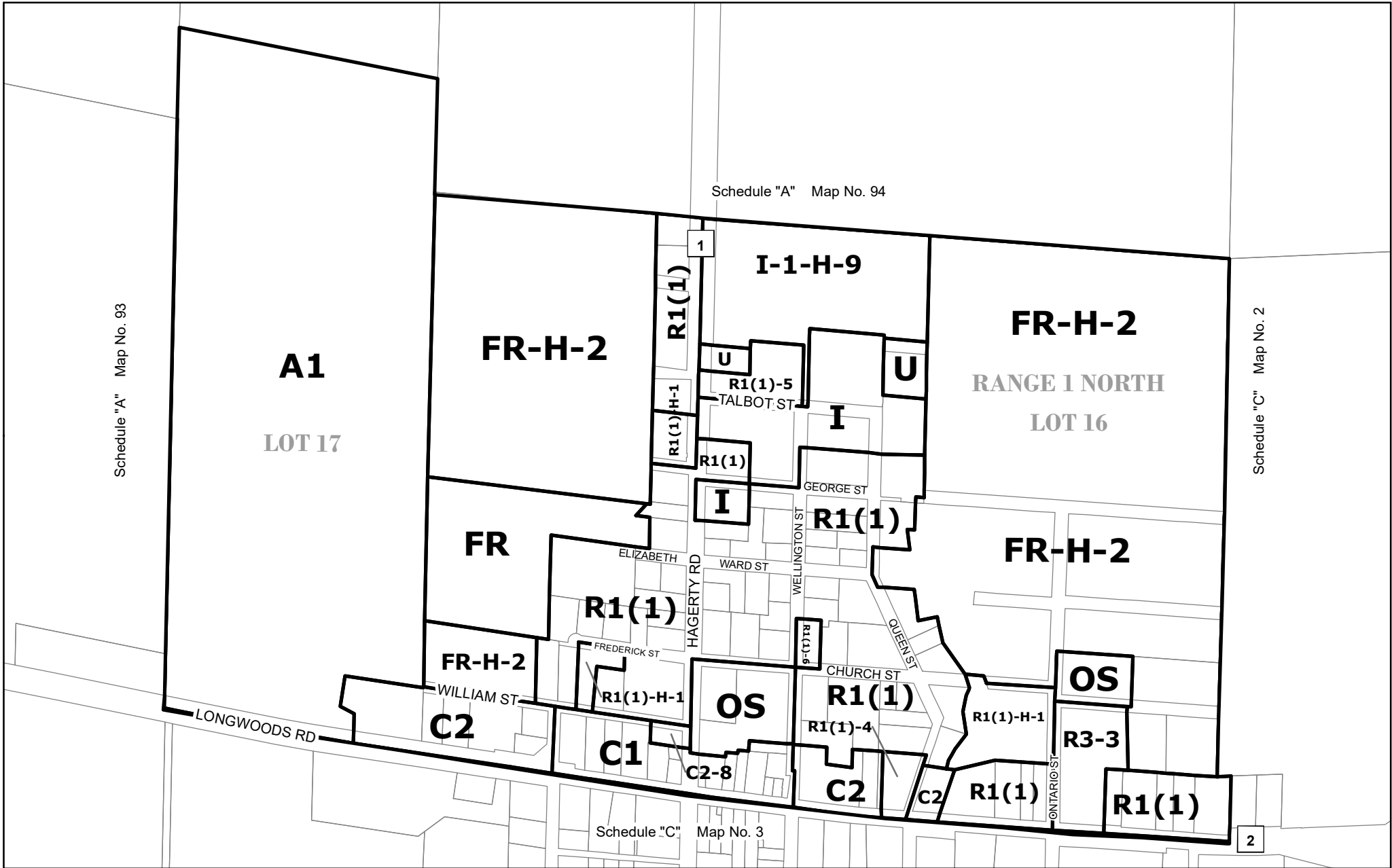
Map No. 8



ELGIN COUNTY  
MUNICIPALITY OF WEST ELGIN



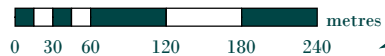
**WARDSVILLE  
& AREA**



**Municipality of SOUTHWEST MIDDLESEX ~ WARDSVILLE & AREA**

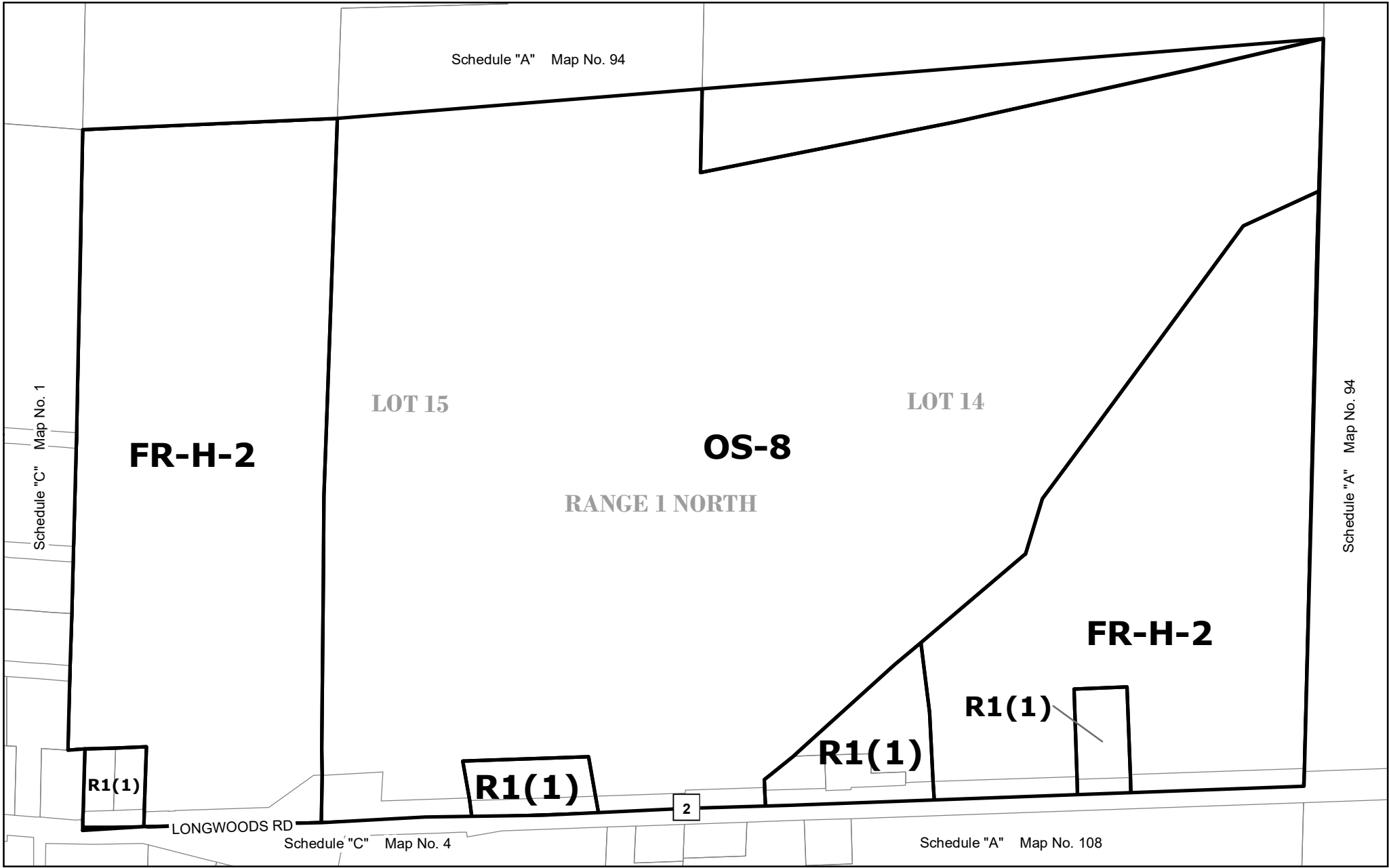
**SCHEDULE "C"**

SCALE 1: 6000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 1**



**Municipality of SOUTHWEST MIDDLESEX ~ WARDSVILLE & AREA**

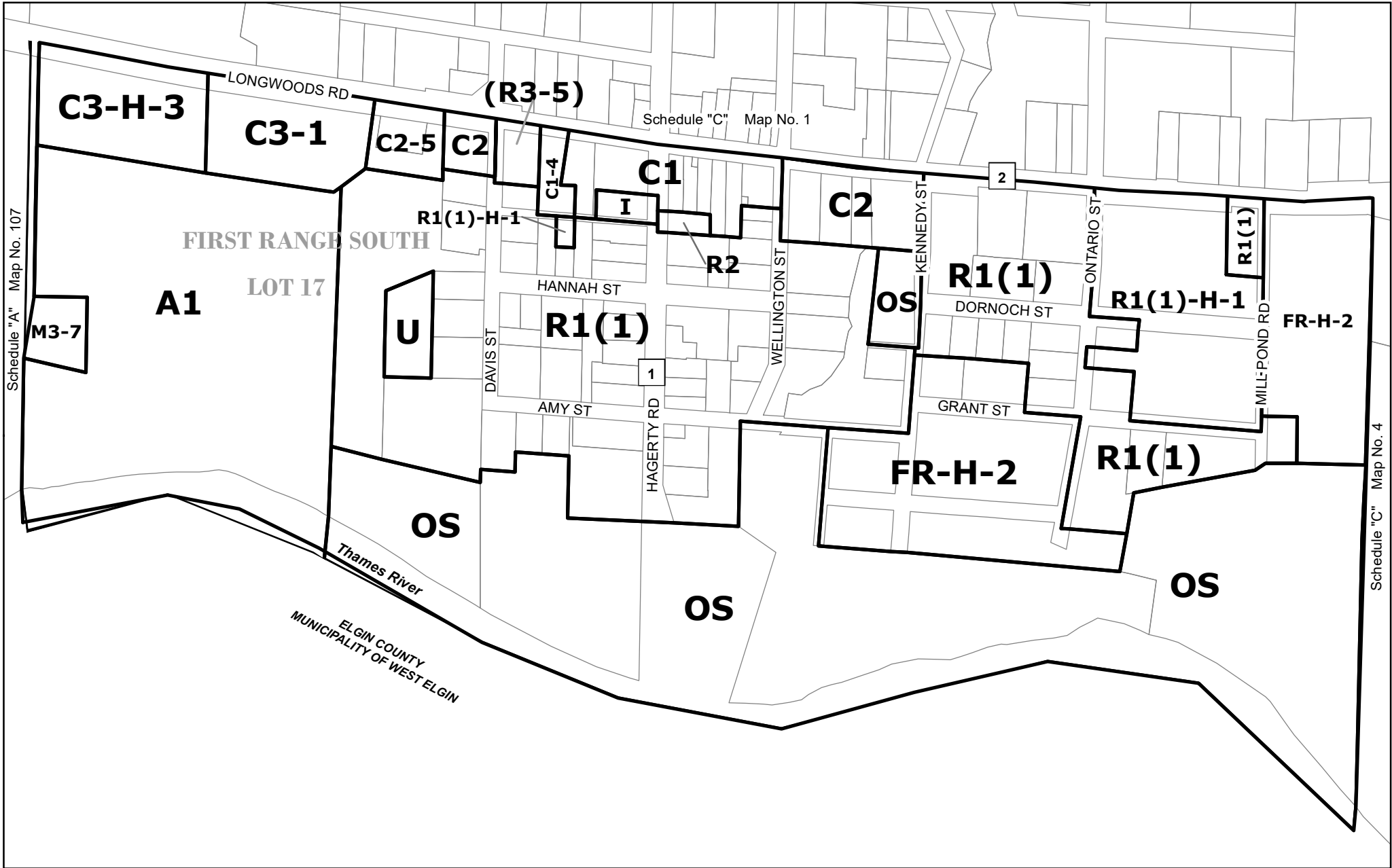
**SCHEDULE "C"**

SCALE 1: 5000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 2**



**Municipality of SOUTHWEST MIDDLESEX ~ WARDSVILLE & AREA**

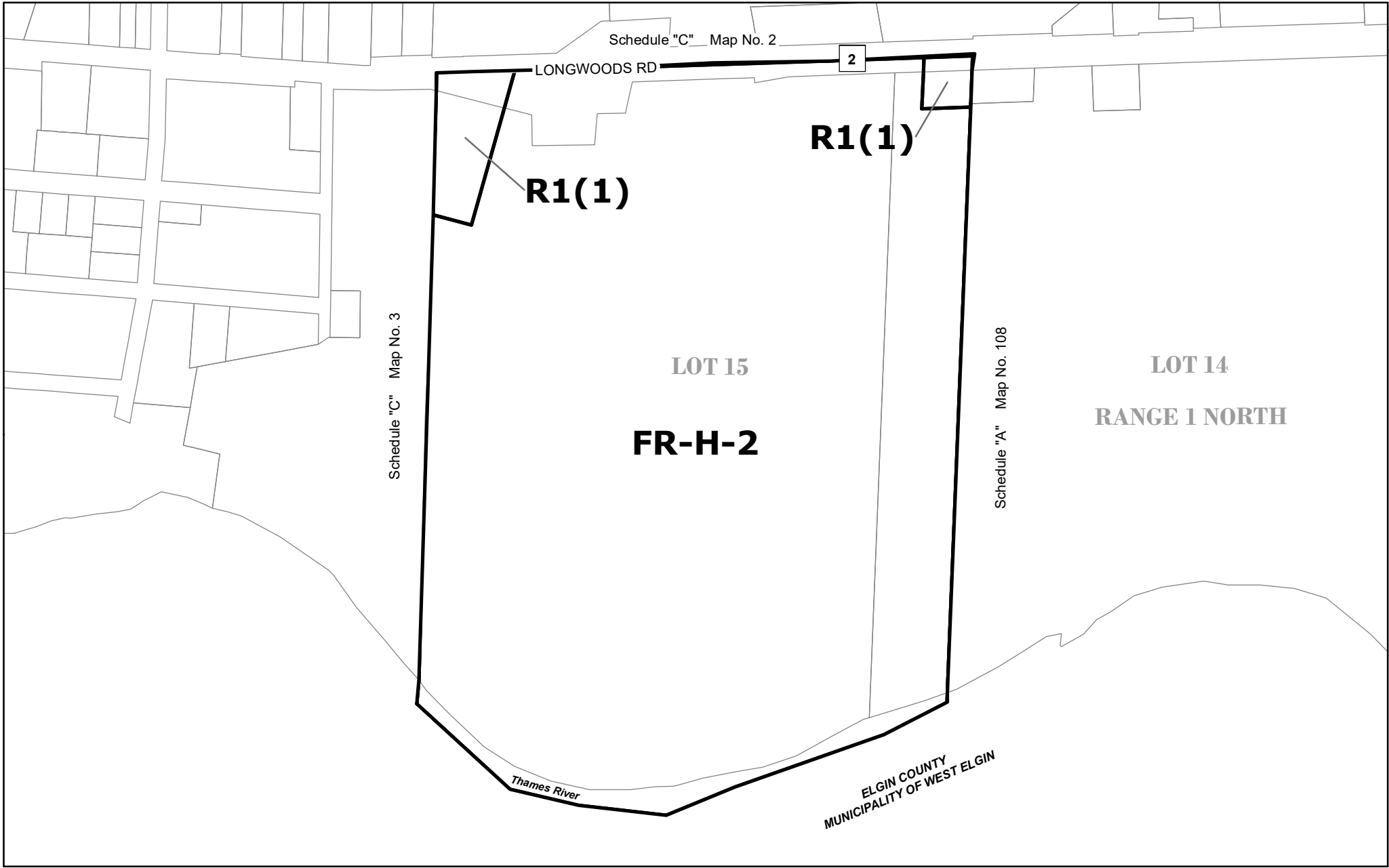
**SCHEDULE "C"**

SCALE 1: 5000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

**Map No. 3**



**Municipality of SOUTHWEST MIDDLESEX ~ WARDSVILLE & AREA**

**SCHEDULE "C"**

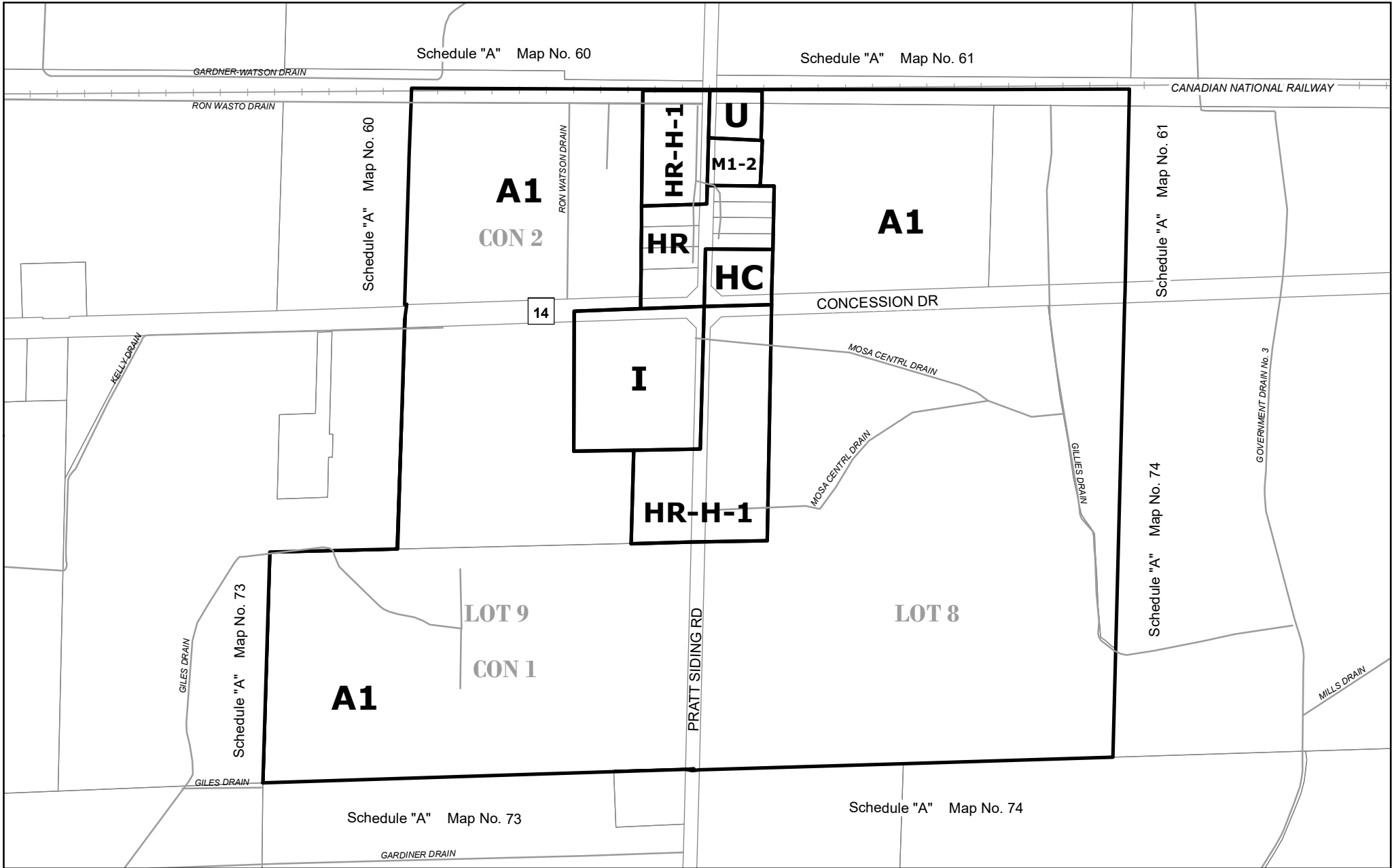
SCALE 1: 5000



*Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022*

**Map No. 4**

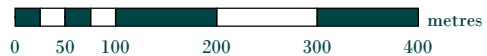




**Municipality of SOUTHWEST MIDDLESEX ~ PRATT SIDING & AREA**

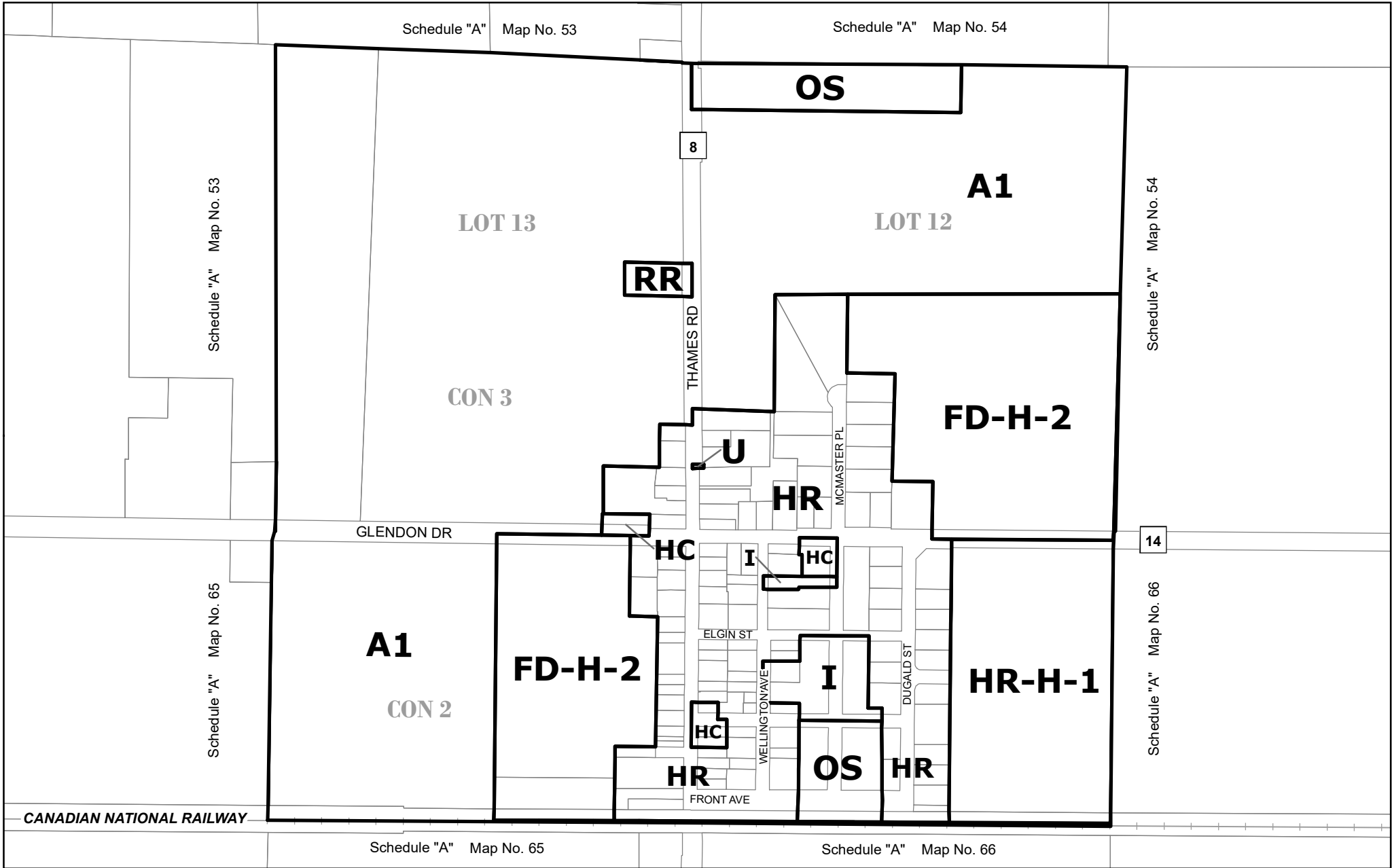
**SCHEDULE "D"**

SCALE 1: 7500



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

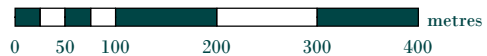




**Municipality of SOUTHWEST MIDDLESEX ~ APPIN & AREA**

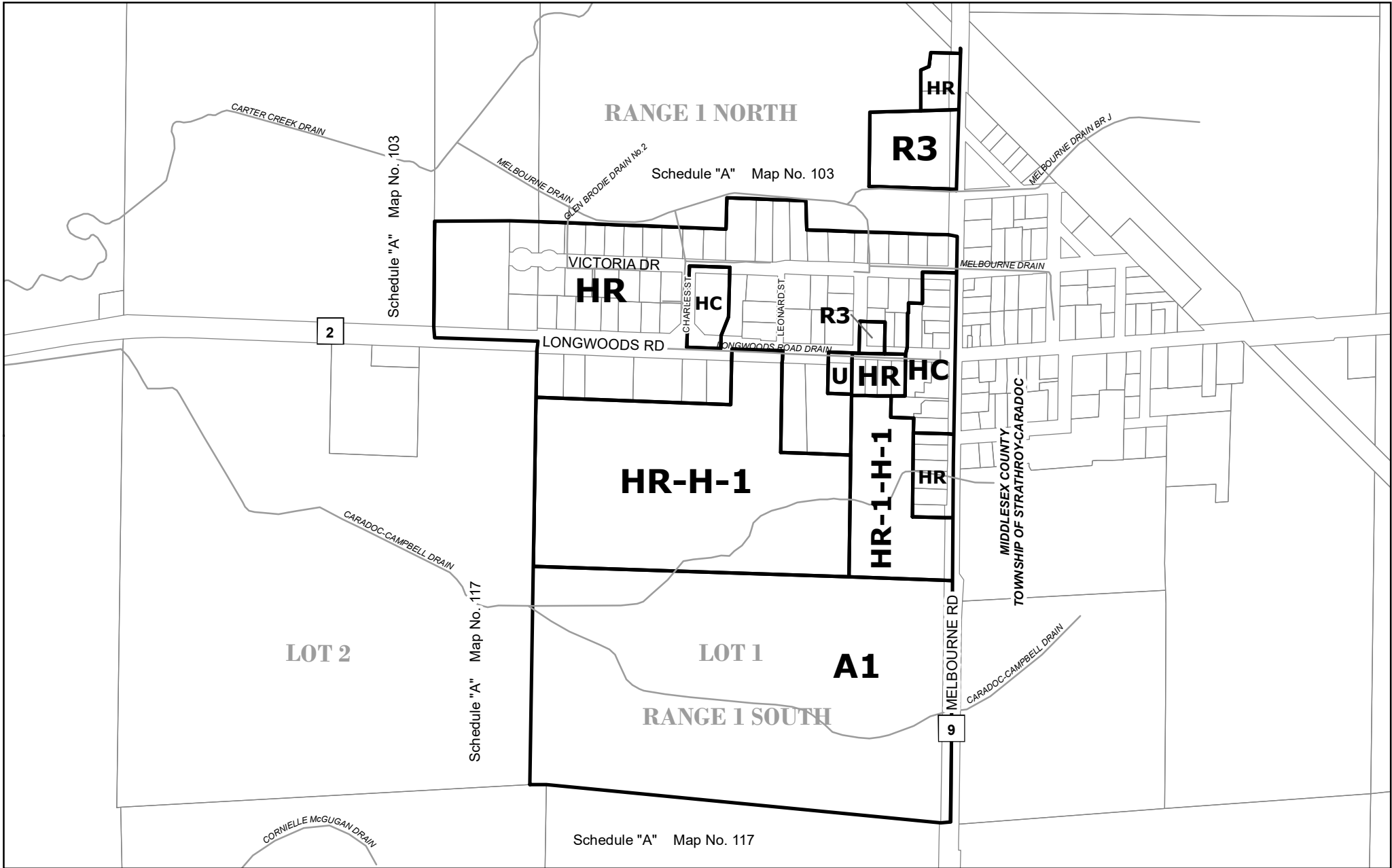
**SCHEDULE "E"**

SCALE 1: 7500



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

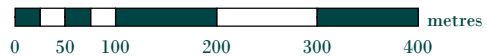




**Municipality of SOUTHWEST MIDDLESEX ~ MELBOURNE & AREA**

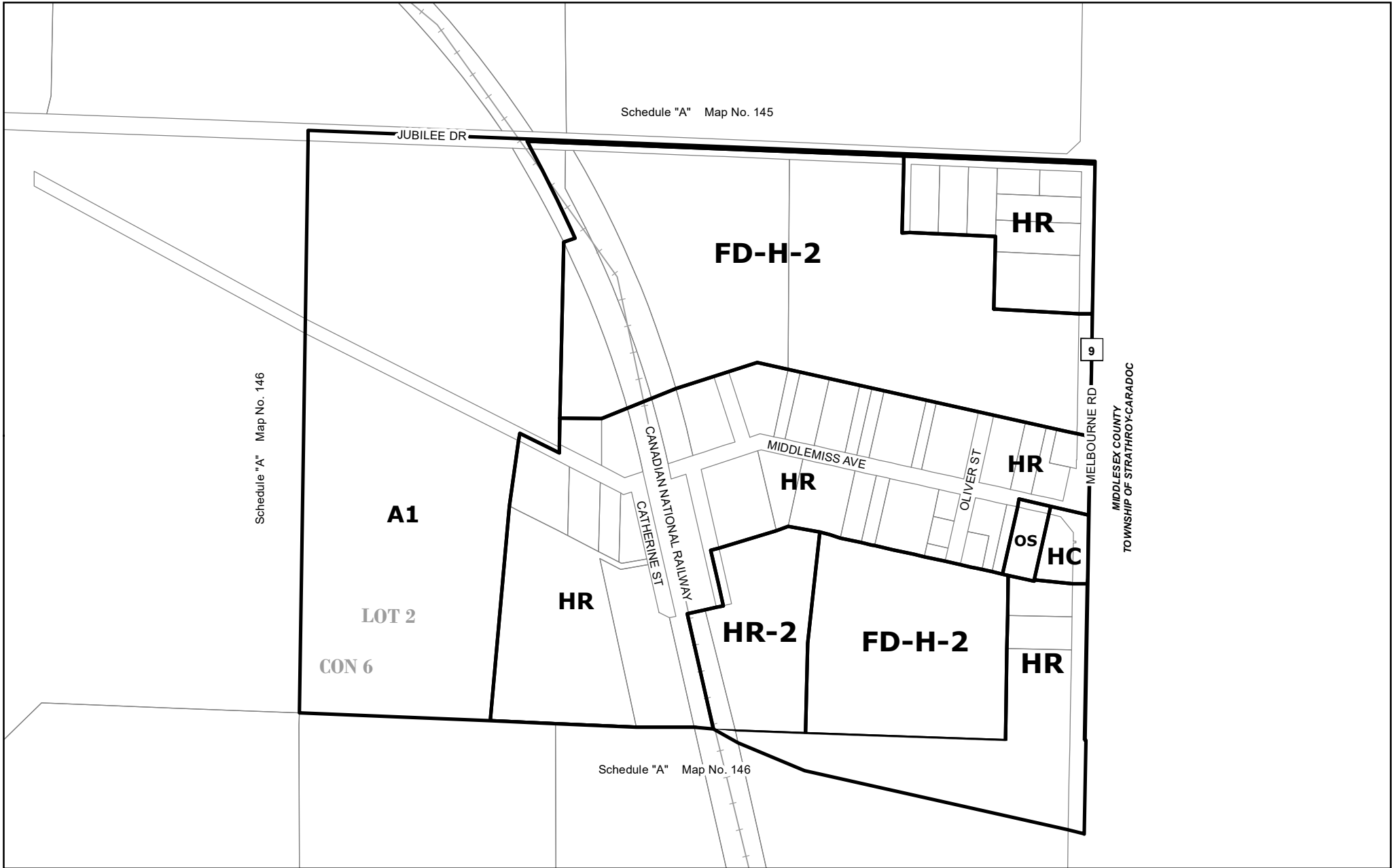
**SCHEDULE "F"**

SCALE 1: 7500



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
CONSOLIDATED VERSION, NOVEMBER 2022

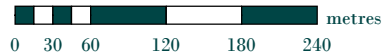




**Municipality of SOUTHWEST MIDDLESEX ~ MIDDLEMISS & AREA**

**SCHEDULE "G"**

SCALE 1: 6000



Municipality of Southwest Middlesex, Comprehensive Zoning By-Law No. 2011/065, as amended.  
 CONSOLIDATED VERSION, NOVEMBER 2022

