



TOWN OF HALTON HILLS

ZONING BY-LAW

2010-0050

Date of Adoption: July 19, 2010

Partial Approval by the Ontario Municipal Board: February 1, 2011

Last Consolidation: December 2019

Office Consolidation: December 2020

ADOPTED JULY 2010 | CONSOLIDATED DECEMBER 2020

TOWN OF HALTON HILLS

ZONING BY-LAW 2010-0050



ADOPTED JULY 2010 | CONSOLIDATED DECEMBER 2020

Portions of this By-law are under appeal and are not yet in effect and are underlined where text has been added, or struck out where text has been removed.

This version consolidates all amendments and orders of the OMB up to the consolidation date shown above.

Contact the Planning & Sustainability Department for more information.

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LIST OF AMENDMENTS TO BY-LAW 2010-0050 TO DECEMBER 31, 2020

By-Law No.	Council Approved	OMB Approved	Notes
2010-0065	June 4, 2010	n/a	Holding Removal Part of Lots 20 & 21, Concession 10, Glen Williams (14ZBA10.001H-Intracorp)
2010-0120	Dec. 16, 2010	n/a	Holding Removal Part of Lot 18 Concession 7, Esquesing, being Part 1 on 20 R-11555 and 20R-18637, 12377 17 Side Road (D14ZBA10.005)
2011-0008	Jan. 24, 2011	n/a	Part of the West Half of Lot 26 Concession 4 Esquesing, Part of the unopened road allowance between Concessions 3 and 4, & Part of Churchill Road, Acton (D14/2005 Acton East)
2011-0024	March 8, 2011	n/a	Holding Removal Part Lot 19, Plan 29, being Part 4 on Plan 20R-14700, 51D John Street (D14ZBA10.006-Habitat for Humanity)
2011-0028	March 21, 2011	n/a	Holding Removal Block 36, RP 20M-899, Wallace Street
2011-0031	April 11, 2011	n/a	Georgetown South - Part of Lot 11 Concession 9, Esquesing (Fernbrook Mountainview Phase II)
2011-0032	April 11, 2011	n/a	Georgetown South – Part of Lot 11 Concession 9, Esquesing (Fernbrook Mountainview Phase II)
2011-0033	April 11, 2011	n/a	Georgetown South - Part of Lots 11 and 12 Concession 10, Esquesing (Proposed Golf Course)
2011-0043	April 26, 2011	n/a	Holding Removal Lots 1-9 Plan 20M-1023 (24T/91004/H - Elli-Fin)
2011-0061	June 27, 2011	n/a	Holding Removal Part Lot 21, Concession 10, Esquesing, 16 Prince Street, Glen Williams (D14ZBA11.005H-Simovic)
2011-0068	July 11, 2011	OMB Decision No. PL110872; May 3, 2012	Part of Lots 19 and 20, Concession 7, 11673 Sixth Line (D09/12/14-Esquesing Development Ltd.)
2011-0098	Nov. 28, 2011	OMB Decision No. PL120062, June 21, 2016	A Town initiated ZBA to include the Hamlet of Norval within the Comprehensive Zoning By-law
2012-0015	Feb. 6, 2012	n/a	Holding Removal Lot 6, Plan 115, Lot 66 Glen Williams
2012-0021	Mar. 6, 2012	n/a	Holding Removal Part of Lot 20, Concession 8, Esquesing, 60 Main St. N.

List of Amendments to By-law 2010-0050 to December 31, 2020

By-Law No.	Council Approved	OMB Approved	Notes
2012-0022	Mar. 6, 2012	n/a	Georgetown South Mixed Use Block, Part of Lot 11, Concession 9, Georgetown
2012-0043	May 22, 2012	n/a	Holding Removal Part of Lot 11, Concession 9, Georgetown South
2012-0044	May 22, 2012	n/a	Holding Removal Part of lot 11 Concession 6, Esquesing, Georgetown South
2012-0057	Jul. 9, 2012	n/a	Town Initiated ZBA Addressing Minor Revisions to the Comprehensive Zoning By-law
2012-0058	Jul. 9, 2012	n/a	By-law Affecting the Protected Countryside Natural Heritage System Zones
2012-0069	Aug. 27, 2012	n/a	By-law to Include a Number of Properties in the CZBL and to permit Automotive Commercial Uses in the Georgetown Community Node Two Zone
2012-0090	Dec. 10, 2012	n/a	Holding Removal Part of Lot 11 Concession 9 (D14ZBA12.013H-Fernbrook Mixed Use Block)
2012-0091	Dec. 10, 2012	n/a	Part of West Half Lot 26, Concession 4, part of unopened road allowance between Concessions 3 & 4, Part of Churchill Road (D14ZBA12.014H-Acton East)
2012-0092	Dec. 10, 2012	n/a	Hold Removal Part of Lots 11 & 12, Concession 10 (Halton Hills Village Hones Inc.16 Phase 4) D14ZBA12.007H
2013-0013	Mar. 18, 2013	Appealed At OMB	By-law to Regulate Stand Alone Aggregate Related Uses in the Town of Halton Hills
2013-0014	Mar. 18, 2013	Appealed At OMB	By-law Amendment for Part of Lot 23 Concession 9, 12519 Eighth Line, Georgetown
2013-0029		OMB Decision No. PL980132; May 1, 013	Part of Lot 11 Concession 9 (Fernbrook Phase III)
2013-0033	June 10, 2013	n/a	Holding Removal Part of Lot 15, Concession 9, Esquesing (Foxtail Court, West Branch Drive, Georgetown)

List of Amendments to By-law 2010-0050 to December 31, 2020

By-Law No.	Council Approved	OMB Approved	Notes
2013-0038	July 8, 2013	n/a	Holding Removal Part of Block K, Plan 1269 (Guelph Street between Maple Ave. and Normandy Blvd.)
2013-0039	July 8, 2013	n/a	By-law Amending Lots 8 and 9, Block 21, Registered Plan 31, 32 Eastern Avenue and 160 Church Street (D14ZBA12.006-Finoro Custom Homes)
2013-0041	July 8, 2013		Part of Lots 14 and 15, Concession 11, 10672 & 10852 Winston Churchill Boulevard (D14/Churchill Valley Estates)
2013-0045	Aug. 7, 2013	n/a	Holding Removal Part of Lot 16 Concession 11, 11106 Winston Churchill Boulevard (F.A.B. Meats)
2013-0054	n/a	OMB Decision No. PL130377; September 23, 2013	By-law Amending Part Lot 18, Concession 7, Esquesing, 11410 Trafalgar Road and 12995 17 Side Road (D14ZBA11.003-Stewarttown Gas Bar)
2013-0068	Dec. 16, 2013	n/a	A By-law to Amend Parking Requirements for Non-Residential Uses in Downtown Acton
2013-0069	Dec. 16, 2013	n/a	A By-law to Amend Parking Requirements for Non-Residential Uses in Downtown Acton
2014-0005	Feb. 10, 2014	n/a	Block 2 Plan 20M-1124 (Mountainview Road South/Danby Road-Fernbrook Mixed Use Subdivision Commercial Block)
2014-0011		OMB Decision #PL130140; August 13, 2013	Part Lot 27 Concession 4, 388 Queen Street, Acton
2014-0021	Apr. 14, 2014	OMB Decision No. 140456; February 26, 2015	Zoning By-law to Implement Updated Norval Secondary Plan (OPA No. 20), 525 Guelph Street
2014-0037	Jun. 9, 2014	n/a	Holding Removal Part Lot 27 Concession 4, 388 Queen Street, Acton
2014-0040	Jun. 23, 2014	n/a	Holding Removal Block 2 Plan 20M-1124 (D14ZB14.004-Fernbrook Mixed Use Block)

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By-Law No.	Council Approved	OMB Approved	Notes
2014-0043	July 24, 2014	n/a	Holding Removal Lot 6, Plan 115, Lot 66, Confederation Street (D14ZBA14.008-Sebanc)
2014-0053	Aug. 25, 2014	n/a	Holding Removal Part of Lots 12-14, Concession 1 (Menkes)
2014-0056	Aug. 25, 2014	n/a	Holding Removal Part of West Half of Lot 19 and Part of the West Half of Lot 20, 11673 Sixth Line (D09/12/14-Esquesing Subdivision)
2014-0059	Sept. 8, 2014	n/a	Holding Removal Part of Lot 11, Concession 4 (D14ZBA14.007H-Fernbrook Phase III)
2014-0060	Sept. 8, 2014	n/a	Part Lot 242, Parts 1, 2, 4 to 7, Registered Plan 1098 (125 McDonald Blvd, Acton)
2014-0061	Sept. 8, 2014	n/a	Holding Removal Part Lot 21 Concession 9 as in 584846 PIN No. 25012-0067 LT, 86 Confederation Street, Glen Williams
2015-0013	April 13, 2015	n/a	Part of Lots 19 and 20, Concession 7 (Esquesing Subdivision)
2015-0026	July 6, 2015	n/a	Rezoning of Part Lot 19, Concession 9, Part Lot 37, Plan 32 and Part of Lot 2 and Lots 3 to 6, Plan 341, 42 Mill Street and 11 Dayfoot Drive
2015-0033		Dufferin Acton Quarry; Environmental Review Tribunal Decision; Case No. 15-137; October 11, 2016	Rezoning of Lots 19, 20, 21, 22 & 24, Concession 3 and Lots, 20, 21 & 22, Concession 4, Town of Halton Hills, (D14ZBA09.004-Dufferin Acton Quarry Expansion)
2015-0037	August 6, 2015	n/a	Holding Removal Part of Lot 11, Concession 4, Danby and Eighth Line (Fernbrook)
2015-0043	Sept. 28, 2015	n/a	Rezoning of 16 Adamson Street North, Norval
2015-0062	Dec. 14, 2015	n/a	Rezoning of Residential, School Block and Park (D14ZBA15.005 – D12/14 HHVHI 16, Phases 5 & 6)
2016-0002	Jan. 11, 2016	n/a	Rezoning for Senior's Home, 224 Maple Avenue, Georgetown (D09OPA15.001-Rockport)
2016-0007	Feb. 29, 2016	n/a	Holding Removal Lts 8 & 9, Blk 21, Plan 31, Eastern Ave and Church Street East, Acton (D14ZBA16.002H-Finoro)

List of Amendments to By-law 2010-0050 to December 31, 2020

By-Law No.	Council Approved	OMB Approved	Notes
2016-0014	April 11, 2016	n/a	Holding Removal Part Lots 12, 13 & 14, Concession 1 (D14ZBA15.008H-Menkes)
2016-0020	April 8, 2016	OMB Decision #PL141462; March 29, 2016	Rezoning of 8, 10 and 12 Lindsay Court and 13758 & 13764 Highway 7 (D14ZBA12.002 and D14ZBA15.002)
2016-0029	May 30, 2016	n/a	Holding Removal Part of Lot 15, Concession 6 (D14ZBA16.003H and D11SPA13.015)
2016-0038	July 11, 2016	n/a	Rezoning of Part of Lot 26, Concession 4, 159 Churchill Road South, Acton (D14ZBA16.001)
2016-0039	July 11, 2016	n/a	Rezoning of Part of Lots 9 and 10, Plan 182 for 167-171 Mountainview Road North (D14ZBA15.001)
2016-0050	August 29, 2016	n/a	Holding Removal Part West Half of Lot 18, Concession 9, 224 Maple Avenue, Georgetown (D14ZBA16.009H)
2016-0074	December 12, 2016	n/a	Rezoning of Part of Lot 19, Plan 182, 193, 195 and 197 Mountainview Road North & 111 and 115 John Street, Georgetown (D14ZBA14.009–Credit River Ridge)
2017-0033	May 29, 2018	n/a	A By-law to amend the Town of Halton Hills Zoning By-law 2010-0050, as amended, to implement the final recommendations of the Mature Neighbourhoods Character Study
2017-0044	July 10, 2017	OMB Decision #PL171097, December 14, 2017	A By-law for lands described as Part of West Half Lot 18, Concession 8, 3 Halton Hills Drive & 11421-11431 Trafalgar Road, Georgetown (D14ZBA15.002 & D12SUB15.001-Humberstone)
2017-0045	July 10, 2017	n/a	A By-law for the lands described as Lots 1 to 9 Registered Plan 341, Georgetown, Part of West Half of Lot 19, Concession 9, Esquesing, 42 Mill Street & 11 Dayfoot Drive (D14ZBA16.013-Amico)
2017-0047	OMB approved April 3, 2018 & November 15, 2018	OMB Decision #PL150128, April 3, 2017 and Order November 15, 2018	A By-law for Pt Park Lt 3 Ann Street, Cavanagh's Plan, Pt of the E Half of Lt 20, Conc 9, Pts 1-7, 20R18596 (D12SUB08.001 & D14ZBA08.004, Eden Oak Creditview Heights)

List of Amendments to By-law 2010-0050 to December 31, 2020

By-Law No.	Council Approved	OMB Approved	Notes
2017-0064	November 1, 2017	OMB Decision PL160870, March 17, 2017	A By-law for Part Lots 1, 2 & 3, Registered Plan 37, Part of Lot 18, Concession 9, 69-79 Main St S & 94-98 Mill St (D14ZBA15.010-McGibbon Hotel)
2018-0022	May 7, 2018	n/a	Holding Removal for Part Lot 11, Concession 10, Esquesing, Georgetown South (HHVHI 16, Phase 6)
2018-0025	June 11, 2018	n/a	Holding Removal for the lands described as Plan 383, Lots 2, 3 and Part Lot 1, 120 Guelph Street, Georgetown (D14ZBA18.003H)
2018-0039	July 9, 2018	n/a	A By-law to adopt Amendment No. 33 to the Official Plan, Part of West Half Lot 19, Concession 8, 25 James Street, Georgetown (D09OPA17.002)
2018-0040	July 9, 2018	n/a	A By-law for Part of West Half of Lot 19, Concession 8, 25 James Street, Georgetown, (D09OPA17.002 & D14ZBA17.003)
2018-0041	July 9, 2018	n/a	A By-law for Lots 3 and 4, Plan 1269, Except Parcels J and K, Plan 92, and Parts 1, 2 and 4, Plan 20R-18893, 249-251 Guelph Street, Georgetown (D11SPA18.004)
2018-0045	July 9, 2018	n/a	Holding Removal for Lots 1 to 9 Registered Plan 341 Georgetown and Part of West Half of Lot 19, Concession 9 Esquesing) 42 Mill Street & 11 Dayfoot Drive (D14ZBA18.005H)
2018-0046	July 9, 2018	n/a	Holding Removal for Part Lot 15, Concession 5 NTS, Parts 2, 3, 4, 5 & 7, 7856 Fifth Line South, Esquesing (D14ZBA18.006H)
2018-0047	July 9, 2018	n/a	Holding Removal for Part Lot 15, Concession 6 Trafalgar, 40 Westbridge Drive, Esquesing (D11SPA17.013H)
2018-0058	September 10, 2018	n/a	Holding Removal for Lots 3 and 4, Plan 1269, Except Parcels J and K, Plan 92, and Parts 1, 2, 3, 4, 5 and 6, Plan 20R-18893, 249-251 Guelph Street, Georgetown (D14ZBA18.008H)

List of Amendments to By-law 2010-0050 to December 31, 2020

By-Law No.	Council Approved	OMB Approved	Notes
2018-0059	September 10, 2018	n/a	Holding Removal for Part Lot 15, Concession 9 New Survey Trafalgar, 14996 (14946) Steeles Avenue, Esquesing (D14ZBA18.009H)
2018-0063	September 24, 2018	n/a	Holding Removal for Part Lot 26, Con 1 Esquesing, as in 713656 except Parts 3 & 4 on 20R-9935; Part Lot 26, Con 1 Esquesing, Part 2, 20R-9935, 13066 Dublin Line, Esquesing (D14ZBA18.011H)
2018-0077	December 17, 2018	n/a	Holding Removal for Part Lot 69, Plan 617, Part 1 on Plan 20R-1728 and Part Lot 68, Plan 617, Parts 1, 4 and 5 on Plan 20R-18270, 15 Mountainview Road North (D14ZBA18.013H)
2019-0004	February 11, 2019	n/a	Holding Removal for Part of Lot 19, Concession 10 and Part of Lot 10, Registered Plan 182, 193-197 Mountainview Road North and 111 John Street (D14ZBA18.007H)
2019-0018	April 15, 2019	n/a	A By-law to implement the recommendations of the Glen Williams Mature Neighbourhood Study
2019-0019	April 15, 2019	OMB Decision PL190205	A By-law for the lands described as Part of Lot 277, Registered Compiled Plan 1098 and Part of Lots 1 to 4, Block 15, Registered Plan 31 and Part of Lot 7, Block 15, Registered Plan 63, 12 Church Street East, Acton (D14ZBA17.002)
2019-0035	July 9, 2019	n/a	A By-law to amend Zoning By-law 2010-0050, as amended, for Cannabis Cultivation and Processing
2019-0039	July 9, 2019	n/a	Rezoning of Part of Block A, Plan 670, 284 Queen Street East, Acton (D14ZBA18.002)
2019-0047	September 9, 2019	n/a	Holding Removal for Lots 1 and 2, Block A, Plan 10, as in 57603, Glen Williams, 25 Beaver Street (D14ZBA19.006H)
2019-0049	September 9, 2019	n/a	A By-law to implement Accessory Apartments (Accessory Dwelling Units)

List of Amendments to By-law 2010-0050 to December 31, 2020

By-Law No.	Council Approved	OMB Approved	Notes
2020-0008	February 10, 2020	n/a	Holding Removal for Part of Lot 14, Concession 9, Esquesing, 10759 Eighth Line, Georgetown (D14ZBA19.003)
2020-0010	March 9, 2020	n/a	Holding Removal for Lot 3 and Part Lot 4, Block A, Plan 10, 0 Beaver Street, Glen Williams (D14ZBA20.001H)
2020-0028	May 25, 2020	n/a	A By-law for the lands described as Part of Lot 19, Concession 9; Lot 1 and Part Lot 2, Lots 3, 4, 5, 6, Plan 341; 26, 28, 30, 34, 36 & 42 Mill Street & 11 Dayfoot Drive, Georgetown (D14ZBA16.013)
2020-0035	July 6, 2020	n/a	Holding Removal for Lot 20 and 21, Concession 10, Esquesing, 509 Main Street (Park) (D14ZBA20.005H)
2020-0040	July 27, 2020	n/a	Holding Removal for Part Lot 20, Concession 10, Esquesing, 53 Confederation Street (D14ZBA20.006H)
2020-0041	July 27, 2020	n/a	A By-law for the lands described as Lots 18 & 19, Concession 8; 11571-11605 Trafalgar Road, Georgetown (D14ZBA18.014)
2020-0052	August 31, 2020	n/a	Holding Removal for Part Lot 22, Concession 10, Esquesing, shown as Lot 39, RCP 1555, 572 Main Street, Glen Williams (D14ZBA20.008H)
2020-0055	September 14, 2020	n/a	Holding Removal for Lot 52, RCP 1555, 620 Main Street, Glen Williams (D14ZBA20.007H)
2020-0058	September 28, 2020	n/a	A By-law for the lands described as Part of Lot 19, Concession 8 and Block 187, Plan 20M-734, 11801 Trafalgar Road (D14ZBA19.005)

Interim Control By-laws

Interim Control By-Law No.	Council Approved	OMB Approved	Date of Expiry	Notes
2012-0032	April 2, 2012	Under Appeal	Under Appeal	A By-law to impose interim control on the use of land, buildings or structures for Stand Alone Aggregate Related Uses and Aggregate Transfer Stations on those lands within the Employment One (EMP1) and Rural Employment (RU-EMP) Zones, under Zoning By-law 2010-0050, as amended; and on specific properties zoned Mineral Aggregate Resources (MAR), under Zoning By-law 2010-0050, as amended; and on specific properties zoned General Industrial (M1) Zone, under Zoning By-law 74-51, as amended within the Town of Halton Hills
2017-0009	February 21, 2017	n/a	n/a	A By-law to extend the period of time during which Interim Control By-law 2016-0009 will be in effect for the Mature Neighbourhoods Character Study, by one additional year, to February 28, 2018 EXPIRED
2017-0042	July 10, 2017	n/a	n/a	A By-law to repeal interim Control By-law 2016-0009, as amended, which controlled the erection of, and additions resulting in, any large scale single-detached dwellings within defined areas of the Town of Halton Hills, during completion of the Mature Neighbourhoods Character Study EXPIRED
2017-0070	November 27, 2017	n/a	November 27, 2018; extended to May 27, 2019 as in By-law 2018-0033	An Interim Control By-law to control the erection of, or additions resulting in, any large scale single-detached dwellings within defined areas of Glen Williams for a period of one year EXPIRED
2018-0062	September 24, 2018	n/a	September 24, 2019	A By-law to impose interim control on the use of land, buildings or structures for Cannabis Production Related Uses within the Agricultural (A) and Protected Countryside (PC, PCNHS2) zones under Zoning By-law 2010-0050, with the exception of properties zoned Agricultural (A) within the Georgetown Urban Area as shown on Schedule A1 and A2 of the Halton Hills Official Plan; and all lands zoned Prestige Industrial M7, Holding Prestige Industrial (H)M7, and Holding Gateway (H)G, under Zoning By-law 57-91, as amended, and zoned RU-EMP (14) under Zoning By-law 2010-0050, within the Town of Halton Hills EXPIRED

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PREAMBLE

INTRODUCTION

These pages explain the purpose of this Zoning By-law and how it should be used. These pages do not form part of the Zoning By-law passed by Council and are intended only to make the Zoning By-law more understandable and easier to use.

Section 34 of the Ontario Planning Act R.S.O. 1990, c.P. 13, as amended grants the statutory authority to municipalities to zone lands. A zoning by-law can according to section 34(1):

- Prohibit the *use* of land or buildings for any use that is not specifically permitted by the by-law;
- Prohibit the erection or siting of buildings and structures on a lot except in locations permitted by the by-law;
- Regulate the type of construction and the height, bulk, location, size, floor area, spacing and *use* of buildings or structures;
- Regulate the minimum frontage and depth of a parcel of land;
- Regulate the proportion of a lot that any building or structure may occupy;
- Regulate the minimum elevation of doors, windows or other openings and buildings or structures;
- Require that parking and loading facilities be provided and maintained for a purpose permitted by the by-law; and,
- Prohibit the *use* of lands and the erection of buildings or structures on land that is:
 - Subject to flooding;
 - The site of steep slopes;
 - Rocky, low lying, marshy or unstable;
 - Contaminated;
 - A sensitive groundwater recharge area or headwater area;
 - The location of a sensitive aquifer;
 - A significant wildlife habitat area, wetland, woodland, ravine, valley, or area of natural and scientific interest;
 - A significant corridor or shoreline of a lake, river or stream; or,
 - The site of a significant archaeological resource.

As the result of the above, zoning by-laws do affect the rights of property owners to use land. However, zoning by-laws do not create or affect any interest in land and has no effect on title.

Section 34(2) indicates that the "making, establishment or operation of a pit or quarry shall be deemed to be a *use of land*". This provision was added to the Planning Act, as amended, in 1983 to give municipalities the ability to pass zoning by-laws regulating the location of pits or quarries. The Aggregate Resources Act works with the Planning Act, as amended in this regard and it indicates that no license for a pit or quarry can be issued unless the lands are appropriately zoned in accordance with this section of the Planning Act, as amended (section 12.1 of the Aggregate Resources Act, R.S.O. 1990, c.A.8).

Section 34(3) of the Planning Act, as amended also provides municipalities with the authority to regulate the minimum area required for a parcel of land and to regulate the density of development. These types of provisions are typically intended to ensure that development is orderly and compatible with adjacent development.

Section 34(4) of the Planning Act, as amended indicates that a trailer as defined in the Municipal Act and a mobile home as defined in Section 46 (1) of the Planning Act, as amended are buildings or structures for the purposes of Section 34 of the Planning Act, as amended. The inclusion of this provision makes it clear that mobile homes and trailers are subject to zoning.

Section 34(5) of the Planning Act, as amended provides municipalities with the ability to prohibit the *use of land* until such municipal services as may be set out in the by-law are available. For the purposes of this section, municipal services could include: road maintenance, sewer and water services and any other service provided by the municipality. Municipalities have historically used this section primarily in circumstances where sewer and water services were required to service development. In cases such as these, a zoning by-law can require development to be connected to these services as a condition of the issuance of a building permit.

Section 34(6) of the Planning Act, as amended indicates that a zoning by-law can require Certificates of Occupancy for any land *use* and/or any building or structure on such land. If the *use* changes, or if the building or structure is to be altered, the Certificate of Occupancy would have to be either amended or reissued and it can only be amended or reissued if the change of *use* or alteration conforms with the zoning by-law. The Town of Halton Hills currently requires a certificate of occupancy for any *use*.

Zoning by-laws in Ontario are not permitted to regulate the user of land, only the *use of land*. By-laws that are designed to control the user have been determined to not be valid by the courts. Section 35 (2) is consistent with these court decisions and it states:

"The authority to pass a by-law under Section 34 does not include the authority to pass a by-law that has the effect of distinguishing between persons who are related and persons who are unrelated in respect to the occupancy or a use of a building or structure or a part of a building or structure, including the occupancy or use as a single housekeeping unit."

Section 24(1) of the Planning Act, as amended indicates that where an Official Plan is in effect, no by-law shall be passed for any purpose that does not conform to the Official Plan.

Notwithstanding the above provision, Section 24(4) of the Planning Act, as amended also indicates that if a by-law under Section 34 of the Act has been passed and not appealed, the "by-law shall be conclusively deemed to be in conformity with the Official Plan." The determination of a by-law's conformity with an Official Plan can be relatively subjective and open to interpretation. However, the Planning Act, as amended makes it very clear that regardless of interpretation, if no appeal is lodged, the by-law is deemed to conform with the Official Plan.

Section 27(1) of the Planning Act, as amended also indicates that every by-law passed under Section 34 has to conform with the Official Plan of an upper tier Municipality, which in this case would be the Region of Halton. This section further indicates that if the Council for a lower tier municipality does not amend its by-laws within one year of an upper tier Official Plan coming into effect, the Council for the upper tier municipality may amend the lower tier municipality's by-law to bring it into conformity.

Any Official Plan contains general policies that affect the *use* of land throughout a municipality. These policies specify where certain land uses are permitted and in some instances, specify what regulations should apply to the development of certain lands. However, the Official Plan is a general document that is not intended to regulate every aspect of the built form on a lot. It is for this reason that an Official Plan is not considered to be "applicable law" for the purposes of determining whether a building permit should be issued under the Ontario Building Code Act. Instead, this is the role of a zoning by-law, with such a by-law being considered as "applicable law".

In addition to the above, the Provincial Greenbelt Plan requires that any zoning by-law passed by a Municipality conform to the Greenbelt Plan. The Places to Grow Act also requires that every by-law conform to the Provincial Growth Plan.

HOW TO USE THIS BY-LAW

In order to reference this By-law most easily, a property owner should follow each of the steps listed below to determine what permissions and standards apply to their particular property.

1. Locate the Property on a Map

Maps in a Zoning By-law are called 'Schedules'. The first step to using this By-law is to refer to the zone schedules that are contained at the back of the By-law to determine in which zone category your property is located. The zone category will be indicated on the schedules by a symbol or abbreviation. For example, you may see a symbol and colour such as "PC" attached to your property. This would indicate that your property is within the "Protected Countryside" Zone. The zone symbols or abbreviations are explained in Part 2 of the By-law.

Part 2 also provides assistance to help you identify the zone boundaries on the Schedules. For example, if your property appears close to a zone boundary and you are not sure how to determine exactly where that boundary is located, refer to Section 2.4 of the By-law.

2. By-law Amendments

A Zoning By-law is not a static document. It is amended over time as demands and policies governing land *use* change. Before proceeding any further, you should verify that your property is not the subject of an earlier Zoning By-law amendment. While the Town strives to keep this By-law up-to-date, more recent amendments may not be included in the version of the By-law you are using. Staff in the Town's Planning Department will be able to assist you to confirm if your property has been subject to a more recent By-law amendment.

3. Zone Provisions

The next step to using this By-law is to determine what uses are permitted on your property. Parts 6 to 12 of the By-law identify the permitted uses and zone standards for each zone in the Municipality.

The permitted uses tables list the uses on the left and indicate in which Zones the listed uses are permitted. The Zone Standards tables either list the Zones of the building types or uses permitted in a Zone and then

indicate what standards apply. Special Provisions that may affect the *use* of the property are shown on the bottom of both tables.

The definitions in Part 3 can assist you if you are not sure of the nature of a permitted *use* or how it has been defined for the purposes of this By-law. Words that are defined in Part 3 are italicized throughout the By-law. If a word is not italicized, it is not specifically defined. Uses that are not identified as permitted uses within a particular zone are not permitted in that zone.

You have now identified the zone in which your property is located and have identified what uses are permitted on your property. The next step is to determine what standards may apply to the uses on your property. Parts 6 to 12 of the By-law also identify the zone standards for each of the zone categories in the Municipality including standards for minimum lot area, minimum frontage requirements, minimum yard requirements, maximum permitted height of buildings and in some cases, the minimum required landscaped open space on the lot.

4. General Provisions

Now that you are aware of the uses permitted on your property and the specific zone standards that apply to those uses, reference should be made to Part 4 of this By-law. Part 4 contains a more general set of standards known as 'General Provisions' that apply to all properties in all zones throughout the Municipality. For example, the general provisions contain standards that regulate the location of accessory structures on a lot, height exceptions, and non-conforming/non-complying uses that apply to all properties regardless of what zone the property is located.

5. Parking and Loading

Part 5 provides the parking and loading requirements for all uses permitted in the Municipality. If you are considering changing the *use* of your property or adding a new *use* to your property, you should review Part 5 to ensure that you are aware of the parking requirements for the proposed *use*.

6. Exceptions, Holding Zones, Temporary Uses, and Interim Control By-laws

Parts 13, 14, 15 and 16 contain specific requirements that may apply to one property or a series of properties. Lands subject to an exception covered in Part 13 (Exceptions) have specific *use* permissions or zone provisions that have been applied either in response to a landowner request or if there is a public interest objective in applying different rules on a property or in an area. The provisions within an exception section are intended to take precedence over any other provision in the By-law, where relevant lands subject to an exception will be specifically identified on the schedules with the *use* of a set of brackets containing the exception number after the parent zone symbol.

Part 14 (Holding Zones) contains specific requirements that describe what conditions need to be met in order to develop/establish permitted uses on a property. Lands subject to a Holding provision will be specifically identified on the schedules with the *use* of a (H) symbol followed by the Holding provision number.

Part 15 (Temporary Uses Zones) identifies those properties that are subject to *use* permissions that only last for a specified period of time. Lands subject to a Temporary Use By-law will be specifically identified on the schedules with the *use* of a (T) symbol followed by the Temporary Use number.

Part 16 (Interim Control Zones) identifies those properties that may be subject to an interim control by-law, which may restrict certain permitted uses from being established on a property. Lands subject to an Interim

Control By-law will be specifically identified on the schedules with the use of a (ICBL) symbol followed by the Interim Control number.

7. Description of Zones

This section includes an overview of the intent and purpose of each zone.

URBAN RESIDENTIAL ZONES

The residential zones are intended to implement the policies of the Low, Medium and High Density Residential designations within the Official Plan. The **LOW DENSITY RESIDENTIAL ONE (LDR1) ZONE** is intended to provide primarily for single detached dwellings. It is noted that there are six distinctive LDR1 Zones to reflect varying lot frontages that currently exist in existing urban residential neighbourhoods in the Town. Four of these LDR1 Zones will apply to developments with a traditional lot arrangement and two will apply to wide shallow lot development. These zones will be identified as **LDR1-1, LDR1-2** etc.

The **LOW DENSITY RESIDENTIAL TWO (LDR2) ZONE** is intended to provide primarily for semi-detached, duplex and triplex dwellings. The **MEDIUM DENSITY RESIDENTIAL ONE (MDR1) ZONE** permits street townhouse dwellings and the **MEDIUM DENSITY RESIDENTIAL TWO (MDR2) ZONE** permits block/group townhouse dwellings and low rise apartment buildings. The **HIGH DENSITY RESIDENTIAL (HDR) ZONE** provides for higher density uses such as apartments. The **RESIDENTIAL COMMERCIAL (RCO) ZONE** permits residential and a limited range of non-residential uses in residential buildings. The **URBAN RESIDENTIAL (UR), MIXED USE ONE (MU1) and MIXED USE TWO (MU2) ZONES** are intended to be new zones that would only be applied in the future if new urban areas are included within the Town of Halton Hills.

URBAN COMMERCIAL ZONES

The urban commercial zones are intended to implement a number of urban commercial designations within the Official Plan. The **DOWNTOWN COMMERCIAL ONE (DC1) ZONE** is intended to apply to the Georgetown and Acton downtown cores. The uses permitted are extensive and reflect the planned function of these core areas in the Official Plan. There are relatively few Zone standards in this Zone, given that there is a strong encouragement in the Official Plan to stimulate additional development in this area. The **DOWNTOWN COMMERCIAL TWO (DC2) ZONE** is intended to apply to transitional areas between the downtown core and established residential areas. The intent of the DC2 zone is to recognize a number of existing non-residential uses in these areas. New uses contemplated in these areas by the Official Plan would require a re-zoning.

The three **GEORGETOWN COMMUNITY NODE ZONES (GCN1, GCN2 and GCN3)** are intended to differentiate between the uses anticipated within various components of the Georgetown Community Node as identified in the Town's Official Plan. It is recognized that within the GCN2 and GCN3 Zones in particular, a comprehensive development plan (CDP) is required prior to the expansion or establishment of new buildings in these areas. In order to achieve this Official Plan objective, the affected lands will be the subject of a Holding provision. Only the height and location of buildings in relation to Residential Zone boundaries are controlled in these Zones. The **SECONDARY NODE COMMERCIAL (SNC) ZONE** applies to lands in Georgetown South that are the site of primarily retail and service commercial uses serving the area.

The **CORRIDOR COMMERCIAL (CC) ZONE** is intended to implement the Corridor Commercial designation within the Official Plan and provide for automobile related uses. The **LOCAL COMMERCIAL (LC) ZONE** applies to existing local commercial sites within the Town.

URBAN EMPLOYMENT ZONE

The urban employment zone is intended to implement the Employment designation within the Official Plan. The **EMPLOYMENT ONE (EMP1) ZONE** applies to established urban employment areas in both Acton and Georgetown.

INSTITUTIONAL ZONE

The **INSTITUTIONAL (I) ZONE** applies to lands that are the site of uses such as places of worship, schools and other, large-scale public facilities.

NON URBAN ZONES

The **AGRICULTURAL (A) ZONE** applies to lands that are designated Agricultural by the Halton Hills Official Plan, and within this zone, only agriculture and agriculture-related uses as well as single detached dwellings are permitted. The **PROTECTED COUNTRYSIDE (PC) ZONE** applies to lands within the Greenbelt Plan area that are not within a key natural heritage or hydrological feature or within the natural heritage system. The use permissions in the A and PC Zones are identical.

The two **HAMLET RESIDENTIAL ZONES (HR1 and HR2)** apply to lands within the Hamlets identified on the schedules to the Official Plan (Glen Williams, Norval and Stewarttown). While the permitted uses in both zones are the same, the standards are different, since the HR1 Zone will apply to lands that were generally developed prior to lands within the HR2 Zone, where larger lot sizes were required. The **HAMLET COMMUNITY CORE (HCC) ZONE** applies to commercial areas in the Hamlet of Glen Williams, the **HAMLET COMMERCIAL (HC) ZONE** applies to commercial lands in the Hamlets of Stewarttown and Norval, and the **HAMLET INSTITUTIONAL (HI) ZONE** applies to lands that are the site of existing institutional uses in Glen Williams, Norval and Stewarttown. The Hamlet Residential Office (HRO) Zone applies to the Hamlet of Norval, to implement the designation identified on the Norval Schedule of the Official Plan, but is not reflected on the Zoning By-law Schedule, in order to trigger a re-zoning.

The two **RURAL CLUSTER RESIDENTIAL ZONES (RCR1 and RCR2)** apply to lands within the Rural Clusters identified on the schedules to the Official Plan (Crewsons Corners, Ballinafad, Silver Creek, Terra Cotta, Limehouse, Ashgrove, Bannockburn and Henderson's Corners). While the permitted uses in both zones are the same, the standards are different, since the RCR1 Zone applies to lands that were generally developed prior to lands within the RCR2 Zone, where larger lot sizes were required. The **RURAL CLUSTER COMMERCIAL (RCC)** applies to lands that are the site of such existing uses. The **RURAL CLUSTER INSTITUTIONAL (RC1) ZONE** applies to lands that are the site of existing institutional uses. The **COUNTRY RESIDENTIAL (CR) ZONE** applies to established rural subdivisions that are not within the hamlets or rural clusters.

The **MINERAL AGGREGATE RESOURCES (MAR) ZONE** applies to areas that are licensed for aggregate extraction in accordance with the Aggregate Resources Act. The standards of the MAR Zone (with the exception of minimum lot area) are consistent with the standards in the Aggregate Resources Act. The **RURAL EMPLOYMENT (RU-EMP) ZONE** applies to lands designated Rural Industrial on the northeast corner of Regional Road 25 and the 5th Sideroad and the standards that have historically been applied have been carried forward.

ENVIRONMENTAL AND OPEN SPACE ZONES

The **PROTECTED COUNTRYSIDE NATURAL HERITAGE SYSTEM ONE (PC-NHS1) ZONE** applies to lands within the Greenbelt Plan area that are within a key natural heritage or hydrological feature, as identified by the Province. For the purposes of this By-law, the limits of the PC-NHS1 Zone include a 30 metre Vegetation

Protection Zone as per the Greenbelt Plan. The **PROTECTED COUNTRYSIDE NATURAL HERITAGE SYSTEM TWO (PC-NHS2) ZONE** applies to lands within the Greenbelt Plan area that are within the natural heritage system. The **ENVIRONMENTAL PROTECTION ONE (EP1) ZONE** applies to lands that are designated Greenlands A in the Official Plan. The use permissions in the PC-NHS1 and EP1 Zones are identical. The **ENVIRONMENTAL PROTECTION TWO (EP2) ZONE** applies to lands that are designated Greenlands B in the Official Plan. The use permissions in the PC-NHS2 and EP2 Zones are identical.

The four **OPEN SPACE ZONES (OS1, OS2, OS3 and OS4)** apply to public and private open space areas in the Town. The OS1 Zone applies to public lands that are the site of community recreation facilities while the OS2 Zone applies to public lands that are the site of local recreational facilities and uses. The OS3 Zone applies to lands that are the site of public infrastructure such as sewage treatment plants, water supply plants and stormwater management facilities and other public lands that are not within the OS1 or OS2 Zone. The OS4 Zone applies to open space uses on privately owned properties, such as golf courses and private cemeteries.

OTHER ZONES

The **TRANSPORTATION (T) ZONE** applies to lands within the right-of-way of active rail corridors in the urban areas. The **DEVELOPMENT (D) ZONE** applies to lands that are identified in the Official Plan as being suitable in principle for additional development primarily in the form of new lot creation. This zone specifically applies to certain lands already designated for urban development in Georgetown, a Special Study Area in Acton and a limited number of vacant properties in the various Hamlets and Rural Clusters.

8. Relationship between this By-law and other Municipal By-laws and the requirement of the Region of Halton, Province of Ontario and the Government of Canada.

Section 1.3 of the By-law indicates the following:

“Nothing in this By-law shall serve to relieve any person from any obligation to comply with the requirements of any other By-law of the Town of Halton Hills or any other requirement of the Region of Halton, the Province of Ontario or the Government of Canada that may affect the use of lands, buildings or structures in the municipality.”

Anyone wishing to determine what permissions and standards apply to their property must also make themselves aware of any other Town of Halton Hills By-law that may affect the use of land. Staff at the Town of Halton Hills is able to assist the public in making this determination. In addition to the above, Section 4.30 of this By-law requires that all regulatory approvals are to be obtained with respect to water mains and storm and sanitary sewers before certain forms of development occurs and that adequate capacity as confirmed by the Region of Halton is available to support the proposed development. There may be other provisions, policies or regulations of the Region of Halton that may apply to the use of land. It is up to the property owner or person interested in determining what the permitted uses and standards are to obtain this information.

In addition to the above, there are a number of Acts of the Province of Ontario that will have an impact on the *use* of land. These include the Ontario Building Code Act, the Municipal Act, the Conservation Authorities Act and the Highway Traffic Act. The Chief Building Official will be able to advise which of these Acts apply in a particular circumstance. In addition to all of the above, there is legislation and regulations made pursuant to that legislation of the Government of Canada that may have an impact on the *use* of land. Again, the property owner is responsible for determining how this legislation and corresponding regulations/guidelines affects their *use* of land.

In all cases, it is suggested that the Chief Building Official be consulted early in the planning of the development of any property in the Town to determine what may apply to the *use* of that property.

CORPORATION OF THE TOWN OF HALTON HILLS

BY-LAW NUMBER 2010-0050

A by-law to prohibit the use of land and the erection and use of buildings and structures except for certain purposes, and to regulate the type of construction and the height, bulk, location, size, floor area, density, character and use of buildings.

NOW THEREFORE, the Council of the Corporation of the Town of Halton Hills enact as follows:

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PART 1

INTERPRETATION AND ADMINISTRATION

1.1 TITLE

This By-law may be referred to as the “Town of Halton Hills Zoning By-law” (this By-law) and applies to all lands within the Town of Halton Hills.

Notwithstanding the above, this By-law does not apply to the following lands:

- a) Lands that are subject to By-law 2000-0138, which is an amendment to By-law 57-91;
- b) Lands that are subject to Development Control pursuant to the Niagara Escarpment Planning and Development Act, as shown on Schedule A-1 to this By-law with the exception of the lands within the Limehouse, Silver Creek and Henderson’s Corners Rural Clusters. Until an Ontario Regulation has been passed by the Provincial Government that has the effect of removing Development Control from the Limehouse, Silver Creek and Henderson’s Corners Rural Clusters, this By-law does not apply to these lands; and,
- c) Any other lands identified on Schedule ‘A’ of this By-law as being subject to By-law 57-91 or 74-51, both as amended.

1.2 CONFORMITY AND COMPLIANCE WITH BY-LAW

No person shall change the *use* of any *building, structure* or land or *erect* or *use* any *building* or *structure* or occupy any land or *building* except in accordance with the provisions of this By-law.

1.3 INTERPRETATION

Nothing in this By-law shall serve to relieve any *person* from any obligation to comply with the requirements of any other By-law of the Town of Halton Hills or any other requirement of the *Region* of Halton, the Province of Ontario or the Government of Canada that may affect the *use* of lands, *buildings* or *structures* in the municipality.

1.4 ENFORCEMENT

Any person or corporation convicted of a violation of this By-law is liable to penalties in accordance with the provisions of Sections 67 and 67.1 of the Planning Act R.S.O. 1990 c.P.13 as amended.

1.5 VALIDITY

If a court of competent jurisdiction declares any provision, or any part of a provision of this By-law to be invalid, if it be found to be of no-force and effect, it is the intention of Council that each and every other component of this By-law be applied and enforced in accordance with its terms to the extent possible according to law.

1.6 EFFECTIVE DATE

This By-law shall come into force the day it was passed if no appeals are received. If an appeal(s) is received, this By-law, or portions thereof, shall come into force upon the approval of the Ontario Municipal Board and in accordance with the provisions of the Planning Act R.S.O. 1990 c.P. 13 as amended.

1.7 REPEAL OF FORMER BY-LAWS

- a) Town of Halton Hills By-laws 1358 (Acton), and 1128 (Acton) and all amendments thereto are hereby repealed.
- b) By-law 57-91 (Georgetown) is amended by deleting all of the Parts and Schedules that apply to all lands subject to By-law 57-91 except for those lands that are:
 - i) Subject to By-law 2000-0138;
 - ii) Located at 1 Elgin Street;
 - iii) Located at 2 Lamb Street;
 - iv) Lands legally described as Lots 7 and 8, PCL5, Plan 54, having frontage onto Lamb Street;
 - v) Located at 102, 104 and 106 Guelph Street;
 - vi) Located at 247, 249 and 251 Guelph Street; and,
 - vii) Located at 99 River Drive.
- c) By-law 74-51 (Esquesing) is amended by deleting all of the Parts and Schedules that apply to all lands subject to By-law 74-51 except for those lands that are:
 - i) Located within a portion of the property known as 9646 Highway 7;
 - ii) Located within Part Lot 27, Concession 4 (RP20R9833);
 - iii) Located at 9198 Sixth Line;
 - iv) Included within parts of Draft Plan Approved subdivisions in Georgetown South known as 24T-97011HW and 24T-97012HE; and
 - v) Lots 11-15 Plan 64.

1.8 MINOR VARIANCES TO BY-LAW, 1358, 74-51, 57-91 AND 1128 AS AMENDED

Where the Committee of Adjustment of the Town of Halton Hills or the Ontario Municipal Board has authorized a minor variance from the provisions of By-laws 1358, 74-51, 57-91 and/or 1128 as amended, and in accordance with Section 45(1) of the Planning Act R.S.O. 1990 c.P.13 as amended, in respect of any land, *building* or *structure* and the decision of the Committee of Adjustment of the Town of Halton Hills or the Ontario Municipal Board authorizing such minor variance has become final and binding prior to the date of an Ontario Municipal Board Order approving this By-law, the provisions of this By-law, as they apply to such land, *building* or *structure*, shall be deemed to be modified to the extent necessary to give effect to such minor variance. This provision shall apply only to minor variances that have been granted since January 1, 2000.

1.9 EXPANSIONS TO LEGAL NON-CONFORMING USES

Where the Committee of Adjustment of the Town of Halton Hills or the Ontario Municipal Board has authorized the expansion of a legal non-conforming use, *building* or *structure* in accordance with Section 45 (2) a) i) of the Planning Act R.S.O. 1990 c.P 13 as amended and the decision of the Committee of Adjustment of the Town of Halton Hills or the Ontario Municipal Board authorizing such expansion has become final and binding prior to the enactment of this By-law, the provisions of this By-law, as they apply to such land, *building* or *structure* shall be deemed to be modified to the extent necessary to give effect to such a decision. This provision shall apply only to decisions to expand a legal non-conforming *use* that were made since January 1, 2000.

1.10 SITE PLAN AGREEMENTS AND SITE PLAN APPROVALS

Where a Site Plan Agreement has been entered into prior to the effective date of this By-law, or where Site Plan Approval has been granted by the Town and a Building Permit for the project in either circumstance has not been issued, the provisions of this By-law, as they apply to such land, *building* or *structure*, shall be deemed to be modified to the extent necessary to give effect to such Site Plan Agreement or Site Plan Approval, provided that the Building Permit is issued within three (3) years of the effective date of this By-law.

1.11 LOTS CREATED BY A WILL

A *lot* created by a Will after July 26, 1990 does not qualify for a *building* permit. If a *lot* created by a Will was created on or before July 26, 1990, a *building* permit may be available provided all other applicable provisions in this By-law are met.

1.12 ILLUSTRATIONS

All illustrations or photos included within the By-law document are deemed to not be part of this By-law and are included to assist with the interpretation of the By-law.

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PART 2

ESTABLISHMENT OF ZONES

2.1 ZONES

The provisions of this By-law apply to all lands within the limits of the Town of Halton Hills except for those lands identified in Section 1.7 of this By-law.

Notwithstanding the above, this By-law does not apply to lands that are subject to Development Control pursuant to the Niagara Escarpment Planning and Development Act with the exception of the lands within the Limehouse, Silver Creek and Henderson's Corners Rural Clusters. All lands subject to this By-law, with the exception of those lands subject to Development Control pursuant to the Niagara Escarpment Plan and Development Act are contained within one or more of the following *Zones*:

ZONE	SYMBOL
Urban Residential Zones	
Low Density Residential One	LDR1
Low Density Residential Two	LDR2
Medium Density Residential One	MDR1
Medium Density Residential Two	MDR2
High Density Residential	HDR
Residential/Commercial	RCO
Urban Residential	UR
Mixed-Use One	MU1
Mixed-Use Two	MU2
Urban Commercial Zones	
Downtown Commercial One	DC1
Downtown Commercial Two	DC2
Georgetown Community Node Zones	GCN1, GCN2, GCN3
Secondary Node Commercial	SNC
Corridor Commercial	CC
Local Commercial	LC

Urban Employment Zone

Employment One EMP1

Non-Urban Zones

Agricultural A
Protected Countryside PC
Hamlet Residential HR1 and HR2
Hamlet Residential/Office HRO
Hamlet Community Core HCC
Hamlet Commercial HC
Hamlet Institutional HI
Rural Cluster Residential RCR1 and RCR2
Rural Cluster Commercial RCC
Rural Cluster Institutional RCI
Country Residential CR
Mineral Aggregate Resources MAR
Rural Employment RU-EMP

Environmental and Open Space Zones

Protected Countryside Natural Heritage System One
PC-NHS1
Protected Countryside Natural Heritage System Two
PC-NHS2
Environmental Protection One EP1
Environmental Protection Two EP2
Open Space OS1, OS2, OS3 and OS4

Institutional Zone

Institutional	I
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Other Zones

Transportation	T
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Development	D
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2.2 ZONE SYMBOLS

The *Zone* symbols used in this By-law and on the Schedules to this By-law refer to *lots, buildings and structures* and other parcels of land and to the *use of lots, buildings and structures* and other parcels of land permitted by this By-law.

2.3 ZONE SCHEDULES

The *Zones* and *Zone boundaries* are shown on Schedules 'A1', 'A2', 'A3-1', 'A3-2', 'A3-3', 'A3-4', 'A4', 'A5', 'A6', 'A7', 'A9', 'A10', 'A11', 'A12', 'A13', 'A14', 'A15', 'A16', 'A17', 'A18', 'A19' and 'A20', which form part of this By-law.

2.4 DETERMINING ZONE BOUNDARIES

When determining the boundary of any *Zone* as shown on any Schedule forming part of this By-law, the following provisions shall apply:

- i) A boundary indicated as following a highway, street, lane, railway right-of-way, utility corridor or watercourse shall be the *centre-line* of such highway, street, *lane*, railway right-of-way, utility corridor or watercourse;
- ii) A boundary indicated as substantially following *lot lines* shown on a Registered Plan of Subdivision shall follow such *lot lines*;
- iii) Where a boundary is indicated as running substantially parallel to a *streetline* and the distance from the *streetline* is not indicated, the boundary shall be deemed to be parallel to such a *streetline* and the distance from the *streetline* shall be determined according to the scale shown on the Schedule(s);
- iv) Where a **lot** falls into two or more *Zones*, each portion of the lot shall be used in accordance with the provisions of this By-law for the applicable *Zone*; and,
- v) Where none of the above provisions apply the *Zone* boundary shall be scaled from the Schedule(s).

In no case is a *Zone* boundary dividing a *lot* into two or more *Zone* categories intended to function as a property boundary.

2.5 EXCEPTION ZONES

Where a *Zone* symbol on the attached schedule(s) is followed by only a number within a set of brackets, the number refers to a site-specific exception that applies to the lands noted. Site-specific exceptions are listed in Part 13 of this By-law. Unless specifically amended by the *Zone* Exception, all other provisions of the Parent *Zone* apply.

2.6 HOLDING ZONES

Notwithstanding any other provision in this By-law, where a *Zone* symbol is followed by the letter (H), no *person* shall *use* the land to which the letter (H) applies for any *use* other than the *use* which legally existed on the date the by-law applying the Holding provision came into effect, or expand or replace an existing *building* or *structure*, as the case may be until the (H) is removed in accordance with the policies of the Official Plan and the provisions of this By-law, as amended and the requirements of any amending By-law and the Planning Act, as amended. Notwithstanding the above, this provision does not apply to the following uses, which are permitted without the need to remove the Holding provision:

- a) public uses in accordance with Section 4.26 of this By-law;
- b) temporary construction and sales uses in accordance with Section 4.34 of this By-law; and,
- c) *sales offices* and *model homes*.

In addition, the provision shall not prevent the issuance of a building permit to make structural repairs, carry out façade improvements, improve and/or replace plumbing and electrical systems and/or replace openings. Site Specific or Area-Specific Holding *Zones* are detailed in Part 14 of this By-law.

2.7 DEFINITIONS

For the convenience of the reader, all words that are italicized are defined in Part 3.0 of this By-law.

2.8 LAND OWNERSHIP

No representation or implication is made by the Town nor should any inference be drawn from the Schedules attached to this By-law as to the ownership of any land and/or rights of access to such land. Ownership and access rights are legal matters that fall solely within the purview of a Court of competent jurisdiction.

PART 3

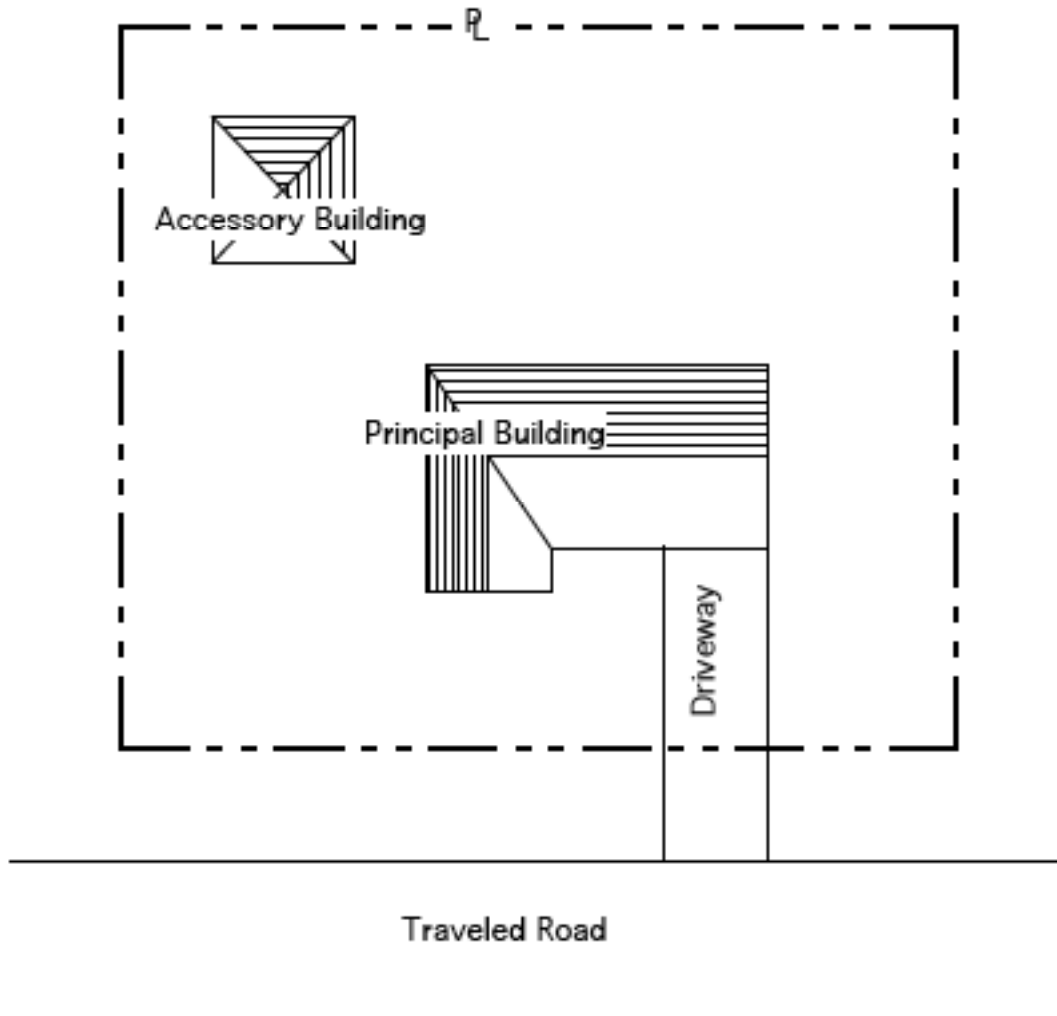
DEFINITIONS

Accessory means:

A use, building or structure located on the same lot as the principal building or use, the use of which is incidental or secondary to that of the main building or use.

Accessory Building or Structure means:

A detached building or structure, the use of which is naturally and normally incidental to, subordinate to, or exclusively devoted to the principal use or building, and located on the same lot and that is not used for human habitation.



Accessory Farm Employee Accommodation means:

Buildings or structures on a commercial farm that are designed to be used for the accommodation of employees of the commercial farm on a temporary or permanent basis.

Accessory Motor Vehicle Sales means:

The sale of *Motor Vehicles* that is clearly subordinate or incidental to a legally existing *Motor Vehicle Repair Establishment* or *Motor Vehicle Body Shop* on the same lot and which shall be limited to a maximum of *three motor vehicles* for sale at any one time. It shall not include a *Motor Vehicle Rental Establishment* or the sale of *Commercial Motor Vehicles* or *Recreational Trailers, Vehicles or Boats*.

Accessory Use means:

A *use*, customarily and normally subordinate to, incidental to and exclusively devoted to the principal *use* and located on the same *lot*.

Adult Entertainment Establishment means:

A *premises* in which is provided, in pursuance of a trade, calling, business or occupation, services or entertainment *appealing to or designed to appeal to erotic or sexual appetites or inclinations*.

Adult Specialty Store means:

A *premises* specializing in the sale of materials and products, such as clothing and accessories, *appealing to, or designed to appeal to, erotic or sexual appetites or inclinations*. An *adult specialty store* may, as an *accessory use*, sell or rent pre-recorded video tapes, video discs, films and or slides appealing to, or designed to appeal to, erotic or sexual appetites or inclinations, provided that no greater than 10% of the *gross floor area* of the *premises* is used for such sale or rentals.

Adult Video Store means:

A *premises* where any combination of pre-recorded video tapes, video discs, films or slides *appealing to, or designed to appeal to, erotic or sexual appetites or inclinations*, or depicting sexual acts, are offered for rent or sale. An *adult video store* shall not include facilities for the screening or viewing of such products.

Aggregate means:

Gravel, sand, clay, earth, shale, stone, limestone, dolostone, sand stone, marble, granite, rock or other prescribed material under the Aggregate Resources Act. For the purposes of this definition, earth does not include topsoil and peat. (Under Appeal)

Aggregate Processing Facility means:

A facility where aggregate is taken from a raw or already processed form and further processed, with such aggregate being sourced on the same *lot* and/or brought from another location.

Aggregate Transfer Station means:

An area of land that is not associated with a licensed mineral aggregate operation (Under Appeal) where aggregate products are temporarily stored prior to shipment and may include facilities for the administration

or management of the business and the storage of required equipment, but does not include the retail sale of aggregate products.

Agricultural Use means:

Any farming or *agricultural use* and includes apiaries, aviaries, berry or bush crops, breeding, raising, training or boarding of horses or cattle, commercial greenhouses, farms devoted to the hatching, raising and marketing of chickens, turkeys or other fowl or game birds, animals, fish or frogs, farms for grazing, flower gardening, field crops, goat or cattle dairies, growing, raising, picking, treating and storing of vegetables or fruit produced on the *premises*, nurseries, orchards, riding stables, the raising of sheep or goats, the raising of swine, tree crops, market gardening, bee keeping, and such *uses* or enterprises as are customarily carried on in the field of general agriculture. "Farm" includes a *single detached dwelling* and such principal or *main buildings* and *structures* as a barn or silo, as well as *accessory buildings* and *structures* which are incidental to the operation of the farm.

Air Conditioners and Heat Pumps means:

Equipment designed to heat or cool the interior of *buildings* and *structures* and which are normally located outside or on a roof.

Aisle means:

An area of land used by *motor vehicles* to access *parking* spaces.

Alteration means:

Any modification to the structural component of a *building* that results in a change of *use*, or any increase or decrease in the volume or *floor area* of a *building* or *structure*.

Amenity Area means:

A common interior area within a residential *building* or a common outdoor area exterior to the residential *building* or complex that is designed and intended primarily for the leisure and recreation of the occupants of the *dwelling* or complex.

Animal Clinic means:

A *premises* where one or more licensed veterinarians and any associated staff provide medical, surgical or similar services solely for livestock and pets. This definition may include overnight recovery areas and grooming activities but shall not include any facilities for the cremation or disposal of dead animals or a *kennel*.

Appealing to, Or Designed to Appeal to, Erotic or Sexual Appetites or Inclinations, when used to describe services or entertainment, means:

- a) Services or entertainment of which a principal feature or characteristic is the nudity or partial nudity of any *person*; and
- b) Services or entertainment in respect of which the word "nude", "naked", "topless", "bottomless", "sexy", or any other word, picture, symbol or representation having like meaning or implication is used in any advertisement.

Arena means:

A *building* containing an ice surface used for skating related activities, trade shows, other recreational activities not requiring an ice surface and other events or gatherings, such as weddings, banquets and conferences.

Art Gallery means:

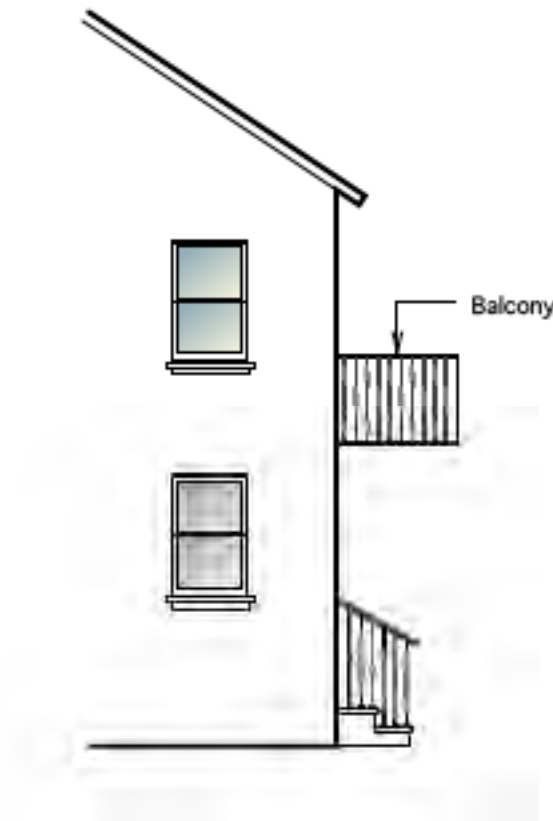
A *premises* used for any combination of the preservation, exhibition, or sale of paintings or other works of art.

Asphalt Plant means:

Means a **use** of land, building or structure, or parts thereof, which produces and/or recycles asphalt or similar coated road stone and has equipment designed to heat and dry aggregate and to mix mineral aggregate with bitumen and/or tar, to produce asphalt paving material, and includes the stockpiling and storage of bulk materials used in the process or finished product(s) manufactured on the premises, the storage and maintenance of equipment, and facilities for the administration or management of the business. (Under Appeal)

Balcony means:

An outdoor living area on a partially enclosed platform attached to or extended horizontally from one or more main walls of a *building* and which is not accessed by stairs from the outside.

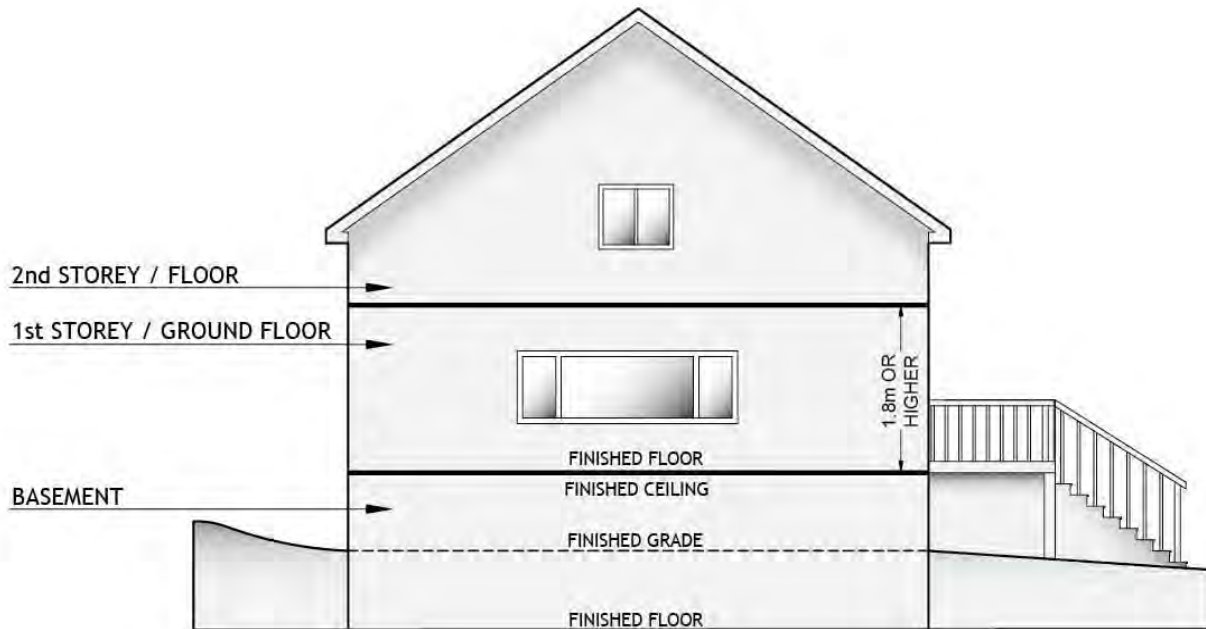


Banquet Hall means:

A premises used for the purpose of catering to banquets, weddings, receptions or similar functions for which food and beverages are prepared and served.

Basement means:

One or more storeys of a building located below the first storey.



Bed and Breakfast Establishment means:

A single detached dwelling in which a maximum of three guest rooms are rented to the traveling public.

Billiard Hall means:

A premises where the game of billiards is played for commercial purposes.

Body Rub means:

The kneading, manipulating, rubbing, massaging, touching or stimulating, by any means, of a person's body or part thereof but does not include:

- a) Medical or therapeutic treatment given by a person duly qualified, licensed or registered to do so under the laws of the Province of Ontario; and,
- b) Alternative health care services, such as shiatsu and reflexology, given by a person duly qualified to provide such services through completion of formal courses and education and training in the provision of such service offered by an organization or institution that has the qualifications to provide such services.

Body Rub Establishment means:

A *premises* where a *body rub* is performed, offered or solicited in pursuance of a trade, calling, business or occupation, but shall not include:

- a) Any *premises* where *body rubs* are performed for the purpose of medical or therapeutic treatment and are performed by *persons* duly qualified, licensed or registered to do so under the laws of the Province of Ontario; and,
- b) Any *premises* where *body rubs* are performed for the purpose of alternative health care services, such as shiatsu and reflexology, given by a *person* duly qualified to provide such services through completion of formal courses and education and training in the provision of such service offered by an organization or institution that has the qualifications to provide such services.

Book Superstore means:

A *retail store* with a *net floor area* greater than 3,000 square metres where the retail sale of books and related items is the primary product.

Bowling Alley means:

A *premises* where the game of bowling for commercial purposes is played.

Building means:

A *structure* occupying an area greater than 10 square metres consisting of any combination of a wall, roof and floor, or a structural system serving the function thereof, including all associated works, fixtures and service systems.

Building, Apartment means:

A *building* containing three or more *dwelling units* that share a common external access to the outside through a common external access and a common corridor system.

Building, Multiple-Unit means:

A *building* containing three or more *dwelling units* that are:

- a) Located in a *building* such that some or all of the *dwelling units* are accessed by a corridor system or entrance and some or all of the *dwelling units* are accessed directly from the outside; or,
- b) Located within a Co-op or any Plan of Condominium, such as a Common Element Condominium with each *dwelling unit* being accessed by a private condominium road.

This definition shall not apply in a circumstance where a *dwelling unit* is considered to either be an *apartment dwelling unit*, *accessory dwelling unit* or a *street townhouse dwelling unit*, as defined by this By-law.

Building, Non-Residential means:

A *building* in which the principal *use* is not a residential *use*.

Building Supply Outlet means:

A *premises* in which *building* or construction materials and home improvement materials are offered for retail sale.

Building Supply Outlet, Small Scale means:

A *building supply outlet* with a maximum *net floor area* of 500.0 square metres.

Building, Townhouse means:

A *building* that is vertically divided into a minimum of three and a maximum of eight *dwelling units*, each of which has independent entrances at grade to the front and rear of the *building*, and each of which shares a common wall that has a minimum *height* of 2.4 metres and a depth of 6.0 metres above grade.

Bulk Storage Facility means:

A *premises* for the bulk storage of petroleum, petroleum products, chemicals, gases or similar substances but does not include the storage of any other product, material or item that is included within another definition of this by-law. (Under Appeal)

Business Office means:

A *service commercial use* where the affairs of businesses, professions, services, industries, governments, non-profit organizations or like activities are conducted, in which the chief product of labour is the processing and storage of information rather than the production and distribution of goods.

Cannabis Analytical Testing Facility means:

A facility where the alteration of the chemical or physical properties of cannabis by any means is carried out, subject to regulations under the Cannabis Act, as amended.

Cannabis Cultivation - Indoor means:

The growing of cannabis within a wholly enclosed *building* or *structure*, for medical or recreational purposes, subject to regulations under the Cannabis Act, as amended.

Cannabis Cultivation - Outdoor means:

The growing of cannabis in an open air setting, for medical or recreational purposes, subject to regulations under the Cannabis Act, as amended.

Cannabis Drug Production Facility means:

A facility where the production or manufacturing of a drug containing cannabis is carried out, subject to regulations made under the Cannabis Act, as amended, and the Food and Drugs Act, as amended.

Cannabis Processing Facility means:

A facility where the extraction of cannabis oil for the purpose of producing or manufacturing cannabis oils, gels or other edibles is carried out, subject to regulations under the Cannabis Act, as amended.

Cannabis Research Facility means:

A facility used for activities in accordance with a Licence for Research, subject to regulations under the Cannabis Act, as amended.

Carpport means:

A *building or structure* attached to a *main building* which is used for the parking or storage of one or more *motor vehicles* and which has at least one open wall, but does not include a *private garage*.

Cemetery means:

Land set aside to be used for the interment of human remains and includes a mausoleum, columbarium or other *structure* intended for the interment of human remains.

Centre-Line means:

With reference to a public street, a line drawn parallel to and equidistant from the limits of the public street and with reference to a private street, a line drawn parallel to and equidistant from the edges of the paved surface of the private street.

Children's Superstore means:

A *retail store* with a net floor area greater than 3,000 square metres in which the majority of the goods offered for sale cater to the under-18 market.

Commercial Farm means:

Means an area of land where the principal *use* is an *agricultural use*.

Commercial Fitness Centre means:

A *premises* in which facilities are provided for recreational or athletic activities such as body-building, gymnastics, martial arts and exercise classes and may include associated facilities such as a sauna, a swimming pool, a solarium, a cafeteria and accessory *retail uses*.

Commercial Self-Storage Facility means:

A *premises* used for the temporary storage of household items and secured storage areas or lockers which are generally accessible by means of individual loading doors for each storage unit or locker.

Communication Dish means:

A device that is utilized to receive and/or transmit telecommunications, radio or television or other data signals.

Community Centre means:

A *building or structure* operated by a *public authority* that is used for community activities and other activities such as recreational *uses*, trade show, weddings and banquets.

Concrete Batching Plant means:

A *premises* where concrete or concrete products used in *building* or construction are produced, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process or of finished products manufactured on the *premises* or the reprocessing of returned concrete on the premises (Under Appeal) and the storage and maintenance of required equipment, but does not include the retail sale of finished concrete products.

Conservation Use means:

An area of land that is generally left in its natural state and which is used for any combination of preservation, protection, or improvement of components of the natural heritage system or other lands for the benefit of man and the natural environment and which may include, as an *accessory use*, hiking trails and cross country ski trails, *buildings* and *structures* such as nature interpretation centres and public information centres.

Construction/Landscaping Contractors Yard means:

An area of land used for the storing of equipment and materials used in the construction and/or landscaping industries. (Under Appeal).

Contractors Establishment means:

The use of land, building or structure, or parts thereof, by any general contractor or builder where equipment and materials are stored, or where a contractor and/or tradesman performs shop and assembly work, and/or offers a trade or service, including, but not limited to landscaping services, general construction services, cabinetry services, plumbing services and welding services, or other similar services but does not include any other use as defined by this by-law. (Under Appeal)

Corporation means:

The *Corporation* of the Town of Halton Hills.

Cottage Industry means:

An activity conducted as an *accessory use* within a *single detached dwelling* by one or more of its residents. A *cottage industry* may include activities such as dressmaking, upholstering, weaving, baking, ceramic making, painting, sculpting and the repair of *personal* effects.

Council means:

The Municipal *Council* of the *Corporation* of the Town of Halton Hills.

Crematorium means:

An establishment devoted to the cremation of human corpses.

Cross Country Ski Facility means:

An area of land with trails used by skiers and which may include, as *accessory uses*, a *restaurant*, a clubhouse, a *retail store* selling ski equipment and accessories, a fitness centre, a *dwelling unit* for an owner/caretaker, and other *buildings* or *structures* devoted to the maintenance, administration and operation of the *cross country ski facility*.

Custom Workshop means:

A *building* or part of a *building* used by a trade, craft or guild for the manufacture in small quantities of made-to-measure clothes or articles and shall include upholstering, repair, refinishing of antiques and other art objects, but shall not include metal spinning, woodworking or furniture manufacturing, or refinishing of antique automobiles, and does not include any factory production or any shop or factory otherwise classified or defined in the By-law.

Dating/Escort Services means:

A *premises* where the social needs of those looking for companionship are organized, and which may include meeting rooms, dispatch services and the storage and parking of *motor vehicles* used by the business.

Day Nursery means:

A *premises* that provides temporary care, or guidance, or both temporary care and guidance for children in accordance with the Day Nurseries Act, as amended.

Deck means:

An uncovered and unenclosed *structure* that is *accessory* to a residential *use* and used as an outdoor living area, with supports holding it erect and a floor which is above finished grade and shall not include a landing or a stair.

Department Store means:

A *retail store* that is primarily engaged in the sale of a wide range of products, with each merchandise category or product group constituting a separate department within the store.

Door means:

A moveable panel made of steel, aluminum, wood, plastic or glass that opens and closes to provide access into and out of a *building* or *structure* and which is located within an opening of the wall of such *building* or *structure*.

Drive-through Service Facility means:

A *building* or *structure* where goods or services are offered to the public within a parked or stationary *motor vehicle* by way of a service window.

Driveway means:

A defined area providing access for *motor vehicles* from a public or private street or a *lane* to facilities such as a *parking area*, *parking lot*, *loading space*, *private garage*, *carport*, *building* or *structure*.

Dry Industrial Use means:

An *industrial use* that does not utilize water in any manufacturing or processing activities and where water is required for employee *use* only.

Dwelling or Dwelling Unit means:

A room or *suite* of rooms designed or intended for *use* by one or more *persons* living together as one housekeeping unit and containing cooking, eating, living, sleeping and sanitary facilities.

Dwelling, Accessory means:

An *accessory dwelling unit* that is located within a *single detached, semi-detached, or townhouse dwelling unit* or in a *non-residential building*.

Dwelling, Apartment means:

A *dwelling unit* in an *apartment building*.

Dwelling, Duplex means:

A *dwelling unit* in a two story *building* that is divided horizontally into two *dwelling units*, each of which has an independent entrance either directly to the outside or through a common entrance.

Dwelling, Garden Suite means:

A self-contained detached residential *structure* that is *accessory* to a *single detached dwelling unit* and that is designed to be temporary and portable.

Dwelling, Multiple means:

A *dwelling unit* in a *multiple-unit building*.

Dwelling, Semi-Detached means:

A *dwelling unit* in a *building* containing two *dwelling units* each of which has an independent entrance, either directly from outside or through a common external access. A wall that has a minimum *height* of 2.4 metres above grade and which has a minimum depth of 6.0 metres is required to separate the pair of *dwelling units* within the same *building*.

Dwelling, Single Detached means:

A *building* containing only one *dwelling unit*.

Dwelling, Street Townhouse means:

A *dwelling unit* in a *townhouse building*, with each unit having direct access to a *public street*.

Dwelling, Triplex means:

A *dwelling unit* in a *building* containing three *dwelling units*, each of which has an independent entrance either directly to the outside or through a common vestibule.

Easement means:

An instrument that is registered on title which provides for the *use* of land subject to the *easement* for sewer, water, drainage or utility purposes and which may include a right-of-way in favour of a *public authority*.

Electronic Store means:

A *retail store* where electronic equipment such as stereos, televisions, gaming equipment and/or computers are offered for retail sale.

Emergency Housing means:

Emergency shelters or facilities that accommodate not less than three and not more than ten residents, and provide temporary lodging, board, and personal support services to homeless individuals in a 24-hour supervised setting, for up to 30 days.

Emergency Service Facility means:

A *building* that houses emergency personnel, their supplies, equipment and vehicles and may include an ambulance response facility, fire station or police station.

Equestrian Centre means:

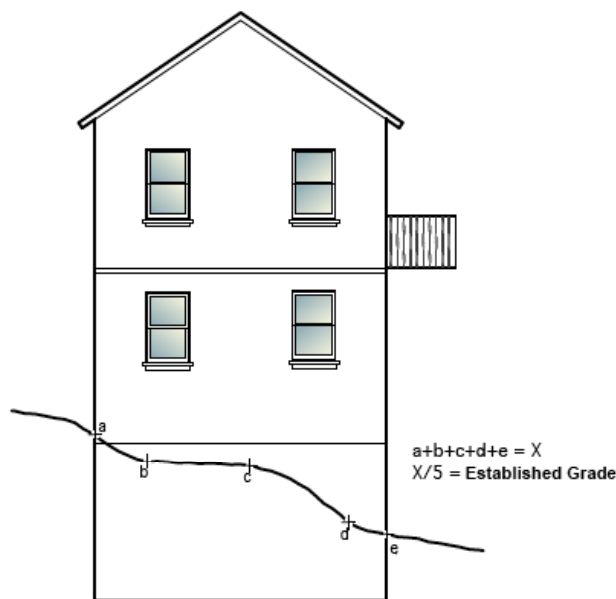
An area of land where horses are boarded and taken out to be ridden by their owners, or rented to others and where riding lessons may be given.

Erect means:

To build, construct, reconstruct, alter, relocate or, 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, demolition, enlargement or extension.

Established Grade means:

The average surface elevation at the outside walls of any *building* or *structure*, which is determined by taking the arithmetic mean of the levels of the finished ground surface at every location of change of grade at the outside walls of the *building* or *structure*.



Farm Related Tourism Establishment means:

A *commercial farm* that provides, as an *accessory use*, educational and active opportunities to experience the agricultural way of life in the Town. Such activities may include farm machinery and equipment exhibitions, farm-tours, petting zoos, hay rides, sleigh rides, processing demonstrations, pick your own produce, small scale farm theme playground for children and small scale educational establishments that focus on farming instruction. Overnight camping, amusement parks and recreational *uses* are not permitted in conjunction with a *farm related tourism establishment*.

Financial Institution means:

A *premises* in which financial services are offered to the public and includes a bank, credit union, trust company, savings office, cheque cashing company, or any other retail banking operation.

Floor Area means:

The total area of all floors in a *building*, measured between the exterior faces of the exterior walls of the *building* at each floor level.

Floor Area, Gross means:

The aggregate of the areas of each floor of a *building* or *structure* above or below *established* grade, measured between the exterior faces of the exterior walls of the *building* or *structure* excluding the sum of the areas of each floor used, or designed or intended for *use* for the parking of *motor vehicles*, unless the parking of *motor vehicles* is the principle *use* of the *building* or *structure*.

Floor Area, Gross Leasable means:

The total *floor* area occupied by a commercial facility for its exclusive *use*, including *basements*, mezzanines, upper *storey* areas and integral storage areas but, in a *shopping centre*, not including public or common areas such as malls, corridors, stairways, elevators or machine or equipment rooms.

Floor Area, Ground means:

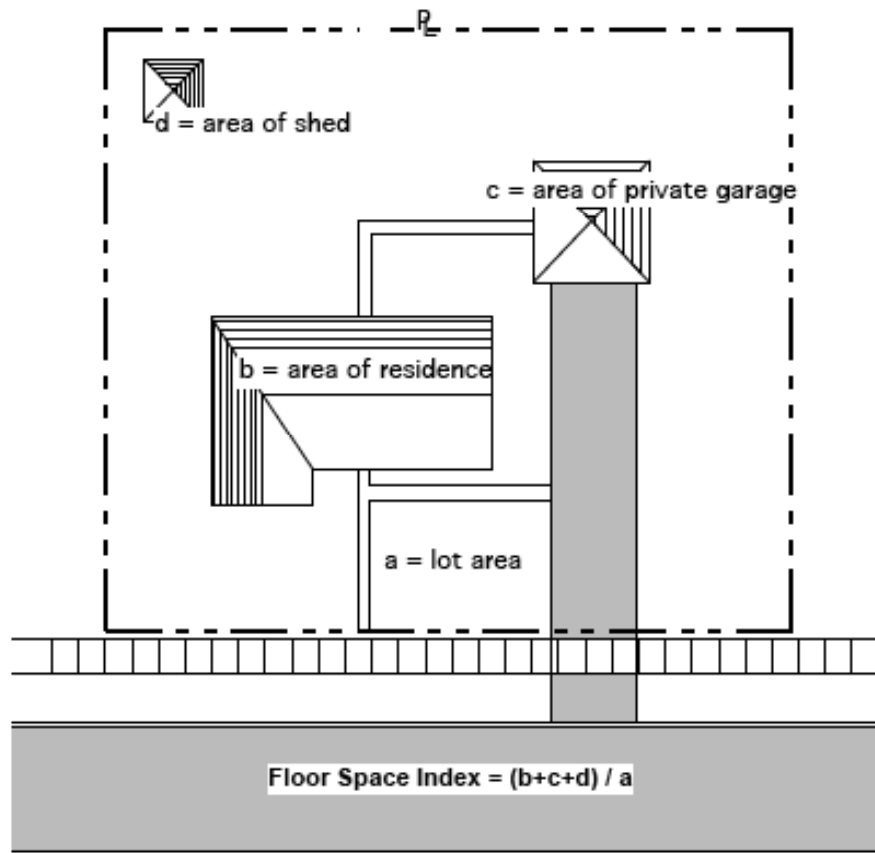
The area of a *lot* occupied by a *building* or *structure* measured to the interior face of the exterior walls, excluding in the case of a *dwelling* any *private garage*, breezeway, *porch*, *uncovered platform* or verandah.

Floor Area, Net means:

The aggregate of the *floor areas* of a *building* above or below *established* grade, but excluding car *parking areas* within the *building*, stairways, elevator shafts, service or mechanical rooms and penthouses, washrooms, garbage or recycling rooms, staff locker and lunch rooms, loading areas, any space with a floor to ceiling *height* of less than 1.8 metres and any part of a *basement* that is unfinished, is used solely for storage purposes and is not accessible to the public.

Floor Space Index (FSI) means:

The *gross floor area* of all *buildings* on a *lot* divided by the *lot area*.



Funeral Home means:

A *premises* used for providing funeral supplies and services to the public and includes facilities intended for the preparation of the human body for interment.

Furniture Store means:

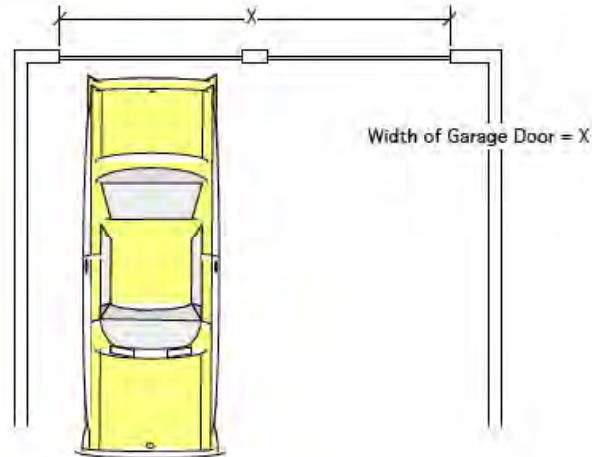
A *retail store* with a *net floor area* greater than 3,000 square metres where furniture and related items are primarily offered for retail sale.

Garage, Private means:

A fully enclosed *building*, designed and used for the storage of one or more *motor vehicles*.

Garage Door Width means:

The width of the *garage door* opening(s), which is used for vehicular access. Where there is more than one opening, the *garage door* width shall be the distance between the two outer extremities of the *garage door* opening(s), including any intervening columns, doors, windows or wall sections which might separate two or more *garage door* opening(s)



Gas Bar means:

A *premises* where gasoline or other motor fuels and oil are kept for sale and delivery directly into a *motor vehicle*, and may include an *accessory retail store*, but shall not include a *motor vehicle repair establishment* or a *motor vehicle washing establishment*.

Golf Course means:

An outdoor public or private area operated for the purpose of playing golf and which may include, as accessory uses, a restaurant, a clubhouse, a *golf driving range*, a retail store selling golf equipment and accessories, a fitness centre, a miniature golf course, a dwelling unit for an owner/caretaker and other *buildings* or *structures* devoted to the maintenance, administration and operation of the *golf course*.

Golf Driving Range means:

An indoor or outdoor public or private facility dedicated to the driving of golf balls from fixed golf tees and which may include, as accessory uses, a clubhouse, a *miniature golf course*, a retail store selling golf equipment and accessories, a dwelling unit for an owner/caretaker and other *buildings* and *structures* devoted to the maintenance, administration and operation of the *golf driving range*.

Group Home Type 1 means:

A *single detached dwelling unit* occupied by not less than six and not more than ten *persons* exclusive of staff and receiving family, who live as a single housekeeping unit and require 24-hour residential, sheltered, specialized or group care and which is licensed, approved or supervised by the Province of Ontario under any general or special Act.

Group Home Type 2 means:

A single detached dwelling unit occupied by not less than six and not more than ten persons exclusive of staff, who live as a single housekeeping unit and require 24-hour residential, sheltered, specialized or group care and which is licensed, approved, supervised or contracted by the Province of Ontario or the Federal Government under any general or special Act, and which shall be maintained and operated primarily for:

- a) Persons who have been placed on probation under The Youth Criminal Justice Act, The Probation Act, the Criminal Code (Canada) as amended or any Act passed to replace the foregoing Acts;
- b) Persons who have been released on parole under The Ministry of Correctional Services Act or The Parole Act (Canada) as amended or any Act passed to replace the foregoing Acts; and,
- c) Persons who have been charged under The Youth Criminal Justice Act.

Habitable Room means:

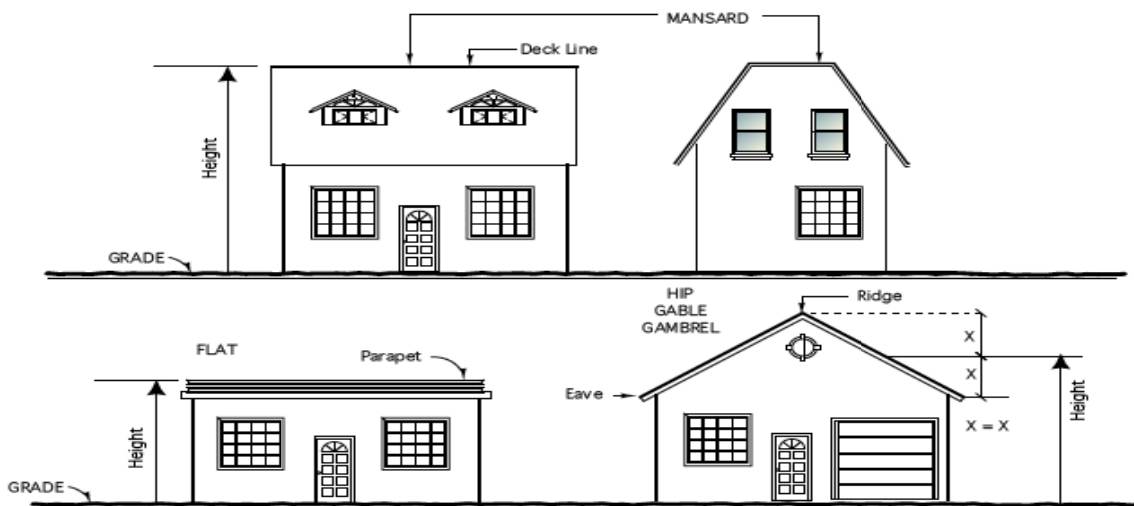
A room designed for living, sleeping, eating or food preparation including a bedroom, den, living room, recreation room, kitchen or enclosed sun room.

Height means:

With reference to a *building or structure*, the vertical distance measured from the *established* grade of such *building or structure* to:

- a) The highest point of the roof surface or the parapet, whichever is the greater, of a flat roof;
- b) The deckline of a mansard roof;
- c) The mean level between eaves and ridge of a gabled, hip or gambrel roof or other type of pitched roof;
- d) In case of a *structure* with no roof, the highest point of the said *structure*.

Notwithstanding the above, the *height of accessory buildings and structures* is the vertical distance measured from the *established* grade of such *building or structure* to its highest point.



Home Industry means:

A small-scale *industrial use* on a *commercial farm* that is an *accessory use* to an *agricultural use*. For the purpose of this By-law, a *contractors yard*, the repairing of *motor vehicles* or paint shop, *mobile homes* and *trailers* is not a *home industry*.

Home Occupation means:

The *use* of part of a *dwelling unit* for a legal business activity that results in a product or service and which is clearly *accessory* to the principal residential *use* of the *dwelling unit*.

Hospital means:

Any institution, *building* or other *premises* established for the treatment of *persons* afflicted with or suffering from sickness, disease or injury.

Hotel means:

A *premises* that contains suites with or without private cooking facilities that are rented on a temporary basis to the public equipped to be occupied as temporary accommodation for the public, and which contains a public dining area and which also may contain meeting rooms and accessory banquet facilities.

Industrial Use means:

A *premises* used primarily for the purpose of manufacturing, processing, fabrication, assembly, treatment, packaging, warehousing and incidental storage of goods and materials and may include *accessory retail stores*, sales and distribution of such products but does not include any other use as defined by this by-law (Under Appeal). For the purposes of this definition, a *premises* used by primarily for the storage of goods and materials in the form of a warehouse is deemed to be an *industrial use*.

Institutional Use means:

A *use* that caters to the social, educational, health or religious needs of humans.

Infrastructure means:

A physical *structure* (facilities and corridors) that form the foundation for development. *Infrastructure* includes: sewage and water systems, septage treatment systems, waste management systems, electric power generation and transmission facilities, communication/telecommunications facilities, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Kennel means:

A *premises* used for the breeding, raising, training, sheltering or boarding of dogs, cats, or other household pets.

Landscaping means:

Trees, shrubs, flowers, grass or other horticultural elements, decorative stonework, screening or other architectural elements, all of which are designed to enhance the visual amenity of a property.

Landscaping, Soft means

That portion of a *lot* comprised of any combination of flowers, grass, shrubs, sod, trees or other horticultural elements that is not covered by architectural elements including but not limited to asphalt, *buildings*, brickwork, concrete, stonework or *structures*.

Lane means:

A subsidiary thoroughfare that is not intended for general traffic circulation and which provides a public or private means of vehicular access to an abutting property. For the purposes of this By-law, a *lane* is not a *public street*.

Library means:

A *premises* containing printed, electronic and pictorial material for *public use* for purposes of study, reference and recreation and which may include meeting rooms for community use, activity areas and space for recreational uses.

Livestock Facility means:

A *building* where livestock are harboured and kept for *use*, propagation, or intended profit or gain and may include associated manure storage.

Loading Space means:

An unobstructed area of land that is used for the temporary parking of one or more *commercial motor vehicles* while merchandise or materials are being loaded to or unloaded from such vehicle.

Long Term Care Facility means:

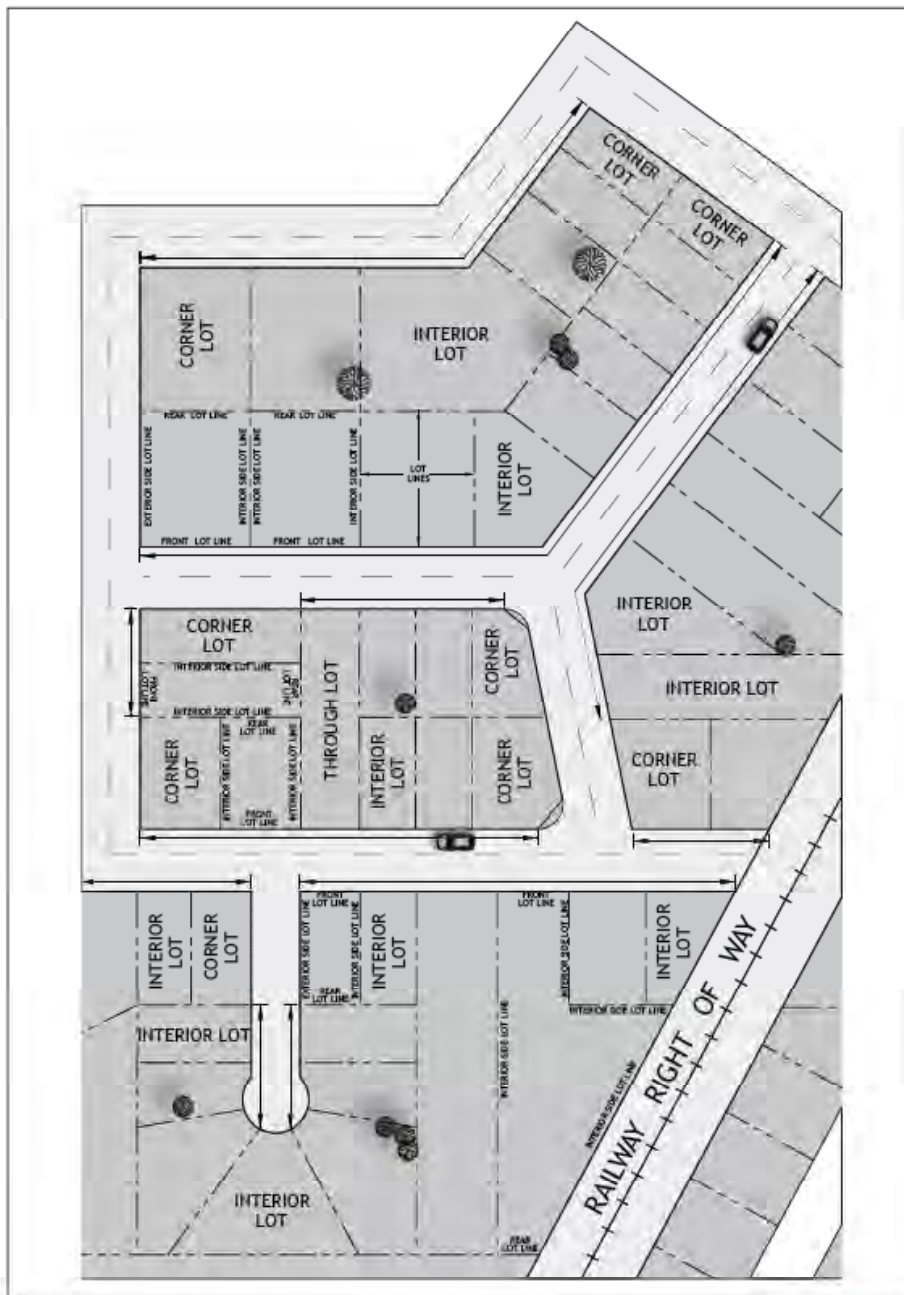
A *premises* licensed pursuant to Provincial legislation, where a broad range of personal care, support and health services are provided for the elderly, disabled or chronically ill occupants in a supervised setting, and may include one or more accessory uses, such as common dining, lounging, kitchen, recreational or medical offices/clinics, but shall not include a *retirement home*.

Lot means:

A parcel of land that is registered as a legally conveyable parcel of land in the Land Titles Registry Office.

(see next page for illustration)

LOTS AND LOT LINES



STREET FRONTAGE

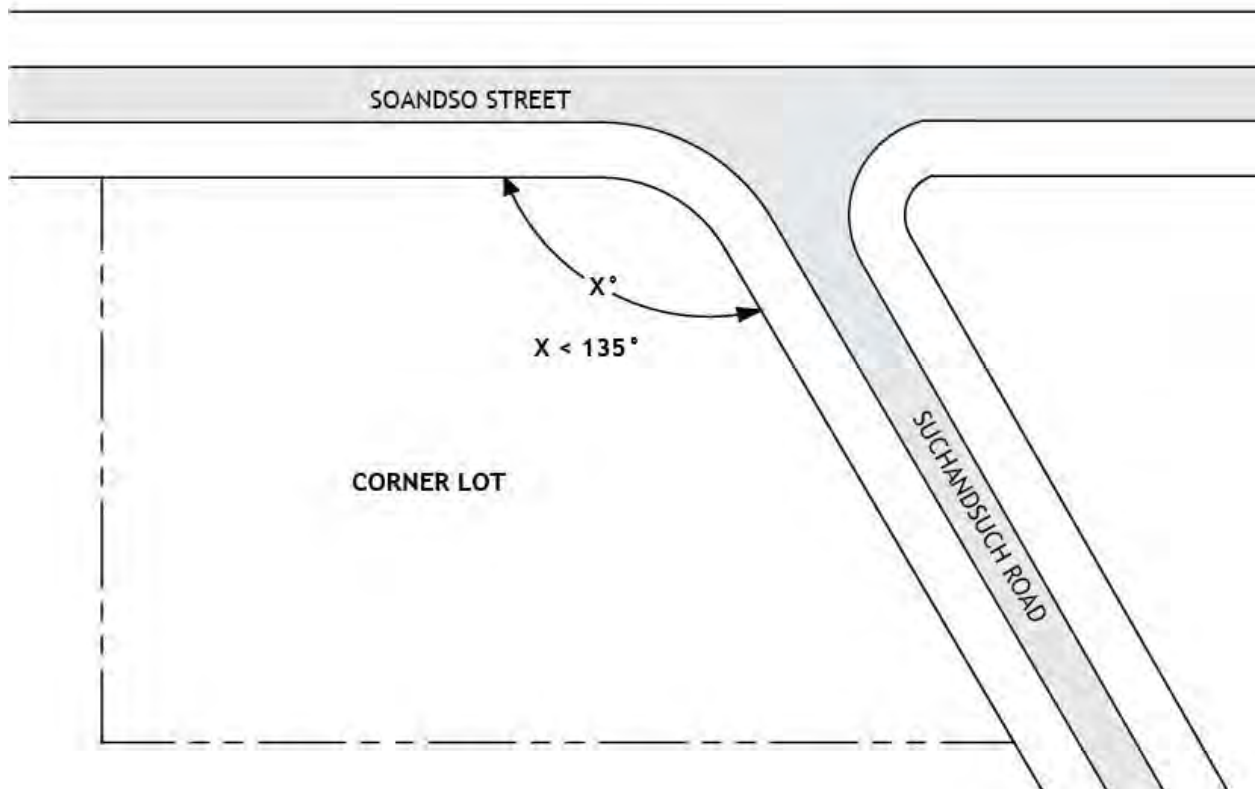


Lot Area means:

The total horizontal area within the *lot lines* of a *lot*.

Lot, Corner means:

A *lot* at the intersection of two or more *public streets* or upon two parts of the same *public street* with such street or streets containing an angle of less than or equal to 135 degrees.



Lot Coverage means:

The percentage of the *lot area* covered by all *buildings* and *structures*, and *accessory buildings* or *structures*, above *established grade*, measured to the exterior faces of the exterior walls, including all projections (cantilevered floor space, window projections, etc.). *Porches*, *decks*, and *uncovered platforms*, with or without an underground cold cellar below, are excluded from the calculation of *lot coverage*, when these structures do not have exterior walls.

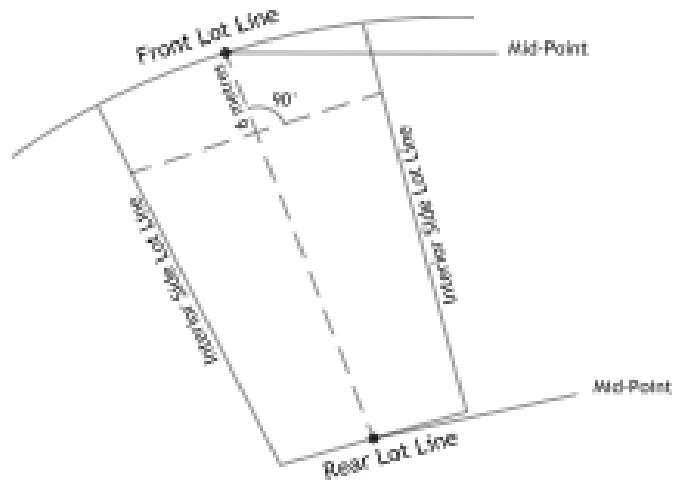
Lot Depth means:

The horizontal distance between the mid-point of the *front lot line* and the mid-point of the *rear lot line*.

Lot Frontage means:

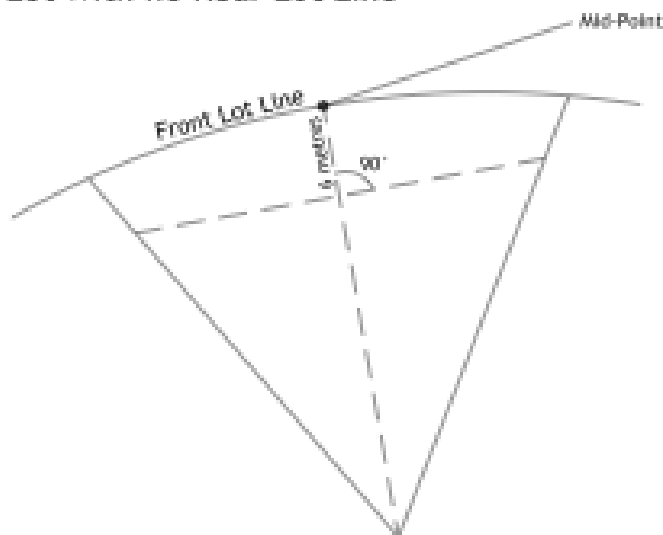
The horizontal distance between two *interior side lot lines* or between an *interior side* and *exterior side lot line* or between two *exterior side lot lines* with such distance being measured perpendicularly to the line joining the mid-point of the *front lot line* with the mid-point of the *rear lot line* at a point on that line 6.0 metres from the *front lot line*.

A. On a Standard Lot



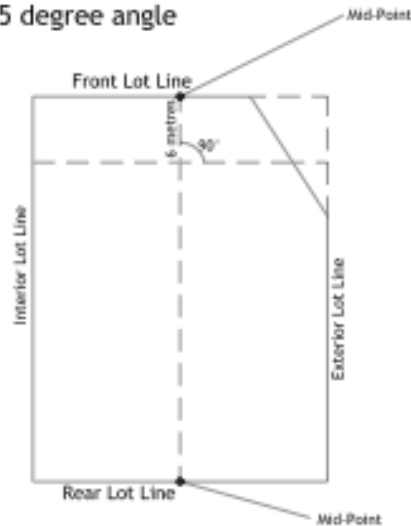
In the case of a *lot* with no *rear lot line*, the point where two *side lot lines* intersect shall be the point from which a line is drawn to the mid-point of the *front lot line*.

B. On a Lot with no Rear Lot Line



In the case of a *corner lot* where the *exterior side lot line* does not intersect with the *front lot line* at a 90 degree angle, the exterior side *lot line* shall be deemed to extend to its hypothetical point of intersection with the extension of the front lot line for the purposes of calculating lot frontage.

C. On a Corner Lot where the Exterior Lot Line and the Front Lot Line do not meet at a 45 degree angle



Lot, Interior means:

A *lot* that is not a *corner lot* or a *through lot*. (see illustration following definition of “*Lot*”).

Lot Line means:

A line delineating any boundary of a *lot*. (see illustration following definition of “*Lot*”).

Lot Line, Front means:

The line that divides the *lot* from the *public street*, but, in the case of:

- a) A *corner lot*, the shortest of the *lot lines* that divides the *lot* from the *public street* shall be deemed to be the *front lot line*;
- b) A *corner lot* where such *lot lines* are of equal length and where one *lot line* abuts a *Regional road* or *Provincial highway*, the *front lot line* shall be deemed to be that line which abuts the *Regional road* or *Provincial highway*;
- c) A *corner lot* where such *lot lines* are of equal length and where both *lot lines* abut *public streets* under the same jurisdiction, the *Corporation* may designate either *streetline* as the *front lot line*;

- d) A lot that does not abut a *public street* but which is separated from a *public street* by a *public park* and which is accessed by a *lane*, the shortest *lot line* that abuts the *public park* shall be deemed to be the *front lot line*; and,
- e) A *through lot*, the longest of the *lot lines*, which divides the *lot* from the *public streets*, shall be deemed to be the *front lot line*. If both such *lot lines* are of equal length, the *Corporation* may designate either *streetline* as the *front lot line*. (see illustration following definition of “*Lot*”).

Lot Line, Rear means:

The *lot line* opposite to, and most distant from, the *front lot line*. (see illustration following definition of “*Lot*”).

Lot Line, Side means:

Exterior side means the *lot line* of a *corner lot*, other than the *front lot line*, which divides the *lot* from a *public street*. (see illustration following definition of “*Lot*”).

Interior side means a *lot line*, other than a *rear lot line* that does not abut a *public street*. (see illustration following definition of “*Lot*”).

Lot, Through means:

A *lot* bounded on opposite sides by a *public street*. However, if the *lot* qualifies as being both a *corner lot* and a *through lot*, such *lot* is deemed to be a *corner lot* for the purposes of this By-law. (see illustration following definition of “*Lot*”).

Main Building means:

A *building* in which the principal *use(s)* on the *lot* is conducted.

Medical Office means:

A *premises* used for the medical, dental, surgical, and therapeutic treatment of human beings including clinics operated by a number or variety of medical professionals, but does not include a public or private *hospital* or the office of a single practitioner conducting a *home occupation*.

Mineral Aggregate Resource Operation means:

- a) Lands under license or permit, other than for a *wayside pit* or *quarry*, issued in accordance with the Aggregate Resources Act, or successors thereto; and
- b) Associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete or the production of secondary related products.

Mineral aggregate resources are gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

Miniature Golf Course means:

A premise where the game of mini-putt is played using artificially constructed holes.

Minimum Distance Separation (MDS) means:

The mathematical tool to determine a recommended distance between livestock and manure storage facilities and non-*agricultural uses*.

Mobile Home means:

Any *dwelling* that is designed to be mobile, and constructed or manufactured to provide a permanent residence for one or more *persons* in accordance with the applicable Canadian Standards Association standard, but does not include a park model home, travel *trailer* or tent *trailer* or *trailer* otherwise designed.

Mobile Home Park means:

Land that has been provided and designed for the location of 2 or more occupied *mobile homes*.

Model Home means:

A *dwelling unit* that is used on a temporary basis to sell and/or display *dwelling units* that are for sale.

Motel means:

A *premises* that contains suites with no private cooking facilities that are rented on a temporary basis to the public with each room being accessed from the outside.

Motor Vehicle means:

An automobile, motorcycle, motor-assisted bicycle, and any other vehicle propelled or driven otherwise than by muscular power, but does not include a street car, or other *motor vehicles* running only upon rails, or a motorized snow vehicle, traction engine, farm tractor, self-propelled implement of husbandry or road-building machine.

Motor Vehicle Body Shop means:

A *premises* used for the painting, repairing of the interior, exterior, or undercarriage of *motor vehicle* bodies. *Motor vehicle washing establishments* are not permitted as an *accessory use*.

Motor Vehicle, Commercial means:

A vehicle having permanently attached thereto a truck or delivery body and includes fire apparatus, buses, tractors and trailers, or any combination thereof, used for hauling purposes and which vehicle has a registered gross vehicle weight of 4,500 kilograms or more or a height at its highest point with tires that are inflated in excess of 2.3 metres.

Motor Vehicle Repair Establishment means:

A *premises* used for the repairing of *motor vehicles*, but shall not include the sale of *motor vehicle* fuels or a *motor vehicle body shop*. *Motor vehicle washing establishments* are not permitted as an *accessory use*.

Motor Vehicle Sales and/or Rental Establishment means:

A *premises* used for the sale and/or rental of *motor vehicles*.

Motor Vehicle Washing Establishment means:

A *premises* in which the mechanical or hand washing of *motor vehicles* is carried out.

Mountain Bike Facility means:

An area of land with trails used by non-motorized mountain bikes and which may include, as *accessory uses*, a *restaurant*, a club house, a *retail store* selling mountain bike equipment and accessories, fitness centres, a *dwelling unit* for an owner/caretaker and other *buildings* or *structures* devoted to the maintenance, administration and operation of the *mountain bike facility*.

Museum means:

A *premises* used for the preservation of a collection of any combination of paintings, other works of art, objects of natural history, mechanical, scientific, or philosophical inventions, instruments, models or designs and which may also include libraries, reading rooms, laboratories and *accessory offices*.

Non-Complying means:

A *building*, *structure* or *lot* that does not comply with the regulation(s) of this By-law.

Non-Conforming means:

A *use* that is not a permitted *use* in the *Zone* in which the said *use* is situated.

Obnoxious Use means:

A *use* which, from its nature or operation, creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust or objectionable odour, or by reason of the matter, waste or other material generated by the *use*, and without limiting the generality of the foregoing, shall include any *uses* which may be declared to be a noxious or offensive trade or business.

Office Supply Store means:

A *retail store* where office supplies and equipment and related goods are primarily offered for retail sale.

Outdoor Display and Sales Area means:

An outdoor open space area, used in conjunction with the *main building* or *structure* on the same *lot*, for the *accessory* display and/or sales of produce, merchandise or the supply of services in association with the primary *use* of the *lot*. Such a display and/or sales area may be wholly or partially contained within a tent *structure*.

Outdoor Storage, Accessory (Under Appeal) means:

An area of land used in conjunction with a business or any *use* permitted on the *lot* and located within a *building* or *structure* on the same *lot*, for the storage of goods and materials.

Outdoor Storage Use means:

~~An outdoor storage area forming the main use of a lot, such as a motor vehicle wrecking yard, a motor vehicle storage compound or a contractors, construction equipment or materials yard. (Under Appeal)~~

An outdoor storage area forming the main use of a lot and may include aggregate transfer stations, concrete batching plants and contractors' establishments. (Under Appeal)

Park, Public means:

Any area of land under the jurisdiction of a *public authority* that is designed and/or maintained for active or passive recreational purposes. Without limiting the generality of the foregoing, a park may include municipal parks and playgrounds, *golf courses*, swimming pools, splash pads, sport courts, bowling greens, *arenas*, boating facilities and sports fields and ancillary retail uses.

Park, Private means:

An open space or recreational area other than a *public park*, operated on a commercial or private member basis, and which includes one or more of the following facilities or activities:

- a) Areas for walking, horseback-riding and cross-country skiing;
- b) Recreational or playground areas such as picnic areas, sports courts, lawn bowling greens, outdoor skating rinks, athletic fields and *accessory buildings* which may include change rooms, meeting rooms and washrooms.

Parking Area means:

An open area of land not located on a *public street*, private street or *lane* that is used for the parking of *motor vehicles*, but shall not include any area where motor vehicles for sale or repair are kept or stored and shall not include a *driveway* that provides access to a ground oriented residential *dwelling unit*, or a *driveway* that provides access to a *parking area* associated with any other use.

Parking Garage means:

A *building*, or part thereof, used for the storage or parking of *motor vehicles*, but does not include a *private garage*.

Parking Lot, Commercial means:

An area of land used for the parking of *motor vehicles* for a fee, with such use forming the principal use of a lot.

Parking Space means:

An unobstructed space for the exclusive use of parking of a *motor vehicle* or a bicycle.

Patio, Residential means:

An outside area made of impermeable material, that is no higher than 0.3 metres from the ground surface and which is *accessory* to a *dwelling*.

Patio, Restaurant means:

An outside area that is *accessory* to a *restaurant* and where food and/or beverages are prepared and served in conjunction with the *restaurant use*.

Person means:

Any human being, association, firm, partnership, incorporated company, *Corporation*, agent or trustee, and the heirs, executor or other legal representatives of a *person* to whom the context can apply.

Place of Amusement means:

A *premises* that contains facilities that offer games of skill and competition for the amusement of the public, such as motion simulation rides, virtual reality games, video games, computer games, laser games and similar types of *uses*, but does not include casinos or any other establishment accommodating gambling or gaming activities, wagering or betting, video lottery or gaming machines or any other similar type of gambling *use*.

Place of Entertainment means:

A motion picture or live *theatre*, *arena*, auditorium, planetarium, concert hall and other similar *uses* but shall not include any *adult entertainment use*, any *use* entailing the outdoor operation or racing of animals or motorized vehicles, a casino or any other establishment accommodating or providing gambling or gaming activities, wagering or betting, video lottery or gaming machines, or any other similar type of gambling *use*.

Place of Worship means:

A *premises* used by a charitable religious group(s) for the practice of religious rites.

Planting Strip means:

An area, which shall be used for no purpose other than, *landscaping*, including decorative rock treatments or other required structural features, a row of trees or a continuous massing of deciduous and/or coniferous shrubs. The remainder of such *planting strip* shall be used for no purpose other than *landscaping* features, planting trees, shrubs, annuals and/or perennials, grass or similar vegetation. Walkways and *driveways* accessing the lot from the street are permitted to cross a *planting strip*.

Play Structure means:

Outdoor equipment or *structure* that is designed for and used for children's play and may include swings, a slide or other climbing apparatus.

Porch means:

A *structure* with a roof and at least one side that is open and unenclosed, that is accessed by stairs from grade and which provides access to the *first storey* of a *dwelling unit*.

Portable Asphalt Plant means:

A facility:

- a) With equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and

- b) Which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable Concrete Plant means:

A building or structure:

- a) With equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
- b) Which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project. (Under Appeal)

Premises means:

An *area of a building* occupied or used by a business or enterprise. In a multiple tenancy *building* occupied by more than one (1) business, each business area shall be considered a separate *premises*. Each individual unit proposed and/or registered in a draft Plan of Condominium shall also be considered an individual *premises*.

Printing Establishment means:

A *premises* wherein printing, photocopying, blue printing, duplicating, publishing or lithography are conducted.

Private Club means:

A *premises* used as a meeting place by members and guests of members of nonprofit and non-commercial organizations for community, social or cultural purposes. This definition does not include *uses* that are normally carried out as a commercial enterprise.

Private Home Daycare means:

The temporary care for reward or compensation of five children or less who are under ten years of age where such care is provided in a private residence, other than the home of a parent or guardian of any such child, for a continuous period not exceeding twenty-four hours.

Private Road means:

A private thoroughfare not under the jurisdiction of the *Corporation*, the *Region* of Halton or the Province of Ontario.

Public Authority means:

The Government of Canada, Province of Ontario, *Regional Municipality* of Halton or Town of Halton Hills and for the purposes of this definition includes the public or private utilities that provide infrastructure for the greater public good.

Public Street means:

A roadway owned by a *public authority* and for the purposes of this By-law does not include a *private road* or *lane*.

Public Use means:

Any use of land, *buildings* or *structures* by or on behalf of a *public authority*.

Public Works Yard means:

A facility where materials used by a *public authority* in addition to *motor vehicles* and equipment required for the maintenance of *public uses* is stored.

Queuing Lane means:

An area of land that is used exclusively for *motor vehicles* whose occupants are waiting to be provided with goods, materials or services.

Queuing Space means:

An area occupied by a *motor vehicle* within a *queuing lane* while awaiting service from a drive-thru facility.

Recreational Trailer, Vehicle or Boat means:

Any vehicle or recreational equipment such as a boat that is suitable for being attached to a *motor vehicle* for the purpose of being drawn, or that is self-propelled, or that is capable of being used for living, sleeping or eating and the accommodation of human beings and includes a travel *trailer*, pick-up camper or tent *trailer* and/or boat.

Region or **Regional** means:

The *Region* of Halton.

Reserve means:

An area of land owned by the *Region* of Halton or the Town of Halton Hills that is located adjacent to a *public street*, but is not part of the public right-of-way.

Restaurant means:

A *premises* in which the principal business is the preparation and serving of food and refreshments to the public for consumption at tables within or outside the *building* and which may include the preparation of food in a ready-to-consume state for consumption off the *premises*.

Restaurant Take-Out means:

A *premises* where prepared food is primarily consumed outside of the *premises* and where no more than six seats for customers are provided.

Retail Store means:

A *premises* in which goods, wares, merchandise, substances, articles or things are displayed, rented or sold directly to the public but does not include any *use* otherwise defined by this By-law.

Retail Store, Accessory means:

A *retail store accessory* to a permitted non-residential *use*.

Retirement Home means:

A *premises* that provides accommodation primarily to retired *persons* or couples where each private bedroom or living unit has a separate private bathroom and may have cooking facilities and where each unit has a separate entrance from a common hall and where common facilities for the preparation and consumption of food are provided, and where common lounges, recreation rooms and medical care facilities may also be provided.

Sales Office means:

A *building* or *structure* used for the purposes of selling residential, industrial or commercial *suites* and which may include models of the *suites* for sale.

Salvage Yard, Motor Vehicle means:

An area outside of an enclosed *building* where scrap metal and *motor vehicles* are disassembled and dismantled, or where *motor vehicles* in an inoperable condition or used *motor vehicle* parts are stored or re-sold.

School, Commercial means:

A *premises* used as a school conducted for gain, including a *studio* of a dancing teacher or a music teacher, an art school, golf school, school of calisthenics, business or trade school and any other such specialized school.

School Portable means:

A temporary *building* or *structure* designed to serve as a classroom on a *lot* that is also the site of a *public* or *private school*.

School, Private means:

A *premises* used as an academic school which secures the major part of its funding from sources other than government agencies.

School, Public means:

A *premises* used as an academic school under the jurisdiction of the Halton District School Board, Halton Catholic District School Board, Conseil scolaire de district du Centre-Sud-Ouest and Conseil scolaire de district Catholique Centre-Sud or other similar Provincially approved educational institution or parochial school operated on a non-profit basis.

Second Level Lodging Home means:

A *single detached dwelling* which has been converted as a lodging or rooming house and is occupied by not less than eleven *persons* and not more than twenty *persons* exclusive of staff, who live under supervision as a single housekeeping unit and require 24-hour residential, sheltered, specialized or group care.

Service Commercial Use means:

A *premises* where clerical, business, professional and administrative services such as banking, accounting, insurance, investment and financial planning, land use planning, engineering or architectural services or the services of other consultants are provided and may include personal service *uses* such as florists, dry

cleaning, tailors, travel agents, hair salons, diet centres, day spas, tanning parlours, shoe repair and video stores.

Service Shop means:

A *service commercial use* in which the repair of household articles is primarily carried out but shall not include shops for the repair of internal combustion engines, *motor vehicles* or other similar *uses*.

Setback means:

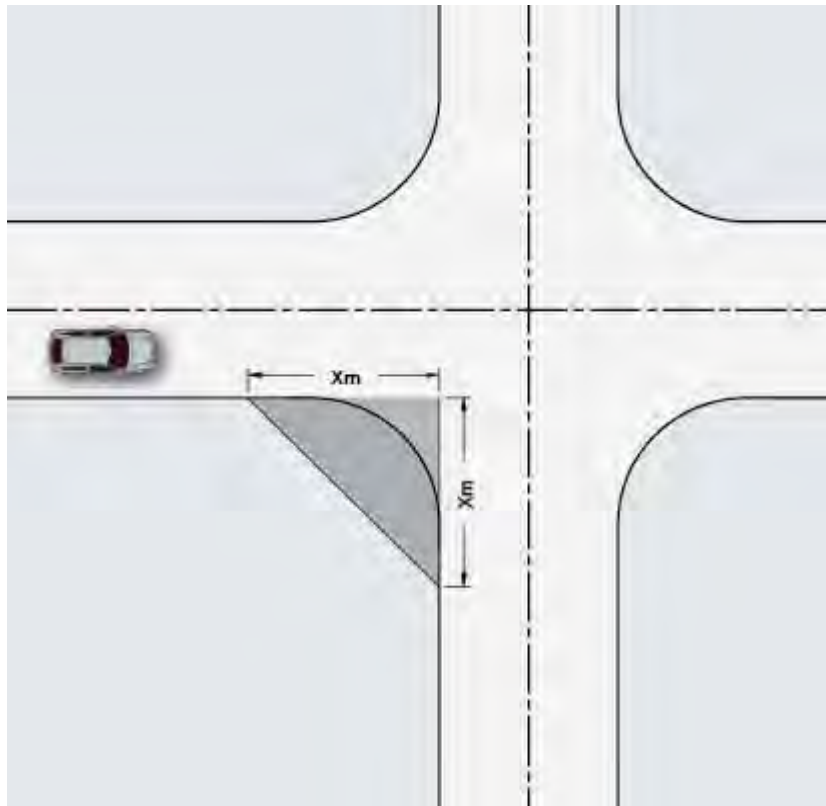
The horizontal distance from a property line or defined physical feature such as a *stable top of bank* measured at right angles from such line or feature to the nearest part of any *building or structure* or *amenity area* or other component of a *use* that is subject to the *setback* on the *lot*.

Sidewalk means:

A paved area within the municipal right-of-way that is designed for *use* by pedestrians.

Sight Triangle means:

The triangular area on a *lot* formed by two intersecting *street lines* and a line drawn from a point on one *streetline* across such *lot* to a point in the other *streetline*, each such point being the required distance from the point of intersection of the *street lines* (measured along the *street lines*). Where the two *street lines* do not intersect at a point, the point of intersection of the *street lines* shall be deemed to be the intersection of the projection of the *street lines* or the intersection of the tangent to the *street lines*.



Sign means:

Any board, plate, panel, object, surface or device upon, within, against, through or by which there is inscribed, painted, affixed, borne, or projected any declaration, demonstration, insignia or illustration used for the purpose of direction, information, advertisement, promotion or identification including any *sign structure* related thereto, structural trim, and advertising device related thereto.

Solar Panel means:

A device that is designed to convert the energy of the sun into electricity and to heat water.

Special Needs Housing means:

Any housing, including dedicated facilities, that is designed to accommodate individuals with specific needs beyond economic needs and includes *long term care facilities* and *retirement homes*, where varying degrees of support services are provided including meal preparation, laundry, housekeeping, respite care and attendant services, *emergency housing* and residential care facilities.

Specialty Food Store means:

A *premises* specializing in a specific type or class of foods such as an appetizer store, bakery, butcher, delicatessen, fish, gourmet and similar foods.

Storage Container means:

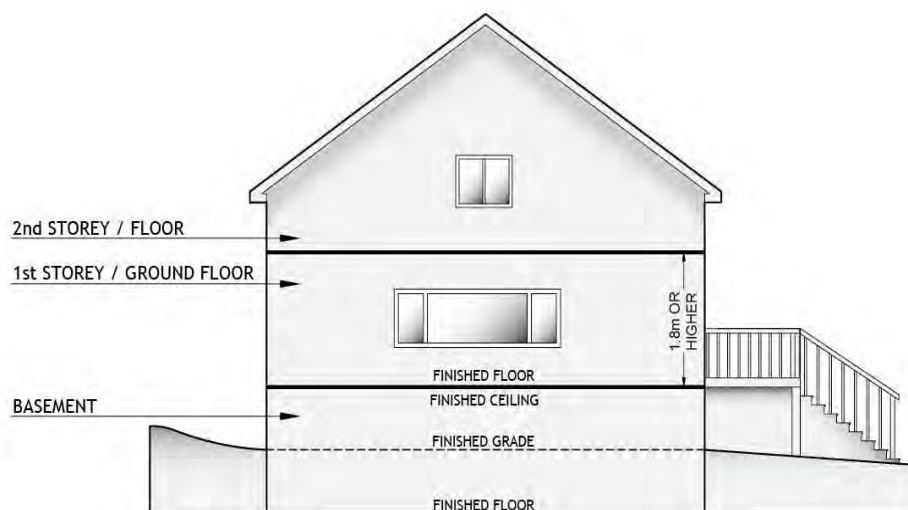
Any portable device that is open or closed, in which a material can be stored, handled, treated, transported, recycled or disposed of.

Storey means:

That portion of a *building* between the surface of a floor and the floor, ceiling or roof immediately above.

Storey, First means:

The *storey* with its floor closest to *established* grade and having its ceiling more than 1.8 metres above grade.



Storey, Half means:

That portion of a *dwelling* situated wholly or partly within the roof and having its floor level not lower than 1.2m from the point where the roof and any exterior wall of the *dwelling* meet, and in which there is sufficient space to provide a height between finished floor and finished ceiling of at least 2.2m, provided the *floor area* of the *half storey* does not exceed 50 per cent of the *floor area* of the floor below.

Stormwater Management Facility means:

An end-of-pipe management facility being a detention or retention basin, which may include a permanent pool, designed to temporarily store and treat collected stormwater runoff and release it at a controlled rate or direct it for an intended reuse.

Streetline means:

The limit of a street allowance and is the dividing line between a *lot* and a *public street*.

Structure means:

Anything that is erected, built or constructed of parts joined together and attached or fixed permanently to the ground or any other *structure*. For the purpose of this By-law, a fence that has a *height* of 2.13 metres or less, a light standard, an antenna and a *sign* shall be deemed not to be *structures*. For the purpose of *setback* and *lot coverage* calculations, natural gas or electricity meters and air conditioning units, dog houses, freestanding mail boxes, entrance pillars, statues, storage lockers under 1m high, freestanding arbours or pergolas, pool pumps and filters not inside *accessory buildings*, flag poles, free standing trellises, shopping cart enclosures, waste receptacles, school bus shelters, composters, planters, and portable barbeques are not considered as *structures*.

Studio means:

Any *premises* or part thereof used as a working place for the creation of paintings, sculptures, pottery, glass, wrought iron and other objects or items that are the subject of art.

Suite means:

A single room or series of rooms of complementary *use*, operated under a single tenancy, and includes:

- a) *Dwelling units*;
- b) Individual guest rooms in *motels*, *hotels*, boarding houses, rooming houses and dormitories; and,
- c) Individual stores and individual or complementary rooms for business and personal services occupancies.

Supermarket means:

A *premises* containing a complete departmentalized food store selling a comprehensive line of groceries, baked goods, fresh fruit and vegetables, canned goods, dairy products, frozen foods, and fresh and frozen meats. Other lines may include confectionary, drugs and cosmetics, household supplies, hardware, commercial service uses such as dry cleaning and financial services, and a seasonal garden centre.

Swimming Pool Pumps, Filters and Heaters means:

The equipment necessary to operate an outdoor swimming pool.

Tattoo Parlour means:

A *premises* where art is permanently marked on the human skin with ink.

Taxi Service Depot/Dispatch Establishment means:

A *premises* where taxis and/or limousine taxis are dispatched from and where such vehicles may be parked and/or stored.

Theatre means:

A *premises* that is used for the showing of motion pictures or for dramatic, musical or live performances. For the purposes of this definition, an *adult entertainment establishment* is not considered to be a *theatre*.

Trade and Convention Centre means:

A *premises* where facilities are provided for the displaying of goods and services for the general public, such as an auto show or a computer trade show or where groups of people meet for civic, educational, political, religious or social purposes.

Trailer means:

Any vehicle so constructed that it is suitable for being attached to a *motor vehicle* for the purpose of being drawn or propelled by the *motor vehicle* and is capable of being used for the transport of goods, materials, equipment or livestock notwithstanding that such vehicle is jacked up or that its running gear is removed.

Trailer, Tourist means:

A *trailer* capable of being used for the temporary living, sleeping or eating accommodation of *persons* (notwithstanding that its running gear is or may be removed).

Transport Terminal means:

The *use* of land for the purpose of storing, servicing, washing, repairing or loading of trucks or transport *trailers* with materials or goods that are not manufactured, assembled, warehoused or processed on the same *lot*.

Treatment Centre means:

A *single detached dwelling* which is occupied by not less than three and not more than 20 *persons* exclusive of staff unless specified elsewhere in this By-law, who live as a single housekeeping unit, and require 24-hour residential, sheltered, specialized or group care, and treatment and rehabilitation for addiction to drugs or alcohol.

Uncovered Platform means:

A *structure* without a roof and at least one side that is open and unenclosed, that is accessed by stairs from grade and which provides access to the *first storey* of a *dwelling unit*.

Use means:

The purpose for which any portion of a *lot, building or structure* is designed, arranged, intended, occupied or maintained.

Waste Disposal Site means:

- a) Any land upon, into, in or through which, or *building or structure* in which, waste is deposited, disposed of, handled, stored, transferred, treated or processed, and,
- b) Any operation carried out or machinery or equipment used in connection with the depositing, disposal, handling, storage, transfer, treatment or processing referred to in clause (a).

Waste Storage Area means:

Space allocated either within a *main building* or in an *accessory building or structure* where garbage, refuse or recycling materials are temporarily stored while awaiting disposal, but does not include any storage for hazardous waste or materials.

Wayside Pit or Quarry means:

A temporary pit or quarry opened and used by or for a public authority solely for purpose of a particular project or contract of road construction and which is not located within the right-of-way of a *public street*.

Wheel Chair Ramp means:

A ramp that is designed to provide access to a *building* from grade by the physically disabled.

Yard means:

An open, uncovered space on a *lot* appurtenant to a *building* and unoccupied by *buildings or structures* except as specifically permitted in this By-law. (see illustration following definition of “*Yard, Rear*”)

Yard, Exterior Side means:

The *yard* of a *corner lot* extending from the *front yard* to the *rear yard* between the exterior *side lot line* and the nearest main walls of the *main building or structure* on the *lot*. (see illustration following definition of “*Yard, Rear*”)

Yard, Front means:

A *yard* extending across the full width of the *lot* between the *front lot line* and the nearest main walls of the *main building or structure* on the *lot*. (see illustration following definition of “*Yard, Rear*”)

Yard, Interior Side means:

A *yard* other than an *exterior side yard* that extends from the *front yard* to the *rear yard* between the interior *side lot line* and the nearest main walls of the *main building or structure* on the *lot*. (see illustration)

Yard, Minimum Required means:

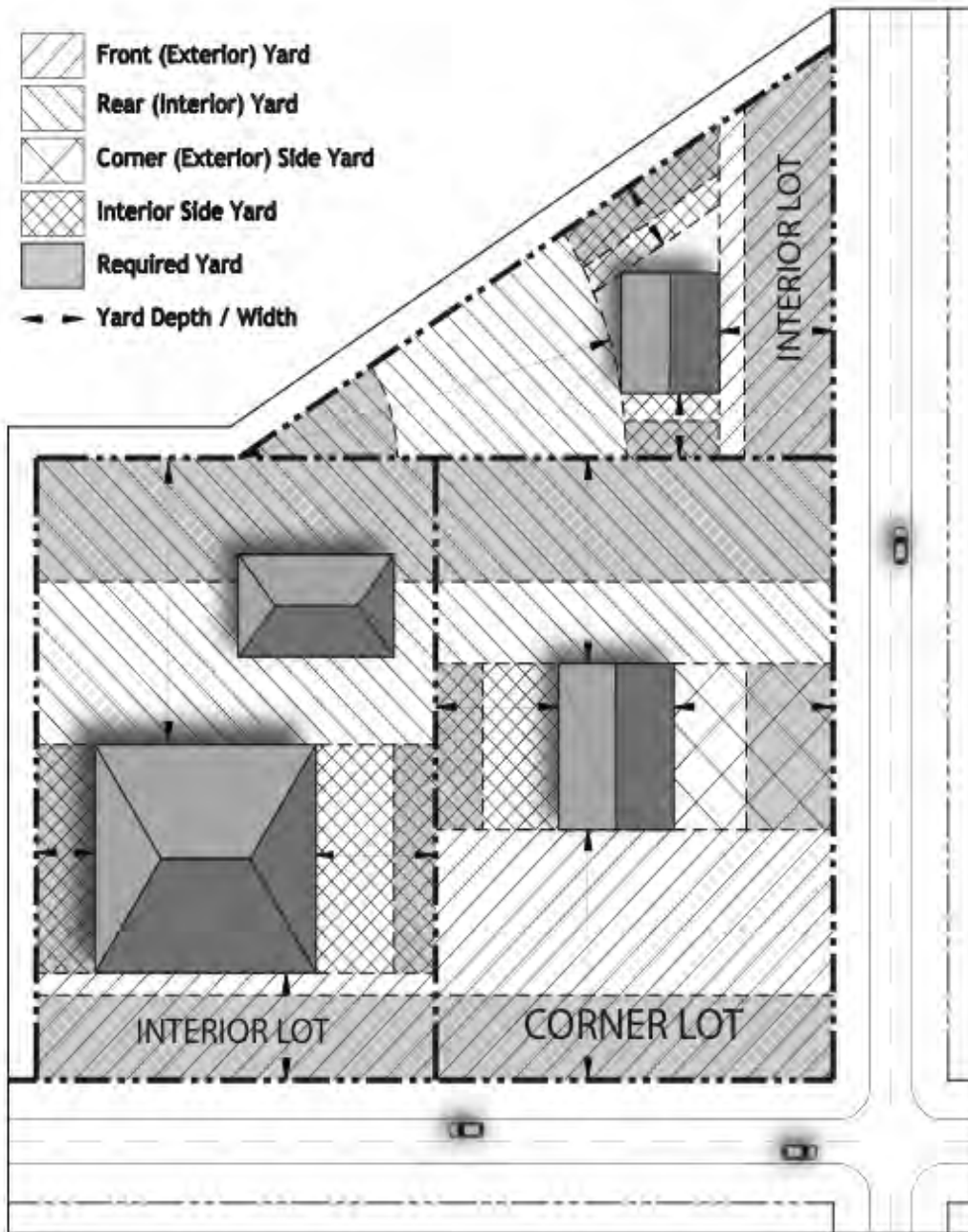
The minimum distance of a *yard* required from a *lot line*. No part of a required minimum *yard* for a *building* or *structure* shall be included as part of a required minimum *yard* for another *building* or *structure*. In calculating *minimum required yards*, the minimum horizontal distance from the respective *lot lines* shall be used.

Yard, Rear means:

A *yard* extending across the full width of the *lot* between the *rear lot line* and the nearest main walls of the *main building* or *structure* on the *lot*.

(see next page for illustration)

YARDS AND REQUIRED YARDS



Zone means:

A designated area of land *use(s)* shown on the Zoning Schedules of this By-law.

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PART 4

GENERAL PROVISIONS

4.1 ACCESSORY BUILDINGS, STRUCTURES AND USES

All *accessory buildings, structures and uses* are subject to the following provisions:

4.1.1 General Provisions

- a) Where this By-law provides that land may be *used* or a *building or structure* may be *erected or used* for a purpose, that purpose shall include any *accessory buildings, accessory structures or accessory uses* located on the same *lot* as the primary *use* to which they are related.
- b) No *accessory building or accessory structure* shall be *used* for human habitation or an occupation for gain or profit, except if specifically permitted by this By-law.
- c) No detached *accessory building or structure* shall be erected on a *lot* prior to the erection of the *main building* on the *lot*.
- d) No detached *accessory building or structure* or part thereof shall be located within a Registered Easement that is in favour of a *public authority*.
- e) Notwithstanding the standards set out in Tables 4.1 and 4.2, there is no restriction on the location of gutters, eavestroughs, or rainwater collectors.

4.1.2 Standards for Accessory Buildings in Residential and Commercial Zones, Employment Zone and Institutional Zone

Standards for *accessory buildings and structures* in the Urban Residential, Commercial, the Employment Zone and the Institutional Zone are set out in Table 4.1, below:

Table 4.1 – Standards for Accessory Buildings and Structures in the Urban Residential, Commercial and Employment Zones and the Institutional Zone

	URBAN RESIDENTIAL ZONES	URBAN COMMERCIAL and EMPLOYMENT ZONES	INSTITUTIONAL ZONE
Permitted Locations	<i>Interior and Rear Yards</i>		
Minimum Setback from <i>Front Lot Line</i>	Not permitted any closer to <i>front lot line</i> than <i>main building</i> from <i>front lot line</i> .		

	URBAN RESIDENTIAL ZONES	URBAN COMMERCIAL and EMPLOYMENT ZONES	INSTITUTIONAL ZONE
Minimum Setback from <i>Exterior Lot Line</i>	Not permitted any closer to exterior <i>lot line</i> than the <i>main building</i> from exterior <i>lot line</i> . Notwithstanding the above, a detached <i>private garage</i> in the <i>rear yard</i> that is accessed by a driveway crossing the <i>exterior lot line</i> shall not be located any closer than 6.0 metres from the exterior <i>side lot line</i> .	Not permitted any closer to exterior <i>lot line</i> than the <i>main building</i> from exterior <i>lot line</i> .	
Minimum Setback from <i>Interior Side Lot Line</i>	1.0 metres if no doors or windows in wall facing <i>lot line</i> and 1.2 metres if doors or windows in wall facing <i>lot line</i> .		
Minimum Setback from <i>Rear Lot Line</i>	1.0 metres if no doors or windows in wall facing <i>lot line</i> and 1.2 metres if doors or windows in wall facing <i>lot line</i> .		
Maximum <i>height</i> for detached <i>private garage</i> or <i>carport</i> with peaked roof	4.5 metres to top of peak	n/a	
Maximum <i>height</i> for detached <i>private garage</i> or <i>carport</i> with flat roof being a roof that incorporated a maximum slope of 5% and is not a pitched roof	3.5 metres to highest point of roof	n/a	
Maximum <i>height</i> for detached <i>private garage</i> or <i>carport</i> with other roof type	3.5 metres to highest point of roof	n/a	
Maximum <i>height</i> for all other <i>accessory buildings</i> and <i>structures</i>	3.5 metres to highest point of roof or <i>structure</i>	4.5 metres to highest point of roof or <i>structure</i>	
Maximum <i>floor area</i> for detached <i>private garage</i> or <i>carport</i>	40.0 square metres	n/a	

	URBAN RESIDENTIAL ZONES	URBAN COMMERCIAL and EMPLOYMENT ZONES	INSTITUTIONAL ZONE
Maximum <i>floor area</i> of any other type of <i>accessory building and structure</i>	20.0 square metres	n/a	50.0 square metres
Maximum number of <i>accessory buildings and structures per lot</i>	1 <i>private garage/carport</i> and 2 <i>accessory buildings or structures</i>	2	

4.1.3 Standards for Accessory Buildings in all Zones except those listed in Table 4.1

Standards for *accessory buildings* in all *Zones* except those listed in Table 4.1 are set out in Table 4.2 below:

Table 4.2 – Standards for Accessory Buildings in all Zones except those listed in Table 4.1

	A, PC, PC-NHS1, PC-NHS2, EP2	RCR1, HR1, RCC, HI, RCI, HCC, HC	RCR2, HR2, CR	OS1, OS2, OS3, OS4
Permitted Locations	All Yards	Interior and Rear Yards		
Setback from <i>Front Lot Line</i>	Not permitted in <i>minimum required yard</i> for the <i>main building</i>	Not permitted any closer to <i>front lot line</i> than the <i>main building</i> from <i>front lot line</i> .		
Minimum Setback from <i>Exterior Lot Line</i>	Not permitted in <i>minimum required yard</i> for the <i>main building</i> .	Not permitted any closer to <i>exterior side lot line</i> than the <i>main building</i> from <i>exterior side lot line</i> .		
Minimum Setback from <i>Interior Side Lot Line</i>	1.5 metres or 7.5 metres from RCR1, RCR2, HR1, HR2 and CR <i>Zone</i> boundary	1.5 metres		
Minimum Setback from <i>Rear Lot Line</i>	1.5 metres or 7.5 metres from RCR1, RCR2, HR1, HR2 and CR <i>Zone</i> boundary	1.5 metres		
Maximum <i>height</i> for detached <i>private garage or carport</i> with peaked roof	5.0 metres to top of peak of roof	4.5 metres to top of peak of roof	n/a	

	A, PC, PC-NHS1, PC-NHS2, EP2	RCR1, HR1, RCC, HI, RCI, HCC, HC	RCR2, HR2, CR	OS1, OS2, OS3, OS4
Maximum <i>height</i> for detached <i>private garage</i> or <i>carport</i> with flat roof being a roof that incorporated a maximum slope of 5% and is not a pitched roof	5.0 metres to highest point of roof	4.5 metres to highest point of roof		n/a
Maximum <i>height</i> for detached <i>private garage</i> or <i>carport</i> with other roof type	5.0 metres to highest point of roof	4.5 metres to highest point of roof		n/a
Maximum <i>height</i> for all other <i>accessory buildings</i> and <i>structures</i> (Does not include <i>buildings</i> used for livestock, machinery and agricultural products such as hay)	5.0 metres to highest point of roof or <i>structure</i>	4.5 metres to highest point of roof or <i>structure</i>		n/a
Maximum <i>floor area</i> for all <i>accessory buildings</i> and <i>structures</i> (Does not include <i>buildings</i> used for livestock, machinery and agricultural products such as hay.)	120.0 square metres	60.0 square metres	80.0 square metres	n/a
Maximum <i>floor area</i> for <i>any individual accessory building</i>	80.0 square metres	40.0 square metres	60.0 square metres	n/a

4.2 ACCESSORY FARM EMPLOYEE ACCOMMODATION

Where *accessory farm employee accommodation* is permitted in a *Zone*, the following provisions shall apply:

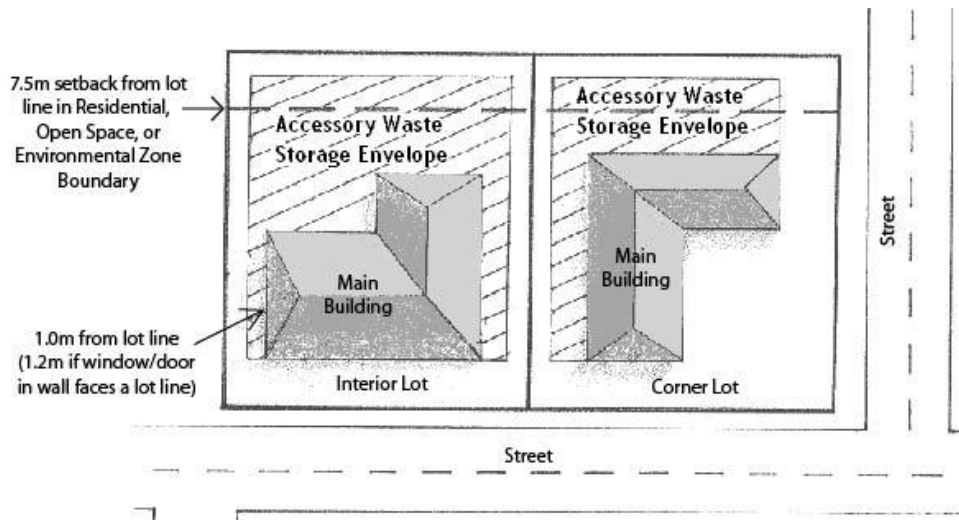
- a) The *accessory farm accommodation* is located on a *lot* that is the site of a *commercial farm* and a residence that is occupied by the operator of the *commercial farm*;
- b) Any *building* and any associated activity area used for the *accessory farm employee accommodation* shall be located no further than 30.0 metres from the detached *dwelling* on the same *lot* and no closer than 30.0 metres from any *lot line*;
- c) *Buildings* or *structures* for *accessory farm employee accommodation* shall only be located on a *lot* with a minimum *lot* area of least 20.0 hectares;
- d) The *driveway* accessing the *accessory farm employee accommodation* shall be shared with the *driveway* that is utilized for the principal use on the *lot*; and,
- e) The *accessory farm employee accommodation* shall be secondary and accessory to the principal use on the same *lot*.

4.3 ACCESSORY WASTE STORAGE AREAS

Accessory waste storage areas are permitted in all *zones* subject to the following provisions:

- a) *Accessory waste storage areas* shall be located within the *main building* in the High Density Residential (HDR) *Zone*.
- b) In all other *Zones*, a *waste storage area* shall be located within the *main building*, or within an *accessory building or structure*. Notwithstanding the above, a *waste storage area* may be located outside of a *building* provided it is enclosed within four walls and be located:
 - i) In an *interior side yard* or *rear yard* only;
 - ii) No closer to any *lot line* than required for an *accessory building or structure* by this By-law;
 - iii) No closer than 7.5 metres to any Residential, Open Space or Environmental *Zone* boundary;
 - iv) Outside of any required landscaped area or landscaped buffer; and
 - v) Shall not occupy any required *loading spaces*, *parking spaces*, access to *parking spaces* or *driveways*.

(See next page for illustration)



4.4 AIR CONDITIONERS, HEAT PUMPS, POOL PUMPS, FILTERS AND HEATERS

Air conditioners, heat pumps, pool pumps, filters and heaters are permitted in conjunction with a permitted use provided:

- They are not located in the *front yard*;
- They are located a minimum of 1 metre from the interior side lot line and no closer than the required *exterior side yard* for the *main building*; and,
- They are located no closer to a Residential Zone boundary than the minimum setback required for *main buildings* in Non-Residential Zones from Residential Zone boundaries.

4.5 COMMUNICATION DISHES

No *communication dish* shall have a diameter of greater than 1.3 metres and shall not be more than 1.3 metres wide at its widest point. In addition, all *communication dishes* shall be attached to the *main building* on the *lot*. Notwithstanding the above, there are no restrictions on the size or location of a *communication dish* in an Employment Zone, except that they are not permitted in any required *yard*.

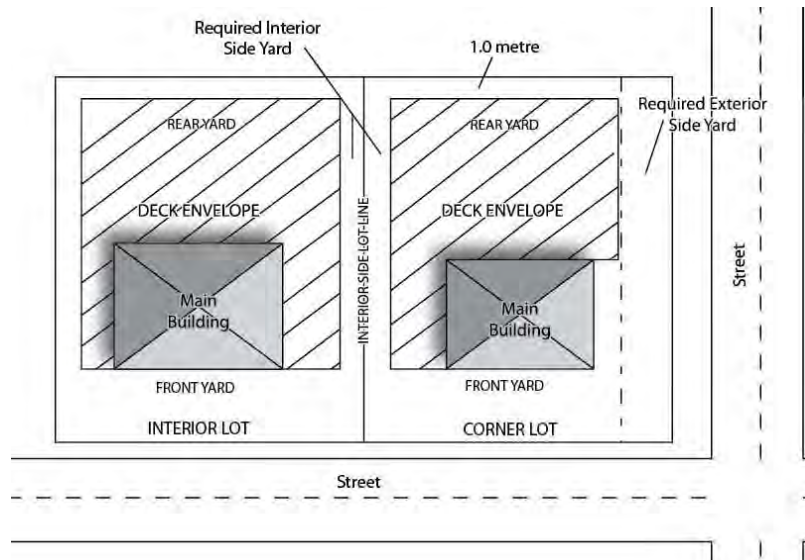
4.6 DECKS

4.6.1 Decks That Have a Height of Less Than 0.6 Metres

A *deck* that has an average floor *height* of less than 0.6 metres above the ground at the wall the deck is permitted in the *rear* and *interior side yards*, provided that:

- The *deck* is located no closer to the *interior* and *exterior side lot lines* than the interior and *exterior side yard* requirement for the *main building*;
- The *deck* is located no closer than 1.0 metre from the *rear lot line*; and,

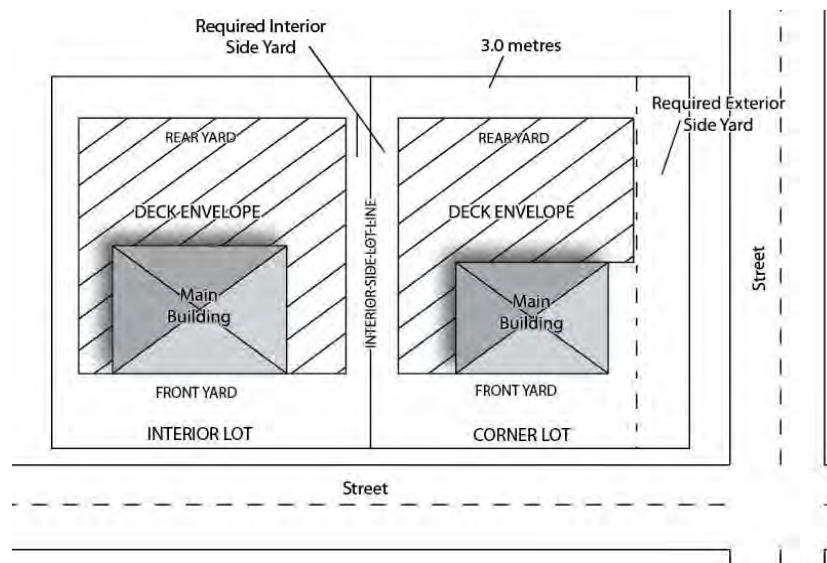
- c) The stairs used to access a *deck* are located a minimum of 0.8 metres from the *interior side lot line*.



4.6.2 Decks That Have a Height of 0.6 Metres or Greater

A *deck* that has a floor *height* of 0.6 metres or greater above ground at the wall the deck is located against or attached to shall be permitted to encroach into the *required rear yard*, provided that:

- The *deck* is located no closer than 3.0 metres to the *rear lot line*;
- The *deck* is located no closer to the *interior side lot line* than the *interior side yard* requirement for the *main building*;
- The *deck* is located no closer to the *exterior side lot line* than the *exterior side yard* requirement for the *main building*; and,
- The stairs used to access a deck are located a minimum of 1.0 metres from the *rear lot line*.



4.7 DWELLING UNITS

Unless otherwise specified by this By-law, no more than one *dwelling unit* shall be permitted on a *lot*.

4.8 ENCROACHMENTS INTO REQUIRED YARDS

- a) Architectural features such as sills, belt courses, cornices, eaves, chimney breasts, pilasters, roof overhangs, window bays and balconies are permitted to encroach:
 - i) Into the *required front yard* and *exterior side yards* a distance of no more than 2.5 metres, but in no case shall the architectural feature or *balcony* be located closer than 1.5 metres to the *front* or *exterior side lot line*;
 - ii) Into the *required rear yard* a distance of no more than 2.0 metres; and,
 - iii) Into the *required interior side yard* a distance of no more than 50 percent of the *required interior side yard* for the *main building* on the *lot*.
- b) There is no restriction on the location of gutters, eave troughs or rainwater collectors.
- c) If a window bay encroaches into a required interior or *rear yard* in accordance with Section 4.8(a)(ii) and (iii) it shall extend from the main wall above grade and extend no more than 1.0 metre into the required *yard* and be no more than 3.0 metres wide.
- d) If a window bay encroaches into the required *front* or *exterior side yard* in accordance with Section 4.8(a) (i) the window bay can extend from the main wall above or at grade and it can encroach into such *yard* a maximum distance of 1.0 metre, provided it is no more than 3.0 metres wide. The width of the window bay can be increased to 4.0 metres if a *porch* or *uncovered platform* does not abut the main wall of the *dwelling unit*.
- e) Stairs accessing a *basement* or cellar are not permitted to encroach into the required *front*, *exterior* and *interior side yards*.

4.9 EXCEPTIONS TO HEIGHT REQUIREMENTS

- a) The *height* requirements of this By-law shall not apply to:
 - i) Place of worship spires;
 - ii) Place of worship belfries;
 - iii) Chimneys;
 - iv) Clock towers and flagpoles;
 - v) Data communication towers and antennas;
 - vi) Water storage tanks;
 - vii) Monuments;

- viii) Flag poles;
- ix) Silos used for agricultural purposes and silos in the EMP1 Zone;
- x) Any ornamental roof construction features including but not limited to domes, towers and steeples;
- xi) Any mechanical features, such as *structures* containing a mechanical penthouse or the equipment necessary to control an elevator provided that such equipment does not project more than 5 metres above the highest point of the roof and does not occupy greater than 50 % of the area of the roof;
- xii) *Aggregate processing facilities*;
- xiii) *Buildings* and *structures* associated with a public works yard; and,
- xiv) *Agricultural buildings* and *structures*.

4.10 FLOODPLAIN OVERLAY – “F” SYMBOL

Properties with existing development which are located within the Regulatory Floodplain as shown on Schedule A of the Hamlet of Norval Secondary Plan are subject to the Flood Plain Overlay and are labeled with the “F” symbol. New development is restricted and is subject to Conservation Authority approval on lands subject to the “F” symbol. No new development is permitted without the prior written approval of the *Conservation Authority* having jurisdiction in the area.

4.11 FRONTAGE ON A PUBLIC STREET

Unless otherwise specified by this By-law, no *person* shall *erect* any *building* or *structure* and no *person* shall *use* any *building* or *structure*, *lot* or *parcel* unless the *lot* or *parcel* to be so used, or upon which the *building* is situated or erected or proposed to be erected:

- a) Abuts or fronts on a *public street* which is assumed by By-law by a *public authority* for maintenance purposes; or,
- b) Is being constructed pursuant to a Subdivision Agreement with a *public authority*; or,
- c) Fronts on a year round maintained *public street* that was not established as a consequence of Registering a Plan of Subdivision; or,
- d) Is a *private road* within a Plan of Condominium that either provides direct access to a *public street* or which connects with other private streets within a Plan of Condominium or other Plans of Condominium to access a *public street*.

For the purposes of this By-law, the *front lot line* of a *lot* separated from a *public street* by a *reserve* owned by a *public authority* shall be deemed to abut such a *public street*.

4.12 HOME OCCUPATIONS/COTTAGE INDUSTRIES

Where a *home occupation* or a *cottage industry* is permitted in a *Zone*, the following provisions shall apply:

- a) Not more than one employee, in addition to the residents of the *dwelling unit*, shall be engaged in the business;
- b) Any *dwelling unit* containing a *home occupation* or *cottage industry* shall be occupied as a residence by the operator of the business;
- c) The *use* is entirely restricted to the *dwelling unit* and shall not be conducted in whole or in part in any *accessory building, yard* or *private garage*;
- d) No more than one *home occupation* or *cottage industry* shall be permitted in any *dwelling* and in no case shall there be both a *cottage industry* and a *home occupation* in the same *dwelling*;
- e) The maximum *gross floor area* dedicated to the *home occupation* or a *cottage industry* shall be in accordance with the maximums identified in Table 4.3 below:

Table 4.3 – Maximum Permitted Gross Floor Area

Zones	Maximum Gross Floor Area (GFA)
<ul style="list-style-type: none"> • All Urban Residential Zones: • DC1, DC2, HCC, HC, HR1, HR2, RCR1, RCR2 and CR Zones 	25% or 45.0 m ² , whichever is the lesser
<ul style="list-style-type: none"> • All other Zones, where permitted 	25% or 100.0 m ² , whichever is the lesser

Note: *Floor area* in *basement* or *cellar* to not be included within calculation

- f) The *use* shall be clearly secondary to the *use* of the *dwelling* as a *dwelling unit* and there is no change in the external character, except for a legal sign, in accordance with Section 4.11(i); of the *dwelling* or *lot* as a private residence;
- g) There shall be no goods, wares or merchandise offered or exposed for sale, or sold or kept for sale on the *premises* other than those produced on the *premises*;
- h) There shall be no outside storage of materials, goods or vehicles in conjunction with the *home occupation use*;
- i) There shall be no external advertising other than a *sign* erected in accordance with the Town of Halton Hills *Sign* By-law;
- j) A *home occupation* or *cottage industry* shall not create noise, vibration, fumes, odour, dust, glare or radiation that is detectable outside of the *dwelling unit*;
- k) A *premises* where a personal service is provided such as hairstyling, beauty treatments or personal health services shall be only permitted on a *lot* that has a *front lot line* or an exterior *side lot line* that abuts a Provincial Highway, a major, multi-purpose or minor arterial road or a collector road as shown on the schedules to the Town of Halton Hills Official Plan;

- l) The following *uses* shall not be permitted as a *home occupation* or a *cottage industry*:
 - i) *Adult entertainment use*;
 - ii) *Dating/escort services*;
 - iii) *Construction/landscaping contractors' yards*;
 - iv) *Tattoo parlours*;
 - v) *Taxi service depot/dispatch establishments*; and
 - vi) Any *use* involving the storage, repair, maintenance and/or towing of *motor vehicles* or recreational vehicles

4.13 HOME INDUSTRIES

Where a *home industry* is permitted in a *Zone*, the following provisions shall apply:

- a) Not more than 2 employees, in addition to the residents of the *dwelling unit*, shall be engaged in the business and working in the *home industry*;
- b) Any *lot* upon which a *home industry* is located shall be occupied as a residence by the operator of the business;
- c) Any *accessory building* and any associated activity area used for the *home industry* shall be located no further than 30.0 metres from the detached *dwelling* on the same *lot* and no closer than 30.0 metres from any *lot line*;
- d) A *home industry* shall only be located on a lot with a minimum *lot area* of least 4.0 hectares;
- e) The maximum *gross floor area* dedicated to the *home industry* shall not exceed 200.0 square metres;
- f) The *driveway* accessing the *home industry* shall be shared with the *driveway* that is utilized for the principal *use* on the *lot*;
- g) The *use* shall be clearly secondary and *accessory* to the principal *use* on the same *lot*;
- h) Only the sale of goods that are primarily manufactured, processed, fabricated, or produced on the *premises* shall be permitted;
- i) *Outdoor storage* of goods or materials related to a *home industry* shall be permitted in the *rear yard* and *interior side yards* only, provided that the area occupied by such *outdoor storage* of goods or materials does not exceed 50% of the *gross floor area* of the *home industry*;
- j) Only currently licensed *motor vehicles*, associated with the *home industry*, shall be parked or stored on the **lot** and within an *interior side* or *rear yard*;
- k) Any *outdoor storage* associated with the *home industry* shall be located within a fenced compound and screened from view in accordance with the requirements of Section 4.22 of this By-law;

- l) There is no external advertising other than a *sign* erected in accordance with the Town of Halton Hills *Sign* By-law;
- m) The following shall not be permitted as a *home industry*:
 - i) *Adult entertainment use*;
 - ii) *Dating/escort services*;
 - iii) *Construction/landscaping contractors yards*;
 - iv) *Tattoo parlours*;
 - v) *Taxi service depot/dispatch establishments*; and
 - vi) Any use involving the storage, repair, maintenance and/or towing of *motor vehicles* or recreational vehicles.

4.14 MINIMUM DISTANCE SEPARATION

- a) Notwithstanding any other provision in this By-law no *building* or *structure* used for human habitation or for commercial or industrial purposes in the Protected Countryside Natural Heritage System One (PC-NHS1), the Protected Countryside Natural Heritage System Two (PC-NHS2), the Environmental Protection One (EP1), the Environmental Protection (EP2), the Agricultural (A) and the Protected Countryside (PC) *Zones* shall be erected or enlarged unless it is located in accordance with the Minimum Distance Separation I Formula as set out in Schedule 'B' to this By-law.
- b) Notwithstanding any other provision in this By-law no new or expanded *livestock facility* shall be erected or enlarged unless it is located in compliance with the Minimum Distance Separation II Formula set out in Schedule 'B' of this By-law.

4.15 MODEL HOMES

Model homes shall only be permitted on lands that have received Draft Plan of Subdivision Approval for residential purposes provided that:

- a) Not more than 10% of the total number of residential units contained in the draft approved Plan of Subdivision or 5 *model homes*, whichever is the greater *are* constructed as *model homes*;
- b) The *model home* is built within a *lot* defined by the draft approved Plan of Subdivision; and,
- c) The *model home* complies with all other requirements of this Zoning By-law for the applicable type of *dwelling unit*.

4.16 MULTIPLE USES ON ONE LOT

Where any building, *structure* or land is used for more than one purpose as provided in Parts 6 to 12 of this By-law, the said *building, structure* or land shall comply with the provisions of this By-law relating to each *use*. In the case of a conflict, the more stringent provision shall apply.

4.17 MULTIPLE ZONES ON ONE LOT

Where a *lot* is divided into more than one *Zone*, each portion of the *lot* shall be used for a purpose that is permitted within each applicable *Zone*.

4.18 NON-COMPLYING BUILDINGS AND STRUCTURES

4.18.1 Replacement, Enlargement, Repair or Renovation

A *non-complying building* or *structure* that does not comply with this By-law, but which was legally erected/altere d in accordance with the by-laws in force at the time of construction and/or *alteration* may be replaced, enlarged, repaired or renovated provided that the replacement, enlargement, repair or renovation:

- a) Does not further increase a situation of non-compliance;
- b) Complies with all other applicable provisions of this By-law; and
- c) Does not increase the amount of volume within an enclosed space in a *building* or *structure* in a required *yard*.

4.18.2 Non-Compliance as a Result of Acquisition by a Public Authority

Notwithstanding any other provision of this By-law, where, as a result of an acquisition of land by a *public authority*, such acquisition results in a contravention of this By-law relating to minimum *yards* and/or *setbacks, lot coverage* or maximum permitted *gross floor area* or *net floor area*, then the lands so acquired shall be deemed to continue to form part of the *lot* upon which the *building* or *buildings* are located in determining compliance with this By-law.

4.18.3 Driveways and Required Parking Spaces

Notwithstanding any other provision of this By-law, where, as a result of an acquisition of land by a *public authority*, such acquisition results in a contravention of this By-law relating to the minimum required number of *parking spaces*, minimum size of *parking spaces*, minimum width of a *driveway*, location of *parking spaces* and/or *driveways* or minimum required *setbacks* and/or *yards* for *driveways* and/or *parking spaces*, then the lands so affected are deemed to comply with this By-law to the extent it complied with this By-law on the day before the expropriation was finalized.

4.18.4 Non-Compliance as a Result of New Road Construction

Notwithstanding any other provision in this By-law, where as a result of the establishment of a new public road abutting a *lot* that would have been considered an *interior lot* prior to the establishment of the public road, such *lot* shall continue to be considered an *interior lot* for the purposes of determining compliance with this By-law.

4.19 NON-COMPLYING LOTS

A *lot* in existence prior to the effective date of this By-law that does not meet the *lot area* and/or *lot frontage* requirements of the applicable *Zone*, is permitted to be used and *buildings* and *structures* thereon be erected, enlarged, repaired or renovated provided the *use* conforms with the By-law and the *buildings* or *structures* comply with all of the other provisions of this By-law.

4.19.1 Non-Compliance as a Result of Acquisition by a Public Authority

Notwithstanding any other provision of this By-law, where, as a result of the acquisition of part of a *lot* by a *public authority*, the *lot*, after the acquisition, is a *non-complying lot*, such *non-complying lot* may be used for any purpose permitted by this By-law within the *Zone* in which the *lot* is located.

4.20 NON-CONFORMING USES

No lands shall be used and no *building* or *structure* shall be used except in conformity with the provisions of this By-law unless such *use* existed before the date of passing this By-law and provided that it has continued and continues to be used for such purpose, and that such *use*, when established, was not contrary to any By-law in force at that time.

4.21 OPENINGS FOR DOORS IN WALL FACING INTERIOR SIDE LOT LINE

A *door* that provides access to the interior of a *main building* or an *accessory building* shall not be permitted in any portion of a wall facing the interior *side lot line* that is located less than 1.2 metres from the interior *side lot line*.

4.22 OUTDOOR DISPLAY AND SALES AREA

Where an outside display and sales area is permitted as an *accessory use*, the following provisions apply:

- a) The outside display and sales area shall comply with the following *setbacks*:
 - i) Maximum distance between outside display and sales area(s) and *building* containing the principal *use* of the *lot* – 12.0 metres;
 - ii) Minimum distance between outside display and sales area(s) and Residential *Zone* boundary – 7.5 metres.
- b) The outside display and sales area shall be located outside of any required *parking spaces*, loading areas and required *planting strips*; and,
- c) *Motor vehicle* sales establishments or the *accessory sale* of *motor vehicles* where permitted by this By-law, are not subject to the provisions of Section 4.21(a).

4.23 OUTDOOR STORAGE

Where *outdoor storage* and *accessory outdoor storage* is permitted in a *Zone*, the following provisions apply:

- a) *Outdoor storage* shall be permitted only in a *rear* or *interior side yards* and shall not be located any closer than 9.0 metres to any streetline;
- b) The *height* of stored materials shall not exceed 6.0 metres above the surface of the ground;
- c) *Outdoor storage* shall be screened by opaque fencing or a berm with a minimum *height* of 3.0 metres; and,
- ~~d) *Outdoor storage* shall not be permitted within any *yard* abutting a Residential *Zone* boundary.~~
- ~~d) *Outdoor storage* shall comply with the required *setbacks* for the *main building* in each zone;~~
- ~~e) *Outdoor storage* shall not be permitted in any *yard* abutting a *lot line* that serves as a Residential *Zone* boundary in the Acton and Georgetown urban areas; and~~
- ~~f) *Outdoor storage* shall not be permitted in any *yard* abutting Guelph Street, Maple Avenue, Mountainview Road or River Drive in Georgetown, notwithstanding sub-sections a) thru e) above. (Under Appeal)~~

4.24 PLAY STRUCTURES

Play structures are permitted in the *rear yard* of a lot that is used for single detached, semi-detached, duplex and street *townhouse dwelling* provided:

- a) It occupies no more than 5.5 square metres of *lot area*;
- b) It is no higher than 2.5 metres above the surface of the ground;
- c) It is *setback* no closer than 0.6 metres from any *lot line*; and,
- d) That no more than 50% of the sides are enclosed.

Play structures that have an area greater than 5.5 square metres and/or are enclosed by more than 50% shall be considered an *accessory building* or *structure* and shall comply with the regulations contained in the General Provisions for *accessory buildings* and *structures*.

Notwithstanding the above, this provision shall not apply to *play structures* in any Non-Residential *Zone*.

4.25 PORCHES AND UNCOVERED PLATFORMS ATTACHED TO SINGLE-DETACHED, SEMI-DETACHED AND STREET TOWNHOUSE DWELLING UNITS IN A HAMLET RESIDENTIAL, RURAL CLUSTER RESIDENTIAL AND AN URBAN RESIDENTIAL ZONE

4.25.1 Size of Porches and Uncovered Platforms in an Urban Residential Zone

The floor of any *porch* or *uncovered platform* attached to *single-detached*, *semi-detached* and *street townhouse dwelling unit* in any Urban Residential *Zone* and which is located between a main wall of a *building* and a *streetline* shall extend at least 1.5 metres towards the *streetline* from the main wall that abuts the *porch*

or *uncovered platform*. Windows, stairs, columns, piers and/or railings associated with the *porch* or *uncovered platform* are permitted to encroach within this area. Notwithstanding the above, a portion of the *porch* or *uncovered platform* is not required to extend 1.5 metres towards the *streetline* provided it extends no more than 0.8 metres along the main wall.

4.25.2 Encroachments of Porches and Uncovered Platforms into Yards in an Urban Residential Zone

- a) *Porches* and *uncovered platforms* and the stairs used to access a *porch* or *uncovered platform* attached to a *single-detached, semi-detached* or *street townhouse dwelling unit* in any Urban Residential Zone with the *porch* having a maximum elevation of 4.0 metres, with the elevation being measured from the floor of the *porch* to the underside of the rafters or ceiling of the *porch*, are permitted to encroach into the required *front yard* and *exterior side yard* provided that no part of the *porch* or *uncovered platform* shall be located closer than 1.5 metres from the *front lot line* or *exterior side lot line* in any Urban Residential Zone, except the Urban Residential (UR) Zone where it shall be located no closer than 1.0 metre from the *front lot line* or *exterior side lot line* in the UR Zone;
- b) *Porches* be permitted to encroach into the required *rear yard* a distance of 3.0 metres;
- c) An underground cold cellar shall be permitted to encroach into any required *yard*, provided the underground cold cellar is located entirely underneath the *porch* or *uncovered platform*.

4.25.3 Encroachments of Porches and Uncovered Platforms in Hamlet Residential and Rural Cluster Residential Zones

- a) *Porches* and *uncovered platforms* and the stairs used to access a *porch* or *uncovered platform* in a Hamlet Residential or Rural Cluster Residential Zone are permitted to encroach into the required *front* and *exterior side yards* by no more than 0.6 metres; and,
- b) *Porches* are permitted to encroach into the required *rear yard* by no more than 3.0 metres.

4.26 PROHIBITED USES

The following *uses*, activities and/or objects shall be prohibited in any *zone*:

- a) The *use* of any *tent, trailer* or *motor vehicle* for human habitation, except where such *tent, trailer* or *motor vehicle* is located in a *campground, in a trailer park* or in a *mobile home park*.
- b) The *use* of any *accessory building* or *structure* for human habitation.
- c) The storage of shipping containers unless otherwise permitted by this By-law wherever *outdoor storage* is permitted;
- d) The *use* of a *truck, bus, coach body* or *rail car* for human habitation or for storage purposes.
- e) The storage of disused *rail cars, streetcars, buses, truck bodies* or *trailers* without wheels.
- f) The parking or storage of *trailers* or *commercial motor vehicles* on a vacant *lot*.
- g) The parking or storage of *trailers* or *commercial motor vehicles* on a vacant *lot* for the purposes of advertising.

- h) The *outdoor storage* of partially dismantled *motor vehicles* or *trailers* or *motor vehicle* or *trailer* parts unless otherwise permitted by this By-law.
- i) *Obnoxious uses* as defined in Part 3 of this By-law.
- j) The manufacturing, refining, rendering or distillation of acid, ammonia, chlorine, coal, creosote, explosives, fireworks, glue, petroleum or tar.
- k) The bulk storage of industrial chemicals, fuels and oils, hazardous waste or liquid industrial waste unless specifically permitted by the Environmental Protection Act, as amended.

4.27 PUBLICUSES

4.27.1 Permitted Locations

- a) A *public use* shall be permitted in all *Zones* other than those *Zones* identified below:
 - i) Country Residential (CR) *Zone*;
 - ii) Mineral Aggregate Resources (MAR) *Zone*;
 - iii) Protected Countryside Natural Heritage System One (PC-NHS1) *Zone*; and,
 - iv) Environmental Protection One (EP1) *Zone*.
- b) Notwithstanding subsection (a) above, only an existing *public use* shall be permitted within the Agricultural (A) *Zone*
- c) Notwithstanding subsections (a) and (b) above, nothing in this By-law shall prevent the use of any land, *building* or *structure* for *infrastructure* and as a *public street* nor prevent the installation of a utility including a water main, sanitary sewer, storm sewer, gas main, pipeline or overhead or underground hydro, sewage pumping station, telecommunications/communications *infrastructure* or other utility supply or communication line.

4.27.2 Regulations for Public Uses

Where a *public use* is permitted, the following provisions shall apply:

- a) Such *public use* shall comply with all applicable *Zone* standards, parking and loading requirements of the *Zone* in which it is located;
- b) No *outdoor storage* shall be permitted unless such *outdoor storage* is specifically permitted in the *Zone* in which the *public use* is located;
- c) Notwithstanding subsection (a) above, *buildings* and *structures* which are used for the storage of road maintenance materials within a *public works yard* owned by a *public authority* shall be exempt from the *height* requirements of this By-law;
- d) Any *accessory uses* to a *public use* shall be clearly incidental and accessory to the principal use; and,

e) Any above-ground, utility or *public use* which is located in a Residential *Zone* shall be located and maintained in general harmony with the residential *buildings* permitted in such *Zone*.

4.28 RAMPS AND BARRIER FREE ACCESS

Nothing in this By-law shall prevent the location of a barrier-free entrance that conforms to the requirements of Section 3.8 (Barrier-Free Design) of the Ontario Building Code (Ontario Regulation 350/06) or its successor.

4.29 REDUCED FRONT YARD REQUIREMENT

4.29.1 Vacant Lots in Developed Areas

Notwithstanding any other provision of this By-law, where a vacant *lot* exists between two developed *lots*, with the *main building* on one or both of the developed *lots* having a *front yard* less than required, the minimum *required front yard* of the vacant *lot* becomes or is the average of the *front yards* of the two developed *lots*.

4.29.2 Private Garages on Lots Without a Sidewalk

- a) Notwithstanding any minimum required *front yard* to the contrary, where a *dwelling unit* is located in an Low Density Residential One (LDR1) or Low Density Residential Two (LDR2) *Zone* and there is no *sidewalk* located or designed to be located within the street allowance along the frontage on a *lot*, the minimum required *front yard* or *exterior side yard* if the attached *garage* faces the *exterior side lot line* for an attached *private garage* shall be reduced to 4.5 metres.
- b) Notwithstanding any *parking space* requirements to the contrary, where a *dwelling* is located in any Low Density Residential One (LDR1) *Zone* or Low Density Residential Two (LDR2) *Zone* on that side of a street without a *sidewalk* located or designed to be located within the road right-of-way along the *front lot line*, a *required parking space(s)* that is located on a *driveway* shall be permitted to encroach across a *streetline* and into a public street allowance to a maximum depth of 1.0 metre.

4.30 SCHOOL PORTABLES

School portables are considered to be *main buildings* by this By-law.

4.31 SEWAGE AND WATER SERVICES

No land, *building* or *structure* in any *Urban Zone* shall be used and no *building* or *structure* shall be erected, used or altered after the passage of this By-law unless:

- a) Adequate water mains and storm and sanitary sewer systems are existing or have been provided for in a binding and secure development agreement and all regulatory approvals have been received;
- b) Adequate capacity as confirmed by the *Region* of Halton is available to support the proposed development; and,

- c) Where such services are not required or contemplated, an approved waste disposal system and potable water supply to sustain the *use* of land for *buildings* or *structures* are existing or have been provided for to the satisfaction of the Chief Building Official and all regulatory approvals have been received.

4.32 SIGHT TRIANGLES

Notwithstanding any other provision of this By-law, no *building* or *structure*, fence, wall, vegetative planting or *landscaping* that has a *height* of greater than 1.0 metre shall be permitted in a *sight triangle* on a *corner lot* that is measured according to the provisions set out in Table 4.4, below:

Table 4.4 – Size of Sight Triangles

		Subject lot has access onto a:		
		Local street	Collector street	Regional Road or Provincial Highway
Other street:	Local street	4.5 metres	7.0 metres	12.0 metres
	Collector street	7.0 metres	7.0 metres	12.0 metres
	Minor, Major or Multi-Purpose Arterial or Provincial Highway	12.0 metres	12.0 metres	12.0 metres

The provisions of this Section shall not apply to any *lot* located in the Downtown Core Commercial One (DC1) Zone.

4.33 SOLAR PANELS

Solar panels are permitted as set out in Table 4.5, below:

Land Use	Permitted Location	Maximum Height
<i>Single detached, semi-detached, duplex and townhouse dwellings</i> in all Zones except the A, PC and PC-NHS Zones	Roof or a ground mounted platform	Panels may extend a maximum of 1.0 metre perpendicular to a roof surface. If on the ground, it is classified as an 'accessory structure.'
Residential, industrial, commercial and institutional <i>buildings</i> 12.0 metres in <i>height</i> or over.	Roof or a ground mounted platform	5.0 metres beyond the highest point of the roof. If on the ground it is classified as an 'accessory structure'.
Industrial, commercial and institutional <i>buildings</i> under 12.0 metres in <i>height</i> .	Roof or a ground mounted platform	2.0 metres beyond the highest part of the roof. If on the ground, it is classified as an 'accessory structure'.
<i>Buildings</i> in the A, PC and PC-NHS2 Zones	Roof or a ground mounted platform	Panels may extend a maximum of 2.0 metres perpendicular to the roof surface. If on the ground, it is classified as an 'accessory structure'.

4.34 SPECIAL RAILWAY RIGHT OF WAY SETBACKS

Notwithstanding any other provision in this By-law, all *buildings* and *structures* containing a *dwelling unit*, a *place of worship*, a *day nursery* and/or a *private* or *public school* shall be located no closer than 30 metres from the right-of-way owned by a Federally regulated railway company.

4.35 TEMPORARY CONSTRUCTION AND SALES OFFICES

- a) Nothing in this By-law shall prevent *uses* incidental to construction, such as a construction camp or other such temporary work camp, tool shed, scaffold or other *building* or *structure* incidental to the construction, only for so long as the same are necessary for work in progress that has neither been finished nor abandoned.
- b) Nothing in this By-law shall prevent the *use* of land for a sales office for the sale of residential, industrial or commercial *suites* provided that the *suites* to be sold are to be located on lands within the limits of the Town of Halton Hills, and provided the lands used for the sales office are not within the following *Zones*:
 - i) Agricultural (A) *Zone*;
 - ii) Protected Countryside (PC) *Zone*;
 - iii) Protected Countryside Natural Heritage System One (PC-NHS1) *Zone*;
 - iv) Protected Countryside Natural Heritage System Two (PC-NHS2) *Zone*;
 - v) Environmental Protection One (EP1) *Zone*;
 - vi) Environmental Protection One – Floodplain (EP1-F) *Zone*;
 - vii) Environmental Protection Two (EP2) *Zone*; and,
 - viii) Any Open Space (OS1, OS2, OS3 and OS4) *Zones*.

4.36 USES OF LOTS WITHOUT BUILDINGS

Unless expressly permitted by this By-law, no permitted *use* in any Residential, Commercial or Employment *Zone* shall be established and permitted unless a *main building* is erected on the same *lot*.

4.37 WAYSIDE PITS OR QUARRIES, PORTABLE ASPHALT PLANTS OR PORTABLE CONCRETE PLANTS

A wayside pit or wayside quarry, *portable asphalt plant* or portable concrete plant used on a public authority contract (**Under Appeal**) is permitted in any *Zone* with the exception of the following *Zones*:

- a) Protected Countryside Natural Heritage System One (PC-NHS1) *Zone*;
- b) Protected Countryside Natural Heritage System Two (PC-NHS2) *Zone*;
- c) Environmental Protection One (EP1) *Zone*;
- d) Environmental Protection Two (EP2) ***Zone***; and,
- e) Any Residential ***Zone***.

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PART 5

PARKING AND LOADING STANDARDS

5.1 APPLICABILITY OF THIS SECTION

- a) The parking and *loading space* requirements of this Part of the By-law shall not apply to any *use* in existence at the date of passing of this By-law so long as the *net floor area*, as it existed at such date, is not increased.
- b) If an addition is made to the *building* or a *use* within a *building* that has the effect of increasing the amount of required *parking spaces*, additional parking and loading spaces shall be provided for the additional *net floor area* that generates the need for additional parking as required by the provisions of this By-law.

5.2 GENERAL PARKING PROVISIONS

5.2.1 Restriction on Use of Land, Buildings and Structures

No *person* shall *use* any land, *building* or *structure* in any *Zone* for any purpose permitted by this By-law, unless the minimum number of *parking spaces* required are provided in accordance with the provisions of this Part of the By-law.

5.2.2 Calculation of Parking Requirements

Where the minimum number of *parking spaces* is calculated on the basis of a rate or ratio, the required number of *parking spaces* shall be rounded to the next higher whole number.

5.2.3 More than One Use on a Lot

The parking requirements for more than one *use* on a single *lot* or for a *building* containing more than one *use*, shall be the sum total of the parking requirements for each of the component *uses*, unless otherwise noted.

5.2.4 Exclusive Use of a Parking Space

Any *parking space* shall be unobstructed and available for parking purposes and used exclusively for that purpose at all times, unless otherwise specified in this By-law.

5.2.5 Location of Required Parking

All *parking spaces* shall be located on the same *lot* as the *use* that requires the parking. Notwithstanding the above, required *parking spaces* for any *use* within the Downtown Core Commercial One (DC1) *Zone* may be located on another *lot* within 500 metres of the *lot* on which parking would be required for a *use*, provided the off-site parking is located on a *lot* in the same *Zone*.

5.2.6 Cash-in-Lieu of Parking

Parking spaces required by Sections 5.3 and 5.4 of this By-law shall not be required if the *Council* is willing to enter into an agreement with the landowner respecting the payment of cash-in-lieu of some or all of the parking required in accordance with Section 40 of the Planning Act.

5.2.7 Parking Requirements for Non-Residential Uses in the Downtown Commercial One (DC1) Zone

- a) Notwithstanding Section 5.1, existing non-residential *buildings* and *structures* in the Downtown Commercial One (DC1) Zone in Downtown Georgetown and Downtown Acton are exempt from providing additional *parking spaces* if they are changing to another non-residential *use* that would require additional *parking spaces*.
- b) Expansions to non-residential *buildings* and *structures* within the Downtown Commercial One (DC1) Zone in Downtown Georgetown and Downtown Acton shall not result in the removal of existing *parking spaces* unless the same number of *parking spaces* can be provided elsewhere on the *lot* or in accordance with Section 5.2.5 or Section 5.2.6.”

5.2.8 Parking Required for Outdoor Patios

Parking spaces are not required for any *outdoor patio* that occupies an area of less than 40% of the *net floor area* of the *restaurant* it serves.

5.2.9 Location of Parking on a Lot Used for Residential Purposes

The parking of *motor vehicles* associated with a *residential use* is only permitted within a *parking garage*, *surface parking area*, *private garage*, and *carport* or on a *driveway* accessing an individual *dwelling unit*, a *private garage* or a *carport*.

5.2.10 Size of Parking Spaces

- a) Where *parking spaces* are provided in a *surface parking area*, or on a *driveway* each *parking space* shall have a width of not less than 2.75 metres and a length of not less than 5.5 metres.
- b) Where *parking spaces* are provided in an enclosed or underground *parking garage*, such *parking spaces* shall have a width of not less than 2.6 metres and a length of not less than 5.5 metres.
- c) Where *parking spaces* are provided within a *private garage accessory* to a *single-detached*, *semi-detached*, *street townhouse* or *multiple dwelling*, with such a *private garage* being a single car garage or a double car garage with a separating wall, each *parking space* shall have a width of not less than 2.9 metres and length of not less than 6.0 metres and a vertical clearance of not less than 2.1 metres. A minimum area of 2.9 metres wide by 5.3 metres long by 2.1 metres high of this space shall be unobstructed by any component of any *structure*, including stairs.
- d) Where *parking spaces* are provided within a *private garage accessory* to a *single-detached*, *semi-detached*, *street townhouse* or *multiple dwelling*, with such a *private garage* being a double car garage with no separating wall, *parking spaces* shall have a cumulative width of not less than 5.5 metres and length of not less than 6.0 metres and a vertical clearance of not less than 2.1 metres. A minimum area of 5.5 metres wide by 5.3 metres long by 2.1 metres high of this space shall be unobstructed by any component of any *structure*, including stairs.
- e) Where *parking spaces* are provided within a *private garage accessory* to a *single-detached*, *semi-detached*, *street townhouse*, or *multiple dwelling*, with such a *private garage* being a three car garage or larger, *parking spaces* shall have a width of not less than 2.9 metres and length of not less than 6.0 metres and a vertical clearance of not less than 2.1 metres. A

minimum area of 2.9 metres wide by 5.3 metres long by 2.1 metres high of this space shall be unobstructed by any component of any *structure*, including stairs. Notwithstanding the above, the minimum unobstructed width may be reduced by 0.3 metres per two per *parking spaces* where there is no separating wall where the two *parking spaces* abut.

- f) Subsections (b), (c), (d) and (e) shall not apply to lands for which an appropriate Site Plan Agreement or Subdivision Agreement has been executed, or Site Plan Approval or Draft Approval of Plan of Subdivision has been granted, and a *building* or *structure* has not been *erected* as of the effective date of this By-law, provided that the applicable Agreement was executed or the Approval was granted on or before June 25, 2007. The standards applicable to such lands on the date before the effective date of this By-law shall continue to apply.

5.2.11 Width of Parking Aisles

The minimum width of an *aisle* providing access to a *parking space* within a *parking area* shall be 6.7 metres, except as set out in Table 5.1 below in the case of angled off-street parking accessed by a one-way *aisle*.

Table 5.1 – Minimum Width of Aisles

Angle of Parking (Degrees)		Minimum Required Aisle Width (Metres)
Equal To	Less Than	
0	45	4.0
45	56	4.8
56	70	6.5
70	90	6.7

5.2.12 Width of Access Ramps and Driveways

Access ramps and *driveways* accessing a *parking area* or *parking lot* shall be a minimum of 3.0 metres in width for one-way traffic and a minimum of 6.0 metres in width for two-way traffic.

5.2.13 General Parking Provisions for Ground Oriented Residential Dwelling Units

- a) Within a *front* or *exterior side yard*, motor vehicle parking is only permitted on a *driveway* with a minimum *driveway* length of 5.5m.
- b) A *driveway* associated with a ground oriented residential *dwelling* shall provide direct access to a *private garage* or *carport*.
- c) There shall be no *motor vehicle* parking between an outside wall of an attached *private garage*, that faces a *front lot line*, and an *interior side lot line* or an *exterior side lot line*.
- d) There shall be no *motor vehicle* parking between an outside wall of an attached *private garage*, that faces an *exterior side lot line*, and a *front lot line* or a *rear lot line*.

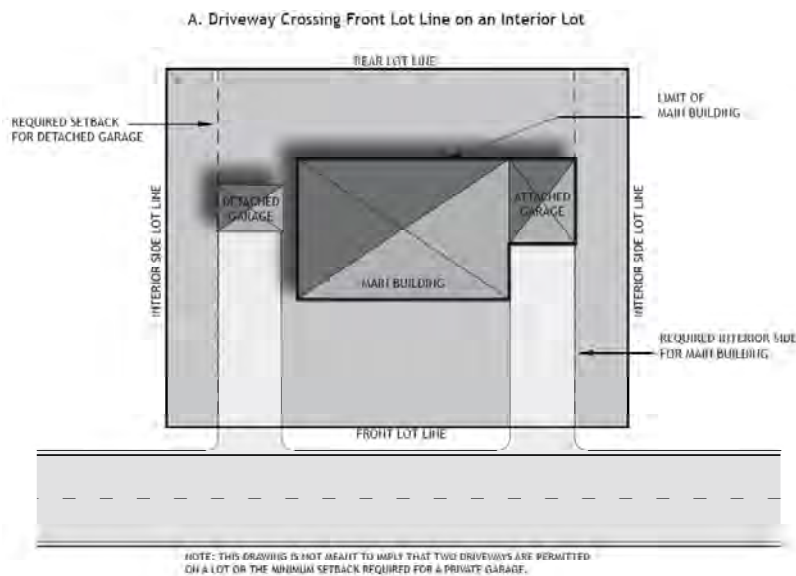
- e) *Motor vehicles* shall not be parked parallel to the *streetline* that the *driveway* crosses on any *driveway* unless expressly permitted by this By-law.
- f) Subject to the provisions for circular *driveways*, in Section 5.2.16 of this By-law, only one *driveway* is permitted per *lot*.

5.2.14 Maximum and Minimum Driveway Width for Ground Oriented Residential Dwelling Units

- a) The minimum *driveway* width shall be equal to the *garage door width* within 5.0 metres of the *garage* door opening and may be reduced to no less than 3.0 metres on the remainder of the *lot*. If there is no *garage* door, the minimum *driveway* width shall be 3 metres.
- b) The maximum *driveway* width is 7.0 metres provided a minimum of 40% of the *front* or *exterior side yard* in which the *driveway* is located is the site of soft *landscaping*.
- c) Notwithstanding the above, the maximum *driveway* width leading to a 3 (or more) car *garage* shall not exceed the *garage door width* plus 1.5 metres.
- d) When a *garage* door opening used for *motor vehicle* access faces an *interior side lot line*, the maximum *driveway* width in the *front yard* is 6.1 metres.

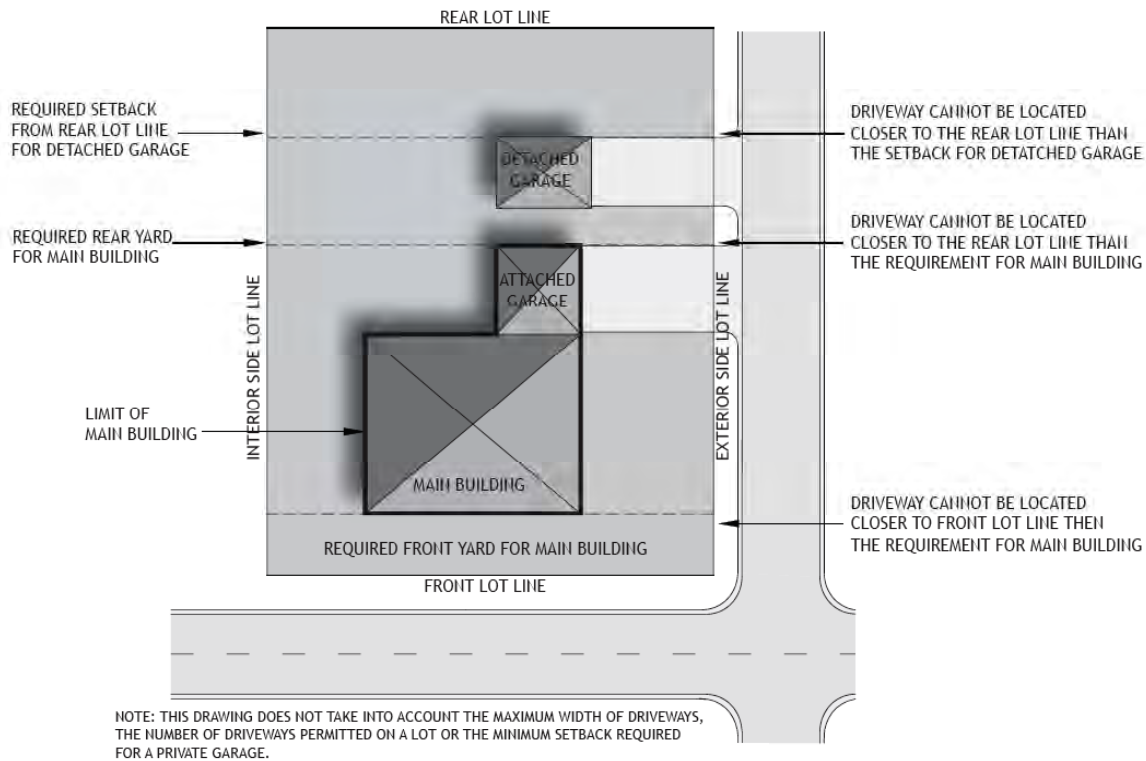
5.2.15 Setbacks for Driveways

- a) *Driveways* in a *front yard*, used for the parking of *motor vehicles*, shall be located:
 - i) No closer to an *interior side lot line* than the minimum *yard* requirement for the *main building* from the *interior side lot line*; and,
 - ii) No closer to an *exterior side lot line* than the minimum *yard* requirement for the *main building* from the *exterior side lot line*.
- b) Where a *private garage* is detached from the *main building* and is accessed by a *driveway* crossing the *front lot line*, the *driveway* shall be located no closer to the *exterior* or *interior side lot line* than the minimum setback distance required for the detached *private garage*.



- c) *Driveways in an exterior side yard that cross the exterior side lot line and are used for the parking of motor vehicles shall be located no closer to the front and rear lot lines than the minimum distance requirement for the main building from the front and rear lot lines; and,*
- d) *Where a private garage is detached from the main building and is accessed by a driveway crossing the exterior side lot line, the driveway shall be located no closer to the rear lot line than the minimum distance requirement for the detached private garage.*

B. Driveway Crossing Exterior Lot Line on a Corner Lot

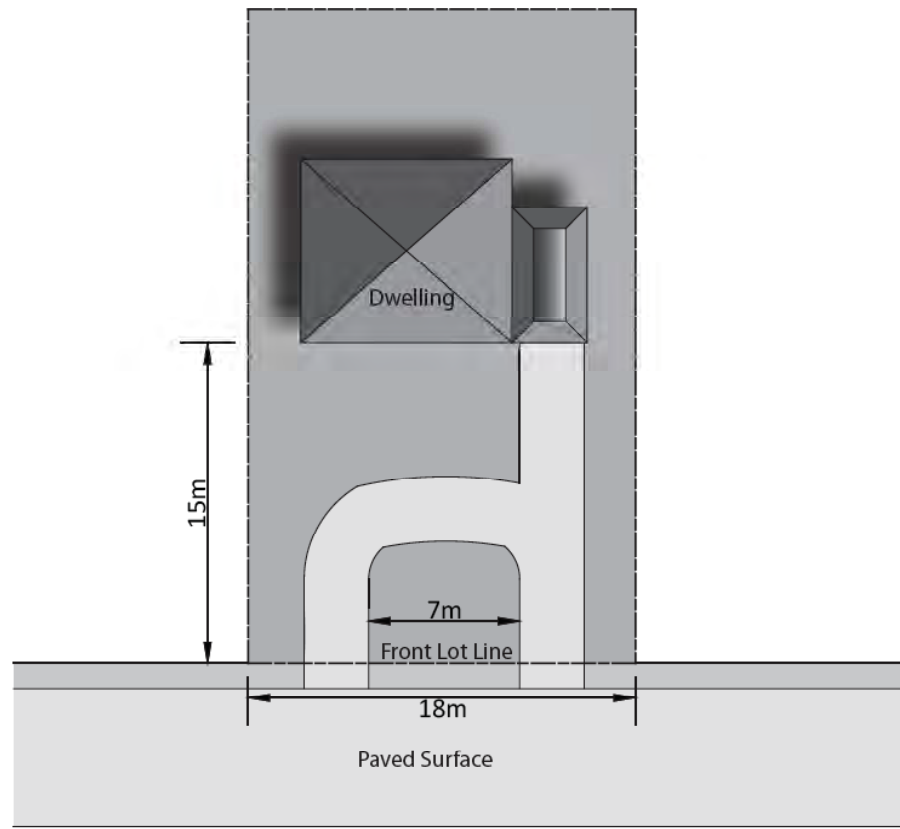


5.2.16 Provisions for Circular Driveways

On lots within any Residential Zone that have a lot frontage of less than 18.0 metres, only one driveway from a public street onto the lot is permitted. If such a lot has a lot frontage of 18.0 metres or greater, a second entrance from the public street may be permitted, provided:

- a) *The main building is setback at least 15.0 metres from the streetline;*
- b) *The entrances are at least 7.0 metres apart, at the streetline;*
- c) *The second entrance connects the public street to the other entrance with both providing direct access from the public street; and,*

- d) No more than 40% of the area of the *front yard* is used for *driveway* purposes.



5.2.17 Surface Treatment

All *parking spaces* and *parking areas* and all *driveways* to any *parking area* or *parking lot* in any Urban Residential, Commercial or Employment *Zone* must be surface treated with asphalt, concrete, concrete pavers or similar material. The *use* of similar materials that provide for the infiltration of water into the ground is also permitted.

5.2.18 Parking Garages

Parking garages shall comply with the provisions for the *main building* in accordance with this By-law. No *setbacks* or *yards* shall be required for any portion of a *parking garage* if it is constructed completely below the *established grade*. This exemption shall also apply to ventilation shafts and housings, stairways and other similar facilities associated with below *grade parking garages* that extend from below *established grade*.

5.2.19 Parking Area Location on a Lot in Relation to Buildings and Structures

Notwithstanding any other provisions of this By-law, *parking areas* shall be *setback* a minimum of 1.2 metres from any *building* or *structure*.

5.2.20 Parking Area Location on a Lot in the Downtown Commercial One (DC1) and Downtown Commercial Two (DC2) Zones

Parking areas shall not be permitted within the *front* or *exterior side yards* in the Downtown Commercial One (DC1) and Downtown Commercial Two (DC2) Zones.

5.2.21 Illumination

Where *parking areas* are illuminated, the lighting fixtures shall be provided in accordance with the following provisions:

- a) No part of the lighting fixture shall be more than 9.5 metres above grade; and,
- b) They shall be installed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture is projected below the lamp and onto the *lot* the lighting is intended to serve.

5.2.22 Parking of Commercial Motor Vehicles in Residential Zones

- a) The outdoor parking or storage of any *commercial motor vehicle* is not permitted on any *lot* that is zoned to permit residential uses in this By-law unless the *lot* has a *lot area* of 0.8 hectares or greater in area, unless it is at the time being used to make a delivery or provide a service;
- b) The outdoor parking or storage of any *commercial motor vehicle* is permitted on any *lot* that is zoned to permit residential uses in this By-law that is greater than 0.8 hectares in area provided the *commercial motor vehicle*:
 - i) Is parked or stored on a *driveway*;
 - ii) Is located a minimum of 6.0 metres from any *streetline* or a 0.3 metre *reserve* adjacent to a *streetline*;
 - iii) Is located no closer than 6.0 metres from any *interior side* or *rear lot line*; and,
 - iv) Is not parked or stored within the *site triangle* formed by the outer edge of the street pavement or curb lines for a distance of 15.24 metres from their point of intersection.

5.2.23 Parking of Recreational Trailers, Vehicles or Boats

The outdoor parking or storage of any recreational *trailer, vehicle* or *boat* is permitted on any *lot* that is zoned to permit residential uses by this By-law, but shall be subject to the following provisions:

- a) a *recreational trailer, vehicle* or *boat* may be parked or stored on a *lot* provided they are parked or stored on a *driveway* and they are a minimum of 3.0 metres from any *lot line* adjacent to a *public street* or a 0.3 metre *reserve* adjacent to a *public street*;
- b) a *recreational trailer, vehicle* or *boat*, or combination thereof, having a height of 1.8 metres or more shall not be closer than 1.2 metres from any *side* or *rear lot line*; and,

- c) a recreational trailer, vehicle or boat, shall not be parked or stored within the site triangle formed by the outer edge of the street pavement or curb lines for a distance of 15.24 metres from their point of intersection.

5.3 RESIDENTIAL PARKING REQUIREMENTS

The number of parking spaces required for residential uses shall be calculated in accordance with the standards set out in Table 5.2, below:

TABLE 5.2 - Residential Parking Requirements

Use	Minimum Parking Space Requirement
<i>Single detached, semi-detached, dwelling units</i>	2 spaces per dwelling unit.
<i>Duplex dwelling units</i>	1.5 spaces per dwelling unit.
<i>Street townhouse dwelling units</i>	2 spaces per dwelling unit, in a building containing 7 dwelling units or less. In a building containing 8 dwelling units or more, 3 spaces are required for 2 of the dwelling units and 2 spaces each are required for the remaining dwelling units.
<i>Accessory dwelling units</i>	1 space per dwelling unit in addition to the requirement for the single detached, semi-detached, or townhouse dwelling unit.
<i>Apartment dwelling units</i>	1.5 spaces per unit plus 0.25 parking spaces per unit for visitors where more than 4 apartment dwelling units are located.
<i>Dwelling units in a non-residential building</i>	1 space per dwelling unit, provided that no more than four dwelling units in a non-residential building are subject to this provision. For each additional dwelling unit, the apartment dwelling unit standard applies.
<i>Multiple dwelling units</i>	2 spaces per dwelling unit plus 0.3 spaces per dwelling unit for visitor parking. If each individual dwelling unit includes an attached garage and does not front on a public street, the street townhouse

Use	Minimum Parking Space Requirement
	<i>dwelling unit parking</i> requirement applies, in addition to the visitor requirement set out above.
<i>Home occupations</i>	1 space for any <i>home occupation</i> that has an area in excess of 15 m ² in addition to the requirement for the residential use.
<i>Bed and breakfast establishments</i>	1 space per guest room in addition to the requirement for the residential use.

5.4 NON-RESIDENTIAL PARKING REQUIREMENTS

5.4.1 Minimum Number of Parking Spaces Required

The number of *parking spaces* required for non-residential uses shall be calculated in accordance with the standards set out in Table 5.3, below:

TABLE 5.3 - Non-Residential Parking Requirements

Use	Minimum Parking Space Requirement (net floor area unless otherwise noted)
<i>Adult Entertainment parlours</i>	1/5.8 m ²
<i>Adult specialty stores</i>	1/20 m ²
<i>Adult video stores</i>	1/20 m ²
<i>Animal Clinics</i>	1/16.9 m ²
<i>Arena</i>	1/4 fixed seats
<i>Art galleries</i>	1/40 m ²
<i>Billiard halls</i>	1/20 m ²
<i>Banquet Halls</i>	1/5.8 m ²
<i>Book superstores</i>	1/84 m ²
<i>Bowling alleys</i>	4/lane
<i>Business offices</i>	1/30 m ²
<i>Cannabis Analytical Testing Facilities, Cannabis Cultivation - Indoor, Cannabis Drug Production Facilities, Cannabis</i>	1/30 m ² for the first 1,000 m ² , 1/100 m ² for the floor area between 1,000 and 5,000 m ² plus 1/200 m ² in excess of 5,000 m ²

Use	Minimum Parking Space Requirement (net floor area unless otherwise noted)
<i>Processing Facilities and Cannabis Research Facilities</i>	
<i>Children's superstore</i>	1/48 m ²
<i>Commercial fitness centres</i>	1/15 m ²
<i>Commercial schools</i>	1/20 m ²
<i>Commercial self storage facilities</i>	1/5 m ² of office use plus 1/100 m ² , of the building, except where the driveway access to the storage unit has a minimum width of 7 metres, in which case no additional parking shall be required
<i>Community centres</i>	1/10 m ²
<i>Day nurseries</i>	1.5/ classroom plus 1/30 m ²
<i>Electronic stores</i>	1/40 m ²
<i>Financial institutions (See Section 5.4.2 for multiple uses on a lot.)</i>	1/18 m ²
<i>Funeral homes</i>	Minimum 10 spaces plus 1/13 m ²
<i>Furniture stores</i>	1/44 m ²
<i>Golf courses</i>	12/hole
<i>Golf driving range</i>	1.5/tee
<i>Hospital</i>	1/21 m ²
<i>Hotels</i>	1.3/room
<i>Industrial uses in single premise buildings (See Section 5.4.3 for multiple uses on a lot.)</i>	1/30 m ² for the first 1,000 m ² 1/100 m ² for the floor area between 1,000 and 5,000 m ² plus 1/200 m ² in excess of 5,000 m ²
<i>Kennels</i>	1/16.5 m ²
<i>Libraries</i>	1/26.5 m ²
<i>Long term care facility</i>	0.5/bed
<i>Medical offices</i>	1/16.9 m ²

Use	Minimum Parking Space Requirement (net floor area unless otherwise noted)
<i>Miniature golf course</i>	1.5/tee
<i>Motels</i>	1.1/room
Motor vehicle gas bars	1/20 m ²
<i>Motor vehicle rental establishments, motor vehicle sales establishments, motor vehicle used sales establishments</i>	1/20 m ²
<i>Motor vehicle shops, motor vehicle repair facilities, motor vehicle service centres</i>	1/20 m ² for the office and any retail component
<i>Museums</i>	1/40 m ²
<i>Nursing homes</i>	0.5/bed
<i>Office supply stores</i>	1/77 m ²
<i>Places of worship</i>	1/9 m ² or one space per 4 persons of worship area capacity, whichever is the greater
<i>Restaurants</i>	1/5.8 m ² (this requirement may be reduced by up to 20% for <i>restaurants</i> with associated <i>drive through service facilities</i>)
<i>Restaurants, take-out</i>	1/16.6 m ² (this requirement may be reduced by up to 20% for <i>take-out restaurants</i> with associated <i>drive through service facilities</i>)
<i>Retail stores, personal service shops, service and repair shops, and department stores (See Section 5.4.2 for multiple uses on a lot.)</i>	1/20 m ² unless otherwise described
<i>School, private</i>	4/classroom
<i>Schools, public</i>	4/classroom
<i>Supermarkets</i>	1/13.8 m ²
<i>Theatres</i>	1/ 4 seats
<i>Trade or convention centre</i>	1/20 m ² plus the parking requirement for <i>accessory restaurants and banquet halls</i>
Warehousing	a) if associated office or retail <i>net floor</i>

Use	Minimum Parking Space Requirement (net floor area unless otherwise noted)
	<p><i>areas are 15% or less of the total net floor area</i></p> <p>- up to 7,000 m² – 1/90 m²</p> <p>7,000 to 20,000 m² – 78 parking spaces plus 1/145 m² of net floor area</p> <p>- over 20,000 m² – 168 spaces plus 1/170 m² of net floor area or portion thereof over 20,000 m²;</p> <p>b) If associated office or retail net floor area is more than 15% of the total net floor area, the standards for office and retail uses apply.</p>
Other uses not listed above	1/30 m ²

5.4.2 Multiple Uses in an Urban Commercial Zone

Notwithstanding the minimum *parking space* requirements set out in Table 5.3, for those uses in the Table that are subject to this section, the minimum number of required *parking spaces* in a *building* containing four or more *premises* is 1 *parking space* per 30 square metres of *net floor area*.

5.4.3 Multiple Uses in Urban Employment Zones

Notwithstanding the minimum *parking space* requirements set out in Table 5.3, for those uses in the Table that are subject to this section, the minimum number of required *parking spaces* in a *building* containing four or more *premises* is 1 *parking space* per 40 square metres of *net floor area*.

5.5 LOADING

5.5.1 Restriction on Use of Land, Buildings and Structure

No *person* shall *use* any land, *building* or *structure* in any Commercial or Employment *Zone* for any purpose permitted by this By-law, unless *loading spaces* are provided in accordance with the provisions of this Section of the By-law.

5.5.2 Loading Space Requirements

The minimum number of *loading spaces* required shall be calculated in accordance with the standards set out in Table 5.4, below:

Table 5.4 – Loading Space Requirements

Gross Floor Area (square metres)	Minimum Loading Space Requirement
0-300	0
301 - 1,850	1
1,851 - 3,700	2
3,701 – 9,250	3
9,251 – 14,800	4
14,801 – 22,220	5
For each additional 3,700 sq.m.	1 additional loading space

5.5.3 Calculation of Loading Requirements

Where the minimum number of *loading spaces* is calculated on the basis of a rate or ratio, the required number of *loading spaces* shall be rounded to the next higher whole number.

5.5.4 More than One Use on a Lot

The *loading space* requirements for more than one *use* on a single *lot* or for a *building* containing more than one *use*, shall be the sum total of the *loading space* requirements for each of the component *uses*, unless otherwise noted.

5.5.5 Exclusive Use of a Loading Space

Any *loading space* shall be unobstructed and available for loading purposes and used exclusively for that purpose at all times, unless otherwise specified in this By-law.

5.5.6 Location of Required Loading Spaces

All *loading spaces* shall:

- a) Be located on the same *lot* for the *use* or *building* for which it is required;
- b) Be located within 15.0 metres of the *use* or *building* for which is it required;
- c) Not be located in a *required yard*;
- d) Not be permitted in the *front yard* or *exterior side yard*; and,
- e) Not be located closer than 7.5 metres from any *streetline* or Residential *Zone* boundary, but may be permitted within this area if the *loading space* is located entirely within a *structure* above or below *established* grade.

5.5.7 Loading spaces for Cannabis Analytical Testing Facilities, Cannabis Cultivation - Indoor, Cannabis Drug Production Facilities, Cannabis Processing Facilities and Cannabis Research Facilities

Notwithstanding Section 5.5.6 b), c) and d), *loading spaces* for Cannabis Analytical Testing Facilities, *Cannabis Cultivation - Indoor*, Cannabis Drug Production Facilities, *Cannabis Processing Facilities* and *Cannabis Research Facilities* shall be located entirely within the *main building* on the *lot*.

5.5.8 Surface Treatment

All *loading spaces* and all *driveways* to any *loading space* shall be surface treated with asphalt, concrete, concrete pavers or similar material.

5.5.9 Size of Loading Spaces

Each *loading space* shall be a minimum of 12.0 metres long, 3.5 metres wide and have a minimum vertical clearance of 4.2 metres.

5.6 QUEUING LANE REQUIREMENTS

Where *drive through service facilities* are permitted, *queuing lanes* are required and shall be exclusive of any other *parking space* and *loading space* and *aisle* requirements contained within this By-law and shall be provided in accordance with the provisions of this Section.

5.6.1 Queuing Space Requirements

The minimum *queuing space* requirements within a designated *queuing lane* shall be as described in Table 5.5, below:

Table 5.5 – Queuing Space Requirements

Use Associated with Drive-Through Service Facility	Minimum Required Ingress Spaces	Minimum Required Egress Spaces
<i>Financial institution</i>	4	1
<i>Restaurant, Restaurant take-out</i>	12	2
<i>Motor vehicle service station or gas bar</i>	3	1
<i>Motor vehicle washing establishment</i>	10	2
All Other Uses	3	1

5.6.2 Location of Ingress and Egress Spaces

The first required ingress space shall be located adjacent to the product pick-up window or dispensing machine and the required egress spaces shall be located after the product pick-up window or dispensing machine. In addition to the above, a minimum of 4 ingress spaces for a *restaurant* or *restaurant take-out* shall be located in that portion of the *queuing lane* that begins at the order box, if an order box exists.

5.6.3 Length of Queuing Lane

The length of the *queuing lane* associated with the *drive-through service facility* shall be the total number of required ingress spaces and egress spaces.

5.6.4 Multiple Queuing Lane Requirements

Where multiple *queuing lanes* are required on a *lot*, the *queuing space* requirements shall be provided for each individual *queuing lane* in compliance with the provisions of Section 5.6.1 of this By-law.

5.6.5 Size of Queuing Space

All *queuing spaces* shall be rectangular in shape, with a minimum length of 6.0 metres and a minimum width of 3.0 metres.

5.6.6 Setbacks From Residential Zone Boundary

All order boxes using voice communication to order shall be located no closer than 10.0 metres from any Residential *Zone* boundary.

5.6.7 Delineation of Queuing Lane Requirements

Queuing lanes shall be unobstructed and shall be clearly delineated by pavement markings or physical barriers, and shall be independent of the balance of the *parking area* and *loading area*.

5.6.8 Location of Queuing Lanes, Order Boxes, and Wall Openings Associated with a Drive Through Service Facility in Relation to Front and Exterior Side Lot Lines

No *queuing lanes*, order boxes, and wall openings associated with a *drive through service facility* shall be located in the *front yard*. No *queuing lanes*, order boxes and wall openings associated with the *drive through service* shall be located in the wall facing the *exterior side lot line* unless all of the components of a *drive through service facility* are located no closer than 6.0 metres from the *exterior side lot lines*.

5.7 BICYCLE PARKING REQUIREMENTS

Bicycle *parking spaces* are required for the *uses* listed in Table 5.6, below in addition to any required *parking spaces* for *motor vehicles*:

(see next page for Table 5.6)

Table 5.6 – Bicycle Parking Requirements

Use	Required Parking Standards
Retail, service commercial, institutional	2 spaces plus 1 space /1000 m ² gfa
Industrial	2 spaces plus 0.25 spaces/1000 m ² gfa
Elementary and Secondary School	1 space/10 students & 1 space/35 employees
Post Secondary School	1 space/20 students

PART 6

URBAN RESIDENTIAL ZONES

6.1 GENERAL PROHIBITION

No person shall, within any Urban Residential Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in Tables 6.1 and in accordance with the standards contained in Tables 6.2, 6.3 and 6.4 and 6.5, the General Provisions contained in Part 4 and the Parking and Loading provisions contained in Part 5 of this By-law.

6.2 PERMITTED USES

Uses permitted in an Urban Residential Zone are denoted by the symbol 'X' in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 6.1. A number(s) following the symbol 'X', or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Conditions are listed below on the Permitted Use Table, Table 6.1.

Table 6.1 – Permitted Uses (Urban Residential Zones)

USE	LDR1	LDR2	MDR1	MDR2	HDR	RCO	UR	MU1	MU2
<i>Single Detached Dwellings</i>	X					X	X		
<i>Semi-Detached Dwellings</i>	X (4)(9)	X (9)	X (4)(9)			X	X		
<i>Duplex Dwellings</i>		X				X	X		
<i>Triplex Dwellings</i>		X	X				X		
<i>Street Townhouse Dwellings</i>			X (9)				X	X	
<i>Multiple Dwellings</i>	X (8)	X(8)		X			X	X	
<i>Apartment Dwellings</i>	X (8)		X(8)	X (8)	X			X	X
<i>Accessory Dwelling Units</i>	X (1)	X (1)	X (1)	X (1)		X(1)	X (1)	X (1)	
<i>Home Occupations</i>	X (7)	X (7)	X (6)(7)	X (6)(7)	X (6)(7)	X (7)	X (6)(7)	X (6)(7)	X (6)(7)
<i>Private Home Daycares</i>	X	X	X	X	X	X	X	X	X
<i>Group Homes Type 1</i>	X(11)						X(11)		

USE	LDR1	LDR2	MDR1	MDR2	HDR	RCO	UR	MU1	MU2
<i>Bed and Breakfast Establishments</i>	X (2)					X (2)	X (2)		
<i>Business Offices</i>						X (4)			
<i>Day Nurseries</i>			X (5)	X (5)	X (5)		X (5)	X (5)	X (5)
<i>Long Term Care Facilities</i>			X	X	X			X	X
<i>Medical Offices</i>						X (4)		X (3)	X (3)
<i>Retirement Homes</i>			X	X	X			X	X
<i>Retail Stores</i>						X (4)		X (3)	X (3)
<i>Restaurants, Restaurants take-out</i>								X (3)	X (3)
<i>Second Level Lodging Homes</i>	X (13)	X (13)	X (13)	X (13)					
<i>Service Commercial Uses</i>						X (4)		X (3)	X (3)
<i>Treatment Centres</i>	X (10)(12)						X (10) (12)		

SPECIAL PROVISIONS

1. Permitted only within *single detached, semi-detached, or townhouse dwellings* and provided the *accessory dwelling unit* occupies no more than 40 per cent or 110.0 square metres of *floor area*, whichever is lesser; OR the *floor area* of a *basement* within permitted dwelling types.
2. Permitted only within a *single detached dwelling*.
3. Permitted only within the *first storey* of an *apartment building*.
4. Permitted only if existing on the effective date of this By-law.
5. Only permitted with *apartment and multiple unit buildings*.
6. Provided there is no need for additional *parking spaces* in accordance with the provisions of this By-law.
7. Provided the *use* occupies no more than 25% of the *floor area* of a *dwelling unit*, or a maximum of 45.0 square metres, whichever is the lesser.
8. Only the number of units and related *floor area* that existed on the effective date of this By-law are permitted.

9. Semi-detached and *townhouse dwellings* that legally existed on the effective date of this By-law and which do not conform to the definition of such in this By-law as it relates to the extent of the common wall are deemed to be a legal conforming use by this By-law.
10. Provided no more than 10 *persons* exclusive of staff reside in the *Treatment Centre* and provided the use is located on a *lot* that has frontage on a Provincial highway, a major, minor or multi-purpose arterial road or a collector road as shown on the applicable Schedules to the Town of Halton Hills Official Plan.
11. The minimum distance between a *Group Home Type 1* and any other *Group Home Type 1* or *Second Level Lodging Home*, located in any permitted zone, shall be 400 metres measured in a straight line from *lot line* to *lot line*. In addition, the minimum distance between a *Group Home Type 1* and a *Group Home Type 2* or a *Treatment Centre* located in any permitted zone shall be 1,000 metres measured in a straight line from *lot line* to *lot line*. In addition, the minimum required *gross floor area* per resident is 23.0 square metres.
12. The minimum distance between a *Treatment Centre* and any other *Group Home Type 1*, *Group Home Type 2*, *Second Level Lodging Home*, or *Treatment Centre*, located in any permitted Zone, shall be 1,000 metres measured in a straight line from *lot line* to *lot line*. In addition, the minimum *gross floor area* per resident is 23.0 square metres.
13. Only *Second Level Lodging Homes* that legally existed on the effective date of this By-law are permitted.

6.3 ZONE STANDARDS

No person shall within any Urban Residential Zone use or permit the use of any lot or erect, alter, use any building or structure except in accordance with the following Zone standards. A number(s) following the Zone standard, Zone heading or description of the standard, indicates an additional Zone requirement. These additional standards are listed at the end of Tables 6.2, 6.3, 6.4 and 6.5, and 6.6.

Table 6.2 – Standards for Single Detached Dwellings in the LDR1 Zone

ZONE	Minimum Lot Frontage Per Unit	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard	Maximum Height
LDR1-1	18.0m	6.0m	7.5m	1.2m	3.0m (3)	11.0m
LDR1-1(MN)	18.0m	6.0m	7.5m	(4)	4.5 m	10.0m (2.5 storeys)
LDR1-2	15.0m	6.0m	7.5m	1.2m	3.0m (3)	11.0m
LDR1-2(MN)	15.0m	6.0m	7.5m	(4)	4.5 m	10.0m (2.5 storeys)
LDR1-3	12.0m	4.5m (3)	7.5m	0.6m (1)	3.0m (3)	11.0m
LDR1-3(MN)	12.0m	4.5m (3)	7.5m	(5)	3.0m (3)	11.0m
LDR1-4	9.0m	4.5m (3)	7.5m	0.6m (1)	3.0m (3)	11.0m
LDR1-4(MN)	9.0m	4.5m (3)	7.5m	(5)	3.0m (3)	11.0m
LDR1-5(WS)	15.0m	4.0m (2)	7.5m	0.6m (1)	3.0m (2)	11.0m
LDR1-6(WS)	10.6m	4.0m (2)	7.5m	0.6m (1)	3.0m (2)	11.0m

SPECIAL PROVISIONS

1. Permitted on one side only. The minimum required *interior side yard* on the other side is 1.0 metre.
2. The wall of the *garage* facing the *lot line* the *driveway* crosses to access the *garage* is to be located no closer than 5.5 metres from that *lot line*. Notwithstanding this provision, the wall of the *garage* facing the *lot line* the *driveway* crosses shall not be located more than 2.0 metres closer to that *lot line* than the wall of the *first storey* of the *main building* facing that same *lot line*.
3. The wall of the *garage* facing the *lot line* the *driveway* crosses to access the *garage* is to be located no closer than 6.0 metres from that *lot line*. Notwithstanding this provision, the wall of the *garage* facing the *lot line* the *driveway* crosses shall not be located more than 2.0 metres closer to that *lot line* than the wall of the *first storey* of the *main building* facing that same *lot line*.
4. The minimum *interior side yard setback* is 1.2 metres for the *first storey*, plus an additional 0.6 metres for each full *storey* above the *first storey*. For any two *storey* dwelling, a *balcony* or *deck* shall not be permitted on a second *storey* in the *interior side yard*.
5. The minimum *interior side yard setback* is 0.6 metres on one side and 1.0 metres on the other side, plus an additional 0.6 metres on each side for each full *storey* above the *first storey*. For any two *storey* dwelling, a *balcony* or *deck* shall not be permitted on a second *storey* in the *interior side yard*.

Table 6.3 - Lot Coverage Standards for Properties in the LDR1-1(MN), LDR1-2(MN), LDR1-3(MN), and LDR1-4(MN) Zones

ZONE	Maximum Lot Coverage
LDR1-1(MN)	40% for 1 and 1.5 storeys 35% for 2 and 2.5 storeys
LDR1-2(MN)	
LDR1-3(MN)	40%
LDR1-4(MN)	

Table 6.4 - Standards for Existing Semi-Detached Dwellings in the LDR1 Zone and all Dwelling Unit Types, Long Term Care Facilities and Retirement Homes in the LDR2, MDR1, MDR2 and HDR Zones

Dwelling Type or Use	Minimum Lot Frontage	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard	Maximum Height
<i>Semi-Detached Dwellings</i>	7.0 m	4.5m (1)	7.5 m	1.2 m (2)	3.0 m (1)	11.0 m
<i>Duplex Dwellings</i>	11.0 m	6.0 m	7.5 m	1.2 m	3.0 m (1)	11.0 m
<i>Triplex Dwellings</i>	16.5 m	6.0 m	7.5 m	1.2 m	3.0 m (1)	11.0 m

Dwelling Type or Use	Minimum Lot Frontage	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard	Maximum Height
Street Townhouse Dwellings	5.5 m	4.5 m (1)(9)	7.5 m (10)	1.2 m (3)	3.0 m (1)	11.0 m
Multiple Dwellings(7)	11.0 m (4)(8)	4.5 m (8)	4.5 m (8)	4.5 m (8)	4.5 m (8)	11.0 m
Apartment Dwellings, Long Term Care Facilities and Retirement Homes	11.0 m (5)	4.5 m	7.5 m (11)	7.5 m (11)	6.0 m	25.0 m

SPECIAL PROVISIONS

1. The wall of the *private garage* facing the *lot line* the *driveway* crosses to access the *private garage* is to be located no closer than 5.5 metres from that *lot line*.
2. Only required on one side.
3. Only required adjacent to end unit.
4. The maximum number of *dwelling units* permitted shall not exceed 50 units per 1.0 hectare of *lot area*.
5. The maximum number of *dwelling units* permitted shall not exceed 50 units per 1.0 hectare of *lot area* in the MDR2 Zone and shall not exceed 100 units per 1.0 hectare of *lot area* in the HDR Zone.
6. Reserved
7. If the *dwelling unit* includes an attached *private garage*, and does not front on a *public street*, the wall of the *private garage* containing the opening for *motor vehicle* access shall be located no closer than 6.0 metres from the edge of a *private road*.
8. These provisions shall not apply to internal *lot lines* within a common element condominium.
9. The minimum required *front yard* is 3.0 metres if the *motor vehicle* access to the *dwelling unit* is provided by a lane.
10. The minimum required *rear yard* for the *main building* is increased to 14.8 metres if the *motor vehicle* access for the *dwelling unit* is from a *lane*. In addition, any detached *private garage* accessed by a *lane* shall be located no closer than 1.5 metres from the edge of the *lane* property line.

11. The minimum *setback* from an *interior side* or *rear lot line* for *buildings* that have a *height* of greater than 13.4 metres is set out below:
- a) For that portion of the *building* that has a *building height* of 13.4 metres or greater above grade – 13.4 metres;
 - b) For that portion of the *building* that has a *building height* of 4.6 metres or less above grade – 6.0 metres; and,
 - c) For that portion of the *building* that has a *building height* of between 4.6 metres and 13.4 metres above grade – a line that extends upwards at a 45 degree angle away from the *lot line*.

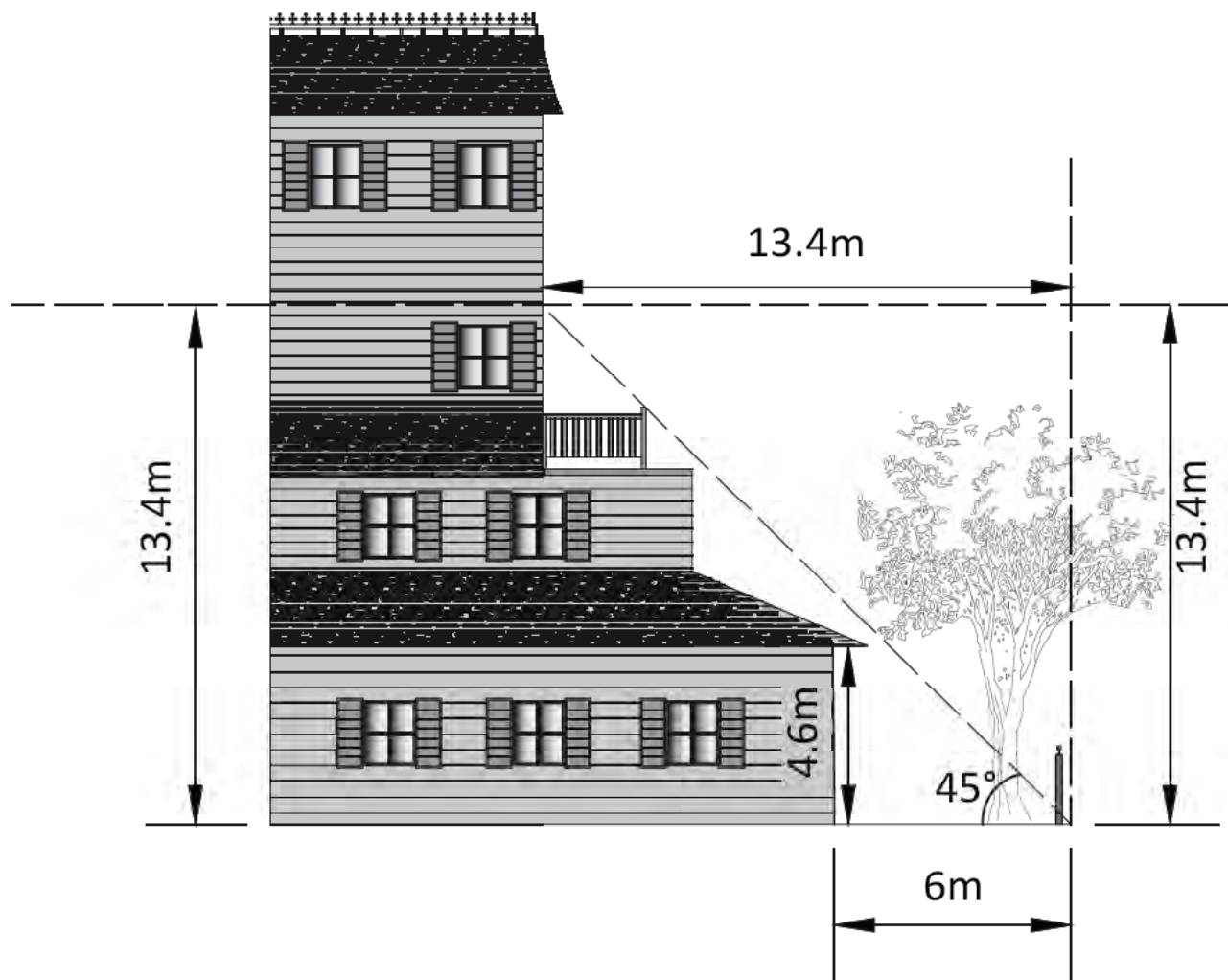


Table 6.5 - Standards for all Uses and Dwelling Types in the UR, MU1 and MU2 Zones

DWELLING TYPE	Minimum Lot Frontage	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard	Maximum Height
<i>Single Detached Dwellings</i>	7.0 m	3.0 m (8)	7.5 m (3)	1.2 m (6)	3.0 m (8)	11.0 m
<i>Semi-Detached Dwellings</i>	6.6 m per unit (4)	3.0 m (8)	7.5 m (3)	1.2 m (9)	3.0 m (8)	11.0 m
<i>Duplex Dwellings</i>	11.0 m	3.0 m (8)	7.5 m (3)	1.2 m	3.0 m (8)	11.0 m
<i>Street Townhouse Dwellings</i>	5.5 m per unit (5)	3.0 m (8)	7.5 m (3)	1.2 m for an end unit	3.0 m (8)	11.0 m
<i>Multiple Dwellings</i>	11.0 m	0.0 m (1)	7.5 m	3.0 m	0.0 m (1)	20.0 m (7)
<i>Apartment Dwellings, Long Term Care Facilities and Retirement Homes</i>	11.0 m	0.0 m (2)	7.5 m	3.0 m	0.0 m (2)	20.0 m (7)

SPECIAL PROVISIONS:

1. The required *yard* is increased to 2.5 metres in the UR Zone.
2. No less than 70% of the length of the *first storey* wall facing the *front lot line* or *exterior side lot line* shall be located no further than 2.0 metres from the *front lot line* or *exterior side lot line*.
3. The minimum required *rear yard* for the *main building* is increased to 14.8 metres if the **motor vehicle** access for the *dwelling unit* is from a *lane*. In addition, any detached *private garage* accessed by a *lane* shall be located no closer than 1.5 metres from the edge of the *lane* property line.
4. Increased to 7.8 metres for a unit on a *corner lot*.
5. Increased to 6.7 metres per end unit on an *interior lot* and 7.9 metres per end unit on a *corner lot*.
6. Reduced to 0.6 metres on one side only provided the *main building* on the abutting *lot* is located no less than 1.2 metres from the *interior side lot line*.
7. Increased to 30.0 metres in MU1 and MU2 Zone.

8. The wall of the *private garage* facing the *lot line* the *driveway* crosses to access the *private garage* is to be located no closer than 5.5 metres from that *lot line*.
9. Required on one side only.

Table 6.6 – Standards for all uses in the RCO Zone

Minimum Lot Frontage	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard	Maximum Height
15.0 m	4.0m	10 m	1.0 m on side and 3.0 m on the other side	4.0 m	11.0 m

PART 7

URBAN COMMERCIAL ZONES

7.1 GENERAL PROHIBITION

No person shall, within any Urban Commercial Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in Tables 7.1 and 7.2, in accordance with the standards contained in Table 7.3, the General Provisions contained in Part 4 and the Parking and Loading provisions contained in Part 5 of this By-law.

7.2 PERMITTED USES

Uses permitted in an Urban Commercial Zone are denoted by the symbol 'X' in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 7.1 (Parts A and B). A number(s) following the symbol 'X' or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Conditions are listed below on the Permitted Use Tables 7.1 and 7.2 below:

Table 7.1 – Part A (Permitted Residential Uses in Urban Commercial Zones)

USE	DC1	DC2	GCN1	GCN2	GCN3	SNC	CC	LC
<i>Accessory Dwelling Unit</i>	X (13)	X (13)						
<i>Dwelling Units in a Non-Residential Building</i>	X (17)	X (17)						
<i>Street Townhouse Dwelling Units</i>	X (15)	X (15)						
<i>Multiple Dwelling Units</i>	X (15)	X (15)						
<i>Apartment Dwelling Units</i>	X (15)	X (15)						
<i>Bed and Breakfast Establishments</i>	X (2)	X (2)						
<i>Group Homes Type 1</i>		X (16)						
<i>Home Occupations</i>	X (12)	X (12)						
<i>Long Term Care Facilities</i>	X (15)	X (15)						
<i>Retirement Homes</i>	X (15)	X (15)						
<i>Single Detached Dwellings</i>	X (11)	X (11)						

USE	DC1	DC2	GCN1	GCN2	GCN3	SNC	CC	LC
<i>Semi Detached Dwellings</i>	X(11)	X (11)						
<i>Second Level Lodging Home</i>	X (18)	X (18)						
<i>Treatment Centres</i>		X (14)						

Table 7.2 – Part B (Permitted Non-Residential Uses in Urban Commercial Zones)

USE	DC1	DC2	GCN1	GCN2	GCN3	SNC	CC	LC
<i>Adult Specialty Stores</i>	X (1)(10)		X	X	X	X	X	
<i>Adult Video Stores</i>							X (5)	
<i>Animal Clinics</i>	X		X	X	X	X	X	X (9)
<i>Art Galleries</i>	X	X (7)					X	
<i>Banquet Halls</i>	X		X	X				
<i>Business Offices</i>	X	X (7)	X (6)	X	X	X	X	X (9)
<i>Building Supply Outlets</i>							X	
<i>Commercial Fitness Centres</i>	X		X	X		X	X	X (9)
<i>Commercial Parking Lots</i>	X							
<i>Community Centres</i>						X		
<i>Day Nurseries</i>	X	X (7)	X	X	X	X	X	X (9)
<i>Department Stores</i>			X					
<i>Financial Institutions</i>	X (1)		X	X	X	X	X	
<i>Funeral Homes</i>	X							
<i>Gas Bars</i>						X	X	
<i>Hotels</i>	X	X (7)	X	X			X	
<i>Libraries</i>	X					X		

USE	DC1	DC2	GCN1	GCN2	GCN3	SNC	CC	LC
<i>Medical Offices</i>	X (1)	X (7)	X	X	X	X	X	X (9)
<i>Motor Vehicle Repair Establishments</i>				X (19)			X	
<i>Motor Vehicle Sales and/or Rental Establishments</i>				X			X	
<i>Motor Vehicle Washing Establishments</i>				X (19)		X	X	
<i>Museums</i>	X	X (7)						
<i>Open Air Farmers Markets</i>	X							
<i>Outdoor Display and Sales, Accessory</i>	X	X	X	X	X	X	X	X
<i>Parking Garages</i>	X							
<i>Parks, Public</i>	X	X	X	X	X	X	X	X
<i>Places of Amusement</i>			X					
<i>Places of Entertainment</i>	X		X			X	X	
<i>Places of Worship</i>	X	X (7)				X	X	
<i>Private Clubs</i>	X		X	X			X	
<i>Private Home Daycare</i>	X	X						
<i>Restaurants, Restaurants take-out</i>	X (1)	X (7)	X	X	X	X	X	X (9)
<i>Retail Stores</i>	X (1)	X (7)	X	X	X	X (8)	X	X (9)
<i>Schools, Commercial</i>	X	X (7)	X	X	X	X	X	X (9)
<i>Schools, Private</i>	X	X (7)	X	X	X	X	X	X (9)
<i>Service Commercial Uses</i>	X	X (7)	X	X	X	X	X	X (9)

USE	DC1	DC2	GCN1	GCN2	GCN3	SNC	CC	LC
<i>Service Shops</i>	X	X (7)	X	X	X	X	X	X (9)
<i>Specialty Food Stores</i>	X (3)		X	X	X	X	X	X (9)
<i>Supermarkets</i>	X (3)		X (4)	X (7)		X (7)	X (7)	X (3)
<i>Theatres</i>	X		X	X		X	X	
<i>Trade and Convention Centres</i>			X	X			X	

SPECIAL PROVISIONS

1. *Drive-through service facilities* associated with this *use* are not permitted.
2. Permitted only within a *single detached dwelling*.
3. Maximum permitted *net floor area* is 1,393.0 square metres
4. Only *uses* and related *floor area* that legally existed on the effective date of this By-law are permitted, with the exception that a *supermarket* is permitted on lands municipally known as 171 Guelph Street.
5. The minimum distance between an *Adult Video Store* and any other *Adult Video Store*, located in any permitted *Zone*, shall be 500 metres, measured in a straight line from *lot line* to *lot line*.
6. Only permitted within a *building* that existed on effective date of this By-law.
7. Only *uses* and related *floor area* that legally existed on the effective date of this By-law are permitted.
8. Maximum *net floor area per premises* that sell apparel and specialty goods and accessories is 279.0 square metres.
9. Maximum permitted *net floor area per premises* is 500 square metres.
10. Provided the *use* is located on a *lot* that:
 - a) Fronts or flanks on Main Street between Church Street and George Street in Georgetown;
 - b) Fronts of flanks on Mill Street between Main Street and John Street in Acton; or
 - c) Fronts or flanks on Main Street between Church Street and Knox Street and St. Albans Drive in Acton.
11. Permitted only on *lots* that existed on effective date of this By-law.
12. A *home occupation* in a *single detached dwelling* in Downtown Georgetown and Downtown Acton can occupy no more than 25% of the *floor area* of the *single detached dwelling* unit or a maximum of 45 square metres, whichever is lesser. For all other *dwelling unit* types a *home occupation* cannot occupy more than 15 square metres.

13. Permitted only within *single detached, semi-detached, or townhouse dwellings* and provided the *accessory dwelling unit* occupies no more than 40 per cent or 110.0 square metres of *floor area*, whichever is lesser; OR the *floor area* of a *basement* within permitted *dwelling types*.
14. Provided no more than 10 *persons* exclusive of staff reside in the *Treatment Centre* and provided the *use* is located on a *lot* that has frontage on a Provincial highway, a major, minor or multi-purpose arterial road or a collector road as shown on the schedules to the Town of Halton Hills Official Plan and provided the *use* is located within a *single detached dwelling*. The minimum distance between a *Treatment Centre* and other *Group Home Type 1, Group Home Type 2, Second Level Lodging Home, or Treatment Centre*, located in any permitted *Zone*, shall be 1,000 metres measured in a straight line from *lot line* to *lot line*. In addition, the minimum *gross floor area* per resident is 23.0 square metres per resident.
15. Only the number of units and related *floor area* that legally existed on the effective date of this By-law are permitted and are deemed to be legally conforming *uses* and legal complying *buildings* by this By-law.
16. The minimum distance between a *Group Home Type 1* and any other *Group Home Type 1* or *second level lodging home*, located in any permitted *Zone*, shall be 400 metres measured in a straight line from *lot line* to *lot line*. In addition, the minimum distance between a *Group Home Type 1* and a *Group Home Type 2* or a *Treatment Centre* located in any permitted *Zone* shall be 1,000 metres measured in a straight line from *lot line* to *lot line*.
17. Permitted on any floor above the *first storey* where a non-residential *use* is located in the *first storey*. May also be permitted within the *first storey* provided no part of the *dwelling unit* is located within 9.0 metres of the *streetline*.
18. Only *Second Level Lodging Homes* that legally existed on the effective date of this By-law are permitted.
19. Permitted only as an *accessory use* to a *motor vehicle sales* and/or *rental establishment*.

7.3 ZONE STANDARDS

No *person* shall within any Urban Commercial *Zone* *use* or permit the *use* of any *lot* or *erect, alter, use* any *building* or *structure* except in accordance with the following *Zone* standards. A number(s) following the *Zone* standard, *Zone* heading or description of the standard, indicates an additional *Zone* requirement. These additional standards are listed at the end of Table 7.3 below:

Table 7.3 – Standards for Urban Commercial Zones

ZONE	Minimum Lot Frontage	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard	Maximum Height
DC1(8)	0.0 m	0.0 m (5)	0.0 m (4) (5)	0.0 m (4) (5)	0.0 m (5)	13.0 m
DC2(8)	15.0 m	6.0 m (1)	7.5 m	1.2 m	3.0 m (1)	11.0 m

ZONE	Minimum Lot Frontage	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard	Maximum Height
GCN1	0.0 m	0.0 m (2)(7)	0.0 m (4)	0.0 m (4) (6)	0.0 m (2)(7)	25.0 m (3)
GCN2	0.0 m	0.0 m (2)(7)	0.0 m (4)	0.0 m (4) (6)	0.0 m (2) (7)	25.0 m (3)
GCN3	0.0 m	0.0 m (2)(7)	0.0 m (4)	0.0 m (4) (6)	0.0 m (2) (7)	13.0 m (3)
SNC	0.0 m	0.0 m (7)	0.0 m (4)	0.0 m (4) (6)	0.0 m (7)	11.0 m
CC	0.0 m	0.0 m (7)	0.0 m (4)	0.0 m (4)(6)	0.0 m (7)	11.0 m
LC	0.0 m	0.0 m (7)	0.0 m (4)	7.5 m	0.0 m (7)	11.0 m

SPECIAL PROVISIONS:

1. *Minimum required yard* for buildings that exist on effective date of this By-law is the yard that exists adjacent to the *building*.
2. Maximum permitted *yard* is 3.0 metres for *buildings* that have a *gross floor area* of less than 464 square metres.
3. Minimum *height* is 6.0 metres for that portion of any *building* that is within 10.0 metres of any *streetline*.
4. *Minimum required yard* is increased to 7.5 metres from any Residential Zone boundary. In the SNC Zone, if the *yard* that legally existed on the effective date of this By-law is less than 7.5 metres, then the existing *yard* shall be considered the *minimum required yard* by this By-law.
5. *Single detached dwellings* are subject to the LDR1-3 Zone provisions on Table 6.2 of this By-law.
6. Minimum required side *yard* is 6.0 metres on one side.
7. Notwithstanding this provision, a 3.0 metre wide *planting strip* adjacent and parallel to the *streetline* is required for any portion of the required 3.0 metre wide area that is not the site of a *building*.
8. These standards do not apply to *single detached dwellings* or *semi-detached dwellings*. *Single detached dwellings* shall be subject to the LDR1-3 Zone provisions on Table 6.2 of this By-law. *Semi-detached dwellings* shall be subject to the LDR2 Zone provisions on Table 6.3 of this By-law.

PART 8

URBAN EMPLOYMENT ZONE

8.1 GENERAL PROHIBITION

No person shall, within any Urban Employment Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in Table 8.1 and in accordance with the standards contained in Table 8.2, the General Provisions contained in Part 4 and the Parking and Loading Provisions contained in Part 5 of this By-law.

8.2 PERMITTED USES

Uses permitted in an Urban Employment Zone are denoted by the symbol 'X' in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 8.1. A number(s) following the symbol 'X', or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Conditions are listed below on the Permitted Use Table 8.1 below:

Table 8.1 – Permitted Uses (Urban Employment Zone)

USE	EMP1
<i>Aggregate Transfer Stations</i> (Under Appeal)	X (1)(6)(7)
<i>Banquet Halls</i>	X
<i>Body Rub Establishments</i>	X (4)
<i>Business Offices</i>	X (3)
<i>Bulk Storage Facilities</i>	X (5)
<i>Cannabis Analytical Testing Facilities, Cannabis Cultivation - Indoor, Cannabis Drug Production Facilities, Cannabis Processing Facilities and Cannabis Research Facilities</i>	X (8)
<i>Commercial Fitness Centres</i>	X (5)
<i>Commercial Self Storage Facilities</i>	X(5)
<i>Concrete Batching Plants</i> (Under Appeal)	X (1)(6)(7)
<i>Contractors' Establishments</i> (Under Appeal)	X (1)(6)(7)

USE	EMP1
<i>Day Nurseries</i>	X (5)
<i>Emergency Service Facilities</i>	X
<i>Industrial Uses</i>	X
<i>Motor Vehicle Body Shops</i>	X (5)
<i>Motor Vehicle Repair Establishments</i>	X (5)
<i>Outdoor Storage, Accessory</i>	X (1)
<i>Outdoor Storage Uses (Under Appeal)</i>	X (1)(6)(7)
<i>Printing and Photocopy Establishments</i>	X (3)
<i>Private Clubs</i>	X
<i>Retail Stores, Accessory</i>	X (2)
<i>Schools, Commercial</i>	X (5)
<i>Schools, Private</i>	X (5)
<i>Service Shops</i>	X
<i>Transport Terminals</i>	X (1)

SPECIAL PROVISIONS:

1. Subject to the accessory (Under Appeal) outdoor storage provisions of this By-law.
2. Maximum permitted *net floor area* is 15% of the *net floor area* of the principal use.
3. Is required to be *accessory* to an *industrial use* or if it is not an *accessory use*, it has to be located in a multi-unit *building* and occupy no more than 50% of the *net floor area* of a multi-unit *building*.
4. Permitted only in a multi-premises *building*. The maximum *gross floor area* for the *body rub establishment* shall be the lesser of 15% of the *gross floor area* of the *building* or 150.0 square metres. The *lot* on which the *use* is located is required to be *setback* a minimum of:
 - a) 500 metres from any other *body rub establishment*;
 - b) 100 metres from Guelph Street and Mountainview Road in Georgetown;
 - c) 200 metres from Wallace Street in Acton;

- d) 100 metres from Regional Road 25 in Acton; and,
- e) in no case shall be closer than 200 metres from a residential *Zone* boundary.
5. Only *uses* that existed on effective date of this By-law are permitted.
6. This use is not permitted on a lot that abuts Guelph Street, Maple Avenue, Mountainview Road or River Drive in Georgetown and is not permitted on any of the properties listed below:
- 303 Armstrong Avenue (Georgetown)
 - 305 Armstrong Avenue (Georgetown)
 - 307 Armstrong Avenue (Georgetown)
 - 309 Armstrong Avenue (Georgetown)
 - 311 Armstrong Avenue (Georgetown)
 - 313 Armstrong Avenue (Georgetown)
 - 315 Armstrong Avenue (Georgetown)
 - 317 Armstrong Avenue (Georgetown)
 - 36 Vimy Street (Acton)
 - 124 Guelph Street (Acton)
 - 122 Guelph Street (Acton)
 - 159 Perth Street (Acton)
 - 153 Perth Street (Acton)
 - 12 Wallace Street (Acton) (Under Appeal)
7. A lot containing this use shall have the lesser of a minimum lot coverage of 5% or a minimum ground floor area of all permitted buildings of 464 square metres. (Under Appeal)
8. Only permitted in a single - *premises* enclosed *building* and no outdoor cultivation, storage or processing permitted. In addition, the *lot* on which the use is located is required to be *setback* a minimum of 150 metres from a *lot* that is the site of:
- a) An *arena*;
- b) A *community centre*;
- c) A *day nursery*;
- d) A *dwelling unit*;
- e) A *long term care facility*;

- f) *A park, public;*
- g) *A park, private;*
- h) *A place of worship;*
- i) *A retirement home;*
- j) *A library;*
- k) *A school, public;*
- l) *A school, private; and*
- m) *A trade and convention centre.*

8.3 ZONE STANDARDS

No person shall within any Urban Employment Zone use or permit the use of any lot or erect, alter, use any building or structure except in accordance with the following Zone standards. A number(s) following the Zone standard, Zone heading or description of the standard, indicates an additional Zone requirement. These additional standards are listed at the end of Table 8.2 below:

Table 8.2 – Standards for Urban Employment Zone

ZONE	Minimum Lot Frontage	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard	Maximum Height
EMP1	30.0m	7.5 m	7.5 m	3.0 m	7.5 m	11.0m

PART 9

NON-URBAN ZONES

9.1 GENERAL PROHIBITION

No person shall, within any Non-Urban Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in Table 9.1 and in accordance with the standards contained in Table 9.2, the General Provisions contained in Part 4 and the Parking and Loading Provisions contained in Part 5 of this By-law.

9.2 PERMITTED USES

Uses permitted in a Non-Urban Zone are denoted by the symbol 'X' in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 9.1. A number(s) following the symbol 'X', or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Conditions are listed below on the Permitted Use Table 9.1 below:

Table 9.1 – Permitted Uses (Non-Urban Zones)

USE	A	PC	HR1 HR2	HCC HC	HI	HRO	RCR1 RCR2	RCC	RCI	CR	MAR	RU- EMP
<i>Accessory Dwelling Units</i>	X (19)	X (19)	X (19)	X(19)		X (19)	X (19)	X (19)		X (19)	X (19)	
<i>Aggregate Transfer Stations (Under Appeal)</i>											✗	X(1) (16)
<i>Agricultural Uses</i>	X (4)	X (4)									X	
<i>Animal Clinics</i>	X(2)	X		X (3)				X (3)				
<i>Art Galleries</i>	X (12)	X (12)		X (3)				X (3)				
<i>Bed and Breakfast Establishments</i>	X	X	X	X		X	X	X		X		
<i>Business Offices</i>	X (15) (12)	X(15) (12)		X (3)		X		X (3)				X (2)
<i>Cannabis cultivation - outdoor</i>	X (18)	X (18)										
<i>Cannabis Analytical Testing Facilities, Cannabis Cultivation - Indoor,</i>												X (17)

USE	A	PC	HR1 HR2	HCC HC	HI	HRO	RCR1 RCR2	RCC	RCI	CR	MAR	RU- EMP
<i>Cannabis Drug Production Facilities, Cannabis Processing Facilities and Cannabis Research Facilities</i>												X (17)
<i>Community Centres</i>					X (13)				X			
<i>Concrete Batching Plants (Under Appeal)</i>												X (1) (16)
<i>Conservation Uses</i>	X	X									X	
<i>Contractors' Establishment (Under Appeal)</i>												X (1) (16)
<i>Cottage Industries</i>	X	X	X	X		X	X	X		X		
<i>Cottage Industries in an Accessory Building</i>	X (2)	X (2)										
<i>Custom Workshops</i>	X (15) (12)	X (15) (12)		X (3)				X (3)				
<i>Day Nurseries</i>				X (13)	X (13)			X	X			
<i>Dry Industrial Uses</i>				X (6)				X (6)				X (1)
<i>Dwelling Unit in a Non-Residential Building</i>				X (18)		X						
<i>Emergency Service Facilities</i>					X (13)				X			X
<i>Equestrian Centres</i>	X	X										
<i>Farm Employee Accommodation, Accessory</i>	X	X										

USE	A	PC	HR1 HR2	HCC HC	HI	HRO	RCR1 RCR2	RCC	RCI	CR	MAR	RU- EMP
<i>Farm Related Tourism Establishments</i>	X (5)	X (5)										
<i>Gas Bars</i>								X (6)				
<i>Group Homes Type 1</i>	X (7)	X (7)	X (7) (13)	X (7) (13)		X (7) (13)	X (7)	X (7)		X (7)		
<i>Group Homes Type 2</i>	X (10)	X (10)										
<i>Home Industries</i>	X (11)	X (11)										
<i>Home Industries in an Accessory Building</i>	X(2)	X(2)										
<i>Home Occupations</i>	X	X	X	X		X	X	X		X		
<i>Home Occupations in an Accessory Building</i>	X (2)	X (2)										
<i>Industrial Uses</i>	X (14)	X (14)										
<i>Kennels</i>	X (12)	X (12)										
<i>Medical Office</i>				X(3) (17)								
<i>Mineral Aggregate Resource Operations</i>											X	
<i>Motor Vehicle Repair Garages</i>	X (12)	X (12)						X (6)				
<i>Museums</i>				X (3)				X (3)				
<i>Outdoor Display and Sales, Accessory</i>				X				X				
<i>Outdoor Storage, Accessory</i>												X
<i>Outdoor Storage Uses (Under Appeal)</i>												X(1) (16)
<i>Parks, Private</i>	X (12)	X (12)										

USE	A	PC	HR1 HR2	HCC HC	HI	HRO	RCR1 RCR2	RCC	RCI	CR	MAR	RU- EMP
<i>Places of Worship</i>	X (2)	X (2)			X (13)				X			
<i>Private Clubs</i>												X (3)
<i>Private Home Daycares</i>	X	X	X (13)	X (13)		X (13)	X	X		X		
<i>Restaurants, Restaurants take-out</i>				X (3) (9)				X (3)				
<i>Retail Stores</i>	X (15) (12)	X (15) (12)		X (3) (9)				X (3)				
<i>Service Commercial Uses</i>	X (15) (12)	X (15) (12)		X (3) (9)				X (3)				
<i>Service Shops</i>	X (15) (12)	X (15) (12)		X (3)				X (3)				
<i>Schools, Public</i>					X (13)				X			
<i>Single Detached Dwellings</i>	X	X	X	X		X	X	X		X	X	
<i>Specialty Food Store</i>				X(3) (17)								
<i>Studios</i>	X (15) (12)	X (15) (12)		X (3)				X (3)				
<i>Treatment Centres</i>		X (8)										
<i>Transport Terminals</i>												X (1)

SPECIAL PROVISIONS:

1. Subject to the accessory (Under Appeal) outdoor storage provisions of this By-law.
2. Only uses and related floor area that legally existed on the effective date of this By-law are permitted.
3. Provided the maximum net floor area per premises is 500.0 square metres. For properties within the Hamlet of Norval, a maximum net floor area of 500 square metres per lot is permitted.
4. The retail component of any commercial use on a commercial farm shall not occupy more than 500.0 square metres of net floor area.

5. Provided the *use* occupies no more than 250.0 square metres of *net floor area*.
6. Only *uses* that legally existed on the effective date of this By-law are permitted. The maximum *net floor area* per *premises* is 500.0 square metres. For properties within the Hamlet of Norval, a maximum *net floor area* of 500 square metres per *lot* is permitted.
7. The minimum distance between a *Group Home Type 1* and any other *Group Home Type 1*, located in any permitted *Zone*, shall be 400 metres measured in a straight line from *lot line* to *lot line*. In addition, the minimum distance between a *Group Home Type 1* and a *Group Home Type 2* or a *Treatment Centre* located in any permitted *zone* shall be 1,000 metres measured in a straight line from *lot line* to *lot line*. In addition, the minimum required *gross floor area* per resident is 23.0 square metres.
8. The minimum distance between a *Treatment Centre* and other *Group Home Type 1*, *Group Home Type 2*, or *Treatment Centre*, located in any permitted *Zone*, shall be 1,000 metres measured in a straight line from *lot line* to *lot line*. In addition, the minimum *gross floor area* per resident is 23.0 square metres per resident.
9. *Drive-through service facilities* associated with this *use* are not permitted.
10. The minimum distance between a *Group Home Type 2* and any other *Group Home Type 1*, *Group Home Type 2* or *Treatment Centre*, located in any permitted *Zone*, shall be 1,000 metres measured in a straight line from *lot line* to *lot line*. In addition, the *minimum gross floor area* per resident is 23.0 square metres.
11. Provided the maximum *net floor area* is 200.0 square metres.
12. Only *uses* that legally existed on the effective date of this By-law are permitted. The establishment of new *buildings* and/or the expansion of any *buildings* or *structures* for any *use* subject to this Special Provision is not permitted.
13. Only the *uses* and the related *floor area* that legally existed on the effective date of this By-law are permitted on those lands in Glen Williams that are subject to the Holding (H5) provision as set out in Part 14 to this By-law.
14. Only *industrial uses* that were legally permitted by the zoning in effect on the day before the effective date of this By-law are permitted. The establishment of new *buildings* and/or the expansion of any *buildings* or *structures* for an *industrial use* is not permitted.
15. All forms and types of this *use* in terms of the services offered and/or products that are sold as defined by the By-law are permitted.
16. A lot containing this use shall have the lesser of a minimum lot coverage of 5% or a minimum ground floor area of all permitted buildings of 464 square metres. (Under Appeal)
17. Permitted in the Hamlet of Norval only.
18. Permitted in the Hamlet of Norval only. Only *uses* that legally existed on the effective date of this By-law are permitted.

19. Permitted only within *single detached, semi-detached, or townhouse dwellings* and provided the *accessory dwelling unit* occupies no more than 40 per cent or 110.0 square metres of *floor area*, whichever is lesser; OR the *floor area* of a *basement* within permitted *dwelling* types.
20. Only permitted in a single - *premises enclosed building* and no outdoor cultivation, storage or processing permitted. In addition, the *lot* on which the use is located is required to be *setback* a minimum of 150 metres from a *lot* that is the site of:
 - a) An *arena*;
 - b) A *community centre*;
 - c) A *day nursery*;
 - d) A *dwelling unit*;
 - e) A *long term care facility*;
 - f) A *park, public*;
 - g) A *park, private*;
 - h) A *place of worship*;
 - i) A *retirement home*;
 - j) A *library*;
 - k) A *school, public*;
 - l) A *school, private*; and
 - m) A *trade and convention centre*.
21. Outdoor cultivation shall be set back a minimum of 50 metres from lot lines.

9.3 ZONE STANDARDS

No *person* shall within any *Non-Urban Zone* use or permit the *use* of any *lot* or *erect, alter, use* any *building* or *structure* except in accordance with the following *Zone* standards. The standards applicable to the Hamlet of Glen Williams are contained in Table 9.3. A number(s) following the *Zone* standard, *Zone* heading or description of the standard, indicates an additional *Zone* requirement. These additional standards are listed at the end of Table 9.2 and Table 9.3, below:

(see next page for Table 9.2)

Table 9.2 – Standards for Non-Urban Zones

ZONE	Minimum Lot Frontage	Minimum Lot Area	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard	Maximum Height
A	180.0 m	4.0 ha	15.0 m (1)	15.0 m (1)	15.0 m (1)	15.0 m (1)	11.0 m
PC	180.0 m	4.0 ha	15.0 m (1)	15.0 m (1)	15.0 m (1)	15.0 m (1)	11.0 m
HR1	30.0 m	0.2 ha	4.5 m (2)	7.5 m	2.25 m	4.5 m (2)	11.0 (3)
HR2	30.0 m	0.4 ha	7.5 m	7.5 m	4.5 m	7.5 m	11.0 (3)
HCC	30.0 m	0.2 ha	4.5 m (2)	7.5 m	2.25 m	4.5 m (2)	11.0 (3)
HC	30.0 m	0.2 ha	7.5 m	7.5 m	4.5 m	7.5 m	11.0 (3)
HI	30.0 m	0.2 ha	7.5 m	7.5 m	4.5 m	7.5 m	11.0 m
HRO	30.0 M	0.2 ha	4.5 (2)	7.5	2.25	4.5 (2)	11.0 (3)
RCR1	30.0 m	0.2 ha	7.5 m	7.5 m	4.5 m	7.5 m	11.0 m
RCR2	30.0 m	0.4 ha	7.5 m	7.5 m	4.5 m	7.5 m	11.0 m
RCC	30.0 m	0.2 ha	7.5 m	7.5 m	4.5 m	7.5 m	11.0 m
RCI	30.0 m	0.2 ha	7.5 m	7.5 m	4.5 m	7.5 m	11.0 m
CR	30.0 m	0.4 ha	9.0 m	9.0 m	4.5 m	9.0 m	11.0 m
MAR	0.0 m	20.0 ha	15.0 m	15.0 m	15.0 m	15.0 m	n/a
RU-EMP	30.0 m	0.2 ha	7.5 m	7.5 m	2.4 m	2.4 m	11.0 m

SPECIAL PROVISIONS:

1. *Single detached dwellings* are subject to the provisions of the Country Residential (CR) Zone.
2. The wall of the *private garage* facing the *lot line* the *driveway* crosses to access the *private garage* is to be located no closer than 5.5 metres from that *lot line*.
3. For properties in the Hamlet of Norval the maximum *height* shall not exceed the lesser of 2 *storeys* or 11.0 metres.

Table 9.3 – Standards for Non-Urban Zones in the Hamlet of Glen Williams

ZONE	Minimum Lot Frontage	Minimum Lot Area	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard	Maximum Height	Maximum Lot Coverage
HR1	30,0m	0.2ha	4.5m (5)	7.5m	2.25m	4.5m(5)	9.0m	N/A
HR1 (MN1)	30.0m	0.2ha	4.5m (3)	7.5m	2.25m (1)(2)	4.5m(5)	9.0m	35% for 1 and 1.5 storeys and 30% for 2 and 2.5 storeys (4)(6)
HR1 (MN2)	30.0m	0.2ha	4.5m (5)	7.5m	2.25m	4.5m(5)	9.0m	15% (4)
HR2	30.0m	0.4ha	7.5m	7.5m	4.5m	7.5m	9.0m	N/A
HR2 (MN2)	30.0m	0.4ha	7.5m	7.5m	4.5m	7.5m	9.0m	15% (4)
HCC (MN1)	30.0m	0.2ha	4.5m (3)	7.5m	2.25m (1)(2)	4.5m(5)	9.0m	35% for 1 and 1.5 storeys and 30% for 2 and 2.5 storeys (4)(6)

SPECIAL PROVISIONS

1. The minimum *interior side yard* is 2.25m for the first storey, plus an additional 1.2m for each full storey above the first storey. A balcony or deck shall not be permitted on the second floor of the interior side yard elevations of any two storey dwelling.
2. For existing lots with lot frontages of less than 18 metres, the existing minimum *interior side yard* for *single detached dwellings* existing prior to the passing of the by-law shall be permitted.
3. For dwellings with attached *private garages*, the wall of the *private garage* facing the *lot line* the *driveway* crosses to access the *private garage* must be recessed by at least 1 m from the main wall of the house facing that same *lot line*.
4. Detached *rear yard* garages are exempt from the maximum *lot coverage* provisions of this by-law.
5. The wall of the *private garage* facing the *lot line* the *driveway* crosses to access the *private garage* is to be located no closer than 5.5 metres from that *lot line*.
6. Applicable only to *single-detached dwellings*.

PART 10

ENVIRONMENTAL AND OPEN SPACE ZONES

10.1 GENERAL PROHIBITION

No person shall, within any Environmental and Open Space Zones, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in Table 10.1 and in accordance with the standards contained in Table 10.2, the General Provisions contained in Part 4 and the Parking and Loading Provisions contained in Part 5 of this By-law.

10.2 PERMITTED USES

Uses permitted in the Environmental and Open Space Zones are denoted by the symbol 'X' in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 10.1. A number(s) following the symbol 'X', or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Conditions are listed below on the Permitted Use Table 10.1:

Table 10.1– Permitted Uses (Environmental and Open Space Zones)

USE	PC-NHS1	PC-NHS2	EP1	EP2	OS1	OS2	OS3	OS4
Acton Wastewater Treatment Plant Georgetown Wastewater Treatment Plans and Stormwater Management Facilities							X	
<i>Agricultural Uses</i>	X (1)	X (2)	X (1)	X (1)				
<i>Animal Clinics</i>		X						
<i>Art Galleries</i>		X (9)						
<i>Bed and Breakfast Establishments</i>		X		X				
<i>Business Offices</i>		X(12) (9)						
<i>Cemeteries</i>					X			X (5)
<i>Community Centres</i>					X			
<i>Conservation Uses</i>	X (6)	X	X (6)	X (6)	X	X(6)	X	X
<i>Cottage Industries</i>		X		X				
<i>Cottage Industries in an Accessory Building</i>		X (3)						

USE	PC-NHS1	PC-NHS2	EP1	EP2	OS1	OS2	OS3	OS4
<i>Cross Country Ski Facility</i>								X (5)
<i>Custom Workshops</i>		X (9)						
<i>Emergency Service Facilities</i>					X			
<i>Equestrian Centre</i>		X						
<i>Farm Employee Accommodation, Accessory</i>		X						
<i>Farm Related Tourism Establishments</i>		X (4)						
<i>Golf Courses</i>								X (5)
<i>Golf Driving Ranges</i>								X (5)
<i>Group Homes Type 1</i>		X (13)						
<i>Group Homes Type 2</i>		X (14)						
<i>Home Industries</i>		X (8)						
<i>Home Industries in an Accessory Building</i>		X (3)						
<i>Home Occupations</i>		X		X				X (5)
<i>Home Occupations in an Accessory Building</i>		X (3)						
<i>Industrial Uses</i>		X (11)						
<i>Kennels</i>		X (9)						
<i>Motor Vehicle Repair Garages</i>		X (9)						
<i>Mountain Biking Facility</i>								X (5)
<i>Parks, Private</i>		X (9)						X (5)
<i>Parks, Public</i>					X	X		
<i>Places of Worship</i>		X (3)						
<i>Private Home Daycare</i>		X		X				
<i>Retail Stores</i>		X (12) (9)						

USE	PC-NHS1	PC-NHS2	EP1	EP2	OS1	OS2	OS3	OS4
<i>Service Commercial Uses</i>		X (12) (9)						
<i>Service Shops</i>		X (12) (9)						
<i>Single Detached Dwellings</i>	X (7)	X (7)		X (7)				
<i>Studios</i>		X (12) (9)						
<i>Treatment Centres</i>		X (10)						

SPECIAL PROVISIONS:

1. Only *agricultural uses* and *buildings* that existed on the effective date of this By-law are permitted.
2. The retail component of any commercial *use* on a *commercial farm* shall not occupy more than 500 square metres of *net floor area*.
3. Only *uses* and related *floor area* that legally existed on the effective date of this By-law are permitted.
4. Provided the *use* occupies no more than 250.0 square metres of *net floor area*.
5. Only *uses* that legally existed on the effective date of this By-law are permitted, unless the **use** was legally permitted on the date prior to the effective date of this By-law.
6. No *buildings* or *structures* are permitted, unless for flood or erosion control.
7. Only permitted on *lots* that existed on the effective date of this By-law.
8. Provided the maximum *net floor area* is 200 square metres.
9. Only *uses* that legally existed on the effective date of this By-law are permitted. The establishment of new *buildings* and/or the expansion of any *buildings* or *structures* for any *use* subject to this Special Provision is not permitted.
10. The minimum distance between a *Treatment Centre* and other *Group Home Type 1*, *Group Home Type 2*, or *Treatment Centre*, located in any permitted *Zone*, shall be 1,000 metres measured in a straight line from *lot line* to *lot line*. In addition, the minimum *gross floor area* per resident is 23.0 square metres per resident.
11. Only *industrial uses* that were legally permitted by the zoning in effect on the day before the effective date of this By-law are permitted. The establishment of new *buildings* and/or the expansion of any *buildings* or *structures* for an *industrial use* is not permitted.
12. All forms and types of this *use* in terms of the services offered and/or products that are sold as defined by the By-law are permitted.
13. The minimum distance between a *Group Home Type 1* and any other *Group Home Type 1*, located in any permitted *Zone*, shall be 400 metres measured in a straight line from *lot line* to *lot line*. In addition, the minimum distance between a *Group Home Type 1* and a *Group Home Type 2* or a *Treatment Centre*

located in any permitted *Zone* shall be 1,000 metres measured in a straight line from *lot line* to *lot line*. In addition, the minimum required *gross floor area* per resident is 23.0 square metres.

14. The minimum distance between a *Group Home Type 2* and any other *Group Home Type 1, Group Home Type 2* or *Treatment Centre* located in any permitted *Zone* shall be 1,000 metres measured in a straight line from *lot line* to *lot line*. In addition, the minimum *gross floor area* per resident is 23.0 square metres.

10.3 ZONE STANDARDS

No *person* shall within any Environmental and Open Space *Zone* use or permit the use of any *lot* or *erect, alter, use any building or structure* except in accordance with the following *zone* standards.

Table 10.2 – Standards for Environmental and Open Space Zones

ZONE	Minimum Lot Frontage	Minimum Lot Area	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard	Maximum Height
PC-NHS1	0.0 m	0.0 m	9.5 m (1)	9.5 m (1)	9.5 m (1)	9.5 m (1)	11.0 m
PC-NHS2	0.0 m	0.0 m	9.5 m (1)	9.5 m (1)	9.5 m (1)	9.5 m (1)	11.0 m
EP1	0.0 m	0.0 m	9.5 m	9.5 m	9.5 m	9.5 m	11.0 m
EP2	0.0 m	0.0 m	9.5 m	9.5 m	9.5 m	9.5 m	11.0 m
OS1	0.0 m	0.0 m	7.5 m	7.5 m	7.5 m	7.5 m	11.0 m
OS2	0.0 m	0.0 m	7.5 m	7.5 m	7.5 m	7.5 m	11.0 m
OS3	0.0 m	0.0 m	7.5 m	7.5 m	7.5 m	7.5 m	11.0 m
OS4	0.0 m	0.0 m	7.5 m	7.5 m	7.5 m	7.5 m	11.0 m

SPECIAL PROVISIONS:

1. *Single detached dwellings* are subject to the provisions of the Country Residential (CR) *Zone*.

PART 11

INSTITUTIONAL ZONE

11.1 GENERAL PROHIBITION

No *person* shall, within any Institutional *Zone*, *use* or permit the *use* of any land, or *erect, alter, enlarge, use* or maintain any *building or structure* for any *use* other than as permitted in Table 11.1 and in accordance with the standards contained in Table 11.2, the General Provisions contained in Part 4 and the Parking and Loading Provisions contained in Part 5 of this By-law.

11.2 PERMITTED USES

Uses permitted in an Institutional *Zone* are denoted by the symbol 'X' in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use* in Table 11.1. A number(s) following the symbol 'X', or identified permitted *use*, indicates that one or more conditions apply to the *use* noted or, in some cases, to the entire *Zone*. Conditions are listed below on the Permitted *Use* Table 11.1:

Table 11.1 – Permitted Uses (Institutional Zone)

USE	I
<i>Cemeteries</i>	X
<i>Community Centres</i>	X
<i>Day Nursery, Accessory</i>	X
<i>Day Nurseries</i>	X (2)
<i>Dwellings, Accessory</i>	X (1)
<i>Dwellings, Apartment</i>	X (2)
<i>Dwellings, Multiple</i>	X (2)
<i>Emergency Service Facilities</i>	X
<i>Hospitals</i>	X
<i>Libraries</i>	X
<i>Long Term Care Facilities</i>	X (2)
<i>Museums</i>	X
<i>Parks, Public</i>	X
<i>Places of Worship</i>	X (2)

USE	I
<i>Retirement Homes</i>	X (2)
<i>Schools, Private</i>	X (2)
<i>Schools, Public</i>	X

SPECIAL PROVISIONS:

1. Permitted only as an *accessory use* to a *place of worship*.
2. Only *uses* that legally existed on effective date of this By-law are permitted.

11.3 ZONE STANDARDS

No *person* shall within any Institutional *Zone* use or permit the *use* of any *lot* or *erect, alter, use any building or structure* except in accordance with the following *Zone* standards. A number(s) following the *Zone* standard, *Zone* heading or description of the standard, indicates an additional *Zone* requirement. These additional standards are listed at the end of Table 11.2 below:

Table 11.2– Standards for Institutional Zone

ZONE	Minimum Lot Frontage	Minimum Lot Area	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard	Maximum Height
I (2)	15.0m	0.0 m	7.5 m	7.5 m	3.0 m (1)	7.5 m	11.0m

SPECIAL PROVISIONS:

1. Increased to 7.5 metres abutting any Residential *Zone* boundary.
2. *Buildings and structures* that legally existed on the effective date of this By-law are deemed to comply with this By-law.

PART 12

OTHER ZONES

12.1 GENERAL PROHIBITION

No person shall, within any Transportation (T) or Development (D) Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in Table 12.1 and in accordance with the standards contained in Table 12.2, the General Provisions contained in Part 4 and the Parking and Loading Provisions contained in Part 5 of this By-law.

12.2 PERMITTED USES

Uses permitted in an Transportation (T) or Development (D) Zone are denoted by the symbol 'X' in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 12.1. A number(s) following the symbol 'X', or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Conditions are listed below on the Permitted Use Table 12.1 below:

Table 12.1 Permitted Uses (Other Zones)

USE	T	D
Activities related to the principal use of the lands as a rail-corridor	X	
Legally existing uses as of the effective date of this By-law.		X

12.3 ZONE STANDARDS

No person shall within any Transportation (T) or Development (D) Zone use or permit the use of any lot or erect, alter, use any building or structure except in accordance with the following Zone standards.

Table 12.2: Standards for Other Zones

ZONE	Minimum Lot Frontage	Minimum Lot Area	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard	Maximum Height
T	n/a	n/a	n/a	n/a	n/a	n/a	13.0 m
D	Only buildings and structures that existed on effective date of this By-law. (1)(2)						

SPECIAL PROVISIONS:

1. Existing *single detached dwellings* are permitted *accessory buildings* and *structures* in accordance with the standards for the Urban Residential Zones contained in Section 4.1.2 of this By-law.
2. Additions to existing *single detached dwellings* are permitted provided they apply with the following provisions:
 - i) Minimum Required *Front Yard*: 6.0 m
 - ii) Minimum Required *Rear Yard*: 7.5 m
 - iii) Minimum Required *Interior Side Yard*: 1.2 m
 - iv) Minimum Required *Exterior Side Yard*: 3.0 m
 - v) Maximum *Height*: 11.0 m

PART 13

EXCEPTIONS

13.1 EXCEPTIONS

13.1 The provisions of this By-law are modified as set out in Table 13.1, below.

13.2 In Table 13.1:

13.2.1 Column 1 sets out the exception number of each *Zone* exception which corresponds to an area of the Town identified on the Zoning Schedules by the same number, contained within a set of brackets following a *Zone* symbol, denoting an exception;

13.2.2 Column 2 identifies the *Zone* subject to the exception;

13.2.3 Column 3 identifies the municipal address, legal description or other geographic identifier of the lands subject to the exception;

13.2.4 Column 4 sets out the additional *uses* permitted in the *Zone* exception, if applicable;

13.2.5 Column 5 sets out the only *uses* permitted in the *Zone* exception, if applicable;

13.2.6 Column 6 sets out the prohibited *uses* in the *Zone* exception, if applicable;

13.2.7 Column 7 sets out the new or modified standards for the *Zone* exception, if applicable;

13.2.8 All other provisions of the *Zone*, unless specifically modified or amended by this Part, continue to apply to the lands subject to this Section.

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
1 94-033 94-034 Acton	EMP1	Commerce Crescent Employment Lands (Acton)				(i) Notwithstanding any <i>use</i> permission in this By-law, any permitted <i>industrial use</i> shall be a <i>dry industrial use</i> only.
2 95-006 Acton	LDR1-1	70 Main Street North (Acton)	(i) <i>Apartment dwelling unit</i> ; (ii) <i>Specialty food store</i> .			(i) Minimum required <i>rear yard</i> – 0.95 metres; (ii) Maximum <i>net floor area</i> – 355.0 square metres; (iii) Minimum required number of <i>parking spaces</i> – 7; (iv) Maximum number of <i>apartment dwelling units</i> – 1.
3 96-120 Acton	MDR1	301 Queen Street East (Acton)				(i) Maximum <i>height</i> – 10.66 metres; (ii) <i>Minimum required rear yard</i> – 15.0 metres; (iii) Maximum <i>net floor area</i> – 200.0 square metres; (iv) Minimum required number of <i>parking spaces</i> – 6; (v) Maximum number of <i>apartment dwelling units</i> – 4.

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
4 97-152 98-064 Acton	DC2	12 Church Street East (Acton)	(i) <i>Funeral home.</i>			(i) <i>Maximum height</i> – 7.5 metres; (ii) <i>Minimum required side yards</i> – 0.3 metres on one side, 14.0 metres on the other side; (iii) <i>Minimum required rear yard</i> – 9.2 metres; (iv) The <i>front lot line</i> shall be deemed to be the Church Street <i>streetline</i> .
5 99-122 Acton	LDR2	113 Main Street North (Acton)	(i) <i>Home occupation within an accessory building.</i>			
6 2002-0150 Acton	LDR1-4	97 Bower Street (Acton)		(i) <i>Single detached dwellings;</i> (ii) <i>Semi-detached dwellings;</i> and, (ii) <i>Home occupation.</i>		(i) <i>Semi-detached dwellings</i> shall be constructed in accordance with the provisions of Table 6.3 of this By-law; (ii) <i>Maximum number of dwelling units</i> – 13.
7 2007-0080 2008-0107 OP D2.5.1.7.1 Acton	D	163 Church Street East (Acton)	(i) <i>Medical office;</i> (ii) <i>Pharmacy;</i> (iii) <i>Cafe.</i>			(i) <i>Minimum required front yard</i> – zero; (ii) <i>Minimum required side yard, east side</i> – 4.0 metres; (iii) <i>Minimum required interior side yard, west side</i> – zero;

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						(iv) <i>Minimum required rear yard</i> – 3.0 metres; (v) <i>Maximum height</i> – 12.5 metres; (vi) <i>Maximum lot coverage</i> – 35%; (vii) <i>Maximum net floor area</i> – 2,000.0 square metres; (viii) <i>Maximum net floor area for a pharmacy</i> – 150.0 square metres; (ix) <i>Maximum net floor area for a restaurant</i> – 150.0 square metres; (x) <i>Maximum lot coverage for accessory buildings</i> – 1%; (xi) <i>Minimum required number of parking spaces for a medical clinic</i> – 1 space per 20.0 square metres <i>net floor area</i> ; (xii) <i>Minimum required number of parking spaces for a restaurant</i> – 1 space per 20.0 square metres <i>net floor area</i> ; (xiii) <i>Maximum number of required parking spaces that may be provided on Part of Lot 308, Plan 1098, being shown as Parts 1, 3, 4, 5 and 6, Reference Plan 20R-12240</i> – 50% of the minimum required number of <i>parking spaces</i> .

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>(xiv) For the purposes of this Zone, "Pharmacy" means a premises in which prescription drugs are dispersed to the public and which, as an accessory use, sells non-prescription medicine, health and beauty products and associated sundry including tobacco and specialty food products to the public;</p> <p>(xv) For the purposes of this Zone, "Café" means a restaurant where the primary business is the sale of non-alcoholic beverages.</p>
8 2007-0053 Acton	DC1	89 Mill Street East (Acton)		<p>(i) Business office;</p> <p>(ii) Single detached dwelling.</p>		<p>(i) Minimum required front yard – 1.6 metres;</p> <p>(ii) Minimum required interior side yard, west side – 2.3 metres;</p> <p>(iii) Minimum required rear yard – 23.0 metres;</p> <p>(iv) Maximum lot coverage – 30%;</p> <p>(v) Maximum net floor area – 220.0 square metres;</p> <p>(vi) Minimum required number of parking spaces for a business office – 3.3 spaces per 100.0 square metres of net floor area.</p>
9 94-122 00-147 OPE1.6.2 Esquesing	A	9094 25 Highway	<p>(i) Day use activity centre;</p> <p>(ii) Driving range.</p>			<p>(i) Maximum permitted number of single detached dwellings – 2;</p> <p>(ii) Minimum required number of parking spaces for a day use activity centre – 1 space per employee,</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>plus 0.25 spaces per day <i>use</i> activity centre participant;</p> <p>(iii) For the purposes of this Section, “Day Use Activity Centre” means a <i>building</i> that accommodates programs for developmentally delayed <i>persons</i> for the purpose of providing temporary care, guidance or activities for a period not exceeding twelve hours;</p> <p>(iv) Notwithstanding any other provision of this By-law, a second <i>dwelling unit</i> is permitted on a <i>lot</i>.</p>
10 98-164 Esquesing	PC	11549 10 th Line (Georgetown)	<p>(i) Driving range;</p> <p>(ii) <i>Miniature golf course, accessory.</i></p>			<p>(i) Maximum <i>height</i> – 10.66 metres;</p> <p>(ii) <i>Minimum required front yard</i> – 200.0 metres;</p> <p>(iii) <i>Minimum required interior side yard</i> – 50.0 metres;</p> <p>(iv) <i>Minimum required rear yard</i> – 350.0 metres;</p> <p>(v) Maximum permitted <i>net floor area</i> – 100.0 square metres;</p> <p>(vi) Minimum required number of <i>parking spaces</i> – 2 spaces per tee off area;</p> <p>(vii) No <i>parking area</i> shall be permitted in any required <i>yard</i>.</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
11 99-067 Esquesing	OS4	9503 Dublin Line (Milton)				(i) Required <i>parking spaces</i> may be provided for on an adjacent <i>lot</i> .
12 00-028 2003-0054 E1.6.1 Esquesing	A	Parts of 9086 and 9118 Winston Churchill Blvd.	The following additional use is permitted only in the A(12-A) Zone: (i) <i>Place of worship</i> .	(i) <i>Agricultural use</i> ; (ii) <i>Dwelling unit, accessory</i> ; (iii) <i>Business Office, accessory</i> ; (iv) <i>Park, private limited to the following recreational facilities:</i> -6 soccer fields and accessory change rooms; -1 swimming pool and accessory washrooms; -1 basketball court; -1 volleyball court; -1 grand stand; -1 picnic shelter; -1 bocce court; -1 children's playground;	(i) <i>Commercial use of the private park</i> ; (ii) <i>Commercial uses accessory to a private club</i> .	(i) <i>Minimum required interior side yard – 30.0 metres</i> ; (ii) <i>Minimum required rear yard – 30.0 metres</i> ; (iii) <i>Minimum required rear yard for a grandstand – 157.0 metres</i> ; (iv) <i>Minimum required rear yard for a private club – 170.0 metres</i> ; (v) <i>Minimum required number of parking spaces to be provided within the A(12) Zone – 500. Such parking spaces are to be provided in addition to the minimum required number of parking spaces for lands within the A(12-A) Zone.</i> (vi) <i>No parking space shall be located within a required yard</i> ; (vii) For the purposes of this Zone, “Grandstand” means an open stage or platform associated with a <i>private park</i> used for social, cultural and recreational purposes.

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
				-1 outdoor bar stand; -1 barbecue pit; and, -1 private club.		The following additional standards apply in the A(12-A) Zone: (i) Maximum area of the A(12-A) Zone – 2.43 hectares; (ii) Minimum required front yard – 130.0 metres measured to the lot line; (iii) Minimum required exterior side yard – 310.0 metres measured to the lot line; (iv) Minimum required interior side yard – 50.0 metres measured to the lot line; (v) Minimum required rear yard – 300.0 metres measured to the lot line; (vi) Maximum permitted net floor area – 2,536.17 square metres; (vii) Maximum height – 16.8 metres; (viii) Maximum seating capacity – 750; (ix) Minimum required number of parking spaces to be provided within the A(12-A) Zone – 300, plus 8 spaces dedicated as accessible parking spaces. Such parking spaces are to be provided in addition to the minimum required number of parking spaces for lands within the A(12) Zone.

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
13 2000-028 2003-0054 E1.6.1 Esquesing	EP1	Parts of 9086 and 9118 Winston Churchill Blvd.			(i) All <i>buildings and structures</i> , except for a fence.	
14 01-034 Esquesing	RU-EMP	15391 and 15479 Steeles Avenue (Hornby)		(i) <i>Business Office, accessory</i> ; (ii) <i>Dry industrial use</i> (iii) <i>Light manufacturing use</i> ; (iv) <i>Outdoor storage, accessory</i> ; (v) <i>Public use</i> ; (vi) <i>Retail store, accessory</i> ; (vii) <i>Service industrial use</i> ; (viii) <i>Warehousing</i> .		(i) Minimum <i>setback</i> from any residential <i>building or structure</i> – 30.5 metres; (ii) Minimum height of opaque fence screening – 2.5 metres.
15 2004-0121 Esquesing	A	Part of 16406 5 Side Road (Norval)	(i) <i>Animal clinic</i> .			(i) <i>Minimum required interior side yard</i> , east side – 60.0 metres; (ii) <i>Maximum net floor area</i> – 500.0 square metres.

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
16 2006-0104 Glen Williams	HR1	Part of Lot 20, Concession 10		(i) <i>Single detached dwelling;</i> (ii) <i>Home occupation.</i>		(i) Minimum <i>lot frontage</i> – 10.0 metres; (ii) Minimum <i>lot area</i> – 1,011.0 square metres; (iii) Maximum number of <i>lots</i> – 91; (iv) <i>Minimum required side yard</i> – 2.44 metres; (v) <i>Minimum required side yard</i> where an attached <i>garage</i> is provided – 1.22 metres; (vi) Maximum <i>lot coverage</i> – 40%; (vii) Maximum <i>lot coverage</i> for detached <i>private garage</i> – 5% provided that a private detached <i>garage</i> has a <i>floor area</i> that does not exceed 60 square metres and provided the total <i>floor area</i> for all other detached <i>accessory buildings</i> does not exceed 20 square metres; (viii) Minimum driveway width – 3.0 metres; (ix) <i>Motor vehicles</i> may be parked parallel to the <i>streetline</i> that a driveway crosses provided such parking is not located in the required <i>yard</i> that abuts the <i>lot line</i> the driveway crosses; (x) There is no maximum driveway width provided a minimum of 40% of the <i>front yard</i> or <i>exterior side</i>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>yard in which the driveway is located is the site of soft landscaping;</p> <p>(xi) All driveways are required to be set back no closer than 1.0 metres from the <i>interior side lot line</i>.</p> <p>(xii) A retaining wall that has a <i>height</i> of 1.5 metres or less is not considered to be a <i>structure</i> as defined by this By-law.</p>
						<p>The following additional provisions apply to lands zoned HR1(16-A), described as Lot 1 on Appendix C of OMB Order No. 2618, Sept. 18, 2006:</p> <p>(i) <i>Minimum required front yard</i> – 4.0 metres;</p> <p>(ii) The southernmost <i>lot line</i> shall be deemed to be the <i>rear lot line</i>.</p>
						<p>The following additional provisions apply to lands zoned HR1(16-B), described as Lot 11 on Appendix C of OMB Order No. 2618, Sept. 18, 2006:</p> <p>(i) <i>Minimum required rear yard</i> – 24.0 metres.</p>
						<p>The following additional provisions apply to lands zoned HR1(16-C), described as Lots 2 through 8 and 88 through 91 on Appendix C of OMB Order No. 2618, Sept. 18, 2006</p> <p>(i) <i>Minimum required rear yard</i> – 7.62 metres.</p>
17 2006-0104 Glen Williams	EP2	Part of Lot 20, Concession 10				<p>(i) All <i>buildings</i> and <i>structures</i>, except for a fence along the <i>rear lot line</i>.</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
18 2006-0125 E1.6.3 Esquesing	A	Part of 9238 Highway 25	(i) <i>Place of worship.</i>			(i) <i>Minimum required yard, all yards – 12.0 metres;</i> (ii) <i>An accessory building shall not be located in the front yard;</i> (iii) <i>Maximum height – 12.5 metres;</i> (iv) <i>Maximum height of an accessory building – 4.5 metres;</i> (v) <i>Maximum lot coverage for accessory buildings and structures within the A(18) Zone – 1% of all lands;</i> (vi) <i>Maximum net floor area for a place of worship – 1,250.0 square metres;</i> (vii) <i>Minimum required number of parking spaces – 1 space per 8.3 square metres of net floor area.</i>
19 2010-0050 Stewarttown	HR2	13219 15 Side Road (Georgetown)	(i) <i>Medical office.</i>			
20 96-014 Esquesing	PC- NHS1 PC- NHS2	12203 Highway 25	(i) <i>Farm welding business;</i> (ii) <i>Business office, accessory.</i>			(i) <i>Maximum gross floor area for an accessory building – 30.0 square metres;</i> (ii) <i>For the purposes of this Zone, “Farm Welding business” means a use conducted entirely within an enclosed building and shall be restricted to</i>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						welding, repair and maintenance of vehicles and equipment used for agricultural activities related to farming and the domestic needs of residents in the rural area of the Town of Halton Hills, and shall not include the commercial repair or painting of <i>motor vehicles</i> .
21 OP E4.6.4 Ashgrove	RCC	Part of Concession 8 and Part of Lot 10				(i) Maximum <i>net floor area</i> for a commercial use – 929.0 square metres; (ii) Maximum number of <i>buildings</i> permitted – 1; (iii) Maximum number of commercial <i>uses</i> permitted – 1.
22 E4.6.1 Henderson’s Corners	RCC	13397 Highway 7 (Georgetown)	(i) <i>Commercial self-storage facility</i> ; (ii) <i>Motor vehicle sales and/or rental establishment</i> ; (iii) <i>Outdoor storage</i> .			(i) Maximum <i>height</i> for <i>outdoor storage</i> – 6.0 metres; (ii) Maximum combined <i>net floor area</i> for <i>commercial self-storage establishment, outdoor storage and single detached dwelling</i> – 3,716.0 square metres; (iii) Maximum <i>net floor area</i> for a <i>motor vehicle sales and/or rental establishment</i> – 2,972.0 square metres.
23 E4.6.3 Henderson’s Corners	RCC	13451 Highway 7 (Georgetown)	(i) <i>Dry industrial use</i> ; (ii) <i>Gas bar</i> ; (iii) <i>Motor vehicle repair garage</i> ;			(i) <i>Minimum required yard</i> for <i>outdoor storage</i> – 9.0 metres; (ii) Maximum total <i>net floor area</i> for all permitted <i>uses</i> – 500.0 square metres;

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
			(iv) <i>Place of worship;</i> (v) <i>Private club;</i> (vi) <i>School, commercial;</i> (vii) <i>School, private;</i> (viii) <i>Service shop;</i> (ix) <i>Outdoor storage, accessory;</i> (x) <i>Building supply outlet, small scale;</i> (xi) <i>Motor vehicle sales, rental and repair establishment, including recreational vehicles, trailers</i>			(iii) <i>Maximum height for outdoor storage – 6.0 metres.</i>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
24 2003-0077 E4.6.2 Hornby	D	13329 Steeles Ave West (Hornby)	<ul style="list-style-type: none"> (i) <i>Industrial use</i> of products for the horse and equestrian community; (ii) <i>Outdoor storage, accessory;</i> (iii) Repair shop for the horse and equestrian community; (iv) <i>Retail store</i> for the horse and equestrian community; (v) <i>Service shop</i> for the horse and equestrian community. 			<ul style="list-style-type: none"> (i) Minimum required <i>setback</i> for any <i>building, structure or outdoor storage use</i> from any residential use – 6.0 metres; (ii) Maximum <i>net floor area</i> – 1,861.0 square metres. (iii) <i>Minimum required front yard</i> – 9.0 metres; (iv) <i>Minimum required interior side yard</i> – 4.5 metres; (v) <i>Minimum required rear yard</i> – 7.5 metres; (vi) Maximum <i>height</i> – 11.0 metres; (vii) <i>Outdoor storage</i> shall only be permitted within a <i>rear yard</i>.
25 88-124 01-105 2008-0135 Georgetown	LDR1-2	79 and 83 Main Street North (Georgetown)	<ul style="list-style-type: none"> (i) <i>Day nursery.</i> (ii) In the LDR1-2(25-A) Zone, <i>business office.</i> 			<ul style="list-style-type: none"> (i) <i>Minimum required interior side yards</i> – 0.5 metres on one side, 2.5 metres on the other side; (ii) <i>Minimum required rear yard</i> – 10.0 metres.

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
26 67-62 95-172 Georgetown	DC1	Park Avenue (Georgetown)	(i) <i>Apartment building;</i> (ii) <i>Multiple-unit building;</i> (iii) <i>Street townhouse dwelling.</i>		(i) <i>Accessory buildings.</i>	(i) <i>Minimum required front yard – 7.6 metres;</i> (ii) <i>Minimum required interior side yards – 3.0 metres on one side, 28.6 metres on the other side;</i> (iii) <i>Minimum required rear yard – 8.2 metres;</i> (iv) <i>Maximum lot coverage by buildings – 371.6 sq.m;</i> (v) <i>Minimum required landscaped open space – 35%;</i> (vi) <i>Maximum height – 7 storeys;</i> (vii) <i>Minimum required number of parking spaces – 59, of which 33 shall be located in an underground parking garage;</i> (viii) <i>Multiple-unit buildings shall be subject to the standards of the MDR2 Zone;</i> (ix) <i>Street townhouse dwellings shall be subject to the standards of the MDR1 Zone.</i>
27 2004-0107 2007-0059 Georgetown	HDR	200 Princess Anne Drive (Georgetown)		(i) <i>Apartment building;</i> (ii) <i>Long term care facility;</i> (iii) <i>Business Office, accessory;</i>		(i) <i>The front lot line shall be deemed to be the Princess Anne Drive streetline;</i> (ii) <i>Maximum height for a long term care facility – 2 storeys;</i> (iii) <i>Maximum height for a supportive care facility – 8 storeys;</i>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
				<ul style="list-style-type: none"> (iv) <i>Private club;</i> (v) <i>Retail store, accessory.</i> 		<ul style="list-style-type: none"> (iv) <i>Maximum height for an apartment building – 12 storeys;</i> (v) <i>Minimum required front and exterior side yards – 7.5 metres;</i> (vi) <i>Minimum required interior side and rear yards along that portion of the lot not adjacent to another lot in an HDR Zone – 6.0 metres;</i> (vii) <i>Minimum required interior side yard adjacent to the railway tracks – 30.0 metres;</i> (viii) <i>Minimum required yard, all yards, for an accessory building or structure – 5.0 metres;</i> (ix) <i>Minimum required setback between buildings on the same lot – An amount equal to 50% of the height of the taller applicable building;</i> (x) <i>Minimum required setback between a building and any at-grade parking area – 3.0 metres;</i> (xi) <i>Maximum lot coverage – 50%;</i> (xii) <i>Maximum lot coverage for accessory buildings and structures – 5%;</i>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>(xiii) Maximum <i>net floor area</i> for all permitted <i>uses</i> – 38,000 square metres;</p> <p>(xiv) Maximum <i>net floor area</i> for an <i>apartment building</i> – 20,000 square metres;</p> <p>(xv) Maximum <i>net floor area</i> for permitted non-residential <i>uses</i> – 1,500.0 square metres;</p> <p>(xvi) Maximum <i>net floor area</i> for an <i>accessory building or structure</i> – 60.0 square metres;</p> <p>(xvii) Maximum permitted number of long term care beds – 128;</p> <p>(xviii) Maximum permitted number of supportive care units – 100;</p> <p>(xix) Maximum permitted number of <i>apartment dwelling units</i> – 200;</p> <p>(xx) Minimum required landscaped open space – 30%;</p> <p>(xxi) Minimum required width of <i>landscaping</i> to be provided along and abutting a <i>streetline</i> – 4.0 metres;</p> <p>(xxii) Minimum required number of <i>parking spaces</i> for</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>a long term care facility – 1 space per three beds;</p> <p>(xxiii) Minimum required number of <i>parking spaces</i> for a supportive care facility – 1 space per three beds;</p> <p>(xxiv) Minimum required number of <i>parking spaces</i> for a permitted non-residential use – 1 space per 20.0 square metres of <i>net floor area</i>.</p>
28 2006-0086 Georgetown	I	89 Mountainview Road South (Georgetown)	<p>(i) <i>Apartment dwelling</i>;</p> <p>(ii) <i>Multiple dwelling</i>.</p>			<p>(i) Maximum <i>height</i> – 15.5 metres;</p> <p>(ii) <i>Minimum required front yard</i> – 20.0 metres;</p> <p>(iii) <i>Minimum required exterior side yard</i> – 6.0 metres;</p> <p>(iv) <i>Minimum required interior side yard</i> – 3.0 metres;</p> <p>(v) <i>Minimum required rear yard</i> – 40.0 metres;</p> <p>(vi) Minimum required outdoor amenity space – 100.0 square metres;</p> <p>(vii) Maximum number of <i>apartment dwelling units</i> – 53;</p> <p>(viii) Maximum number of <i>apartment dwelling units</i> permitted to have a dedicated entrance from outside – 3;</p> <p>(ix) Minimum required number of <i>parking spaces</i> for</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>an <i>apartment dwelling</i> – 0.5 spaces;</p> <p>(x) Minimum required number of <i>parking spaces</i> for an <i>apartment dwelling</i> having a dedicated entrance from outside – 1 space;</p> <p>(xi) For the purposes of this Section, “Outdoor Amenity Space” means an area comprised of on-site common or private outdoor space, designed for active or passive recreational use.</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
29 2008-0098 Georgetown	I	14400 Argyll Road West (Georgetown)	(i) <i>Art gallery</i> ; (ii) <i>Day nursery</i> ; (iii) Office, accessory to a place of worship; (iv) <i>School, commercial.</i>			(i) Maximum <i>height</i> – 20.0 metres; (ii) Minimum required <i>front yard</i> – 4.5 metres; (iii) Minimum required <i>exterior side yard</i> – 4.5 metres; (iv) Minimum required <i>interior side yard</i> – 4.5 metres; ; (v) Minimum required <i>rear yard</i> – 4.5 metres; (vi) Maximum <i>height</i> – 20.0 metres; (vii) Minimum required width of a <i>planting strip</i> adjacent to a residential or commercial use – 2.0 metres; (viii) Minimum required width of a <i>planting strip</i> adjacent to a street – 4.0 metres; (ix) Maximum <i>lot coverage</i> – 25%; (x) Minimum required number of <i>parking spaces</i> – 300 spaces.
30 2004-0075 2004-0083 Georgetown	LDR1-2	10449 8 th Line (Georgetown)	(i) <i>Medical office.</i>			(i) The <i>front lot line</i> is deemed to be the Main Street (Eight Line) <i>streetline</i> ; (ii) Maximum <i>net floor area</i> for a <i>medical office</i> – 200.0 square metres.

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
31 2008-0081 Georgetown	MDR1	Concession 11, Part Lots 12 to 14 MacFarlane Drive				<ul style="list-style-type: none"> (i) Minimum <i>lot frontage, interior lot</i> – 6.0 metres; (ii) Minimum <i>lot frontage, end unit on an interior lot</i> – 7.5 metres; (iii) Minimum <i>lot frontage, corner lot</i> – 9.0 metres; (iv) Minimum <i>lot area, interior lot</i> – 180.0 square metres; (v) Minimum <i>lot area, end unit on an interior lot</i> – 225.0 square metres; (vi) Minimum <i>lot area, corner lot</i> – 264.0 square metres; (vii) <i>Minimum required exterior side yard</i> for an attached <i>garage</i> where the associated <i>driveway</i> crosses the exterior <i>side lot line</i> – 6.0 metres; (viii) <i>Minimum required interior side yard</i> for an end unit – 1.5 metres; (ix) Maximum <i>lot coverage</i> for an <i>interior lot</i> – 58%; (x) Maximum <i>lot coverage</i> for a <i>corner lot</i> – 40%; (xi) A minimum 0.8 metre-wide maintenance access

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						from the <i>front yard</i> to the <i>rear yard</i> must be provided for each unit that is free and clear of utilities and encroachments and does not pass through a <i>habitable room</i> .
32 2008-0081 Georgetown	LDR1-3	Concession 11, Part Lots 12 to 14 MacFarlane Drive				(i) Minimum <i>lot frontage, interior lot</i> – 12.2 metres; (ii) Minimum <i>lot frontage, corner lot</i> – 15.0 metres; (iii) Minimum <i>lot area, interior lot</i> – 366.0 square metres; (iv) Minimum <i>lot area, corner lot</i> – 444.0 square metres; (v) <i>Minimum required exterior side yard</i> – 4.0 metres; (vi) <i>Minimum required exterior side yard</i> for an attached <i>garage</i> where the associated <i>driveway</i> crosses the exterior <i>side lot line</i> – 6.0 metres; (vii) <i>Minimum required interior side yard</i> – 1.2 metres; (viii) <i>Maximum lot coverage</i> for an <i>interior lot</i> – 47%; (ix) <i>Maximum lot coverage</i> for a <i>corner lot</i> – 38%.
33 2008-0081 Georgetown	LDR1-4	Concession 11, Part Lots 12 to 14 MacFarlane Drive				(i) Minimum <i>lot frontage, interior lot</i> – 9.15 metres; (ii) Minimum <i>lot frontage, corner lot</i> – 11.9 metres; (iii) Minimum <i>lot area, interior lot</i> – 274.5 square

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						metres; (iv) Minimum <i>lot area, corner lot</i> – 353.0 square metres; (v) <i>Minimum required exterior side yard</i> – 4.0 metres; (vi) <i>Minimum required exterior side yard</i> for an attached <i>garage</i> where the associated <i>driveway</i> crosses the exterior <i>side lot line</i> – 6.0 metres; (vii) <i>Minimum required interior side yard</i> – 1.2 metres on one side, 0.6 metres on the other; (viii) <i>Maximum lot coverage</i> for an <i>interior lot</i> – 47%; (ix) <i>Maximum lot coverage</i> for a <i>corner lot</i> – 38%.
34 2002-0108 Esquensing	OS4 PC- NHS1	10365 Highway 7	(i) <i>Agricultural use</i> ; (ii) <i>Conservation use</i> ; (iii) <i>Golf course</i> ; (iv) <i>Golf driving range</i> ; (v) <i>Dwelling, single</i>			(i) Minimum required number of <i>parking spaces</i> for a <i>golf course</i> – 50 spaces per 9 holes.

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
			<i>detached, accessory;</i> (vi) In the PC-NHS1(34) Zone, golf course crossing and associated paths.			
35 2010-0050 Esquesing	PC	11553 Tenth Line	(i) <i>Industrial uses.</i>			(i) <i>A building having a maximum ground floor area of 4645 square metres shall be permitted to be erected after the effective date of this By-law.</i>
36 2007-0119 Georgetown	RCO	78 Guelph Street	(i) <i>Multiple dwelling.</i>			(i) <i>Maximum number of dwelling units – 4.</i>
37 2007-0030 2008-0100 Acton	CC	391-395 Queen Street East, at Tanners Drive	(i) <i>Motor vehicle gas bar;</i> (ii) <i>Printing and publishing establishment;</i> (iii) <i>Restaurant.</i>		(i) <i>Adult entertainment use;</i> (ii) <i>Retail store greater than 279.0 square metres that primarily sells apparel and accessories</i>	(i) <i>All lands within this zone are deemed to be one lot for the purposes of this By-law;</i> (ii) <i>Minimum lot area – 0.6 hectares;</i> (iii) <i>Minimum lot frontage – 50.0 metres;</i> (iv) <i>Minimum required front yard – 4.5 metres;</i> (v) <i>Minimum required exterior side yard – 6.0 metres;</i> (vi) <i>Minimum required interior side yard – 3.0 metres;</i>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>(vii) <i>Minimum required rear yard</i> – 6.0 metres;</p> <p>(viii) <i>Maximum height</i> – 11.5 metres;</p> <p>(ix) <i>Maximum lot coverage</i> – 30%;</p> <p>(x) A 4.5 metre-wide <i>planting strip</i> adjacent and parallel to the <i>streetline</i> is required;</p> <p>(xi) A 3.0 metre-wide <i>planting strip</i> adjacent and parallel to any <i>lot line</i> abutting a <i>residential use</i> is required;</p> <p>(xii) Minimum required number of <i>parking spaces</i> for the following <i>uses</i>:</p> <ul style="list-style-type: none"> a. <i>Retail store</i>: 1/20 sq.m <i>net floor area</i>; b. <i>Restaurant</i>: 1/8.7 sq.m <i>net floor area</i>; c. <i>Business office</i>: 1/30.3 sq.m <i>net floor area</i>; d. <i>Financial Institution</i>: 1/30.3 sq.m <i>net floor area</i>; e. <i>Medical office</i>: 1/25 sq.m <i>net floor area</i>; f. All other <i>uses</i>: 1/20 sq.m <i>net floor area</i>. <p>(xiii) Minimum required number of <i>loading spaces</i> – 1/2,000.0 sq.m <i>net floor area</i>;</p> <p>(xiv) <i>Minimum required interior side and rear yard</i> for a <i>loading space</i> – 3.0 m;</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						(xv) Maximum number of <i>drive-through service facilities</i> – 1; (xvi) Minimum required number of ingress queuing spaces for a <i>financial institution</i> – 5.
38 2009-0055 Georgetown	EMP1	21 Armstrong Avenue				(i) Maximum <i>net floor area</i> for a <i>business office</i> – 74.3 square metres.
39 2010-0050 Esquesing	PC-NHS2	13970 Eighth Line	(i) <i>Day nursery, accessory</i> ; (ii) <i>Equestrian centre</i> ; (iii) <i>School, private</i> .		(i) Overnight accommodation of the students and/or staff; (ii) Industrial and commercial use and human habitation of the land, <i>buildings</i> and <i>structures</i> used for the <i>equestrian centre</i> .	(i) Maximum <i>net floor area</i> for a <i>private school</i> and <i>accessory day nursery</i> – 929.0 square metres; (ii) Maximum <i>height</i> for a <i>private school</i> and <i>accessory day nursery</i> – 10.67 metres; (iii) <i>Minimum required front yard</i> for a <i>private school</i> and <i>day nursery accessory</i> – 206.0 metres; (iv) <i>Minimum required interior side yard</i> for a <i>private school</i> and <i>accessory day nursery</i> measured to the north <i>lot line</i> – 205.0 metres; (v) <i>Minimum required interior side yard</i> for a <i>private school</i> and <i>accessory day nursery</i> measured to the south <i>lot line</i> – 199.0 metres; (vi) <i>Minimum required rear yard</i> for a <i>private school</i> and <i>accessory day nursery</i> – 204.0 metres; (vii) The whole of the <i>basement</i> shall not be counted as part of the <i>net floor area</i> .

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
40 2010-0050 Henderson's Corners	RCR1		(i) <i>Animal clinic.</i>			
41 2008-0048 Acton	MDR2	Wallace Street/Doctor Moore Court	(i) <i>Semi-detached dwelling;</i> (ii) <i>Street townhouse dwelling.</i>			(i) Maximum total number of <i>dwelling units</i> – 23; (ii) Maximum number of <i>semi-detached dwelling units</i> – 4; (iii) Maximum height – 6.5 metres; (iv) Maximum number of <i>storeys</i> – 1; (v) Maximum number of <i>dwelling units</i> in a <i>townhouse building</i> – 6; (vi) Minimum <i>lot area per dwelling unit</i> – 200.0 sq.m.; (vii) Maximum <i>lot coverage</i> – 55% (viii) Minimum <i>lot frontage</i> on a <i>public street or road per dwelling unit</i> – 7.0 metres; (ix) The face of the <i>private garage</i> shall not project beyond the front face of the <i>dwelling or porch</i> ; (x) <i>Minimum required front yard</i> on a <i>public street or a private road</i> : a. To the <i>dwelling unit</i> – 4.0 metres;

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<ul style="list-style-type: none"> b. To the <i>private garage</i> on a <i>public street</i> – 6.0 metres; c. To the <i>private garage</i> on a <i>private road</i> – 6.5 metres; (xi) <i>Minimum required side yards:</i> <ul style="list-style-type: none"> a. Interior unit – zero; b. End unit – 1.5 metres; c. End unit adjacent to a private road – 1.5 metres; d. End unit adjacent to Doctor Moore Court – 3.0 metres; e. End unit <i>porch</i> adjacent to Doctor Moore Court – 1.9 metres; f. End unit adjacent to Wallace Street – 5.0 metres; g. End unit adjacent to a <i>public park</i> or private amenity area – 1.5 metres; (xii) <i>Minimum required rear yard</i> - 7.0 metres; (xiii) <i>Minimum required rear yard</i> abutting a <i>public park</i> – 6.0 metres; (xiv) A minimum 0.8 metre maintenance access to the <i>rear yard</i> shall be provided for each <i>multiple</i> and <i>street townhouse dwelling unit</i>, free and clear of utilities, from the <i>front yard</i> without passing through a <i>habitable room</i>;

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						(xv) No <i>building or structure</i> shall encroach within a <i>required yard</i> , save and except for architectural features such as eaves or gutters, chimney breasts, pilasters, roof overhangs, which may encroach 0.5 metres into a <i>required yard</i> .
42 2009-0029 Georgetown	MDR2	60 Main Street (Georgetown)		i) Group Townhouse dwellings ii) Uses, buildings and structures accessory thereto		(i) Maximum number of <i>multiple dwelling units</i> – 142; (ii) Minimum <i>lot frontage per dwelling unit</i> – 5.3 metres; (iii) Minimum <i>lot area per dwelling unit</i> – 123.0 square metres; (iv) <i>Minimum required front yard</i> for lots fronting on a <i>private road</i> : a. To the <i>dwelling unit</i> – 4.5 metres; b. To the <i>private garage</i> – 6.5 metres; (v) <i>Minimum required front yard</i> for lots having frontage on a <i>public street</i> – 2.5 metres; (vi) <i>Maximum front yard</i> for lots fronting on a <i>public street</i> – 3.0 metres; (vii) <i>Minimum required rear yard</i> for lots having frontage on a <i>private street</i> – 6.0 metres; (viii) <i>Minimum required rear yard</i> for lots having

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>frontage on a <i>public street</i>:</p> <ul style="list-style-type: none"> a. To the <i>dwelling unit</i> – 4.5 metres; b. To the <i>private garage</i> – 6.5 metres; <p>(ix) <i>Minimum required side yards</i>;</p> <ul style="list-style-type: none"> a. Interior unit – zero; b. End unit – 1.2 metres, but shall not be located in a <i>sight triangle</i>; c. End unit abutting a <i>public street</i> – 2.5 metres; <p>(x) A minimum 0.8 metre maintenance access to the <i>rear yard</i> shall be provided for each <i>dwelling unit</i>, free and clear of utilities, from the <i>front yard</i> without passing through a <i>habitable room</i>. For the purposes of this By-law such maintenance access may be provided through a <i>side yard</i> associated with an end unit and shall not be required if the <i>front and rear yards</i> each abut a <i>public street</i> or <i>private road</i>.</p> <p>(xi) Minimum setback between <i>townhouse buildings</i> – 2.4 metres;</p> <p>(xii) Maximum <i>height</i> – 11.0 metres;</p> <p>(xiii) Minimum setback to a <i>sight triangle</i> – zero;</p> <p>(xiv) Minimum required number of <i>parking spaces</i> – 2 spaces per <i>dwelling unit</i>, plus 0.3 spaces per <i>dwelling unit</i> for visitor <i>parking spaces</i>;</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>(xv) <i>Motor vehicle</i> access to a <i>private garage</i> shall be from a <i>private road</i>;</p> <p>(xvi) Minimum rear balcony dimensions for <i>dwelling units</i> facing a <i>public street</i> – 2.4 metres by 3.0 metres;</p> <p>(xvii) Minimum required common amenity area – 1,200 square metres;</p> <p>(xviii) No <i>building</i> or <i>structure</i> shall encroach within a <i>required yard</i>, save and except the following:</p> <ol style="list-style-type: none"> Architectural features such as eaves or gutters, chimney breasts, pilasters, roof overhangs may encroach to a maximum of 0.5 metres into a <i>required yard</i>. Covered or uncovered, unenclosed <i>porches</i> are permitted to 1.8 metres into a <i>front yard</i>, <i>rear yard</i> or <i>side yards</i> adjacent to a <i>public street</i> or <i>private road</i>; Stairs may encroach to a maximum of 2.3 metres into a <i>required yard</i>. <p>(xix) For the purposes of this <i>Zone</i>, “Multiple-unit Building” means a <i>building</i> that is vertically divided into a minimum of three and a maximum of nine <i>dwelling units</i>, each of which has an independent entrance at grade to the front and rear of the <i>building</i> and each of which shares a</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>common wall that has a minimum height of 2.4 metres and a depth of 6.0 metres above grade. Such <i>dwelling units</i> shall be located within a Plan of Condominium, such as a Common Element Condominium, with each <i>dwelling unit</i> being accessed by a private condominium road.</p> <p>(xx) For the purposes of this <i>Zone</i>, “Private Road” shall mean a road having a minimum width of 6.0 metres within a condominium form of development that is privately managed and maintained.</p> <p>(xxi) For the purposes of this <i>Zone</i>, “Lot” shall mean a parcel of (tied) land within the subject lands containing a <i>dwelling unit</i> with private <i>front</i> and <i>rear yard exclusive use</i> areas with frontage on either a <i>public street</i> or <i>private road</i>.</p> <p>(xxii) For the purposes of this <i>Zone</i>, “Front Lot Line” shall mean the shortest line that separates a <i>lot</i> from a <i>public street</i> or a <i>private road</i>. In cases where a lot abuts both a <i>public street</i> and <i>private road</i>, and where those <i>lot lines</i> are approximately parallel to each other, the <i>front lot line</i> shall be deemed to be along the <i>public street</i>.</p> <p>(xxiii) For the purposes of this <i>Zone</i>, “Rear Lot Line” shall mean the <i>lot line</i> that is opposite to the <i>front lot line</i>.</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						(xxiv) For the purposes of this Zone, "Side Lot Line" shall mean a <i>lot line</i> other than a <i>front lot line</i> or <i>rear lot line</i> .
43 99-126 Esquesing	PC	11106 Winston Churchill Blvd.	(i) Abattoir.			(i) Minimum <i>lot frontage</i> – 60.9 metres; (ii) Minimum <i>lot area</i> – 19,000 square metres; (iii) Maximum <i>lot coverage</i> – 17.2%; (iv) Minimum required <i>front yard</i> – 62.5 metres; (v) Minimum required <i>interior side yard</i> , north side – 5.8 metres; (vi) Minimum required <i>interior side yard</i> , south side – 5.9 metres; (vii) Minimum required <i>rear yard</i> – 100.0 metres; (viii) Maximum <i>ground floor area</i> – 3,251 square metres; (ix) Maximum <i>second storey floor area</i> – 63.3 square metres; (x) Maximum <i>height</i> – 6.1 metres; (xi) Minimum required number of <i>parking spaces</i> : 1 space per employee during the regular work period;

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>(xii) <i>Loading spaces</i> and storage and parking for trucks shall be located at the rear of the <i>building</i>;</p> <p>(xiii) A <i>planting strip</i> shall be provided to fully obstruct the view of the truck parking and storage areas from adjacent land uses;</p> <p>(xiv) For the purpose of this <i>Zone</i>, “Abattoir” means a <i>building, structure</i> or use of land or part thereof specifically designed to accommodate the penning and slaughtering of live animals and the preliminary processing of animal carcasses and may include the packing, treating, storing and sale of the product on the premises.</p>
44 2010-0050 Georgetown	GCN3	158 Guelph Street				<p>(i) <i>Minimum required interior side yard</i>, one side only – 3.96 metres;</p> <p>(ii) <i>Minimum required rear yard</i> abutting a Residential <i>Zone</i> – 6.12 metres.</p>
45 89-127 Esquesing	I	13893 Highway 7		<p>(i) A <i>building</i> or <i>buildings</i> used for educational/religious instruction and administrative offices;</p> <p>(ii) A <i>building</i> or</p>		<p>(i) <i>Minimum lot frontage</i> – 457.2 metres;</p> <p>(ii) For the purpose of this <i>Zone</i>, the <i>front lot line</i> shall be the line dividing the lot from Highway 7;</p> <p>(iii) <i>Minimum lot area</i> – 34.0 hectares;</p> <p>(iv) <i>Minimum required front yard</i> for any <i>main building</i> – 152.4 metres;</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
				<p><i>buildings</i> for the preparation, production, distribution and storage of literature and programs;</p> <p>(ii) Place of worship, accessory;</p> <p>(iv) Residential building;</p> <p>(v) <i>Industrial use, accessory</i> including the servicing of goods and equipment to carry out any permitted use.</p>		<p>(v) <i>Minimum required front yard</i> for any agricultural or <i>accessory building</i> or <i>structure</i> – 30.4 metres;</p> <p>(vi) <i>Minimum required interior side yard</i> or <i>rear yard</i> for any <i>main building</i> – 45.7 metres;</p> <p>(vii) <i>Minimum required interior side</i> or <i>rear yard</i> for any agricultural or <i>accessory building</i> or <i>structure</i> – 15.2 metres;</p> <p>(viii) <i>Maximum lot coverage</i> – 12%;</p> <p>(ix) <i>Maximum height</i> – 12.1 metres;</p> <p>(x) <i>Maximum net floor area</i> – 74,320 square metres;</p> <p>(xi) <i>Maximum required number of parking spaces</i> for a <i>residence building</i> – 1 space per private room;</p> <p>(xii) <i>Minimum required number of parking spaces</i> for an <i>administrative office, place of worship, place of assembly</i> or <i>private school</i> – 1 space per 27.9 square metres of <i>net floor area</i>;</p> <p>(xiii) <i>Minimum required number of parking spaces</i> for a <i>building</i> for the production, manufacture, storage and distribution of literature and programs, including associated offices – 1 space per 232.3 square metres of <i>net floor area</i>;</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						(xiv) For the purposes of this <i>Zone</i> , “Residential Building” means a <i>building</i> or <i>buildings</i> in each of which not more than 168 private rooms are provided for human habitation, and for which common culinary, health, personal care and recreational facilities are provided for residents of the <i>buildings</i> ; (xv) For the purposes of this <i>Zone</i> , “Private Room” means a room that provides sleeping and personal sanitary facilities and has a private entrance from a common hallway.
46 2010-0050 Georgetown	LC	221 Miller Drive				(i) Minimum required number of <i>parking spaces</i> – 40.
47 2010-0050 Georgetown	DC1	15 Main Street South	(i) <i>Multiple dwelling units.</i>			(i) Minimum required number of <i>parking spaces</i> – 4.
48 2010-0050 Georgetown	DC1	19 Main Street South	(i) <i>Multiple dwelling units.</i>			(i) Minimum required number of <i>parking spaces</i> – 8.
49 2010-0050 Henderson’s Corners	RCR2	Part of Lot 23, Concession 8				a) For lands in the RCR2(49-A) <i>Zone</i> : a. Minimum <i>lot area</i> – 3,702.6 square metres; b. Minimum <i>lot frontage</i> for lands– 31.62 metres; b) Minimum <i>lot frontage</i> for lands in the RCR2(49-B) <i>Zone</i> – 14.83 metres;

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						c) For lands in the RCR2(49-C) Zone: a. Minimum <i>lot area</i> – 3,369.3 square metres; b. Minimum <i>lot frontage</i> – 28.0 metres.
50 2010-0050 Glen Williams	HCC	586 Main Street	(i) <i>Accessory dwelling unit</i> within a <i>building</i> that existed on the effective date of this By-law.			(i) Special Provision 3 of Table 9.1 of this By-law shall not apply.
51 2010-0050 Esquesing	A	9178 Sixth Line				(i) One <i>building</i> having a maximum <i>gross floor area</i> of 300 square metres shall be permitted to be <i>erected</i> after the effective date of this By-law.
52 76-95 78-6 Esquesing	PC-NHS1 PC-NHS2	Part of Lots 12, 13, 14 and 15 Concession 11	(i) Outdoor education uses			(i) For the purposes of this <i>Zone</i> , “Outdoor Education” means an educational institution designed to provide learning opportunities in a natural environment through activities such as, but not limited to geographical, biological and ecological and other scientific field studies, conservation studies, aesthetic studies and related class room and laboratory studies, and includes <i>accessory buildings</i> or <i>structures</i> providing overnight accommodation including, but not limited to, a dormitory.
53 83-25 Esquesing	PC-NHS1 PC-NHS2	Part of Lot 25, Concession 1		(i) <i>Agricultural use</i> ; (ii) Seasonal tent and trailer park;		(i) <i>Minimum required front yard</i> – 15.2 metres; (ii) Minimum required setback from any <i>Zone</i> boundary, excluding the PC-NHS1 <i>Zone</i> – 6.0 metres;

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
				(iii) Campground; (iv) <i>Single detached dwelling</i>		(iii) Maximum number of designated tent and trailer sites – 225; (iv) For the purposes of this Zone “Campground” means land and facilities used for the purpose of camping, and may include a camp-ground area for cabins, tents, tent trailers, <i>recreational vehicles</i> , truck campers and other <i>accessory buildings and structures</i> . (v) For the purposes of this Zone “Seasonal Tent and Trailer Park” means an area of land used as a campground or for camping facilities or for the temporary parking of tent trailers, <i>recreational vehicles</i> or truck campers, which contains designated tent and trailer sites. (vi) For the purposes of this Zone “Designated Tent and Trailer Site” means an area of land used for siting of tent trailers, <i>recreational vehicles</i> , truck campers, each site having a minimum area of 92 square metres and a minimum width of 7.62 metres. (vii) For the purposes of this Zone “Campground Area” means an area of land within a campground where more than one tent, tent trailer, truck camper, or <i>recreational vehicles</i> may locate without need for individual identifiable sites.

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
54 2010-042. Bannockburn	RCC	13383 Fourth Line (Esquesing)	(i) <i>Apartment dwelling units.</i>			(i) Maximum number of <i>dwelling units</i> – 2; (ii) <i>Minimum required interior side yard</i> – 7.5 metres; (iii) Minimum required number of <i>parking spaces</i> for an animal clinic – 1 space per 25.0 square metres <i>net floor space</i> ; and, (iv) For the purposes of this <i>Zone</i> , “Animal Clinic” means a <i>building</i> where one or more licensed veterinarians and associated staff provides medical, surgical or similar treatment services to animals. This may include overnight recovery areas for animals but shall not include a <i>kennel</i> , outdoor dog pens or a fenced exercise area for dogs.
55 96-025 Acton	LDR1-2 EP1	62 Mill Street West and 45 Church Street	(i) Flour mill (ii) <i>Business office, accessory</i>			(i) Maximum <i>net floor area</i> for an <i>accessory business office</i> on the second <i>storey</i> of a single detached dwelling – 27.5 square metres; (ii) Maximum <i>net floor area</i> for a flour mill – 115.0 square metres; (iii) Maximum permitted increase of the area of the roof beyond that which existed on February 26, 1996 – 255.0 square metres; (iv) In-ground weigh scales are permitted to be located to the south-east of the main <i>building</i> ;

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>(v) An additional two silos beyond the number that existed on February 26, 1996 are permitted to be erected, and shall be comparable in size and <i>height</i> to the silos that existed on February 26, 1996;</p> <p>(vi) Minimum required number of <i>parking spaces</i> for the expansions of <i>buildings</i> provided for in subsections (i) and (ii) – 8.</p>
56 2010-0050 Glen Williams	HC	533 Main Street	(i) <i>Place of worship.</i>			
57 78-72 Esquesing	PC	11582 Trafalgar Road	<p>(i) <i>Funeral home;</i></p> <p>(ii) <i>One dwelling unit accessory to the funeral home.</i></p>			<p>(i) Minimum number of <i>parking spaces</i> required for the <i>funeral home</i> – 1 <i>parking space</i> for each five chapel seating spaces or fraction thereof with a minimum of 10 <i>parking spaces</i>;</p> <p>(ii) Minimum <i>lot frontage</i> – 30.48 metres;</p> <p>(iii) Minimum <i>lot area</i> – 0.186 hectares;</p> <p>(iv) <i>Minimum required front yard</i> – 9.144 metres;</p> <p>(v) <i>Minimum required rear yard</i> – 7.62 metres;</p> <p>(vi) <i>Minimum required interior side yard</i> – 4.572 metres;</p> <p>(vii) <i>Maximum lot coverage</i> – 30%.</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
58 Georgetown	LC	400 Guelph Street			(i) Notwithstanding any other provision of this by-law, a <i>motor vehicle body shop</i> is prohibited.	
59 Acton 2011-0008	LDR1-4	Part of the west half of Lot 26 Con 4 (Esquensing) and Part of the unopened road allowance between Concessions 3 and 4 and Part of Churchill Road, (Acton), Town of Halton Hills				Notwithstanding the provisions of Section 4.33, minimum rear yard setback - 15 m - from the right of way owned by a federally regulated railway company.
60	Reserved					
61 By-law 2011-0033 (OMB Approved)	I	Part of Lot 11, Concession 10, Town of Halton Hills (Georgetown)				(i) Special provision 2 of Table 11.1 shall not apply to schools, public.

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
62 By-law 2011-0068	CR	Part of Lots 19 and 20, Concession 7 Town of Halton Hills (Esquesing)				(i) Maximum number of lots – 20 (ii) Minimum lot area - 0.787ha.
63 By-law 2011-0033 (OMB Approved)	LDR1-4	Part of Lot 11, Concession 10, Town of Halton Hills (Georgetown)				(i) The wall of the <i>garage</i> facing the <i>lot line</i> the driveway crosses shall not be located more than 3.0 metres closer to that <i>lot line</i> than the wall of the <i>first story</i> of the <i>main building</i> facing the same <i>lot line</i> .
64 By-law 2017-0047	HR1	Part of Park Lot 3 and Ann Street Cavanagh's Unregistered Plan and Part of the East Half of Lot 20 Concession 9 shown as Parts 1 to 7, 20R18596				i) Minimum lot frontage – 21 metres ii) Minimum lot area - 1000 sq metres iii) Maximum number of lots – 31 iv) Maximum lot coverage - 350 square metres v) Setbacks a. Minimum front yard setback – 4.5 metres b. Maximum front yard setback - 10 metres c. No more than two consecutive houses shall be sited at the same distance from the front property line after which subsequent houses shall be sited at a minimum variation of 2.0 m d. Minimum of 8 houses fronting onto Street A (Draft Plan 24T-08001H) shall be sited at the minimum front yard setback of 4.5 m vi) Minimum required rear yard measured from the rear property line or EP1 Zone per Schedule B - 10 metres vii) Maximum height – 2 Storeys and 11 metres

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<ul style="list-style-type: none"> viii) <i>Decks</i> less than 0.6 m above the grade adjacent to the deck <ul style="list-style-type: none"> a. No closer than 3 m from measured from the rear property line or EP1 Zone per Schedule B ix) Main wall means any exterior wall of a building or structure x) <i>Decks</i> 0.6 m or more above the grade adjacent to the deck <ul style="list-style-type: none"> a. Shall not be permitted above the first floor b. Shall not project more than 2 metres from the furthest rear or side main wall relative to the adjacent yard xi) <i>Balconies</i> <ul style="list-style-type: none"> a. Shall not be permitted above the first floor b. Shall not project more than 2 metres from the furthest rear or side main wall relative to the adjacent yard. xii) <i>Garages</i> <ul style="list-style-type: none"> a. The wall of the private garage, the entrance of which faces the lot line the driveway crosses to access the private garage, is to be recessed a minimum of 1.0 m from the face of the house and shall be no closer than 5.5 metres from the front lot line b. The interior dimensions of the garage fronting the street shall not exceed 50% of the exterior width of the house c. No more than eight 3 car garages fronting onto Street A (Draft Plan 24T-08001H) shall

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>be front facing garages.</p> <p>The following additional provisions apply to lands zoned HR1 (64-A) (H1) described as Lot 8 on Schedule C Plan 24T-08001/H and Exhibit 2F of OMB Order No. PL150128, April 3, 2017</p> <ul style="list-style-type: none"> i) Minimum lot frontage - 10 metres ii) Minimum front yard setback - 45 metres <p>The following additional provisions apply to lands zoned HR1 (64-B) (H1) described as Lot 9 on Schedule C Plan 24T-08001/H and Exhibit 2F of OMB Order No. PL150128, April 3, 2017</p> <ul style="list-style-type: none"> i) Minimum lot frontage - 10 metres ii) Minimum front yard setback – 80 metres <p>The following additional provisions apply to lands zoned HR1 (64-C) (H1) described as Lot 14 on Schedule C Plan 24T-08001/H and Exhibit 2F of OMB Order No. PL150128, April 3, 2017</p> <ul style="list-style-type: none"> i) Minimum front yard setback – 4.5 metres ii) Maximum front yard setback – 6.5 metres <p>The following additional provisions apply to lands zoned HR1 (64-D) (H1) described as Lot 15 on Schedule C Plan 24T-08001/H and Exhibit 2F of OMB Order No.</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>PL150128, April 3, 2017</p> <p>i) Minimum front yard setback – 4.5 metres ii) Minimum front yard setback – 6.5 metres</p> <p>The following additional provisions apply to lands zoned HR1 (64-E) (H1) described as Lot 16 on Schedule C Plan 24T-08001/H and Exhibit 2F of OMB Order No. PL150128, April 3, 2017</p> <p>i) Minimum front yard setback – 4.5 metres ii) Maximum front yard setback – 6.5 metres</p> <p>The following additional provisions apply to lands zoned HR1 (64F) (H1) described as Lot 31 on Schedule C Plan 24T-08001/H and Exhibit 2F of OMB Order No. PL150128, April 3, 2017</p> <p>i) The rear lot line shall be defined as that lot line extending west from the adjacent rear lot line of Lot 30 to the point where that line terminates at Street A.</p>
65 By-law 2012-0022, amended by By-law 2014-0005	MDR2	Northwest quadrant of Mountainview & Danby Roads (Georgetown South)				<p>(i) Minimum lot frontage per dwelling on a private road 7m.</p> <p>(ii) Minimum Front Yard Setback from a private road 3m.</p> <p>(iii) Minimum Front Yard Setback from a private road to the <i>garage</i> 6m.</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<ul style="list-style-type: none"> (iv) Minimum rear yard setback 7m. (v) Minimum Interior Side Yard Setback 1.2m for interior end units. (vi) Minimum Exterior (corner) Side Yard Setback 3m. (vii) Front Porches will be permitted to extend into the required Front yard Setback no closer than 2m to the private road. (viii) For the purpose of this Zone "<i>Private Road</i>" shall mean a road within a condominium form of development that is privately managed and maintained. (ix) For the purposes of this Zone, "<i>Front Lot Line</i>" shall mean the shortest line that separated a lot from a private road. (x) For the purposes of this Zone, "<i>Rear Lot Line</i>" shall mean the <i>lot line</i> that is opposite to the <i>front lot line</i>.

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
	SNC	Northwest corner of Mountainview & Danby (Georgetown South)			(i) drive-through service facility (ii) gas bars (iii) motor vehicle washing establishment (iv) place of entertainment (v) theatres	(xi) For the purposes of this Zone, "Side Lot Line" shall mean a <i>lot line</i> other than a <i>front lot line</i> or <i>rear lot line</i> . (i) Maximum Gross Leasable Floor Area 3000 m ²
66 By-law 2013-0054 (OMB Approved)	HC	11410 Trafalgar Road & 12995 17 Side Road (Hamlet of Stewarttown)		Gas Bar, Retail Store	A Restaurant, including a take out restaurant and drive-through service facilities, both as primary and assessor use	17 Sideroad is deemed to be the Front Lot Line Minimum Required Lot Area: 0.12 ha Minimum Required Front Yard: 6.0 m Minimum Required Rear Yard: 4.5 m Minimum Required Interior Side Yard: 1.5 m A loading space is not required.

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
67 (previously 62) By-law 2011-0033 (OMB Approved)	LDR1-3 (H1)	Part of Lot 11, Concession 10, Town of Halton Hills (Georgetown)				(i) The wall of the <i>garage</i> facing the lot line the driveway crosses shall not be located more than 3.0 metres closer to that lot line than the wall of the first story of the main building facing the same lot line.
68 By-law No. 2012-0057	PC-NHS2	14109 Fourth Line	(i) Seasonal overnight accommodation (ii) Dining Hall			(i) One building having a maximum gross floor area of 435 square metres shall be permitted to be erected after the effective date of this By-law.
69 By-law No. 2019-0019	MDR2	12 Church Street East (Acton)		(i) Three (3) storey townhouse dwelling units not exceeding eleven (11) units accessed by a Private Lane, wherein the Private Lane is owned by a Condominium Corporation. (ii) Home Occupations subject to the policies in Section 4.12 and subject to Special Provisions (6) and (7) of Table 6.1 in By-law 2010-0050 (iii) Private Home Daycares		(i) Minimum Required <i>Front Yard</i> – as shown on Schedule 3 to this By-law; (ii) Minimum Required <i>Rear Yard</i> – as shown on Schedule 3 to this By-law; (iii) Minimum Required <i>Interior Side Yard (East)</i> – as shown on Schedule 3 to this By-law; (iv) Minimum Required <i>Interior Side Yard (West)</i> – as shown on Schedule 3 to this By-law; (v) <i>Porches</i> may encroach into the Minimum <i>Front Yard</i> , provided that no part of the porch is closer than 1.1 m from the front <i>lot line</i> . (vi) <i>Balconies</i> located in the <i>Interior Side Yard (East)</i> for Building 'C', as shown on Schedule 3 to this By-law, are only permitted to encroach a distance of 1.5 m into the required <i>interior side yard</i> . (vii) <i>Balconies</i> shall only be permitted on the 2nd <i>storey</i> for Buildings 'A', 'B' and 'C', as shown on Schedule 3 to this By-law.

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
70 By-law No. 2013-0029 (OMB Approved May 01/13 PL98013)	LDR1-2	Part of Lot 11 Concession 9 (Esquesing) Fernbrook Phase 3				(i) Minimum Lot Frontage - 14.5 m (ii) Dwellings shall be oriented such that the front elevation generally faces the roundabout (iii) Minimum Required Rear Yard adjacent to an attached <i>garage</i> - 1.2 m (iv) Minimum Required Rear Yard adjacent to the dwelling unit - 3.5 m
71 By-law NO. 2013-0029 (OMB Approved May 01/13 PL98013)	LDR1-4	Part of Lot 11 Concession 9 (Esquesing) Fernbrook Phase 3				(i) Minimum Required Rear Yard - 7.0 m
72 By-law No. 2013-0029 (OMB Approved May 01/13 PL98013)	LDR1-5(W5)	Part of Lot 11 Concession 9 (Esquesing) Fernbrook Phase 3				(i) Minimum Required Rear Yard - 7.0 m
73 By-law No. 2013-0029	MDR1	Part of Lot 11 Concession 9 (Esquesing)		(i) Street Townhouse Dwelling (ii) Townhouse		i) Minimum Required Rear Yard adjacent to a dwelling with an attached <i>garage</i> with access from the front yard - 6.0 m

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
(OMB Approved May 01/13 PL98013)		Fernbrook Phase 3		<p>Dwelling accessed by a Private Lane, wherein the Private Lane is owned by a Common Element Condominium Corporation and the lot containing the Townhouse Dwelling is a freehold Parcel of Tied Land</p> <p>(ii) Home Occupations subject to the provisions in Section 4.11 and subject to Notes (6) and (7) of Table 6.1 in By-law 2010-0050</p> <p>(iii) Private Home Daycares</p>		<p>(ii) Minimum Required Front Yard – 3.0 m</p> <p>(iii) Minimum <i>Rear Yard Amenity Area</i> – 24.0 m²</p> <p>(iv) Attached <i>Private Garage</i> accessed by a lane shall be located no closer than 1.0 m from the Rear Lot Line</p> <p>(v) Attached <i>Private Garage</i> may be located 0.0 m from one interior side lot line</p> <p>(vi) For lots where both the rear lot line and the side lot line abut a lane, the Minimum Required Side Yard and Setback to an attached <i>Private Garage</i>, shall be measured from the hypothetical extension of the rear lot line and side lot line, and shall disregard the radius connecting those two lot lines</p> <p>(vii) For the purpose of this zone <i>Rear Yard Amenity Area</i> shall mean a contiguous outdoor area, absent of structures, and which is only occupied by hard or soft landscaping. This area shall be located between main dwelling structure and the rear lot line.</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
74 By-law No. 2013-0039	MDR1	32 Eastern Avenue and 160 Church Street, (Acton)				(ii) For semi-detached units a minimum lot frontage of 6.7m is required. (iii) A minimum 0.8 metre maintenance access to the rear yard shall be provided for each dwelling unit free and clear from utilities, from the front room without passing through a habitable room. For the purposes of this By-law such maintenance access may be provided through a side yard associated with an end unit.
75 By-law No. 2013-0041	CR	Lots 14 & 15, Concession 11, (Esquesing)				Notwithstanding the provisions of Table 9.2 – Minimum Required Rear Yard 30m - from the right of way owned by a federally regulated railway company
76 By-law No. 2014-0011 (OMB Approved January 28/14 PL130140)	CC	388 Queen Street East (Acton), (Part of Lot 27, Concession 4)		A Supermarket not exceeding 2,650 m ² in gross leasable floor area		Minimum required <i>Rear Yard</i> : 5.0 m; Minimum required width of a <i>Planting Strip</i> within a <i>Rear Yard</i> : 5.0 m; Minimum required <i>Interior Side Yard</i> abutting a <i>Residential Zone</i> boundary: 6.5 m; Minimum required width of a <i>Planting Strip</i> within a <i>Interior Side Yard</i> abutting a <i>Residential Zone</i> boundary: 5.0 m; Maximum <i>Height</i> : 8.0 m; and Minimum required number of <i>parking spaces</i> for a Supermarket – 1 space per 26.4 m ² gross floor area

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
77 By-law No. 2014-0005	SNC	Block 2, Plan 20M-1124 Northwest corner of Mountainview Road S. & Danby Road (Georgetown South)	Drive-through Service Facility associated with a Financial Institution		(i) drive-through service facility NOT associated with a Financial Institution (ii) gas bars (iii) motor vehicle washing establishment (iv) place of entertainment (v) theatres	(i) Maximum Gross Leasable Floor Area 3000m ² (ii) Queuing Lanes for Drive-through Service Facilities associated with a Financial Institution <i>may</i> provide 3 Ingress Spaces. (iii) The Queuing Lane be permitted no closer than 3m from the exterior side lot line and the site triangle.
78 By-law No. 2014-0021	HC	546/548 Guelph St., Norval		(i) <i>Single Detached Dwelling</i> (ii) <i>Bed and Breakfast Establishments</i> (iii) <i>Home Occupation</i> (iv) <i>Motor Vehicle Repair Establishment</i> (v) <i>Accessory Motor Vehicle Sales</i>		A maximum <i>net floor area</i> of 500 square metres is permitted. For the purposes of this Zone, an “Accessory Secured Parking Area” means a fenced area for the parking of motor vehicles under repair, accessory to a <i>Motor Vehicle Repair Establishment</i> . This area cannot be used for <i>Outdoor Storage</i> . A maximum area of 200 square metres is permitted for the <i>Accessory Secured Parking Area</i> . A limit of 130 square metres is permitted for the <i>Accessory Secured Parking Area</i> in the front yard.

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
				(vi) <i>Accessory Secured Parking Area</i> (vii) <i>Business Offices</i> (viii) <i>Service Commercial Uses</i> (ix) <i>Animal Clinic</i> (x) <i>Custom Workshop</i> (xi) <i>Specialty Food Store</i> (xii) <i>Retail Stores</i>		
79 By-law No. 2015-0043	HC	16 Adamson St. N., Norval (front portion of property)		(i) <i>Retail store</i> (ii) <i>Business office</i> (iii) <i>Service commercial use</i> (iv) <i>Commercial self-storage facility</i>	(i) <i>Restaurants</i> (ii) <i>Restaurants take-out</i>	(i) Uses permitted only within existing building. (ii) A maximum <i>net floor area</i> of 500 square metres is permitted. (iii) All parking spaces shall be located on the <i>lot</i> in front of the existing building. (iv) Notwithstanding Special Provision (iii), a maximum of 5 parking spaces for employees may be provided at the rear of the lot in the area subject to Exception 87. (iv) The definition of a <i>Business Office</i> shall also include an office for one professional mental health counselor/therapist and does not include any other <i>Medical Office</i> use.

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
80 By-law No. 2014-0021	HC	488/490/492 Guelph St., Norval	(i) Motor Vehicle Body Shop (ii) Motor Vehicle Repair Establishment (iii) Accessory Motor Vehicle Sales			A maximum net floor area of 500 square metres per premises is permitted.
81 By-law No. 2014-0021	HC	481 Guelph St., Norval	(i) <i>Motor Vehicle Sales and/or Rental Establishment</i>			A maximum <i>net floor area</i> of 500 square metres per lot is permitted.
82 By-law No. 2014-0021	HC	559 Guelph St., Norval		(i) <i>Single Detached Dwelling</i> (ii) <i>Bed and Breakfast Establishments</i> (iii) <i>Home Occupation</i> (iv) <i>Motor Vehicle Repair Establishment</i> (v) <i>Retail Stores</i> (vi) <i>Business Offices</i> (vii) <i>Service Commercial Uses</i> (viii) <i>Animal Clinic</i> (ix) <i>Custom Workshop</i> (x) <i>Specialty Food Store</i>		A maximum <i>net floor area</i> of 500 square metres for non-residential uses per lot is permitted.

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
83 By-law No. 2014-0021	HC	521/523 Guelph St., 3/5 Adamson Street N., Norval	<i>Dwelling Units in a Non-Residential Building</i>			A maximum of two <i>dwelling units</i> are permitted on the property.
84 By-law No. 2014-0060	MDR1	125 McDonald Blvd. (Acton), (Part Lot 242, Parts 1, 2, 4 to 7, Registered Plan 1098)				(i) Maximum Height: 9 m (ii) Maximum number of Street Townhouse Dwellings: 94
85 By-law No. 2014-0060	MDR1	125 McDonald Blvd. (Acton), (Part Lot 242, Parts 1, 2, 4 to 7, Registered Plan 1098)				(i) Maximum Height: 7 m (ii) Maximum number of Street Townhouse Dwellings: 15
86 By-law No. 2014-0021 (OMB Approved March 3/15 PL140456)	HC	525 Guelph St., Norval			(i) Outdoor Storage Uses; (ii) Outdoor Storage Accessory; (iii) Motor Vehicle Repair Establishment; (iv) Motor Vehicle Body Shop;	(i) Maximum total <i>net floor area</i> for all <i>Restaurants and Restaurants, Take-Out uses</i> on the <i>lot</i> – 250 square metres; (ii) Maximum total <i>ground floor area</i> for all <i>uses</i> on the <i>lot</i> – 700 square metres; (iii) Maximum total <i>net floor area</i> for all <i>uses</i> on the <i>lot</i> , including any second floor area – 975 square metres; (iv) Maximum <i>net floor area</i> per <i>premises</i> on the <i>lot</i> – 500 square metres;

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
					(v) Motor Vehicle Sales/Rental Establishment; (vi) Drive Through Service Facility; (vii) Adult Entertainment Establishment	(v) <i>Minimum required yard</i> abutting Guelph St. – 0.0 m; (vi) Maximum required <i>yard</i> abutting Guelph St. – 1.0 m; (viii) <i>Minimum required yard</i> abutting Adamson St. N. – 0.0 m; (ix) Maximum required <i>yard</i> abutting Adamson St. N. – 1.0 m.
87 By-law No. 2015-0043	HC	16 Adamson St. N., Norval (rear portion of property)		(i) <i>Commercial self-storage facility</i>	(i) <i>Transport terminal</i> (ii) <i>Contractors establishment</i> (iii) <i>Construction/landscaping contractors yard</i> (iv) <i>Salvage yard, motor vehicle</i> (v) <i>Outdoor display and sales, accessory</i> (vi) <i>Outdoor storage uses</i>	(i) A maximum <i>net floor area</i> of 500 square metres is permitted. (ii) For the purposes of this Zone, a <i>Commercial Self-Storage Facility</i> also includes as an accessory use, the temporary indoor and/or outdoor storage of <i>Recreational Trailers, Vehicles or Boats</i> , and antique/classic <i>Motor Vehicles</i> . The storage and/or parking of shipping containers, truck/van/coach bodies, rail cars, dismantled and/or inoperable <i>Motor Vehicles, Commercial Motor Vehicles</i> including transport trucks and/or transport <i>Trailers</i> , and the outdoor storage of any other materials or goods shall not be permitted.

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
88 By-law No. 2015-0033 (Joint Board Approved October 11/16)	MAR	Part of Lot 22, Concession 3 Acton Quarry				Minimum required Rear Yard and Interior Side yard of 0.0m
89 By-law No. 2015-0033 (Joint Board Approved October 11/16)	MAR	Part of Lots 21 and 22, Concession 3 Acton Quarry				Exempt from the Zone Standards in table 9.2
90 By-law No. 2015-0033 (Joint Board Approved October 11/16)	PC-NHS2	Part of Lots 21 and 22, Concession 3 Acton Quarry				Lands may be included within the license area approved under the Aggregate Resources Act, and may be used for berming, screening, temporary stockpiling of earthen material, accessory structures and facilities normally associated with a mineral extraction operation, and facilities and servicing for, and related to the water management and monitoring system for the quarry extension. Extraction shall be prohibited in this area. Furthermore, the Zone Standards in table 10.2 do not apply.

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
91 By-law No. 2015-0033 (Joint Board Approved October 11/16)	PC-NHS1	Part of Lots 20, 21 and 22, Concession 3 Acton Quarry				Development related to the installation of, access to, facilities and servicing for related to the water management and monitoring system associated with the quarry located in the MAR zone may be permitted.
92 By-law No. 2015-0026 (Amended by By-law 2017-0045 and By-law 2020-0028)	HDR	26, 28, 30, 34, 36, 38 & 42 Mill Street and 3 & 11 Dayfoot Drive (Part of Lot 19, Concession 9; Lot 1 and Part Lot 2, Lots 3, 4, 5, 6, Plan 341)	(i) Animal Clinics; (ii) Commercial Fitness Centres; (iii) Community Centres; (iv) Day Nurseries; (v) Medical Offices; (vi) Restaurants, Restaurants take-out; (vii) Retail Stores; (viii) Service Commercial Uses;			(i) All lands within this zone are deemed to be one lot for the purposes of this By-law; (ii) All setback and FSI requirements are calculated prior to any dedications to the municipality for road widening and parkland; (iii) Maximum <i>floor space index</i> (FSI) – 1.45; (iv) Maximum combined gross floor area for all non-residential uses – 900.0 m ² ; (v) For the purposes of this zone non-residential uses are only permitted on the <i>first storey</i> ; (vi) Maximum <i>height</i> – as shown on Schedule 3 to this By-law. The height for Building 1 is contingent upon the provision of a significant public benefit, as outlined in Schedule 4 to this By-law. Otherwise the maximum height for Building 1 shall not exceed 5 storeys or 17.0 m.

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
			(ix) Service Shops; (x) Specialty Food Stores; (xi) Multiple Dwelling Units; (xii) Ground Related Apartment Units.			(vii) No portion of the building or structure, excluding parapets, guard rails, railing and dividers, trellises, eaves, screens, stairs, roof drainage, window washing equipment, lightning rods, garbage chute overruns, plumbing vents, electrical panel with enclosure, architectural features and/or landscaping elements of a green roof is to have a height greater than the height in metres specified by provision iv) of this By-law; (viii) For the purposes of this zone Mill Street is defined as the <i>front yard</i> ; (ix) Minimum required front yard – as shown on Schedule 3 to this By-law; (x) <i>Minimum required rear yard</i> – as shown on Schedule 3 to this By-law; (xi) <i>Minimum required interior side yard</i> – as shown on Schedule 3 to this By-law; (xii) <i>Minimum required exterior side yard</i> – as shown on Schedule 3 to this By-law; (xiii) The portions of the building or structure above ground must be located within the areas delineated by heavy lines as shown on Schedule 3 of this By-law except that balconies, cornices, light fixtures, ornamental elements, parapets, art and landscape features, eaves, window sills, planters, ventilations

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						and exhaust shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, window washing equipment and underground garage ramps and associated structures may extend beyond. (xiv) For the purposes of this zone “ <i>Ground Related Apartment Units</i> ” shall be defined as a two storey unit within an apartment building that has direct access to street level. Refer to Schedules 3 and 4 of By-law No. 2020-0028. That Schedule 4 to By-law 2017-0045 is hereby amended by applying only to Building 1.
93 By-law No. 2016-0002	HDR	224 Maple Avenue (Georgetown), Part of West Half Lot 18, Concession 9		Retirement Home and accessory uses, buildings and structures		(i) Maximum number of Suites – 147; (ii) Maximum height – 30.0 metres or 7 storeys; (iii) Minimum required rear yard – 3.0 metres; (iv) Minimum required interior side yard (north property line) – 7.0 metres; (v) Minimum required number of loading spaces for a Retirement Home – 1 loading space; (vi) Minimum required number of parking spaces for a Retirement Home – 0.5 spaces per <i>Suite</i> , <i>Independent Living</i> and 0.5 spaces per bed within a <i>Suite</i> , <i>Assisted Living</i> ;

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>(vii) For the purposes of this Zone “Suite, Independent Living” means a living suite in a residence that provides accommodation for persons who, by virtue of their advanced age, prefer to live in a facility where 24 hour care is available. Each living suite has a private bedroom and bathroom and a separate entrance from a common hall. Common facilities for the preparation and consumption of food are provided and common lounges, recreational rooms and medical care facilities are also provided;</p> <p>(viii) For the purposes of this Zone “Suite, Assisted Living” means a living suite in a residence that provides accommodation primarily for persons who, by virtue of their advanced age and their emotional, mental or physical condition, require a supervised living arrangement where 24 hour care is available. Each living suite has a private bedroom and bathroom and a separate entrance from a common hall. Common facilities for the preparation and consumption of food are provided and common lounges, recreational rooms and medical care facilities are also provided.</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
94 By-law No. 2016-0020 (OMB Approved April 8, 16 PL141462)	MDR2	8, 10 & 12 Lindsay Court and 13758 & 13764 Highway 7 (Georgetown)		(i) Multiple Dwelling Units as defined in this Zoning By-law. (ii) Home occupations subject to provisions in Section 4.11 and subject to Notes (6) and (7) of Table 6.1 in By-law 2010-0050. (iii) Private Home Daycares		(i) Maximum number of <i>multiple dwelling units</i> : a) <i>Private Road Townhouse</i> – 65 units b) <i>Dual-frontage Townhouse</i> – 26 units c) <i>Back-to-Back Townhouse</i> – 18 units d) TOTAL number of units - 109 (ii) Minimum <i>lot frontage per multiple dwelling unit</i> – 5.3 metres (iii) <i>Minimum required front yard for multiple dwelling units</i> fronting on a <i>private road</i> : a) To <i>dwelling unit</i> – 4.5 metres b) To the <i>private garage</i> – 6 metres (iv) <i>Minimum required rear yard for multiple dwelling units</i> fronting on a <i>public street</i> or town owned block – 1.50 metres (v) <i>Minimum required rear yard for Private Road Townhouse dwelling unit</i> fronting on a <i>private road</i> – 6 metres (vi) <i>Minimum required side yards</i> : a) Interior unit – zero b) End unit -1.5 metres, but shall not be located in a <i>sight triangle</i> c) End unit abutting a <i>private road</i> - 3 metres (vii) A minimum 0.8 metre wide maintenance access to the rear yard shall be provided for each <i>Private Road Townhouse dwelling unit</i> , free and clear of obstructions, from the front yard without passing through a habitable room. For the purposes of this By-law such maintenance access may be

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>provided through a <i>side yard</i> associated with an end unit and shall not be required if the <i>front yard</i> and <i>rear yard</i> each abut a <i>public street</i> or <i>private road</i>.</p> <p>(viii) Minimum distance between <i>multiple unit buildings</i> – 3 metres</p> <p>(ix) Maximum height – 11.0 metres</p> <p>(x) Minimum required number of <i>parking spaces</i> – 2 per <i>dwelling unit</i> plus .50 spaces per <i>dwelling unit</i> for visitor <i>parking spaces</i></p> <p>(xi) Minimum off-street <i>parking space</i> dimension – 2.75 metres by 5.5 metres</p> <p>(xii) Motor vehicle access to a <i>private garage</i> shall be from a <i>private road</i></p> <p>(xiii) Minimum required <i>balcony</i> area for all <i>Back-to-Back Townhouse Units</i> and <i>Dual-Frontage Townhouse Units</i>, 7.2m²</p> <p>(xiv) No building or structure shall encroach within a required yard, save and except the following:</p> <p>a) Architectural features such as eaves or gutters, chimney breasts, pilasters, roof overhangs may encroach to a maximum of 0.5 metres into a required yard.</p> <p>b) Covered or uncovered, unenclosed <i>porches</i> and/or stairs are permitted to encroach up to 1.5 metres into a required <i>front yard</i>, <i>rear yard</i> or <i>side yard</i> adjacent to a <i>public street</i> or <i>private road</i>.</p> <p>(xv) For the purposes of this Zone, “<i>Multiple-unit Building</i>” means a building that is vertically divided into a minimum of three <i>dwelling units</i>, each of which</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>has an independent entrance to the front of the building and each of which shares a common wall that has a minimum height of 2.4 metres and a depth of 6.0 metres above grade. Such dwelling units shall be tied to a Plan of Condominium, such as a Common Element Condominium, with each dwelling unit being accessed by a <i>private road</i>.</p> <p>(xvi) For the purposes of this Zone, “<i>Dwelling Unit</i>” shall mean any one of the following:</p> <p>a) <i>Private Road</i> Townhouse Unit shall mean a <i>dwelling unit</i> in a <i>multiple unit building</i> with each unit having direct access to a <i>private road</i> and a <i>rear yard amenity area</i>.</p> <p>b) <i>Dual-Frontage</i> Townhouse Unit shall mean a <i>dwelling unit</i> in a <i>multiple unit building</i>; with each unit having a pedestrian access adjacent to or facing a <i>public street</i> or a Town owned block, with a <i>garage</i> and pedestrian access via a <i>private road</i> and a <i>private amenity area</i> in the form of a <i>balcony</i> facing a <i>private road</i>.</p> <p>c) <i>Back-to-Back</i> Townhouse Unit shall mean a <i>dwelling unit</i> in a <i>multiple unit building</i>, with each unit divided vertically by common walls, including a common rear wall, with each unit having direct access to a <i>private road</i> and a <i>private amenity area</i> in the form of a <i>balcony</i> facing a <i>private road</i>.</p> <p>(xvii) For the purposes of this Zone, “<i>Private Road</i>” shall mean a road having a minimum width of 7.0 metres within a condominium that is privately owned,</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>managed and maintained.</p> <p>(xviii) For the purposes of this Zone, “<i>Lot</i>” shall mean a parcel of (tied) land within the subject lands containing a <i>dwelling unit</i> with a private front and/or rear yard exclusive <i>amenity area</i> with frontage on a <i>private road</i>.</p> <p>(xix) For the purposes of this Zone, “<i>Front Lot Line</i>” shall mean the shortest line that separates a lot from a <i>public street</i> or a <i>private road</i>. In cases where a lot abuts both a <i>public street</i> and <i>private road</i>, and where those lot lines are parallel to each other, the <i>front lot line</i> shall be deemed to be along the <i>private road</i>.</p> <p>(xx) For the purposes of this Zone, “<i>Rear Lot Line</i>” shall mean the lot line that is opposite to the <i>front lot line</i>.</p> <p>(xxi) For the purposes of this Zone, “<i>Side Lot Line</i>” shall mean a lot line other than a <i>front lot line</i> or <i>rear lot line</i>.</p>
95 By-law No. 2016-0038	LDR1-2	159 Churchill Road South (Acton)				<p>(i) Minimum Required <i>Front Yard</i> measured from the centre point of the front wall of the <i>dwelling</i> – 7.5 m. Notwithstanding this requirement, no portion of the dwelling shall have a Minimum Required <i>Front Yard</i> of less than 6 m</p> <p>(ii) Minimum Required <i>Rear Yard</i> for a 1-storey <i>dwelling</i> – 25 m</p> <p>(iii) Minimum Required <i>Rear Yard</i> for a 2-storey <i>dwelling</i> – 30 m</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>(iv) Maximum <i>Building Height</i> for a 1-storey dwelling – 7.5 m</p> <p>(v) Maximum <i>Building Height</i> for a 2-storey dwelling – 9.5 m</p> <p>(vi) Maximum <i>Lot Frontage</i> – 16 m</p> <p>(vii) Maximum <i>Lot Coverage</i> for a 1-storey dwelling – 35%</p> <p>(viii) Maximum <i>Lot Coverage</i> for a 2-storey dwelling – 25%</p> <p>(ix) Maximum <i>Floor Space Index</i> for a 1-storey dwelling – 0.31</p> <p>(x) Maximum <i>Floor Space Index</i> for a 2-storey dwelling – 0.38</p> <p>(xi) For the purposes of calculating <i>Floor Space Index</i>, the <i>Gross Floor Area</i> of any dwelling shall be calculated as the aggregate of the areas of each floor of a <i>building or structure</i> above <i>established grade</i>, measured between the exterior faces of the exterior walls of the <i>building or structure</i>, excluding the sum of the areas of each floor used, designed or intended for use for the parking of <i>motor vehicles</i></p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						(xii) A <i>Balcony</i> or <i>Deck</i> shall not be permitted on the second floor of the <i>Rear Yard</i> or <i>Side Yard</i> elevations of any 2-storey <i>dwelling</i>
96 By-law No. 2016-0039	MDR2	167-171 Mountainview Road North (Georgetown), Part of Lots 9 & 10, Registered Plan 182				(i) Maximum height – 9 metres or one-and-a-half storeys; (ii) Minimum required front yard for any building adjacent to Mountainview Road North – 1.5 metres; (iii) The wall of the private <i>garage</i> containing the opening for motor vehicle access shall be located no closer than 5.0 metres from the edge of the private road for any dwelling unit adjacent to the cul-de-sac; and (iv) A deck that has an average floor height of 1.0 m above the adjacent finished grade shall encroach into a rear or side yard no more than 2.0 metres.
97 By-Law No. 2016-0074	HDR	193, 195, 197 Mountainview Road North & 111 John Street (Georgetown)	(i) Off-site Loading (ii) Off-site Parking (iii) A residential patio in a required front yard	Retirement Home and accessory uses, buildings and structures		(i) Maximum number of Suites – 115; (ii) Maximum height – 25 m or 6 storeys, unless the maximum height and storeys are otherwise shown on Schedule 3 to this By-law; (iii) For the purposes of setback, the front lot line is considered to be the Mountainview Road North

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
			(iv) An uncovered platform in a required side yard			<p>frontage.</p> <p>(iv) Minimum required rear yard 83 metres;</p> <p>(v) Minimum required interior side yard (north) storeys 1 and 2 – 7.5 metres, underground parking garage – 3.0 metres;</p> <p>(vi) Minimum required interior side yard (south) storeys 1 and 2 – 7.5 m, underground parking garage – 2.0 metres</p> <p>(vii) Minimum required number of loading spaces – 1;</p> <p>(viii) Minimum required number of parking spaces -0.8 spaces per Suite, <i>Independent Living</i> and 0.5 spaces per Suite, <i>Assisted Living</i>; 13 parking spaces are permitted off-site on the lands municipally known as 115 John Street;</p> <p>(ix) For the purposes of this zone, “Suite Independent Living” means a living suite in a residence that provides accommodation for persons who by virtue of their advanced age, prefer to live in a facility where care is available. Each living suite has a private bedroom and bathroom and a separate entrance from a common hall. Common facilities for the preparation and consumption of food are provided and common lounges, recreational rooms and medical care may also be provided;</p> <p>(x) For the purposes of this zone “Suite, Assisted Living” means a living suite in a residence that provides accommodation primarily for persons who, by virtue of</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>their advanced age and their emotional, mental or physical conditions, require a supervised living arrangement where care is available. Each living suite has a private bedroom and bathroom and a separate entrance for a common hall. Common facilities for the preparation and consumption of food are provided and common lounges, recreational rooms and medical care may also be provided.</p> <p>(xi) Minimum required setback of private patio from Front Lot Line – 2.0 metres</p> <p>(xii) Minimum required setback for an uncovered platform from an interior Side Lot Line – 4.5 metres</p>
98 By-Law No. 2016-0074	HDR	115 John Street (Georgetown)	Off-site Parking			12 parking spaces off-site on lands 111 John Street
99 By-Law No. 2017-0064	DC1	69-79 Main Street South and 94-98 Mill Street (Georgetown), (Part Lots 1, 2 & 3, Registered Plan 37, Part of Lot 18, Concession 9)	Apartment Dwelling Units			<p>(i) Maximum number of Apartment Dwelling Units – 125;</p> <p>(ii) Maximum height – as shown on Schedule 3 to this By-law. No portion of the building or structure, excluding parapets, guard rails, railing and dividers, trellises, eaves, screens, stairs, roof drainage, window washing equipment, lightning rods, garbage chute overruns, make up air unit to a maximum height of 3.5 metres, roof drains, plumbing vents, electrical panel with enclosure, architectural features and/or landscaping elements of a green roof is to have a height greater than the height in metres specified by</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>the number following the H symbol as shown on Schedule 3;</p> <p>(iii) For the purposes of this zone “Storey” means the portion of a building between the surface of a floor and the floor, ceiling or roof immediately above. Any loft or mezzanine space on the tenth storey shall not be considered as a separate storey;</p> <p>(iv) Main Street South is defined as the front yard;</p> <p>(v) Minimum required front yard – as shown on Schedule 3 to this By-law;</p> <p>(vi) Minimum required rear yard – as shown on Schedule 3 to this By-law;</p> <p>(vii) Minimum required interior side yard – as shown on Schedule 3 to this By-law;</p> <p>(viii) Minimum required exterior side yard – as shown on Schedule 3 to this By-law;</p> <p>(ix) The portions of the building or structure above ground must be located within the areas delineated by heavy lines as shown on Schedule 3 of this By-law except that cornices, light fixtures, ornamental elements, parapets, art and landscape features, eaves, window sills, planters, ventilation and exhaust shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, window washing equipment and underground garage ramps and associated structures may extend beyond;</p> <p>(x) Minimum required number of loading spaces – 1 loading space;</p> <p>(xi) Minimum width of an aisle providing access to</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>parking space within a parking area – 6.0 metres;</p> <p>(xii) Minimum required number of parking spaces for residents – 1.5 spaces per dwelling unit, 28 of which can be Tandem Parking Spaces and 18 can be Compact Parking Spaces;</p> <p>(xiii) Minimum required number of parking spaces for visitors – 0.25 parking spaces per dwelling unit, 2 of which can be Compact Parking Spaces;</p> <p>(xiv) Minimum required number of parking spaces for retail/commercial – 20 parking spaces in addition to any on-site resident or visitor parking requirements. The 20 retail/commercial parking spaces shall be provided as Public Parking Spaces;</p> <p>(xv) For the purposes of this Zone “Tandem Parking Space” means a parking space that is obstructed and only accessed by passing through another parking space;</p> <p>(xvi) For the purposes of this Zone “Compact Parking Space” means a parking space that has a width of not less than 2.5 metres and a length of not less than 5.5 metres;</p> <p>(xvii) For the purposes of this Zone “Public Parking Space” means a parking space made available to the general public free of charge for a minimum 2-hour period;</p> <p>(xviii) Height and Density Bonusing Requirements as per Schedule 4 to this By-law.</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
100 By-law No. 2017-0044	MDR1 (H24)	3 Halton Hills Drive, 11421-11431 Trafalgar Road (Georgetown), Part of West Half Lot 18, Concession 8				<p>(i) Maximum <i>Height</i> – 12.5 metres;</p> <p>(ii) Minimum Required <i>Front Yard</i> to Face of <i>Garage</i> – 5.5 metres;</p> <p>(iii) A <i>deck</i> that has an average floor <i>height</i> of 1.0 metres above the adjacent finished grade shall be permitted to encroach into a <i>Rear Yard</i> no more than 2.0 metres;</p> <p>(iv) A minimum of 25% of the <i>Front Yard</i> shall be soft landscaping;</p> <p>(v) Notwithstanding Section 5.2.10.c, each <i>parking space</i> within a single <i>private garage</i> shall have a width of not less than 3.5 metres and length of not less than 7.0 metres and a vertical clearance of not less than 2.1 metres. A minimum area of 2.9 metres wide by 5.3 metres long by 2.1 metres high of this space shall be unobstructed by any component of any <i>structure</i>, including stairs.</p> <p>The following additional provisions apply to lands zoned MDR1 (100-A), described as Blocks 1-7, 10, 14 & 15 on the Plan of Subdivision:</p> <p>(i) Minimum Required <i>Front Yard</i> – 3.75 metres except for a corner unit where a minimum <i>Front Yard</i> to a daylight triangle or rounding of 1.5 metres shall be required;</p> <p>(ii) Minimum <i>Exterior Side Yard</i> - 2.70 metres to a 0.3</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>metre reserve;</p> <p>(iii) Notwithstanding Section 4.24.2, a minimum <i>Exterior Side Yard</i> of 1.25 metres for a <i>porch</i> or <i>uncovered platform</i> shall be required to a 0.3 metre reserve;</p> <p>(iv) Notwithstanding the residential parking requirements contained in Table 5.2, <i>Street Townhouse Dwelling</i> units shall provide 2 <i>parking spaces</i> per <i>dwelling</i> unit.</p> <p>The following additional provisions apply to lands zoned MDR1 (100-B), described as Blocks 8, 9 & 11 on the Plan of Subdivision:</p> <p>(i) Minimum Required <i>Front Yard</i> – 3.75 metres except for a corner unit where a minimum <i>Front Yard</i> to a daylight triangle or rounding of 1.5 metres shall be required;</p> <p>(ii) Notwithstanding the residential parking requirements contained in Table 5.2, <i>Street Townhouse Dwelling</i> units shall provide 2 <i>parking spaces</i> per <i>dwelling</i> unit;</p> <p>(ii) Minimum Required <i>Rear Yard</i> – 6.85 metres.</p> <p>The following additional provisions apply to lands zoned MDR1 (100-C), described as Blocks 12 & 13 on</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>the Plan of Subdivision:</p> <p>(i) Minimum Required <i>Front Yard</i> – 3.75 metres except for a corner unit where a minimum <i>Front Yard</i> to a daylight triangle or rounding of 1.5 metres shall be required;</p> <p>(ii) Minimum <i>Exterior Side Yard</i> - 2.70 metres to a 0.3 metre reserve;</p> <p>(iii) Notwithstanding Section 4.24.2, a minimum <i>Exterior Side Yard</i> of 1.25 metres for a <i>porch</i> or <i>uncovered platform</i> shall be required to a 0.3 metre reserve;</p> <p>The following additional provisions apply to lands zoned MDR1 (100-D), described as Block 16 on the Plan of Subdivision:</p> <p>(i) Minimum Required <i>Lot Frontage</i> – 5.0 metres;</p> <p>(ii) Minimum Required <i>Front Yard</i> – 3.75 metres;</p> <p>(iii) Minimum Required <i>Rear Yard</i> – 7.5 metres except for an end unit adjacent to an OS1 Zone where a minimum <i>Rear Yard</i> of 7.0 metres shall be required.</p>
101 By-law No. 2018-0042	GCN2 (H1)	249-251 Guelph Street (Georgetown)				<p>(i) A minimum 1.5 metre wide <i>planting strip</i> adjacent and parallel to the <i>streetline</i> is required for any portion of the required 1.5 metre wide area that is not the site of a <i>building</i>.</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
102 By-law No. 2018-0040	DC	25 James Street (Georgetown)		(i) Townhouse dwelling units accessed by a Private Lane, wherein the Private Lane is owned by a Common Element Condominium Corporation, and accessory uses, buildings and structures.		(i) Maximum number of townhouse dwelling units – 6 units; (ii) Maximum <i>Height</i> – 11 metres and 3-storeys; (iii) Minimum Required <i>Front Yard</i> – 1.87 metres; (iv) Maximum Required <i>Front Yard</i> – 3.0 metres; (v) Minimum Required <i>Rear Yard</i> – 5.5 metres; (vi) For the purposes of this Zone, “ <i>Interior Side Yard</i> ” and “ <i>Lot Frontage</i> ” shall not apply to internal lot lines within a Common Element Condominium; (vii) Minimum <i>Private Lane</i> Width – 5.5 metres; (vii) Minimum Required Visitor Parking Spaces – 7 spaces.
103 By-law No. 2020-0041	MDR2	11571-11605 Trafalgar Road (Georgetown)				(i) Minimum required <i>lot frontage per dwelling unit</i> – 5 metres; (ii) Maximum number of <i>dwelling units</i> – 131; (iii) Minimum required <i>front yard on a public street or Town owned block</i> – 2.50 metres; (iv) Minimum required <i>front yard on a private road</i> : a) To the <i>dwelling unit</i> where it is an end unit to a rounding – 2.5 metres; b) To the <i>dwelling unit</i> – 4.5 metres; c) To the <i>private garage</i> – 6.0 metres; and d) To the <i>dwelling unit</i> where it is an end unit to a <i>site triangle</i> – 0 metres; (v) Minimum required <i>rear yard fronting on a private road</i> – 6.0 metres;

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>(vi) Minimum required <i>rear yard</i> fronting on a <i>public street</i> or Town owned block: a) To the <i>dwelling unit</i> – 4.5 metres; and b) To the <i>private garage</i> – 6.0 metres;</p> <p>(vii) Minimum required <i>side yards</i>: a) Interior unit – 0 metres; b) End unit – 1.5m, but shall not be located in a <i>sight triangle</i>; and c) End unit abutting a <i>private road</i> – 2.5 metres;</p> <p>(viii) Minimum distance between <i>multiple unit buildings</i> – 3.0 metres;</p> <p>(ix) Maximum <i>height</i> – 11.0 metres;</p> <p>(x) Minimum required number of <i>parking spaces</i> – 2 spaces per <i>dwelling unit</i>, plus 40 <i>parking spaces</i> for visitors;</p> <p>(xi) <i>Motor vehicle</i> access to a <i>private garage</i> shall be from a <i>private road</i>;</p> <p>(xii) No <i>building</i> or <i>structure</i> shall encroach within a required <i>yard</i>, save except for the following: a) Architectural features such as eaves, gutters, chimney breasts, pilasters, and roof overhangs may encroach to a maximum of 0.5 metres into a required <i>yard</i>; and b) Covered or uncovered, unenclosed <i>porches</i>, decks or stairs are permitted to encroach a maximum of 1.9 metres into a required <i>front</i> or <i>rear yard</i>;</p> <p>(xiii) A minimum 0.8 metre maintenance access to the</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p><i>rear yard</i> shall be provided for each <i>dwelling unit</i> free and clear from utilities, from the <i>front yard</i> without passing through a habitable room. For the purposes of this By-law, such maintenance access may be provided through a <i>side yard</i> associated with an end unit;</p> <p>(xiv) For the purposes of this Zone, “Multiple Unit Building” shall mean a <i>building</i> that is vertically divided into a minimum of three <i>dwelling units</i>, each of which has an independent entrance to the front of the <i>building</i> which shares a common wall that has a minimum <i>height</i> of 2.4 metres and a depth of 6.0 metres above grade. Such <i>dwelling units</i> shall be located within a Plan of Condominium, with each <i>dwelling unit</i> being accessed by a private condominium road;</p> <p>(xv) For the purposes of this Zone, “Dwelling Unit” shall mean the following:</p> <p>a) Private Road Townhouse Unit shall mean a <i>dwelling unit</i> in a <i>multiple unit building</i> with each unit having direct access to a <i>private road</i> and a <i>rear yard amenity area</i>;</p> <p>b) Dual-Frontage Townhouse Unit shall mean a <i>dwelling unit</i> in a <i>multiple unit building</i>, with each unit having access to both a <i>public street</i> or Town owned block, and a garage and access via a <i>private road</i> and <i>amenity area</i> in the form of a <i>porch</i> facing a <i>private road</i>; and</p> <p>c) Back-to-back Townhouse Unit shall mean a <i>dwelling unit</i> in a <i>multiple unit building</i>, with each unit divided vertically by common walls, including a common rear wall, with each unit having direct access to a <i>private</i></p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>road and amenity area in the form of a porch facing a private road;</p> <p>(xvi) For the purpose of this Zone, "Private Road" shall mean a road having a minimum width of 6.7 metres, within a condominium that is privately owned, managed and maintained;</p> <p>(xvii) For the purposes of this Zone, "Lot" shall mean a parcel of tied land within the subject lands containing a dwelling unit with a private front and/or rear yard exclusive use area with frontage on a private and/or public road;</p> <p>(xviii) For the purposes of this Zone, "Front Lot Line" shall mean the shortest line that separates a lot from a public street or private road. In the case where a lot abuts both a public street and a private road, and where those lot lines are parallel to each other, the front lot line shall be deemed to be along the public street;</p> <p>(xix) For the purposes of this Zone, "Rear Lot Line" shall mean the lot line that is opposite to the front lot line;</p> <p>(xx) For the purposes of this Zone, "Side Lot Line" shall mean a lot line other than a front lot line or rear lot line; and</p> <p>(xxi) For the purposes of this Zone, the minimum required parking for a Back-to-Back Townhouse Unit located in a multiple unit building containing 8 or fewer Back-to-Back Townhouse Units shall be 2 parking spaces.</p>

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
104 By-law No. No.2019-0039	MDR2	284 Queen Street East (Acton), Part of Block A, Registered Plan 670		(i) 1.5-storey Private Townhouse Dwelling Unit not exceeding sixteen (16) units accessed by a private lane; (ii) Home Occupations subject to the provisions in Section 4.12 and subject to Special Provisions (6) and (7) of Table 6.1 in By-law 2010-0050		(i) For the purposes of this zone Private Townhouse Dwelling Unit means a multiple dwelling unit in a townhouse building, with each unit having direct access to a private road; (ii) Minimum required garage setback to a private road – 6 metres; (iii) Minimum Required Setback from the rear wall of a Private Townhouse Dwelling Unit to a lot line – as shown on Schedule 3 to this By-law; (iv) Minimum Required Setback from the side wall of a Private Townhouse Dwelling Unit to a lot line – as shown on Schedule 3 to this By-law; (v) Maximum height – 8.5 metres; (vi) Minimum required number of parking spaces – 2 parking spaces per Private Townhouse Dwelling Unit, 5 visitor parking spaces and 3 additional surplus spaces; (vii) Minimum setback for surface parking spaces from a public street – as shown on Schedule 3 to this By-law; (viii) Minimum setback for surface parking from a lot line – as shown on Schedule 3 to this By-law; (ix) Porches, decks and/or stairs may encroach into a front, rear, interior or exterior side yard no more than 3 metres; (x) Features including but not limited to, eaves or gutters, chimney breasts, pilasters and roof overhangs

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Addresses	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
						<p>may encroach into a front, rear, interior or exterior side yard no more than 3 metres.</p> <p>(xi) Minimum required width of an aisle providing access to a parking space – 6.4 metres</p>
105 By-law No. 2020-0058	LDR1-3	11801 Trafalgar Road (Part of Lot 19, Concession 8 and Block 187, Registered Plan 20M-734)				(i) Maximum height for Parcel A as shown on Schedule 3 to this By-law – 7.0 m and 1.5 storeys.

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PART 14

HOLDING PROVISIONS

14.1 Notwithstanding any other provision in this By-law, where a *Zone* symbol is followed by the letter “H” and a number – for example EMP1(H1) – no *person* shall *use* or permit the *use* of the land to which the letter (H) applies for any *use* other than the *use* which legally existed on the date the By-law applying the holding provision came into effect until the Hold (H) is removed in accordance with the policies of the Official Plan and the Planning Act, as amended.

14.2 *Council* may pass a By-law pursuant to Section 36 of the Planning Act, as amended to remove the Holding (H) Symbol, thereby placing the lands in the *Zone* indicated by the *Zone* symbol, when all of the applicable requirements have been met. For the purposes of this By-law, a number of distinct holding provisions have been applied as set out in Table 14.1, below:

Table 14.1: Holding Zones

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
H1	Lands where an agreement and servicing allocation or private servicing approvals are required	Multiple properties	The Holding (H1) provision may be lifted once <i>Council</i> is satisfied that an appropriate subdivision agreement and/or site plan agreement and/or development agreement has been executed, and that an allocation of servicing has been approved by the <i>Region</i> of Halton or that the subject lands can be appropriately serviced through adequate private, on-site services to the satisfaction of <i>Council</i> .	May 11, 2010
H2	PC-NHS1	Multiple properties	<p>This Holding (H2) provision only applies to:</p> <ul style="list-style-type: none"> • construction of new <i>single detached dwellings</i>; • replacement or expansion of existing permitted buildings where the <i>ground floor area</i> that existed on the effective date of this By-law is proposed to be increased by greater than 50%; and, • construction of <i>accessory buildings</i>, if any part of the <i>accessory building</i> is located more than 20 metres from the <i>main building</i> on the lot. <p>The Holding (H2) provision may be lifted once a scoped Environmental Impact Study has been completed which demonstrates to the satisfaction of <i>Council</i> that the applicable policies in Section E2.5.3.3 of the Official Plan have been met.</p>	July 9, 2012
H3	Reserved			

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
H4	GCN2 GCN3	Multiple properties	The Holding (H4) provision may be lifted once <i>Council</i> is satisfied that the policies in Sections D2.5.2.5.3 and D2.5.2.4.3 of the Official Plan, as applicable, have been met.	May 11, 2010
H5	Multiple Zones in Glen Williams	Multiple properties in Glen Williams	The Holding (H5) provision may be lifted in a circumstance where the expansion or replacement of existing <i>uses</i> or permitted <i>buildings</i> is proposed once <i>Council</i> is satisfied that the policies of sub-sections 9.2.3 and 9.2.4 of the Glen Williams Secondary Plan are met.	May 11, 2010
H6	MDR2(103)	11571-11605 Trafalgar Road (Georgetown)	(H6) provision may be lifted upon: <ul style="list-style-type: none"> (i) The Owner demonstrating, by way of reports and drawings that are prepared by appropriate professional(s), that the development achieves a ground water balance (infiltration) that meets the CTC Source (Water) Protection Plan policy requirements and can be accommodated without MECP approval for permanent dewatering, to the satisfaction of the Region of Halton and the Town of Halton Hills; (ii) The Owner submitting to the Region of Halton an MECP-acknowledged Record of Site Condition, along with all supporting environmental documentation such as Phase I and II Environmental Site Assessments and Remediation Reports, etc., prior to any servicing or grading of the site taking place; (iii) The Town of Halton Hills and the Region of Halton being satisfied that the subject site has received the necessary servicing allocation (SDE); and (iv) The Owner demonstrating an adequate implementation strategy for an external sanitary sewer system required to support the proposed development to the satisfaction of Halton Region. 	July 27, 2020

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
H7	HDR	Part Lots 18 and 19, Concession 8 (Georgetown)	The Holding (H7) provision may be lifted once <i>Council</i> is satisfied that an appropriate site plan agreement has been executed, that an agreement has been entered into to the satisfaction of Canadian National Rail with respect to the portion of the subject property adjacent to the railway, and that an allocation of servicing has been approved by the <i>Region</i> of Halton.	Oct.18, 2004
H8	Reserved			
H9	PC	11106 Winston Churchill Blvd.	The Holding (H9) provision may be lifted once <i>Council</i> is satisfied that an appropriate site plan agreement has been executed and contains sufficient securities to ensure the completion of site works within one year of the issuance of a Building Permit, that a letter is received from the Ontario Ministry of Agriculture, Food and Rural Affairs or its successor that advises that required compliance with the <u>Ontario Meat Inspection Act</u> and Standard of Compliance has been satisfactorily obtained, and that Building and Zoning and Enforcement Services Staff report to <i>Council</i> regarding the obtaining of securities to ensure the completion of building improvements.	Nov.23, 1999
H10	MDR2	60 Main Street NE Corner of Main/Rail line (Georgetown)	The Holding (H10) provision may be lifted once <i>Council</i> is satisfied that an appropriate site plan agreement has been executed, that an allocation of servicing has been approved by the <i>Region</i> of Halton, that Urban Design and Architectural Design Guidelines are prepared and submitted to the satisfaction of the Director of Planning, Development & Sustainability, that two Vehicle Activated Traffic Calming Signs (VATCS) are provided to the satisfaction of the Director of Infrastructure Services and the Town Engineer, and that securities are provided for their portion of the cost of the possible future signalization of the Carruthers Road/Ewing Street and Main Street North intersection for a ten year period to the satisfaction Director of Infrastructure Services and the Town Engineer.	Apr.27, 2009

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
H11	MDR1 LDR1-3 LDR1-4	Concession 11, Part Lots 12 to 14 (Georgetown)	The Holding (H11) provision may be lifted once <i>Council</i> is satisfied that an appropriate subdivision agreement has been executed, that an allocation of servicing has been approved by the <i>Region</i> of Halton, that the Environmental Study Report prepared for the Class Environmental Assessment for the proposed Drainage Area 10 storm water management facility is approved, and that payment for the proportionate share and relevant administration fee for the traffic signalization of Highway 7 and Hall Road/McFarlane Drive is received.	July 14, 2008
H12	LDR1-4(59) 2011-0008	Part of the west half of Lot 26 Con 4 (Esquesing) and Part of the unopened road allowance between Concessions 3 and 4 and Part of Churchill Road, (Acton), Town of Halton Hills	The Holding (H12) provision may be lifted when; <ul style="list-style-type: none"> i) The Town of Halton Hills and the Region of Halton are satisfied that the subject site has received an adequate servicing allocation (SDE); ii) The Owner obtains subdivision draft approval and enters into a Subdivision Agreement, in order to create the proposed lots and satisfying the Town with regards to certain items including, but not limited to the following: stormwater management, traffic, noise, geotechnical, servicing, tree inventory reports, siltation control, environmental assessment, lot grading, lighting, fencing and other items as deemed necessary by the Town. iii) The Owner undertake, to the satisfaction of Halton Region, gas monitoring on the subject property, given the proximity of the subject site to the closed Acton Landfill. iv) The Owner undertake, to the satisfaction of Halton Region, air quality analysis given the proximity of the subject property to the existing Acton Wastewater Treatment Facility. v) The Owner undertake and comply with CN Rail impact mitigation measures as outlined in their Secondary Main Line Requirements. 	Jan. 24, 2011
H13	Reserved			
H14	Reserved			

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
H15	CC(76) (OMB Approved January 28/14 PL130140)	Part of Lot 27, Concession 4, Town of Halton Hills, Regional Municipality of Halton	<p>The Holding (H15) provision may be lifted when;</p> <ol style="list-style-type: none"> 1. Approval of a Site Plan application and execution of a Site Plan Agreement in accordance with Section 41 of the Planning Act <ol style="list-style-type: none"> i. Urban Design considerations including appropriate building elevations, landscaping and pedestrian and vehicle connections to the satisfaction of the Town's Administration; ii. The provision of appropriate access to Queen Street in keeping with the recommendations set out in the Hatch Mott McDonald transportation peer review dated September 21, 2013; and, <ol style="list-style-type: none"> iii. The provision of an pedestrian access to Tanners Drive Across Block 210, Plan 20M838 to the satisfaction of Town Administration; 2. The Owner enters into an Agreement with the Town with respect to funding and construction of off-site transportation improvements, including, but not limited to, the construction of a right-turn auxiliary lane onto Queen Street together with the construction of a pedestrian walkway and associated landscaping across Block 210, to the satisfaction of Town Administration; and, 3. Adequate municipal services are available for the lands to the satisfaction of the Region of Halton and allocated by Town Council. 	Removed (H lifted) from Schedule A6 by 2014-0037
H16	EP1 HR1	Multiple properties in Norval	The Holding (H16) Provision may be lifted once the Environmental Assessment has been completed for the Norval By-pass identified in the Halton Peel Boundary Area Transportation Study and it is determined that the lands in question are not required for the By-pass.	2014

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
H17	MDR1(84)	125 McDonald Blvd. (Acton), (Part Lot 242, Parts 1, 2, 4 to 7, Registered Plan 1098)	<p>The Holding (H17) provision may be lifted when:</p> <ul style="list-style-type: none"> i) Approval of a Site Plan application and execution of a Site Plan Agreement in accordance with Section 41 of the Planning Act for the development that additionally secures: <ul style="list-style-type: none"> a. The design of one and a half storey townhouse units with no windows located above the ground floor at the rear of the units for Blocks 17, 18 and 19, as shown on proposed Plan of Subdivision revised by Wellings Planning Consultants Inc. dated July 28, 2014, to the satisfaction of the Director, Planning, Development & Sustainability; ii) The Town of Halton Hills and the Region of Halton are satisfied that the subject site has received the necessary servicing allocation (SDE); and iii) Submission to the Region of Halton, a Ministry of Environment (MOE) acknowledged Record of Site Condition (RSC) that is certified by a Qualified Person as defined in Ontario Regulation 153/04 and indicates that the environmental condition of the site is suitable for the proposed land use(s). The Owner shall also submit all supporting environmental documentation such as a Phase One and Phase Two Environmental Site Assessment and Remediation reports, etc. to the Region of Halton for review. 	September 8, 2014

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
H18	HDR(92)	26, 28, 30, 34, 36 & 38 Mill Street and 3 & 11 Dayfoot Drive (Part Lot 19, Concession 9; Lot 1 and Part Lot 2, Lots 3, 4, 5, 6, Plan 341)	The Holding (H18) provision may be lifted upon: i) Approval of a Site Plan application and execution of a Site Plan Agreement in accordance with Section 41 of the Planning Act, for any future development; ii) The Town of Halton Hills and the Region of Halton being satisfied that the subject site has received the necessary servicing allocation (SDE). A Water Usage and Sanitary Discharge Report shall be submitted to the Region of Halton for review; iii) Approval by Town Administration of a Construction Management Plan. iv) Approval by Town Administration of a Transportation Impact Study (TIS).	July 26, 2015
H19	HC	525 Guelph Street	The Holding (H18) provision may be lifted once Council is satisfied that an appropriate site plan agreement has been executed, and that a design study meeting the Hamlet Design and Heritage Protection Guidelines has been prepared and submitted to the satisfaction of the Director of Planning, Development and Sustainability.	February 26, 2015
H20	HDR(93)	224 Maple Avenue (Georgetown), Part of West Half Lot 18, Concession 9	The Holding (H20) provision may be lifted upon: i) The Owner satisfies the Region of Halton's Protocol for Review of Contaminated and Potential Contaminated sites, by submitting a Ministry of the Environment and Climate Change acknowledged Record of Site Condition in accordance with Ontario Regulation 153/04, or the Owner provides documentation prepared by a Qualified Professional that demonstrates that the lands are or will be suitable for the intended use, both of which is to the satisfaction of the Region of Halton; and ii) The Town of Halton Hills and the Region of Halton are satisfied that the subject site has received the necessary servicing allocation (SDE).	January 11, 2016

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
H21	MDR2(94)	8, 10 & 12 Lindsay Court and 13758 & 13764 Highway 7 (Georgetown)	<p>The Holding (H21) provision may be lifted upon:</p> <ol style="list-style-type: none"> 1) Approval of a single comprehensive Site Plan application and execution of a single comprehensive Site Plan Agreement in accordance with Section 41 of the Planning Act, as well as execution of such development agreements as may be required by Halton Region to secure the matters required for the lifting of the Holding Provisions, for all of the lands subject to the MDR2(94) zone. The site plan and agreements shall incorporate, among other matters: <ol style="list-style-type: none"> a) Urban Design considerations, including appropriate building elevations, landscaping, internal road layout and pedestrian connections to the satisfaction of the Town; b) A road widening along the frontage of the site as per the Town's Official Plan (OP). Lindsay Court has been designated as a 20 metre wide road allowance in the OP and the widening required will be based on 10 metres from the original centreline of the road allowance; c) The design and construction of drainage and storm water management works servicing the Lindsay Court road allowance to the satisfaction of the Town. Such design shall consider all flows from the existing Lindsay Court road allowance and all external flows received by the Lindsay Court road allowance and shall accommodate the increase in imperviousness within the road allowance. The construction costs of such works shall be secured through the agreement. d) Design and construction of a secondary access for emergency vehicles to Highway 7, to the satisfaction of MTO and the Town. Should MTO not support a secondary access to their road allowance (Hwy 7), the Owner shall design and re-construct the Lindsay Court road allowance to provide a divided road cross-section to provide the required secondary access to this development (the construction costs of such works shall be secured through the agreement) or the Owner shall provide any other secondary emergency access which is acceptable to the Town. For greater certainty, it is agreed that no emergency access to McCullough Crescent shall be permitted. 	April 8, 2016

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
			<p>e) Design and construction of any intersection improvements and/or a southbound left turn lane on Trafalgar Road as may be required to lift the Holding Provisions on the subject lands pursuant to items 5) and/or 6) below. The construction costs of such works shall be secured through the agreement.</p> <p>f) Conformity with the Town's current Green Development Standards.</p> <p>g) Implementation of the recommendations of the approved noise and vibration study(ies) prepared in accordance with items 9) and 10) below relating to noise barriers, warning clauses and building construction requirements.</p> <p>h) Consideration of the impact of the proposed development as it relates to groundwater recharge, including a water balance assessment to evaluate the pre development groundwater recharge rates and the impact of the development on this rate, the implementation of low impact design (LID) initiatives to improve groundwater recharge and a development design that minimizes the need to apply road salt.</p> <p>2) Approval by the Town and Region of an updated TIS, which reflects traffic data no more than 12 month old, reflects the resolution of sight line issues in accordance with items 4) and 5) below and includes evaluation of site access and circulation, integration of both off-site and on-site pedestrian walkways and cycling paths, confirmation that the proposed site access location and design comply with TAC standards. All site access points shall be evaluated in terms of capacity, safety and sight distance & adequacy of queue storage capacity, considering existing and/or proposed Lindsay Court road allowance configuration.</p> <p>3) The Town of Halton Hills and the Region of Halton being satisfied that the subject site has received the necessary servicing allocation (SDE). A Water Usage and Sanitary Discharge Report shall be submitted to the Region of Halton for review.</p>	

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
			<p>4) The Town of Halton Hills and the Region of Halton each being satisfied that the construction of realigned Trafalgar Road has been carried out in accordance with the Trafalgar Road (Regional Road No. 3) Transportation Corridor Improvements Steeles Avenue (Regional Road 8) to Highway 7 Class Environmental Assessment, to such an extent that all sight line and turning issues at the intersection of realigned Trafalgar Road and Lindsay Court have been resolved to the satisfaction of both the Town and Region.</p> <p>5) Should the owner wish to lift the Holding Provision in advance of item (4) being satisfied, or in the event that the aforementioned Class EA is not approved, or is not approved for the relevant portion of Trafalgar Road, the Holding Provision may be lifted once the Town of Halton Hills and the Region of Halton are each satisfied that all sight line and turning issues at the intersection of Trafalgar Road and Lindsay Court have been resolved by other intersection improvements, other modifications and/or other measures to their respective satisfaction.</p> <p>6) In the event that the sight line issues have been addressed to the satisfaction of the Region of Halton, subject to the provision of a phasing plan to the satisfaction of the Town and subject to all other preconditions to the lifting of the Holding Provision set out herein, the Holding Provision may be lifted on a portion of the subject lands to permit a maximum of 50 units without the provision of a southbound left turn lane on Trafalgar Road. The Holding Provision shall not be lifted on the remainder of the subject lands until a southbound left turn lane on Trafalgar Road has been provided to the satisfaction of the Town and Region.</p> <p>7) The Region of Halton having advised that the Ministry of Tourism, Culture and Sport acknowledgement that the site is free and clear of any archaeological resources has been received prior to any development or site alteration approval being granted.</p>	

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
			<p>8) Submission to the Region of Halton, a Ministry of Environment (MOE) acknowledged Record of Site Condition (RSC) that is certified by a Qualified Person as defined in Ontario Regulation 153/04 and indicates that the environmental condition of the site is suitable for the proposed land use(s). All supporting environmental documentation such as a Phase One and Phase Two Environmental Site Assessment and Remediation reports, etc. shall also be submitted to the Region of Halton for review.</p> <p>9) An updated Noise Study, to the satisfaction of Halton Region, that takes into account the improvements proposed by the Trafalgar Road Class EA.</p> <p>10) An updated Noise Study respecting the rail line and registration of an environmental easement on title to the subject lands, to the satisfaction of Metrolinx.</p>	

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
H22	HDR(97)	193-197 Mountainview road North, 111 John Street (Georgetown)	<p>The Holding (H22) provision may be lifted upon:</p> <p>i) Approval of a Site Plan application and execution of a Site Plan Agreement in accordance with Section 41 of the Planning Act, for any future development that, among other matters, incorporates;</p> <p>a) Urban Design considerations, including appropriate building elevations, landscaping, fencing, internal road layout, parking and pedestrian connections to the satisfaction of the Town's Administration;</p> <p>b) Appropriate easements and operating agreements for the share access, cross parking and service arrangements between the proposed development located at 193-197 Mountainview/111 John Street and the existing building located at 115 John Street.</p> <p>c) Conformity with the Town's current Green Development Standards.</p> <p>d) Submission of an approved Construction Management Plan.</p> <p>e) Provision of securities for completion of off-site works including but not limited to construction, at the applicant's expense, of a continuous sidewalk connecting the Mountainview frontage of the development from a point to be determined by the Town to the existing John Street sidewalk located at the corner of Mountainview Road and John Street.</p> <p>ii) Receipt of allocation from the Town of Halton Hills of sufficient servicing allocation and confirmation of this to the Region of Halton;</p> <p>iii) Satisfaction by the owner of the Region of Halton's Protocol for Review of Contaminated and Potential Contaminated Sites, including but not limited to the completion of a Phase 2 Environmental Site Assessment and any other assessments recommended therein;</p>	

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
H23	DC1(99)	69-79 Main Street South and 94-98 Mill Street (Georgetown), (Part Lots 1, 2 & 3, Registered Plan 37, Part of Lot 18, Concession 9)	<p>The Holding (H23) provision may be lifted upon:</p> <ul style="list-style-type: none"> i) Execution of agreement under Section 37 of the Planning Act providing for the public benefits referenced in SCHEDULE 4 of this Bylaw; ii) Payment of the \$500,000 contribution as set out in SCHEDULE 4 of this Bylaw and in the agreement under Section 37 of the Planning Act; iii) Approval of a Site Plan application and execution of a Site Plan Agreement in accordance with Section 41 of the Planning Act, for any future development; iv) Approval by Town Administration of a Heritage Reconstruction and Restoration Plan, prior to the issuance of any Demolition Permit(s); v) The Owner satisfies the Region of Halton's Protocol for Review Contaminated and Potential Contaminated sites, by submitting a Ministry of the Environment and Climate Change acknowledged Record of Site Condition in accordance with Ontario Regulation 153/04, or the Owner provides documentation prepared by a Qualified Professional that demonstrates that the lands are or will be suitable for the intended use, both of which shall be to the Region of Halton's satisfaction; vi) The Town of Halton Hills and the Region of Halton being satisfied that the subject site has received the necessary servicing allocation (SDE). A Water Usage and Sanitary Discharge Report shall be submitted to the Region of Halton for review; vii) Arrangements for the securing of an easement over the Back Street parking lot, to the satisfaction of Town Administration; viii) Arrangements for the relocation of existing utilities located on the subject lands, to the satisfaction of Town Administration; and ix) Approval by Town Administration of a Construction Management Plan. 	November 1, 2017

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
H24	MDR1(100)	3 Halton Hills Drive, 11421-11431 Trafalgar Road (Georgetown), Part of West Half Lot 18, Concession 8	The Holding (H21) provision may be lifted upon: (i) Fulfilment of any and all off site requirements including but not limited to servicing, storm water management, road construction and any other external works as required to the satisfaction of the Town of Halton Hills and Halton Region; (ii) Execution of a respective Subdivision Agreement, External Servicing Agreement (if applicable) and Site Plan Agreement, as required, to the satisfaction of the Town of Halton Hills and Halton Region; (iii) Fulfilment of all urban and architectural design requirements specified by the Town to the satisfaction of the Town of Halton Hills.	July 10, 2017 by By-law No. 2017-0044

PART 15

TEMPORARY USE ZONES

15.1 TEMPORARY USE ZONES

Where on Schedules to this By-law, a *Zone* symbol is followed by a set of brackets containing the letter “T” and a number, one or more additional *uses* are permitted on the lands noted until the permission granted by the site specific *Temporary Use* By-law expires. Table 15.1, below, identifies the *Temporary Use Zones* within the Municipality.

15.2 LIST OF TEMPORARY USE ZONES

Table 15.1: Temporary Use Zones

	Zone Designation	Property/Legal Description	Temporary Uses	Date Enacted	Date Expires

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PART 16

INTERIM CONTROL ZONES

16.1 INTERIM CONTROL ZONES

Where on Schedules to this By-law, a *Zone* symbol is followed by a dash, the letters "ICB" and a number, no change in *use* and no construction of any *buildings* or *structures* is permitted until the expiry of the Interim Control By-law affecting the lands. Lands affected by Interim Control By-laws are catalogued on Table 16.1, below.

16.2 LIST OF INTERIM CONTROL ZONES

Table 16.1: Interim Control Zones

	Zone Designation	Property/Legal Description	Applicable Provisions	Date Enacted	Date Expires
ICB1					

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PART 17
ENACTMENT

BY-LAW READ AND PASSED THIS 19th DAY OF July, 2010.

MAYOR: -----

Rick Bonnette

(Municipal Seal)

ACTING CLERK: -----

Dennis Y. Perlin

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SCHEDULES

Schedule 'A' schedules:

Schedule A1:	Rural Lands
Schedule A2:	Greenbelt Plan Area
Schedule A3-1:	Georgetown
Schedule A3-2:	Georgetown
Schedule A3-3:	Georgetown
Schedule A3-4:	Georgetown
Schedule A4:	Georgetown Downtown
Schedule A5:	Georgetown Community Node
Schedule A6:	Acton
Schedule A7:	Acton Downtown
Schedule A8:	NOT USED
Schedule A9:	Stewarttown
Schedule A10:	Ashgrove
Schedule A11:	Ballinafad
Schedule A12:	Bannockburn
Schedule A13:	Crewsons Corners
Schedule A14:	Hendersons Corners
Schedule A15:	Hornby
Schedule A16:	Limehouse
Schedule A17:	Silvercreek
Schedule A18:	Terra Cotta
Schedule A19:	Glen Williams
Schedule A20:	Norval

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Schedule B: Minimum Distance Separation Formulae

4. IMPLEMENTATION GUIDELINES

The following outlines the specific Implementation Guidelines which shall be executed during the application of the *Minimum Distance Separation (MDS) Formulae* to calculate setbacks.

MDS I	MDS II
#1. Referencing MDS in Municipal Planning Documents	
<p>In accordance with the Provincial Policy Statement, 2014, this MDS Document shall apply in <i>prime agricultural areas</i> and on <i>rural lands</i>. Consequently, the appropriate parts of this MDS Document shall be referenced in municipal official plans, and detailed provisions included in municipal comprehensive zoning by-laws such that, at the very least, MDS setbacks are required in all designations and zones where <i>livestock facilities</i> and <i>anaerobic digesters</i> are permitted.</p> <p>Sections 1, 2, 6, 7 and 8 of this document are primarily provided for information purposes, and are not required for inclusion in municipal planning documents; however, Sections 3, 4 and 5 comprise the <i>Minimum Distance Separation Formulae</i> as referenced in the PPS, and as such shall form the basis for MDS provisions enshrined in local land use planning documents. To exercise the various options available to municipalities under Implementation Guidelines #7, #9, #35 and #38, appropriate references must be included in the appropriate implementing land use planning document (official plan and/or comprehensive zoning by-law depending on the trigger for MDS); otherwise, the default approaches outlined in Implementation Guidelines #7, #9, #35 and #38 shall apply as written in this MDS Document.</p>	
#2. For What, and When, is an MDS Setback Required?	
<p>The MDS I setback distances shall be met prior to the approval of: proposed <i>lot</i> creation in accordance with Implementation Guidelines #8 and #9; rezonings or re-designations in accordance with Implementation Guideline #10; <i>building permits</i> on a <i>lot</i> which exists prior to March 1, 2017 in accordance with Implementation Guideline #7; and as directed by municipalities for local approvals for <i>agriculture-related uses</i> or <i>on-farm diversified uses</i> in accordance with Implementation Guideline #35.</p> <p>The information used to carry out an MDS I calculation must reflect the circumstances at the time that the municipality deems the planning or building permit application to be complete.</p>	<p>The MDS II setback distances shall be met prior to the approval of the building permit application for a <i>first</i> or <i>altered livestock facility</i> occupying an area greater than 10 m² or any <i>anaerobic digester</i>.</p> <p>The information used to carry out an MDS II calculation must reflect the circumstances at the time that the municipality deems the building permit application to be complete.</p>

MDS I	MDS II
#3. For What, and When, is an MDS Setback <u>NOT</u> Required?	
<p>Certain proposed uses are not reasonably expected to be impacted by <i>existing livestock facilities or anaerobic digesters</i> and as a result, do <u>NOT</u> require an MDS I setback. Such uses may include, but are not limited to:</p> <ul style="list-style-type: none"> • extraction of minerals, petroleum resources and mineral aggregate resources; • <i>infrastructure</i>; and • landfills. <p>However, if one of the uses exempted from MDS I by this Implementation Guideline is later proposed to be rehabilitated or redeveloped to a use that is not an <i>agricultural use</i>, then MDS I setbacks shall be met prior to the approval of any required planning or building permit application.</p> <p>In addition, MDS I setbacks are <u>NOT</u> required from:</p> <ul style="list-style-type: none"> • <i>livestock barns</i> occupying an area less than 10 m²; • certain <i>unoccupied livestock barns</i> in accordance with Implementation Guideline #20; • certain <i>unused manure storages</i> in accordance with Implementation Guideline #21; • apiaries; • aquaculture facilities; • deadstock handling facilities; • fairground buildings; • feed storages; • field shade shelters; • greenhouses; • kennels; • machinery sheds; • meat plants (including abattoirs and slaughterhouses); • mushroom facilities; • pastures; • poultry hatcheries; • stockyards; • temporary field nutrient storage sites (as defined under the <i>Nutrient Management Act, 2002</i>); • veterinary clinics with housing for <i>livestock</i>; and • zoos. 	<p>Certain things that may or may not be associated with agriculture do <u>NOT</u> require MDS II setbacks. Such things may include, but are not limited to:</p> <ul style="list-style-type: none"> • apiaries; • aquaculture facilities; • deadstock handling facilities; • fairground buildings; • feed storages; • field shade shelters; • greenhouses; • kennels; • machinery sheds; • meat plants (including abattoirs and slaughterhouses); • mushroom facilities; • pastures; • poultry hatcheries; • stockyards; • temporary field nutrient storage sites (as defined under the <i>Nutrient Management Act, 2002</i>); • veterinary clinics with housing for <i>livestock</i>; and • zoos. <p>In addition, MDS II setbacks are <u>NOT</u> required from:</p> <ul style="list-style-type: none"> • extraction of minerals, petroleum resources and mineral aggregate resources; • <i>infrastructure</i>; and • landfills.

MDS I	MDS II
#4. MDS Setbacks for Manure Transfer Facilities	
<p>Some <i>livestock facilities</i> and <i>anaerobic digesters</i> require transfer facilities that store manure for less than 14 days before transfer to a longer-term permanent storage, or transfer to field spreading areas, or transfer off the farm.</p> <p>Transfer facilities include, but are not limited to: areas for settling sand out of liquid manure, small sumps for collection or mixing of liquid manure from several areas of a <i>livestock barn</i>, or outside concrete pads where solid manure is temporarily stored awaiting pickup by a custom manure broker.</p> <p>Manure transfer facilities are not considered permanent <i>manure storages</i> and instead will receive the same MDS setbacks as the <i>livestock barn</i>. In other words, the MDS setback for a transfer facility is the same as Building Base Distance 'F', and shall not generate its own separate Storage Base Distance 'S'.</p>	
#5. MDS Setbacks for Earthen <i>Manure Storages</i>	
<p>MDS setbacks are applied to <i>first</i> or <i>altered livestock facilities</i> (MDS II) and, reciprocally, from <i>existing livestock facilities</i> (MDS I), which in both cases includes earthen <i>manure storages</i>, despite these storages not being considered 'buildings' and, consequently, not requiring building permits at the time of construction. Simply because earthen <i>manure storages</i> do not require building permits does not exclude them from MDS setbacks, as these <i>livestock facilities</i> are permanent <i>manure storages</i> with defined boundaries and represent an odour source with the highest odour potential according to Table 5.</p>	
#6. Required Investigation Distances for MDS	
<p>A separate MDS I setback shall be required to be measured from all <i>existing livestock facilities</i> and <i>anaerobic digesters</i> on <i>lots</i> in the surrounding area that are reasonably expected by an approval authority to be impacted by the proposed application.</p> <p>As part of municipal consideration of planning or building permit applications, all <i>existing livestock facilities</i> or <i>anaerobic digesters</i> within a 750 m distance of a proposed Type A land use and within a 1,500 m distance of a proposed Type B land use shall be investigated and MDS I setback calculations undertaken where warranted.</p> <p>In circumstances where large <i>livestock facilities</i> (e.g., >1,200 <i>Nutrient Units</i>) exist beyond the 750 m or 1,500 m study area, MDS I setbacks from these facilities should also be calculated.</p>	<p>When investigating the surrounding area for applications to permit a <i>first</i> or <i>altered livestock facility</i> or <i>anaerobic digester</i>, MDS II setbacks shall be required to be measured from all existing and approved sensitive receptors reasonably expected by an approval authority to be impacted by the proposed <i>first</i> or <i>altered livestock facility</i> or <i>anaerobic digester</i>, including all existing and approved <i>development</i> and all <i>dwellings</i> on <i>lots</i> in the surrounding area.</p>

MDS I	MDS II
#7. MDS I Setbacks for Building Permits on Existing Lots	
<p>MDS I setbacks are not required for <i>dwelling</i> additions and renovations proposed on existing <i>lots</i>, even where an addition results in the existing <i>dwelling</i> being closer to a surrounding <i>livestock facility</i> or <i>anaerobic digester</i>. However, MDS I setbacks are required for all other building permit applications for <i>dwellings</i> on <i>lots</i> that existed prior to March 1, 2017, unless otherwise specified in a municipality's zoning by-law or where otherwise not required by this MDS Document.</p> <p>For <i>lots</i> created after March 1, 2017, MDS I setbacks shall be required for building permit applications for <i>dwellings</i> unless otherwise not required by this MDS Document.</p> <p>Where a setback is required, MDS I measurements shall be taken as the shortest distance between the proposed building to be constructed and either the <i>manure storages</i>, or <i>anaerobic digesters</i>, or the <i>livestock occupied portions of the livestock barns</i>.</p> <p>While municipalities have the option to exempt buildings proposed through building permit applications on <i>lots</i> which exist prior to March 1, 2017, they are strongly discouraged from exempting these applications.</p> <p>If local exemptions are supported for building permits on existing <i>lots</i>, a municipality shall adopt provisions in their comprehensive zoning by-law which clearly state the details for such exemptions. Examples of such provisions may include, but are not limited to, those which only require an MDS I setback for building permit applications:</p> <ul style="list-style-type: none"> • on existing <i>lots</i> that are in a particular land use zone or designation (e.g., rural residential, estate residential); • on existing <i>lots</i> that are above or below a certain size threshold (e.g., 4 ha); 	<p>Not applicable</p>

MDS I	MDS II
<ul style="list-style-type: none"> • on existing <i>lots</i> which are vacant (e.g., no existing <i>dwellings</i> or other buildings); • on existing <i>lots</i>, but where the MDS I setback cannot be met, then through a planning application, allow a <i>dwelling</i> provided that it be located as far as possible from the <i>existing livestock facility</i> from which the setback cannot be met; • on <i>lots</i> which exist prior to a specific date (e.g., March 1, 2017 or the date of adoption of comprehensive zoning by-law); or, • for certain types of buildings (e.g., <i>dwellings</i>). 	
#8. MDS I Setbacks for Lot Creation	
<p>Where <i>lot</i> creation is proposed, including new <i>lots</i> for <i>agricultural</i> uses, an MDS I setback is required for both the severed and retained <i>lot</i>.</p> <p>However, an MDS I setback is not required:</p> <ul style="list-style-type: none"> • for a severed or retained <i>lot</i> for an <i>agricultural</i> use when that <i>lot</i> already has an existing <i>dwelling</i> on it; • for purposes such as easements, corrections of deeds, quit claims and minor boundary adjustments which do not result in the creation of a new <i>lot</i>; • for a severed or retained <i>lot</i> for <i>infrastructure</i> in accordance with Implementation Guideline #3; • for a severed or retained <i>lot</i> for an existing <i>non-agricultural</i> use; • for a severed or retained <i>lot</i> for <i>agriculture-related</i> uses, except where required by a municipality in accordance with Implementation Guideline #35; or • where noted in Implementation Guideline #9. <p>NOTE: The <i>lot</i> creation policies contained in the PPS, provincial plans and other local <i>lot</i> creation policies continue to apply despite any exemptions from MDS I setbacks.</p>	<p>Not applicable</p>

MDS I	MDS II
#9. MDS I Setbacks and Lot Creation for a Residence Surplus to a Farming Operation	
<p>For a proposed severance of a <i>residence surplus to a farming operation</i>:</p> <ol style="list-style-type: none"> 1. Where the existing <i>dwelling</i> to be severed and the nearby <i>livestock facility</i> or <i>anaerobic digester</i> are located on separate <i>lots</i> prior to the consent, an MDS I setback is not required for the consent application (or associated rezoning) unless otherwise required by a municipal official plan policy. This is because a potential odour conflict may already exist between those surrounding <i>livestock facilities</i> or <i>anaerobic digesters</i> and the existing <i>dwelling</i>. 2. An MDS I setback is always required for a proposed <i>lot</i> with an existing <i>dwelling</i> when prior to the consent, that <i>dwelling</i> is located on the same <i>lot</i> as an existing <i>livestock facility</i> or <i>anaerobic digester</i> and after the consent, the <i>dwelling</i> would be on a <i>lot</i> separate from that same existing <i>livestock facility</i> or <i>anaerobic digester</i>. This is because such a proposal could create a potential odour conflict as the <i>dwelling</i> and the <i>livestock facility</i> or <i>anaerobic digester</i> will be on separate conveyable <i>lots</i> if the severance is approved. This is the case regardless of how a municipality chooses to treat existing <i>livestock facility</i> on <i>lots</i> separate from the <i>dwelling</i> prior to the consent. 3. Where a new <i>lot</i> is proposed with an existing <i>dwelling</i> AND an existing <i>livestock facility</i> or <i>anaerobic digester</i> on it, an MDS I setback is not required for that <i>livestock facility</i> or <i>anaerobic digester</i> in accordance with Implementation Guideline #14. <p>Refer to Figure 3 in Section 7 of this MDS Document for a drawing illustrating these three scenarios.</p> <p>NOTE: For severances of a <i>residence surplus to a farming operation</i>, an MDS I setback shall only be required for the newly created surplus <i>dwelling lot</i> and shall not be required for the remnant farm parcel nor for any associated rezonings of the severed or retained parcels.</p>	<p>Not applicable</p>

MDS I	MDS II
#10. MDS I Setbacks for Zoning By-Law Amendments and Official Plan Amendments	
<p>An MDS I setback is required for all proposed amendments to rezone or redesignate land to permit <i>development in prime agricultural areas and rural lands</i> presently zoned or designated for <i>agricultural use</i>. This shall include amendments to allow site-specific exceptions which add <i>non-agricultural uses</i> or <i>residential uses</i> to the list of <i>agricultural uses</i> already permitted on a <i>lot</i>, but shall exclude applications to rezone a <i>lot</i> for a <i>residence surplus to a farming operation</i> (e.g., to a rural residential zone) in accordance with Implementation Guideline #9 above.</p> <p>Amendments to rezone or redesignate land already zoned or designated for a <i>non-agricultural use</i>, shall only need to meet the MDS I setbacks if the amendment(s) will permit a more sensitive land use than existed before. In other words, if the proposal is to change an existing Type A land use (e.g., industrial use outside of a <i>settlement area</i>) to a Type B land use (e.g., commercial) in accordance with Implementation Guidelines #33 and #34, then an MDS I setback shall be required.</p>	Not applicable
#11. MDS Setbacks for Reconstruction	
<p>Where a municipality explicitly requires MDS I setbacks for building permit applications on <i>lots</i> which exist prior to March 1, 2017, in accordance with Implementation Guideline #7, an MDS I setback is NOT required for building reconstruction provided ALL of the following conditions are met:</p> <ul style="list-style-type: none"> • the building which existed before the application was habitable; • the proposed building is for the same or less sensitive land use type (i.e., Type A or Type B in accordance with Implementation Guidelines #33 and #34) than the former building; and 	<p>MDS II setbacks are NOT required for <i>livestock facility</i> reconstruction provided the resulting <i>livestock facility</i> is built no closer to the surrounding existing or approved <i>development</i> or <i>dwelling</i> than the <i>livestock facility</i> which existed before the building permit application.</p> <p>However, MDS II setbacks shall be required if the proposed reconstruction includes an <i>anaerobic digester</i> or a <i>livestock facility</i> that meets at least ONE of the following conditions:</p> <ul style="list-style-type: none"> • will house a different <i>livestock</i> type(s) which is more odorous than existed before reconstruction (resulting in a greater value for Factor A); or

MDS I	MDS II
<ul style="list-style-type: none"> the proposed building is built no closer to the surrounding <i>livestock facilities</i> or <i>anaerobic digesters</i> than the former building. 	<ul style="list-style-type: none"> will house a greater number or area of <i>livestock</i> or store a greater volume of imported manure than existed before reconstruction (resulting in a greater value for Factor B); or will change from a solid to a liquid manure system (resulting in a greater value for Factor D); or will have a new <i>manure storage</i> with an increased relative odour potential (based on Table 5) than existed before reconstruction (e.g., going from a 'Very Low' to a 'Low' odour potential).
<p>#12. Existing Uses that Do Not Conform to MDS</p>	
<p>An MDS I setback is required for proposed <i>development</i> or <i>dwelling</i>s, even though there may be existing or approved <i>development</i> or <i>dwelling</i>s nearby that do not conform to MDS I requirements.</p> <p>However, a reduced MDS I setback may be permitted provided there are four, or more, <i>non-agricultural uses, residential uses</i> and/or <i>dwelling</i>s closer to the subject <i>livestock facility</i> than the proposed <i>development</i> or <i>dwelling</i>s and those four or more <i>non-agricultural uses, residential uses</i> and/or <i>dwelling</i>s are:</p> <ul style="list-style-type: none"> located within the intervening area (120° field of view shown in Figure 4 in Section 7 of this MDS Document) between the closest part of the proposed <i>development</i> or <i>dwelling</i> and the nearest <i>livestock facility</i> or <i>anaerobic digester</i>; located on separate <i>lots</i>; and of the same or greater sensitivity (i.e., Type A or Type B in accordance with Implementation Guidelines #33 and #34) as the proposed <i>development</i> or <i>dwelling</i>. 	<p>Even though there may be a portion of the existing <i>livestock facility</i> or existing <i>anaerobic digester</i> that does not conform to the MDS II setbacks, building permit applications for any <i>altered livestock facility</i> or <i>anaerobic digester</i> are still required to meet the MDS II setbacks.</p>

MDS I	MDS II
<p>If <u>ALL</u> of the above conditions are met, the MDS I setback for the proposed <i>development</i> or <i>dwelling</i> may be reduced such that it is located no closer to the <i>livestock facility</i> or <i>anaerobic digester</i> than the furthest of the four <i>non-agricultural uses</i>, <i>residential uses</i> and/or <i>dwellings</i> as shown in Figure 4.</p>	
<p>#13. Non-Application of MDS to Accessory Structures</p>	
<p>When an MDS I setback is required by a municipality for building permit applications on a <i>lot</i> which existed prior to March 1, 2017, in accordance with Implementation Guideline #7, an MDS I setback shall <u>NOT</u> be required for proposed structures accessory to a <i>dwelling</i>, including, but not limited to: decks, garages, gazebos, greenhouses, outbuildings, patios, picnic areas and sheds.</p>	<p>MDS II setbacks shall <u>NOT</u> be required from existing structures accessory to a <i>dwelling</i>, including, but not limited to: decks, garages, gazebos, greenhouses, outbuildings, patios, picnic areas and sheds.</p>
<p>#14. Uses Located on the Same Lot</p>	
<p>An MDS I setback is <u>NOT</u> required to be met for proposed <i>development</i>, <i>dwelling</i>, <i>agriculture-related use</i>, or <i>on-farm diversified use</i> from an existing <i>livestock facility</i> or <i>anaerobic digester</i> located on the same <i>lot</i> as the proposal.</p>	<p>MDS II setbacks are <u>NOT</u> required to be met for the <i>first</i> or <i>altered livestock facility</i> or <i>anaerobic digester</i> to any existing or approved <i>development</i>, <i>dwelling</i>, <i>agriculture-related use</i>, or <i>on-farm diversified use</i> located on the same <i>lot</i>.</p>
<p>#15. Same Ownership</p>	
<p>An MDS I setback is required for proposed <i>development</i> or <i>dwellings</i> even if the <i>lot</i> on which they are proposed is held by the same owner as the existing <i>livestock facility</i> or <i>anaerobic digester</i> nearby. This recognizes that a <i>lot</i> may be sold to a new owner, possibly resulting in a potential future land use conflict.</p>	<p>MDS II setbacks are required for a proposed <i>first</i> or <i>altered livestock facility</i> or <i>anaerobic digester</i> even if the <i>lot</i> on which they are proposed is held by the same owner as the existing or approved <i>development</i> or <i>dwellings</i> nearby. This recognizes that a <i>lot</i> may be sold to a new owner, possibly resulting in a potential future land use conflict.</p>

MDS I	MDS II
#16. Obtaining Required Information to Calculate MDS Setbacks	
<p>The preferred method for obtaining information (e.g., <i>livestock</i> and manure type as well as <i>design capacity</i>) to be used in MDS I calculations for a complete planning application is visiting the site and getting information directly from the farm operator(s) or owner(s) of the property where the <i>livestock facilities</i> or <i>anaerobic digesters</i> are located.</p> <p>If cooperation is not forthcoming, or there is concern about the accuracy of the information available, it may be helpful to obtain independent information by consulting other sources, including, but not limited to:</p> <ul style="list-style-type: none"> • aerial photography; • best professional judgement about the past/most recent use of building(s); • current farm owner or operator (if different than the original information source); • existing municipal building permits on record; • Municipal Property Assessment Corporation (MPAC) records; • neighbouring landowners; • qualified consultant(s) knowledgeable about <i>livestock facilities</i>; or • OMAFRA staff. <p>NOTE: Even though information may be provided by the applicant or their agent, ultimately, it is the responsibility of the municipality to determine if information used for an MDS I calculation is reasonably accurate and reflects existing conditions.</p>	<p>The only method for obtaining information (e.g., <i>livestock</i> and manure type as well as <i>design capacity</i>) to be used in MDS II calculations for the <i>first</i> or <i>altered livestock facility</i> is from the owner(s) or their agent with the application for the proposed construction.</p> <p>In some circumstances where information is missing, or there is a concern about the accuracy of the information available, it may be helpful to obtain independent information by carrying out a site visit or consulting other sources, including, but not limited to:</p> <ul style="list-style-type: none"> • aerial photography; • best professional judgement about the past/most recent use of building(s); • current farm operator (if different than the owner/agent); • existing municipal building permits on record; • Municipal Property Assessment Corporation (MPAC) records; • neighbouring landowners; • qualified consultant(s) knowledgeable about <i>livestock facilities</i>; or • OMAFRA staff. <p>NOTE: Even though information may be provided by the applicant or their agent, ultimately, it is the responsibility of the municipality to determine if information used for an MDS II calculation is reasonably accurate and reflects the proposed construction.</p>

MDS I	MDS II
#17. Fewest Number of <i>Nutrient Units</i> Used when Calculating MDS	
<p>The fewest number of <i>Nutrient Units</i> used in calculating MDS I setbacks is 5 <i>Nutrient Units</i>, even if the actual <i>design capacity</i> is fewer than 5 <i>Nutrient Units</i>.</p> <p>Accordingly, the MDS software will automatically round-up to the minimum of 5 <i>Nutrient Units</i>.</p>	<p>MDS II setbacks are required for all <i>first</i> or <i>altered livestock facilities</i>; however, the fewest number of <i>Nutrient Units</i> used in calculating MDS II setbacks is 5 <i>Nutrient Units</i>, even if the actual <i>design capacity</i> is fewer than 5 <i>Nutrient Units</i>.</p> <p>Accordingly, the MDS software will automatically round-up to the minimum of 5 <i>Nutrient Units</i>.</p>
#18. MDS II for Building Permit Applications to Renovate Existing <i>Livestock Facilities</i>	
<p>Not applicable</p>	<p>An MDS II setback is required prior to the approval of a building permit application to renovate <i>existing livestock facilities</i> that would result in an <i>altered livestock facility</i>.</p> <p>This is true even if the renovation results in the same <i>design capacity</i>, or a lower <i>design capacity</i> than what existed before. For example, an <i>existing livestock facility</i> to be renovated is more than 3 years old and has a <i>design capacity</i> of 150 <i>Nutrient Units</i> for swine feeders on a liquid manure system with an outside, uncovered, straight-walled liquid <i>manure storage</i> (M1 storage in Table 5). After the proposed renovation, the <i>altered livestock facility</i> will instead have a <i>design capacity</i> of 50 <i>Nutrient Units</i> for chicken broilers on a solid manure system with an outside, uncovered, solid <i>manure storage</i> (V3 storage in Table 6).</p> <p>NOTE: This would result in fewer <i>Nutrient Units</i> than before the renovation.</p> <ul style="list-style-type: none"> • Factor A = 0.7 for chicken broilers (just for those <i>livestock</i> being added) • Factor B = 260 for 50 <i>Nutrient Units</i> • Factor C = 0.5 for a -66.7% increase (or 66.7% decrease), but Factor C always equals 0.5 for any decrease in <i>Nutrient Units</i> • Factor D = 0.7 for solid manure (just for those <i>livestock</i> being added)

MDS I	MDS II
Not applicable	<ul style="list-style-type: none"> • Building Base Distance ('F') = $0.7 \times 260 \times 0.5 \times 0.7 = 63.7$ m • Storage Base Distance ('S') = 63.7 m (for a V3 storage) <p>Likewise, an MDS II setback is also required prior to the approval of a building permit application to renovate existing <i>anaerobic digesters</i> in accordance with Implementation Guideline #22.</p>

#19. Cumulative Design Capacity of Livestock Facilities on a Lot

MDS calculations shall be based on the combined *design capacity* for all *livestock barns* on a *lot*, even if they are *unoccupied livestock barns* or separated by a substantial distance on the *lot*.

Where there are no *livestock barns* on a *lot*, MDS calculations shall be based on the combined *design capacity* for all *manure storages* on a *lot*, even if they are *unused manure storages* or separated by a substantial distance on the *lot*.

#20. MDS Setbacks for Unoccupied Livestock Barns

Design capacity for an MDS I calculation shall include all *unoccupied livestock barns* on a *lot* in accordance with this Implementation Guideline.

First and foremost, the number of *livestock* or the area of *livestock* housing of *unoccupied livestock barns* should be based on information supplied by the farm operator(s) and/or owner(s). Only after concerted, documented effort has been made to obtain information from the farm operator(s) and/or owner(s), but obtaining information was not possible, then the following default Factors apply for *unoccupied livestock barns*:

- Factor A = 1.0
- Factor B is based on 1 *Nutrient Unit*/ 20 m² of area of *livestock* housing (NOTE: Assume the barn is only one-story high if using aerial photography.)
- Factor D = 0.7

Design capacity for an MDS II calculation shall include all *unoccupied livestock barns* on a *lot*.

However, buildings deemed by a municipal building official, with input from a professional engineer or a consultant knowledgeable about *livestock facilities* where appropriate, as no longer being structurally sound, or reasonably capable of housing *livestock* shall not be included in an MDS II calculation.

MDS I	MDS II
<p>However, an MDS I setback is not required when:</p> <ul style="list-style-type: none"> the building has been deemed by a municipal building official, with input from a professional engineer or a consultant knowledgeable about <i>livestock facilities</i> where appropriate, as no longer being structurally sound or reasonably capable of housing <i>livestock</i>; or the portion of the <i>lot</i> on which the <i>unoccupied livestock barn</i> is located is zoned such that the building shall not be used for housing <i>livestock</i>; or the floor area of the <i>unoccupied livestock barn</i> is <100 m². 	
<p>#21. MDS Setbacks for Unused Manure Storages</p>	
<p><i>Design capacity</i> for an MDS I calculation shall include all <i>manure storages</i> on a <i>lot</i> in accordance with this Implementation Guideline, even if those storages are unused and not storing manure at the time of the MDS I application.</p> <p>First and foremost, the volume of <i>unused manure storages</i> should be based on information supplied by the farm operator(s) and/or owner(s).</p> <p><i>Unused manure storages</i> for <u>SOLIDS</u>: Only after concerted, documented effort has been made to obtain information from the farm operator(s) and/or owner(s), but obtaining information was not possible, then the following Factors apply for <i>unused manure storages</i> for <u>SOLIDS</u>:</p> <ul style="list-style-type: none"> Factor A = 1.0 Factor B is based on 1 <i>Nutrient Unit</i>/19.8 m³ of volume for storages with two or more walls (NOTE: Assume manure is stored 1 m deep over the area enclosed by the two or more walls if using aerial photography). Factor D = 0.7 	<p><i>Design capacity</i> for an MDS II calculation shall include all <i>manure storages</i> on a <i>lot</i>, even if those storages are unused and not storing manure at the time of an MDS II application.</p> <p>However, structures deemed by a municipal building official, with input from a professional engineer or a consultant knowledgeable about <i>livestock facilities</i> where appropriate, as no longer being structurally sound, or reasonably capable of storing manure, shall not be included in an MDS II calculation.</p>

MDS I	MDS II
<p>However, an MDS I setback is not required when:</p> <ul style="list-style-type: none"> • there is only one, or no, walls; or, • the structure has been deemed by a municipal building official, with input from a professional engineer or a consultant knowledgeable about <i>livestock facilities</i> where appropriate, as no longer being structurally sound or reasonably capable of storing manure; or, • the portion of the <i>lot</i> on which the <i>unused manure storage</i> is located is zoned such that the structure shall not be used for storing manure; or, • the floor area of the <i>unused manure storage</i> is <100 m². <p><i>Unused manure storages</i> for <u>LIQUIDS</u>: Only after concerted, documented effort has been made to obtain information from the farm operator(s) and/or owner(s), but obtaining information was not possible, then the following Factors apply for <i>unused manure storages</i> for <u>LIQUIDS</u>:</p> <ul style="list-style-type: none"> • Factor A = 1.0 • Factor B is based on 1 <i>Nutrient Unit</i>/19.8 m³ of <i>design capacity</i> (NOTE: Assume manure is stored 2.5 m deep and level over the area enclosed by storage walls if using aerial photography). • Factor D = 0.8 <p>However, an MDS I setback is not required when:</p> <ul style="list-style-type: none"> • the structure has been deemed by a municipal building official, with input from a professional engineer or a consultant knowledgeable about <i>livestock facilities</i> where appropriate, as no longer being structurally sound or reasonably capable of storing manure; or, • the portion of the <i>lot</i> on which the <i>unused manure storage</i> is located is zoned such that the structure shall not be used for storing manure; or, • the floor area of the <i>unused manure storage</i> is <40 m². 	

MDS I	MDS II
#22. MDS Setbacks for Anaerobic Digesters	
<p>There is no calculation for an MDS I setback from an <i>anaerobic digester</i>. Instead, the required MDS I setbacks are fixed as follows:</p> <ul style="list-style-type: none"> • 200 m to proposed Type A land uses • 450 m to proposed Type B land uses • 200 m to proposed <i> dwellings</i> <p>Refer to Figure 5 in Section 7 of this MDS Document.</p> <p>Secondary elements related to the <i>anaerobic digester</i> such as <i> gas and water pipes and electrical generator buildings or wires</i> are not subject to MDS I setbacks.</p> <p>MDS I setbacks are measured from the closest associated component of the existing <i>anaerobic digester</i>.</p>	<p>There is no calculation for an MDS II setback for an <i>anaerobic digester</i>. Instead the required MDS II setbacks are fixed as follows:</p> <ul style="list-style-type: none"> • 200 m from existing Type A land uses • 450 m from existing Type B land uses • 200 m from existing <i> dwellings</i> on a separate <i> lot</i> • 20 m from a rear and side <i> lot</i> line • 40 m from the edge of a road allowance <p>Refer to Figure 6 in Section 7 of this MDS Document.</p> <p>Secondary elements related to the <i>anaerobic digester</i> such as <i> gas and water pipes and electrical generator buildings or wires</i> are not subject to MDS II setbacks.</p> <p>MDS II setbacks are measured to the closest associated component of the proposed <i>anaerobic digester</i>.</p> <p>MDS II setbacks for <i>anaerobic digesters</i> cannot be reduced through Implementation Guideline #43.</p>
#23. Calculating Building Base Distance ('F')	
<p>The MDS I formula for calculating Building Base Distance ('F') is: 'F' = Factor A x B x D x E.</p> <p>NOTE: Factor C is <u>NOT</u> used in MDS I.</p>	<p>The MDS II formula for calculating Building Base Distance ('F') is: 'F' = Factor A x B x C x D.</p> <p>NOTE: Factor E is <u>NOT</u> used in MDS II.</p>
#24. Determining Storage Base Distance ('S')	
<p>Storage Base Distance ('S') is <u>NOT</u> calculated, but read directly from Table 6. First calculate the Building Base Distance ('F') in accordance with Implementation Guideline #23, then select the <i> manure storage</i> type from Table 5 that best matches the <i> manure storage</i> type on the <i> lot</i> and use this information to determine the corresponding value on Table 6.</p> <p>If there are multiple <i> manure storage</i> types on the <i> lot</i>, the storage type with the highest relative Storage Odour Potential is selected from Table 5.</p>	

MDS I	MDS II
#25. Factor A: Odour Potential Factor (Table 1)	
Factor A is determined by selecting the value aligned with the applicable <i>livestock/manure</i> description on Table 1. Factor A is based on the relative potential for emanating offensive odours. The greater the value of Factor A, the higher the odour potential and the further the resulting MDS setbacks, all other things being equal.	
#26. Factor B: Nutrient Units Factor (Table 2)	
<p>Factor B used in MDS I setbacks for <i>settlement area</i> expansions shall only be based on the <i>design capacity</i> for all <i>livestock facilities</i> on a <i>lot</i>.</p> <p>In addition, for other MDS I setbacks where the <i>livestock facilities</i> are located on <i>lots</i> ≤5 ha, Factor B is also only based on the <i>design capacity</i> for all <i>livestock facilities</i> on the <i>lot</i>.</p> <p>For all other MDS I setbacks where the <i>livestock facilities</i> are located on <i>lots</i> >5 ha, Factor B is based on the possible future expansion of the existing <i>livestock facilities</i> on the <i>lot</i>, known as the 'potential' <i>design capacity</i>.</p> <p>More specifically, the potential <i>design capacity</i> for MDS I is determined by knowing the <i>design capacity</i> for all <i>livestock facilities</i> on the <i>lot</i>, and the total area of the <i>lot</i>. With both of these pieces of information, use the table below to determine the appropriate potential <i>design capacity</i>. This value should then be used to find the value of Factor B for the purposes of calculating an MDS I setback where the <i>livestock facilities</i> are located on a <i>lot</i> >5 ha.</p>	<p>For MDS II, Factor B is based on the <i>design capacity</i> for all <i>livestock facilities</i> on a <i>lot</i>.</p> <p>In accordance with Table 2, the more <i>Nutrient Units</i>, the greater the value for Factor B and the further the resulting MDS II setbacks, all other things being equal.</p> <p>While using Table 2, it may be necessary to interpolate a value for Factor B. When interpolating, do not include more than two decimal places, rounded accordingly.</p>

MDS I					MDS II				
Design Capacity (NU)	Total Lot Size ≤5 ha	Total Lot Size >5 ha, but ≤25 ha	Total Lot Size >25 ha, but ≤50 ha	Total Lot Size >50 ha					
≤5 NU	Factor B based on <i>design capacity</i> only	Factor B based on <i>design capacity</i> only	Factor B based on <i>design capacity</i> only	Factor B based on <i>design capacity</i> only					
>5 NU, but ≤25 NU	Factor B based on <i>design capacity</i> only	Factor B based on 2 x <i>design capacity</i>	Factor B based on 2 x <i>design capacity</i>	Factor B based on 2 x <i>design capacity</i>					
>25 NU, but ≤125 NU	Factor B based on <i>design capacity</i> only	Factor B based on 2 x <i>design capacity</i>	Factor B based on 3 x <i>design capacity</i>	Factor B based on 3 x <i>design capacity</i>					
>125 NU	Factor B based on <i>design capacity</i> only	Factor B based on 2 x <i>design capacity</i> , to max of 300 NU	Factor B based on 3 x <i>design capacity</i> , to max of 450 NU	Factor B based on 3 x <i>design capacity</i> , to max of 600 NU					

NOTE: To determine *design capacity* for *unoccupied livestock barns* or *unused manure storages*, see Implementation Guidelines #20 and #21 respectively.

In accordance with Table 2, the more *Nutrient Units*, the greater the value for Factor B and the further the resulting MDS I setbacks, all other things being equal.

While using Table 2, it may be necessary to interpolate a value for Factor B. When interpolating, do not include more than two decimal places, rounded accordingly.

MDS I	MDS II
#27. Factor C: Expansion Factor (Table 3)	
Not applicable	<p>Factor C only applies for MDS II, and is based on the percentage increase in the number of <i>Nutrient Units</i> for the proposed construction of a <i>first</i> or <i>altered livestock facility</i>, compared to the <i>Nutrient Units</i> of all <i>existing livestock facilities</i> on the <i>lot</i>. The greater the percentage increase, the greater the value for Factor C and the further the resulting MDS II setbacks, all things being equal.</p> <p>Expansion of a <i>livestock facility</i> is a necessary and typical process for most farm operations, and can reasonably be expected over time.</p> <p>Factor C is 1.14 (Table 3) for the <i>first livestock facility</i> on a <i>lot</i>, resulting in a building location that will allow for future expansion of most subsequent <i>livestock facilities</i> within a reasonable building envelope.</p> <p>Factor C is 0.5 (Table 3) for no increase in <i>Nutrient Units</i> (0% increase) and for decreases in <i>Nutrient Units</i>.</p> <p>Where an <i>existing livestock facility</i> is to be expanded, the percentage increase shall be calculated using the total additional <i>Nutrient Units</i> proposed as the numerator and the total existing <i>Nutrient Units</i> as the denominator, with the result multiplied by 100.</p> <p>For example, if an <i>existing livestock facility</i> currently has a <i>design capacity</i> of 200 <i>Nutrient Units</i> and proposes to increase <i>design capacity</i> by 100 additional <i>Nutrient Units</i>, the percentage increase is calculated as 100 <i>Nutrient Units</i> (numerator) divided by 200 <i>Nutrient Units</i> (denominator) and multiplied by 100 for a value of 50% (100/200) x 100 = 50%. From Table 3, Factor C = 0.8100.</p> <p>Where a <i>livestock facility</i> is to be expanded, and one or more building permits to establish or expand that <i>livestock facility</i> were already issued within the previous 3 years, the percentage increase shall be calculated using the total additional <i>Nutrient Units</i> established or added by building permit(s) issued during the previous 3-year period, plus the proposed expansion, as the numerator, and the total existing</p>

MDS I	MDS II
	<p><i>Nutrient Units</i> prior to the previous 3-year period as the denominator.</p> <p>For example, an <i>existing livestock facility</i> currently has a <i>design capacity</i> of 200 <i>Nutrient Units</i> and proposes to increase <i>design capacity</i> by 100 additional <i>Nutrient Units</i>. A building permit for this <i>livestock facility</i> was issued 2 years ago which increased the size of the operation at that time from 100 <i>Nutrient Units</i> to 200 <i>Nutrient Units</i>. In this case, the percentage increase is calculated as 200 <i>Nutrient Units</i> (numerator) (100 <i>Nutrient Units</i> for this expansion plus 100 <i>Nutrient Units</i> for expansion 2 years ago) divided by 100 <i>Nutrient Units</i> (denominator) (the <i>design capacity</i> of the <i>livestock facility</i> 3 years ago) and then multiplied by 100 for a value of 200% $[(100+100)/100] \times 100 = 200\%$. From Table 3, Factor C = 1.0000.</p> <p>In using Table 3, it may be necessary to interpolate a value for Factor C. When interpolating, do not include more than four decimal places, rounded accordingly.</p>
<p>#28. Factor D: Manure Type (Table 1)</p>	
<p>Factor D is determined by selecting the value aligned with the applicable manure type (liquid manure or solid manure) in Table 1. Factor D is based on the physical state of manure (liquid or solid) on the <i>lot</i> and its relative potential for emanating offensive odours. The greater the value for Factor D, the higher the odour potential and the further the resulting MDS setbacks, all other things being equal.</p>	
<p>#29. Factor E: Encroaching Land Use Factor (Table 4)</p>	
<p>Factor E is determined by selecting the encroaching land use factor in Table 4 (Type A Land Use or Type B Land Use) that best matches the descriptions in Implementation Guidelines #33 and #34. Factor E is based on the relative sensitivity of an encroaching land use as it relates to odour from an <i>existing livestock facility</i>. The more sensitive the land use (based on an anticipated higher density of human occupancy, habitation or activity), the greater the value (1.1 or 2.2) of the encroaching land use factor and the further the resulting MDS I setbacks, all other things being equal.</p>	<p>Not applicable</p>

MDS I	MDS II
#30. Determining Factor A When More Than One Type of Livestock are Housed and/or More Than One Type of Manure are Stored, With Differing Values for Factor A	
<p>In MDS I, Factor A will require a weighted average when there is more than one type of <i>livestock</i> housed and/or more than one type of manure stored on a <i>lot</i> with differing values for Factor A.</p> <p>For example, if a <i>livestock</i> facility on a <i>lot</i> has 50 <i>Nutrient Units</i> of chicken broilers (Factor A = 0.7), as well as 100 <i>Nutrient Units</i> of swine feeders (Factor A = 1.2), then the weighted average Factor A is: $[(50 \times 0.7) + (100 \times 1.2)] \div (50 + 100) = 1.03$</p> <p>When calculating a weighted average, the value of Factor A should not include more than two decimal places, rounded accordingly.</p>	<p>In MDS II, Factor A will require a weighted average when there is more than one type of <i>livestock</i> proposed to be added and/or more than one type of manure proposed to be added at the same time with differing values for Factor A.</p> <p>For example, if a farmer proposes to expand a <i>livestock facility</i> by adding 50 <i>Nutrient Units</i> of chicken broilers (Factor A = 0.7), as well as adding 100 <i>Nutrient Units</i> of swine feeders (Factor A = 1.2) at the same time, then the weighted average Factor A is: $[(50 \times 0.7) + (100 \times 1.2)] \div (50 + 100) = 1.03$</p> <p>When calculating a weighted average, the value of Factor A should not include more than two decimal places, rounded accordingly.</p>
#31. Determining Factor D When <u>BOTH</u> Solid and Liquid Manure are Stored on a Lot	
<p>In MDS I, Factor D will require a weighted average when <u>BOTH</u> solid and liquid manure are being stored on a <i>lot</i>.</p> <p>For example, if a <i>livestock facility</i> has 50 <i>Nutrient Units</i> of chicken broilers with a solid manure system (Factor D = 0.7) <u>AND</u> 100 <i>Nutrient Units</i> of swine feeders with a liquid manure system (Factor D = 0.8) then the weighted average Factor D is: $[(50 \times 0.7) + (100 \times 0.8)] \div (50 + 100) = 0.77$</p> <p>When calculating a weighted average, the value of Factor D should not include more than two decimal places, rounded accordingly.</p>	<p>In MDS II, Factor D will require a weighted average when <u>BOTH</u> solid and liquid <i>manure storages</i> are being proposed as part of the same building permit application.</p> <p>For example, if a farmer proposes to add 50 <i>Nutrient Units</i> of chicken broilers with a solid manure system (Factor D = 0.7) <u>AND</u> 100 <i>Nutrient Units</i> of swine feeders with a liquid manure system (Factor D = 0.8) then the weighted average Factor D is: $[(50 \times 0.7) + (100 \times 0.8)] \div (50 + 100) = 0.77$</p> <p>When calculating a weighted average, the value of Factor D should not include more than two decimal places, rounded accordingly.</p>

MDS I	MDS II
#32. Rounding of MDS Calculations	
All resulting calculated separation distances are rounded <u>UP</u> to the nearest metre. For example, if the final MDS setback is 364.72 m, round up to 365 m.	
#33. Type A Land Uses (Less Sensitive)	
<p>For the purposes of MDS I, proposed Type A land uses are characterized by a lower density of human occupancy, habitation or activity including, but not limited to:</p> <ul style="list-style-type: none"> • industrial uses outside a <i>settlement area</i>; • <i>open space uses</i>; • building permit applications on existing <i>lots</i> outside a <i>settlement area</i> for <i>dwellings</i>, unless otherwise specified in a municipality's zoning by-law in accordance with Implementation Guideline #7; • the creation of <i>lots</i> for <i>agricultural uses</i>, in accordance with Implementation Guideline #8; and • the creation of one or more <i>lots</i> for <i>development</i> on land outside of a <i>settlement area</i> that would <u>NOT</u> result in four or more <i>lots</i> for <i>development</i> in immediate proximity to one another (e.g., sharing a common contiguous boundary, across the road from one another, etc.), regardless of whether any of the <i>lots</i> are vacant. 	<p>For the purposes of MDS II, existing Type A land uses are characterized by a lower density of human occupancy, habitation or activity including, but not limited to:</p> <ul style="list-style-type: none"> • industrial uses outside a <i>settlement area</i>; • <i>open space uses</i>; and, • <i>dwellings</i> on <i>lots</i> which are located outside of a <i>settlement area</i> and are not recognized through an official plan designation for <i>development</i>; includes <i>dwellings</i> that are located on <i>lots</i> zoned for <i>agriculture uses</i>, <i>residential uses</i> or <i>non-agricultural uses</i> (such as zones for <i>general agriculture</i>, <i>rural residential</i>, <i>estate residential</i>, etc.), provided the <i>lot</i> remains in a <i>prime agricultural area</i> or <i>rural lands</i> type designation.
#34. Type B Land Uses (More Sensitive)	
<p>For the purposes of MDS I, proposed Type B land uses are characterized by a higher density of human occupancy, habitation or activity including, but not limited to:</p> <ul style="list-style-type: none"> • new or expanded <i>settlement area</i> boundaries; 	<p>For the purposes of MDS II, existing Type B land uses are characterized by a higher density of human occupancy, habitation or activity including, but not limited to:</p> <ul style="list-style-type: none"> • <i>settlement area</i> boundaries; and • existing <i>development</i> outside of a <i>settlement area</i> which is recognized through an official plan designation.

MDS I	MDS II
<ul style="list-style-type: none"> • an official plan amendment to permit <i>development</i>, excluding industrial uses, on land outside a <i>settlement area</i>; • a zoning by-law amendment to permit <i>development</i>, excluding industrial uses or <i>dwellings</i>, on land outside a <i>settlement area</i>; and • the creation of one or more <i>lots</i> for <i>development</i> on land outside a <i>settlement area</i>, that results in four or more <i>lots</i> for <i>development</i>, which are in immediate proximity to one another (e.g., sharing a common contiguous boundary, across the road from one another, etc.), regardless of whether any of the <i>lots</i> are vacant. <p>Because of the increased sensitivity of these uses, a new or expanding Type B land use will generate an MDS I setback that is twice the distance as the MDS I setback for a Type A land use. This is reflected in the value of Factor E which is 2.2 for Type B versus 1.1 for Type A.</p>	<p>Because of the increased sensitivity of these uses, an MDS II setback from existing Type B land uses is twice the distance from existing Type A land uses.</p>

#35. MDS Setbacks for Agriculture-Related Uses and On-Farm Diversified Uses

<p>MDS I setbacks from existing <i>livestock facilities</i> and <i>anaerobic digesters</i> will generally not be needed for land use planning applications which propose <i>agriculture-related uses</i> and <i>on-farm diversified uses</i>. However, some proposed <i>agriculture-related uses</i> and <i>on-farm diversified uses</i> may exhibit characteristics that could lead to potential conflicts with surrounding <i>livestock facilities</i> or <i>anaerobic digesters</i>. Therefore, it may be appropriate for municipalities to require an MDS I setback to permit certain types of these uses.</p> <p>Typically, this subset of uses may be characterized by a higher density of human occupancy or activity or will be uses that may generate significant visitation by the broader public to an agricultural area. Examples include, but are not limited to: food service, accommodation, <i>agri-tourism uses</i> and retail operations.</p>	<p>MDS II setbacks to existing <i>agriculture-related uses</i> and <i>on-farm diversified uses</i> will generally not be needed for building permit applications for <i>first</i> or <i>altered livestock facilities</i> and <i>anaerobic digesters</i>. However, some existing <i>agriculture-related uses</i> and <i>on-farm diversified uses</i> may exhibit characteristics that could lead to potential conflicts with <i>first</i> or <i>altered livestock facilities</i> or <i>anaerobic digesters</i>. Therefore, it may be appropriate for municipalities to require MDS II setbacks to certain types of these uses.</p> <p>Typically, this subset of uses may be characterized by a higher density of human occupancy or activity, or are uses that generate significant visitation by the broader public to an agricultural area. Examples include, but are not limited to: food service, accommodation, <i>agri-tourism uses</i> and retail operations. Surrounding land uses and geographic context can also play a role in determining the</p>
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MDS I	MDS II
<p>Surrounding land uses and geographic context can also play a role in determining the suitability of applying MDS I setbacks to proposed <i>agriculture-related uses, on-farm diversified uses and agricultural uses</i>.</p> <p>For these reasons, and in keeping with the intent of this MDS Document, municipalities may choose to require an MDS I setback for proposals, including <i>lot</i> creation, to permit certain types of <i>agriculture-related uses or on-farm diversified uses</i>. In these circumstances, <i>agriculture-related uses and on-farm diversified uses</i> shall be considered as Type A land uses. Municipalities shall include specific provisions in their comprehensive zoning by-law to clearly indicate the types of <i>agriculture-related uses and on-farm diversified uses</i> that will be required to meet MDS I setbacks, including provisions related to the measurement of MDS I setbacks from <i>existing livestock facilities and anaerobic digesters</i>. Otherwise, MDS I setbacks will <u>NOT</u> be required for these types of uses.</p> <p>Municipalities are strongly encouraged to develop policies in their official plans and provisions in their comprehensive zoning by-law to provide consistent direction on this issue.</p>	<p>suitability of applying MDS II setbacks from existing <i>agriculture-related uses, on-farm diversified uses and agricultural uses</i>.</p> <p>For these reasons, and in keeping with the intent of this MDS Document, municipalities may choose to require MDS II setbacks for <i>new or altered livestock facilities and anaerobic digesters</i> to certain types of existing <i>agriculture-related uses or on-farm diversified uses</i>. In these circumstances, <i>agriculture-related uses and on-farm diversified uses</i> shall be considered as Type A land uses. Municipalities shall include specific provisions in their comprehensive zoning by-law to clearly indicate the types of <i>agriculture-related uses and on-farm diversified uses</i> that MDS II setbacks are applied to and how they are measured. Otherwise, MDS II setbacks will <u>NOT</u> be required to these types of uses.</p> <p>Municipalities are strongly encouraged to develop policies in their official plans and provisions in their comprehensive zoning by-law to provide consistent direction on this issue.</p>
#36. Non-Application of MDS Within Settlement Areas	
<p>MDS I setbacks are <u>NOT</u> required for proposed land use changes (e.g., consents, rezonings, redesignations, etc.) within approved <i>settlement areas</i>, as it is generally understood that the long-term use of the land is intended to be for non-agricultural purposes.</p>	<p>MDS II setbacks are <u>NOT</u> required where municipalities permit <i>first or altered livestock facilities</i> (e.g., urban agriculture) or <i>anaerobic digesters</i> within approved <i>settlement area</i> designations, as MDS II was not designed to be used in an urban setting. However, because other issues could be considered when raising <i>livestock</i> in <i>settlement areas</i>, municipalities may choose to establish local approaches governing urban agriculture.</p>

MDS I	MDS II
#37. MDS Setbacks for Churches, Schools and Cemeteries Used Primarily by a Community Reliant on Horse-Drawn Transportation	
<p>Normally churches, schools and cemeteries are considered Type B land uses as they are institutional uses; however, existing, new and expanding churches, schools and cemeteries intended to primarily serve a community which relies on horse-drawn vehicles as a predominate mode of transportation, shall be considered as Type A land uses for the purposes of both MDS I and MDS II.</p>	
#38. MDS Setbacks for Cemeteries	
<p>Except where noted in Implementation Guideline #37, for the purposes of MDS I, new cemeteries and expansion to existing cemeteries are considered Type B land uses, as they are institutional uses.</p>	<p>For the purposes of MDS II, existing cemeteries are considered Type B land uses, as they are institutional uses.</p> <p>However, certain cemeteries may be treated as Type A land uses at the discretion of the municipality. For example, those cemeteries which are closed, or receive low levels of visitation, or where no place of worship is present, in addition to where noted in Implementation Guideline #37.</p> <p>NOTE: Cemeteries meeting the above criteria shall be clearly identified in the municipality's planning documents on a comprehensive basis in order to be treated as Type A land uses. Otherwise all cemeteries will continue to be treated as Type B land uses, except where noted in Implementation Guideline #37.</p>
#39. MDS II Setbacks for Rear Lot Lines, Side Lot Lines and Road Allowances	
<p>Not applicable</p>	<p>In addition to setbacks from surrounding Type A and Type B land uses, <i>first or altered livestock facilities</i> shall also meet the following MDS II setbacks:</p> <ul style="list-style-type: none"> • Rear and side lot line MDS II setbacks are calculated as 0.1 multiplied by the Building Base Distance 'F' and Storage Base Distance 'S' to a maximum of <u>30 m</u>.

MDS I	MDS II
Not applicable	<p>For example, if an MDS II calculation yields values of 100 m for Building Base Distance 'F' and 123 m for Storage Base Distance 'S', the MDS II setback for the <i>livestock barn</i> from the rear and side <i>lot</i> lines would be 10 m ($100 \text{ m} \times 0.1 = 10 \text{ m}$). The MDS II setback for the <i>manure storage</i> from the rear and side <i>lot</i> lines would be 12.3 m ($123 \text{ m} \times 0.1 = 12.3 \text{ m}$). This value is rounded to the nearest whole number, so in this instance, the setback for the <i>manure storage</i> would be 12 m.</p> <p>As another example, if an MDS II calculation yields values of 350 m for Building Base Distance 'F' and 400 m for Storage Base Distance 'S', the MDS II setback for the <i>livestock barn</i> from the rear and side <i>lot</i> lines would be 30 m ($350 \text{ m} \times 0.1 = 35 \text{ m}$, but reduced to the maximum of 30 m). The MDS II setback for the <i>manure storage</i> from the rear and side <i>lot</i> lines would be 30 m ($400 \text{ m} \times 0.1 = 40 \text{ m}$, but reduced to the maximum of 30 m).</p> <ul style="list-style-type: none"> Road allowance MDS II setbacks are calculated as 0.2 multiplied by the Building Base Distance 'F' and Storage Base Distance 'S' to a maximum of <u>60 m</u>. <p>For example, if an MDS II calculation yields values of 100 m for Building Base Distance 'F' and 123 m for Storage Base Distance 'S', the MDS II setback for the <i>livestock barn</i> from the edge of the road allowance would be 20 m ($100 \text{ m} \times 0.2 = 20 \text{ m}$). The MDS II setback for the <i>manure storage</i> from the edge of the road allowance would be 24.6 m ($123 \text{ m} \times 0.2 = 24.6 \text{ m}$). This value is rounded to the nearest whole number, so in this instance, the setback for the <i>manure storage</i> would be 25 m.</p> <p>As another example, if an MDS II calculation yields values of 350 m for Building Base Distance 'F' and 400 m for Storage Base Distance 'S', the MDS II setback for the <i>livestock barn</i> from the edge of the road allowance would be 60 m ($350 \text{ m} \times 0.2 = 70 \text{ m}$, but reduced to the maximum of</p>

MDS I	MDS II
	<p>60 m). The MDS II setback for the <i>manure storage</i> from the edge of the road allowance would be 60 m ($400\text{ m} \times 0.2 = 80\text{ m}$, but reduced to the maximum of 60 m).</p> <p>Rear and side <i>lot</i> line and road allowance MDS II setbacks for <i>anaerobic digesters</i> are found in Implementation Guideline #22.</p> <p>These MDS II setbacks are measured as the shortest distance between the point of new construction for the <i>manure storages</i>, or the <i>anaerobic digester</i>, or the <i>livestock occupied portions</i> of each of the surrounding <i>livestock barns</i> and the side and rear <i>lot</i> lines, as well as the edge of the road allowance.</p>
<p>#40. Measurement of MDS Setbacks for Development and Dwellings</p>	
<p>For proposed <i>development</i>, MDS I setbacks are measured as the shortest distance between the area proposed to be rezoned or redesignated to permit <i>development</i> and either: the surrounding <i>livestock occupied portions</i> of <i>livestock barns</i>, <i>manure storages</i> or <i>anaerobic digesters</i>. Refer to Figure 7 in Section 7 of this MDS Document. This shall include areas proposed to be rezoned or redesignated with site-specific exceptions that add <i>non-agricultural uses</i> or <i>residential uses</i> to the list of <i>agricultural uses</i> already permitted on a <i>lot</i>.</p> <p>For building permit applications for proposed <i>dwellings</i>, where required in accordance with Implementation Guideline #7, MDS I setbacks are measured as the shortest distance between the proposed <i>dwelling</i> and either the surrounding <i>manure storages</i>, <i>anaerobic digesters</i> or the <i>livestock occupied portions</i> of the <i>livestock barns</i>.</p>	<p>For existing <i>development</i>, MDS II setbacks are measured as the shortest distance between the point of new construction for the <i>livestock occupied portions</i> of the <i>livestock barns</i>, <i>manure storages</i>, <i>anaerobic digesters</i> and the surrounding area that is zoned or designated to permit <i>non-agricultural uses</i> or <i>residential uses</i> in a zoning by-law or official plan respectively, even if there are portions of the <i>existing livestock facility</i> or existing <i>anaerobic digester</i> that do not conform to the MDS II setbacks.</p> <p>For existing <i>dwellings</i>, MDS II setbacks are measured as the shortest distance between the point of new construction for the <i>livestock occupied portions</i> of the <i>livestock barns</i>, <i>manure storages</i> or <i>anaerobic digesters</i>, and the surrounding <i>dwellings</i>, even if there are portions of the <i>existing livestock facility</i> or existing <i>anaerobic digester</i> that do not conform to the MDS II setbacks. Refer to Figure 8 in Section 7 of this MDS Document.</p> <p>NOTE: Where there are two <i>dwellings</i> on the same <i>lot</i>, the MDS II setback shall be measured to both.</p>

MDS I	MDS II
#41. Measurement of MDS I Setbacks for the Creation of Lots	
<p>Where an MDS I setback is required for the creation of a <i>lot</i>, in accordance with Implementation Guideline #8 or #9, measurement of the MDS I setback should be undertaken as follows:</p> <ol style="list-style-type: none"> 1. For proposed <i>lots</i> with an existing <i>dwelling</i> that are ≤1 ha, MDS I setbacks are measured as the shortest distance between the proposed <i>lot</i> line and either the surrounding <i>livestock occupied portions</i> of the <i>livestock barns</i>, <i>manure storages</i> or <i>anaerobic digesters</i>. 2. For proposed <i>lots</i> with an existing <i>dwelling</i> that are >1 ha, MDS I setbacks are measured as the shortest distance between the existing <i>dwelling</i> and either the surrounding <i>livestock occupied portions</i> of the <i>livestock barns</i>, <i>manure storages</i> or <i>anaerobic digesters</i>. 3. For proposed <i>lots</i> without an existing <i>dwelling</i> that are ≤1 ha, MDS I setbacks are measured as the shortest distance between the proposed <i>lot</i> line and either the surrounding <i>livestock occupied portions</i> of the <i>livestock barns</i>, <i>manure storages</i> or <i>anaerobic digesters</i>. 4. For proposed <i>lots</i> without an existing <i>dwelling</i> that are >1 ha, MDS I setbacks are measured as the shortest distance between a 0.5 ha or larger building envelope (for a potential <i>dwelling</i>) and either the surrounding <i>livestock occupied portions</i> of the <i>livestock barns</i>, <i>manure storages</i> or <i>anaerobic digesters</i>. <p>For <i>lots</i> created after March 1, 2017, MDS I setbacks shall be required for all building permit applications for <i>non-agricultural uses</i> and <i>dwellings</i> in accordance with Implementation Guideline #7.</p>	<p>Not applicable</p>

MDS I	MDS II
#42. Non-Effect of Wind Direction, etc. on MDS Setbacks	
<p>The direction of prevailing wind, surrounding topography, and presence of trees, berms or other screening are not part of, and are not intended to affect, the calculation of MDS setbacks. However, these or other similar elements could be considered in applications to vary or reduce MDS setbacks, where appropriate, and in accordance with Implementation Guideline #43.</p>	
#43. Reducing MDS Setbacks	
<p>MDS I setbacks should not be reduced except in limited site specific circumstances that meet the intent of this MDS Document. Examples include circumstances that mitigate environmental or public health and safety impacts, or avoid natural or human-made hazards.</p> <p>If deemed appropriate by a municipality, the processes by which a reduction to MDS I may be considered could include a minor variance to the local zoning by-law provisions, a site specific zoning by-law amendment or an official plan amendment introducing a site specific policy area.</p>	<p>MDS II setbacks should not be reduced except in limited site specific circumstances that meet the intent of this MDS Document. Examples include circumstances that mitigate environmental or public health and safety impacts, or avoid natural or human-made hazards.</p> <p>If deemed appropriate by a municipality, the process by which a reduction to MDS II may be considered would typically be through a minor variance to the local zoning by-law provisions. To a lesser extent a site specific zoning by-law amendment may also be appropriate.</p>