Appendix C

THE CORPORATION OF THE TOWN OF ERIN

Proposed Revisions to Comprehensive ~~DRAFT ZONING~~ Zoning ~~BY~~By-~~LAW~~law ~~No.~~ 07- 67

~~October 2025~~ DRAFT July 2, 2026

Revisions to this Zoning By-law are shown as follows:

- **Additions are shown in blue text;**
- **Deletions are shown with ~~red strikethrough text~~; and**
- **Zoning By-law Sections and provisions have been renumbered throughout the document to reflect revisions and may not be reflected in tracked changes in all instances.**

PREFACE

By-law 07-67, as amended, is the Comprehensive Zoning By-law of the Town of Erin. The By-law divides the Town into zones and in each zone permits specific uses of land, buildings and structures to the exclusion of all other uses. The Zoning By-law also regulates the manner in which permitted uses may be developed, providing for such things as minimum lot frontages and areas, minimum yards, height of buildings, etc.

~~Prior to the enactment of the Comprehensive Zoning By-law, several zoning by-laws covering specific portions of the then Town were in force, each of which had been amended many times. Most of these amendments provided for exemptions from the general zoning standards, which would only apply to a specific parcel of land. These site specific amendments are recognized as legal conforming uses by this By-law. The specific amendments are noted within Section 14 – Special Provisions of this Zoning By-law.~~

The Comprehensive Zoning By-law refers to zoning maps which indicate the boundaries of the zoning categories and the location of site specific zoning amendments.

Any inquiries regarding the zoning of a particular parcel of land should be directed to the Planning & Development Department, at 519-855-4407 Ext. 242 or by email at planning@erin.ca.

This is an office consolidation prepared for the purposes of convenience only. This consolidation is dated ~~March~~ July 2, 2026 and includes zoning by-law amendments from August, 2023 in the table following this preface. [NTD: the table does not include amendments from 2007, just amendments from Aug 2023, and will continue to be updated as such]. This consolidation only represents a consolidation of amending By-laws passed by Council or approved by the Ontario Land Tribunal as of [~~Month~~June 1, 2026~~, Day, Year~~]. This version of By-law 07-67 does not include and consolidate amendments approved by the Ontario Land Tribunal where a written decision has not yet been issued. For accuracy, reference should be made to the original approved comprehensive by-law and amending by-laws which are available from the Clerk's office or Planning Services.

Table 1: Summary of Zoning By-law Amendments Consolidation

No.	By-law #	Address or Legal Description	Summary	Schedule Change
1	24-40 (Related OLT File OLT – 22-003608)	Part of Lots 16 and 17, Concession 10 and Part of Lot 16, Concession 11	Amendment to an existing site specific exception to introduce a new holding symbol.	From Future Development Zone (FD) to Residential Exception Zone (R-101) and Residential Exception Zone (R-101) with a holding provision on Schedule 'B', Erin Zoning Map.
2.	24-54	5916 Trafalgar Road	New site specific exceptions to facilitate a plan of subdivision single-detached and townhouse dwellings, an existing heritage dwelling, a school block, a park block and stormwater management blocks. The exceptions also introduce holding provisions.	From Future Development Zone (FD) and Future Development Exception Zone 102 (FD-102) to Urban Residential One Zone (UR1), Urban Residential Two Zone (UR2), Institutional Zone (I), Open Space Recreation Zone (OS1), Highway Commercial Zone (C2), and Future Development Zone (FD) with site specific exceptions including some holding provisions on Schedule 'C', Hillsburgh Zone Map.
3.	25-14	63 and 63A Trafalgar Road	New site specific exceptions to facilitate a plan of subdivision for single-detached and townhouse dwellings, an existing heritage dwelling, a seniors housing block, a park block, an elevated water tower block, stormwater management blocks and environmentally protected lands. The exceptions also introduce holding provisions.	From Future Development Zone (FD) and Residential One Zone (R1) to Urban Residential One Zone (UR1), Residential One Zone (R1), Village Environmental Protection Zone (EP1), Open Space Recreation Zone (OS1), and Mixed Use Zone (MU) with site specific exceptions including some holding provisions on Schedule 'C', Hillsburgh Zone Map.
4.	25-45 (Related OLT File OLT-24-000598)	5397 Wellington Road 125	New site specific exception to permit the storage of boats, travel trailers, RV's, trucks, automobiles,	From Agricultural Zone(A) to Agricultural Zone (A) with a site specific exception on Schedule 'A'.

No.	By-law #	Address or Legal Description	Summary	Schedule Change
			and tractors within an existing building	
5.	25-47	5552 Eighth Line	New site specific exception to facilitate a plan of subdivision for single detached dwellings, street townhouse dwellings, medium density townhouse blocks, a park block, stormwater management blocks and environmentally protected lands. The exceptions also introduce holding provisions.	From Future Development Zone (FD)and Village Environmental Protection Zone (EP1) to Urban Residential One Zone (UR1), Open Space Recreation Zone (OS1), and Village Environmental Protection Zone (EP1) with site specific exceptions including some holding provisions on Schedule 'A'.
6.	25-48	5520 Eighth Line	New site specific exception to facilitate a plan of subdivision for single detached dwellings, open space blocks, and environmentally protected lands. The exceptions also introduce holding provisions.	From Future Development Zone (FD) Zone and Village Environmental Protection Zone (EP1) to Urban Residential One Zone (UR1), Open Space Recreation Zone (OS1), and Village Environmental Protection Zone (EP1) with site specific exceptions including some holding provisions on Schedule 'B', Erin Zoning Map.
7.	22-26	Pt Lot 13, Con 2, Except Pt 1 on PR 61R-6497	New site specific exception to permit a residential plan of subdivision.	From Agricultural Zone (A) to Rural Residential Zone (R3) with site specific exceptions on Schedule 'D1', Ospringe Zone Map.
8.	XX-26 (NTD: WSP will updated as part of process)	All lands within the Town		

USER GUIDE

This User Guide is provided for information purposes to assist readers in navigating the Town of Erin Comprehensive Zoning By-law and how to apply provisions to a specific property of interest.

Structure of the Zoning By-law

The Town of Erin Comprehensive Zoning By-law applies to both the urban and rural areas of the Town.is divided into a series of Sections.

Sections 1 Title and Administration, **Section 2 Definitions**, and **Section 3 Zones** establish the legal status of the Zoning By-law, establish definitions for terms used, and provide direction on how to interpret the Zoning By-law.

Section 4 General Provisions provides general provisions that apply to the entire Town relating to a range of matters including, but not limited to, additional residential units (ARUs), home occupations, parking, and outdoor storage.

Section 5 to 12 Zones establish the Zones in the Town. Each Zone section outlines permitted Uses, standards for Lots and Buildings, and additional provisions which may apply only to certain Uses.

Section 13 Special Provisions includes special provisions that establish area-specific and site specific permitted uses and standards, including the use of holding provisions and temporary uses.

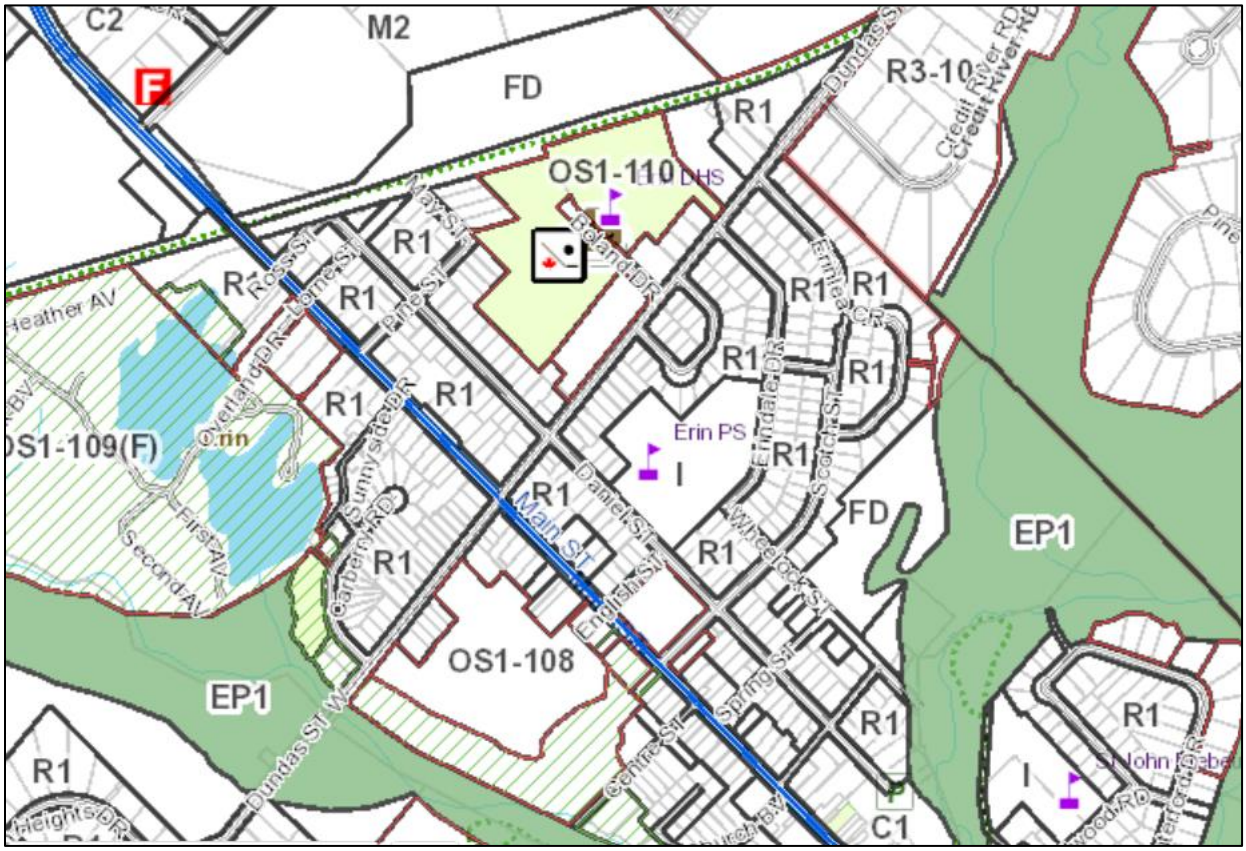
Schedules A to F form part of the Zoning By-law and establish Zone boundaries and areas subject to Special Provisions.

How to Determine a Property's Zoning and Identify Applicable Regulations

To determine the zoning and regulations that apply to a specific property, such as the Uses that are permitted or Lot and Building Requirements, follow these steps:

Step 1: Determine and find the zoning for your property on the Zoning Map

To determine the zoning for a property, you should first identify the property of interest on the Zoning Map. The Zoning Map is available as a series of Schedules (i.e. A, B, C, etc.) to the Zoning By-law. The Town of Erin Zoning boundaries are also available through Explore Wellington, the Wellington County's online and interactive mapping website prepared using ArcGIS.

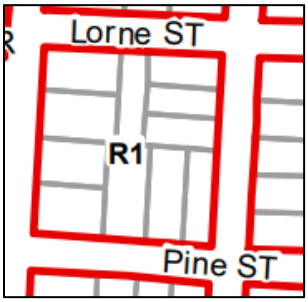


General Zoning Notes:

a) Zoning boundaries are outlined in red on the Zoning Map, and black on the interactive mapping website.
b) Each property is associated with a zone symbol (e.g. R1, C2, OS1).
c) Section 3.1 Definitions of Zones in this Zoning By-law explains the zone symbols.
d) Some properties will have more than one zone symbol if the property is split into more than one zone.
e) Some properties will have a zone symbol that contains a suffix or suffixes (e.g. R1(F), MU-3(H), R1-104)

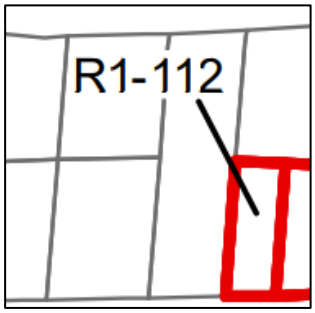
Step 2: Interpret the zoning code for a property

The following summarizes the meaning of different types of zoning symbols and suffixes:



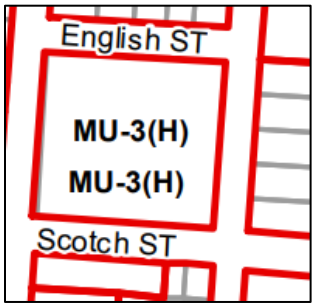
This is a base Zone. The acronyms for each base Zone are explained in Section 3.1 Definition of Zones. For example, “R1” means the Residential One Zone. Some properties in the Town are identified only with a base Zone.

Each base Zone has its own section in this Zoning By-law (Sections 5 to 12) which details permitted Uses, Lot and Building requirements, and additional provisions that apply to all properties within that Zone.



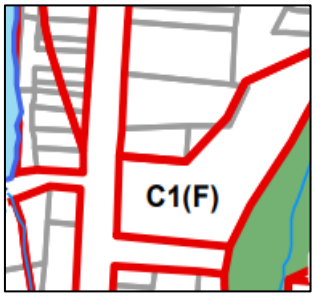
If a dash and a number follow the zone symbol (e.g. “R1-112”), then the property is subject to a Special Provision. The details for permitted uses and standards for each Special Provision are found in the Zoning By-law document under Section 13 Special Provisions.

A Special Provision contains provisions that override, or are in addition to, the base zone provisions. For example, a property with the Special Provision Zone R1-112 will be subject to the provisions of the Residential One (R1) Zone, and the site specific Special Provisions.



If an “(H)” suffix follows the zone symbol and Special Provision Zone (e.g. MU-3(H)), then the property is subject to a Holding Provision. Where a Holding Provision applies, no development can occur and only legally existing uses are permitted on the property, until such time that the Holding Provision is lifted by a by-law passed under the authority of the Planning Act, and in accordance with the specific holding provisions for that property. If a “(T)” suffix follows the zone symbol and Special Provision Zone (e.g. A-148(T)), then the property is subject to a Temporary Use passed under the Planning Act which will have an expiration date.

The specific holding provisions for each property are found under Section 13 Special Provisions.



If an “(F)” suffix follows the zone symbol (e.g. C1(F)), then the property is subject to the Special Flood Plain Provisions of this By-law included in subsection 4.40 Special Flood Plain Provisions – (F) Symbol. Where a Floodplain Provision applies, only buildings and structures existing as of the date of passing of this by-law are permitted. Minor Alterations to existing buildings or structures may be permitted, subject to the approval of the Conservation Authority.

Step 3: Determine what uses are permitted in the Zone

Once the applicable zoning code for the property of interest is identified, you should refer to Sections 5 to 13 to identify the types of Uses that are permitted on the property under the applicable Zone.

10.1 Permitted Uses in the Institutional Zone

- cemeteries
- day nursery in accordance with Subsection 4.8 – Day Nursery
- hospitals
- institutional uses
- library
- long term care home
- medical clinic
- places of worship
- public buildings
- retirement home
- schools
- uses accessory to the foregoing permitted uses

Each of the sections for the Zones in the Town (Sections 5 to 12 the Zoning By-law) contain a subsection entitled “Permitted Uses”, where a list of permitted Uses is provided.

If the property of interest has a Special Provision as identified in Step 1, there may be specific provisions regarding the types of Uses which are permitted or prohibited on the property found in Section 13 Special Provisions.

Step 4: Determine Applicable Zone Provisions and General Provisions

All of Section 4 General Provisions in the Zoning By-law document should also be reviewed to determine the provisions that apply to a particular proposed development or property. The General Provisions apply to all Zones, unless specifically stated otherwise.

Zone-specific provisions, including lot requirements, are organized in a table under each Zone (Sections 5 to 12 in the Zoning By-law). Different types of permitted Uses may have different requirements. Separate columns and subsections may be provided for different types

MU ZONE	All Permitted Uses
Minimum Lot Area Existing Lots New Lots	 As Existing 2,000 m^2
Minimum Lot Frontage Existing Lots New Lots	 As Existing 24.4 m
Minimum Front Yard (1)	6 m
Minimum Rear Yard	7.5 m
Minimum Side Yard (1)	1.5 m
Maximum Lot Coverage	40%
Maximum Building Height	11 m

Step 5: Use Section 2 Definitions to clarify the meaning of a permitted use or other term used in the Zoning By-law.

Each of the permitted Uses have a corresponding definition in Section 2 Definitions of the Zoning By-law.

Step 6: Identify Other Federal or Provincial Regulations and Requirements

Depending on a proposed development or location of a property, other permits may be required from various Federal or Provincial regulatory authorities, such as a Conservation Authority. Similarly, other policy documents may apply such as the Greenbelt Plan. The Zoning By-law is not intended to replace or incorporate the regulations or approval processes of other regulatory approval authorities. Additionally, other approvals from the Town of Erin may be required to permit development.

Property owners should always consult with Town of Erin staff to determine the approval requirements for a particular project. If the provisions of the Zoning By-law cannot be met, a Minor Variance or Zoning By-law Amendment application may be required.

TOWN OF ERIN

TABLE OF CONTENTS

USER GUIDE ..... **iv**
SECTION 1 - TITLE AND ADMINISTRATION **1**
1.1 Title of By-law 1
1.2 Scope of By-law 1
1.3 Requirement for Conformity with By-law 1
1.4 Compliance with Other By-laws 1
1.5 Person Designated to Administer By-law 1
1.6 Penalty for Violating By-law 1
1.7 Authorization to Enter Premises to Administer By-law 1
1.8 If By-law Provisions Held Invalid 2
1.9 Use of Terms in By-law 2
1.10 Applications for Building Permits 2
1.11 Certificate of Occupancy 3
1.12 Repeal of By-laws 3
1.13 Public Acquisition 3
1.14 Additional Remedies 3
1.15 Continuation of Prosecution 3
1.16 Use of Headings and Italics 3
1.17 Illustrations 4
1.18 Existing Uses 4
1.19 Metric Conversion and Rounding 4
1.20 Third Party Appeal Rights 4
1.21 Effective Date of By-law 4
SECTION 2 - DEFINITIONS **5**
SECTION 3 - ZONES **36**
3.1 Definition of Zones 36
3.2 Zone Maps 37
3.3 Interpretation of Zone Boundaries 37
3.4 Properties with Multiple Zones 37
3.5 Closed Street, Land, Railway or Highway Right-of-way 38
SECTION 4 - GENERAL PROVISIONS **39**
4.1 Additional Residential Unit 39
4.2 Accessory Uses, Buildings or Structures 42
4.3 Bed and Breakfast Establishments (B&B) 45
4.4 Bicycle Parking Regulations 45
4.5 Buildings or Structures Erected Prior to By-law No. 9-74 46
4.6 Commercial Kennels 46
4.7 Common Amenity Area 46
4.8 Day Nursery 47
4.9 Daylight Triangle 47
4.10 Drive-Through Facilities 47
4.11 Frontage on a Public Road, Street or Highway 48
4.12 Garbage Storage Areas 48
4.13 Garden Suites 49
4.14 Group Homes 49
4.15 Height Regulation Exceptions 50
4.16 Holding Provisions ("H" Suffix) 50
4.17 Home Industries 50

4.18 Home Occupations 51
4.19 Human Habitation within Vehicles 52
4.20 Loading Regulations 52
4.21 Medical Cannabis Production Facility 53
4.22 Minimum Distance Separation 54
4.23 Model Homes 54
4.24 Non-Complying Lots, Buildings, or Structures 55
4.25 Non-Conforming Uses 55
4.26 Number of Residential Buildings per Lot 55
4.27 Off-Street Parking Regulations 56
4.28 One or More Permitted Uses 65
4.29 Outdoor Display and Sales 65
4.30 Outdoor Patio 65
4.31 Outdoor Storage 65
4.32 Parking/Storage of Recreational/Utility Vehicles 66
4.33 Planting Strips 66
4.34 Servicing Requirements 67
4.35 Setback from County Roads 67
4.36 Setback from Environmental Protection Zones 68
4.37 Setback from Watercourses 68
4.38 Setback Where Determined By Prior Construction 68
4.39 Special Flood Plain Provisions - (F) Symbol 69
4.40 Structures within Leaching Bed Area 69
4.41 Temporary Construction Buildings or Uses 69
4.42 Temporary Residence during Period of Construction 69
4.43 Temporary Sales Office 69
4.44 Undersized Lots 70
4.45 Use of Mobile Homes 70
4.46 Uses Permitted In All Zones 70
4.47 Uses Prohibited In All Zones 71
4.48 Wind Energy Projects 72
4.49 Yard Encroachments 73
SECTION 5 - AGRICULTURAL ZONE 74
5.1 Permitted Uses in the Agricultural Zone 74
5.2 Lot Requirements for the Agricultural Zone 74
5.3 Agriculture-Related Uses 75
5.4 On-Farm Diversified Uses 76
SECTION 6 - RESIDENTIAL ZONES 78
6.1 Residential Zone Provisions 78
6.2 Permitted Uses in Residential Zones 78
6.3 Lot Requirements for Residential One and Residential Two Zones 79
6.4 Lot Requirements for the Rural Residential Zone 80
6.5 Lot Requirements for the Multiple Residential Zone 81
6.6 Lot Requirements for Urban Residential Zones 82
SECTION 7 - COMMERCIAL ZONES 86
7.1 Permitted Uses in Commercial Zones 86
7.2 Residential Units within Commercial Buildings 88
7.3 Lot Requirements for Commercial Zones 88
SECTION 8 - MIXED USE ZONE 92
8.1 Permitted Uses in the Mixed Use Zone 92

8.2 Lot Requirements for the Mixed Use Zone 92
SECTION 9 - INDUSTRIAL ZONES 94
9.1 Permitted Uses in Industrial Zones 94
9.2 Lot Requirements for Industrial Zones 95
SECTION 10 - INSTITUTIONAL ZONE 99
10.1 Permitted Uses in the Institutional Zone 99
10.2 Lot Requirements for the Institutional Zone 99
SECTION 11 OPEN SPACE AND ENVIRONMENTAL PROTECTION ZONES 101
11.1 Permitted Uses in Open Space and Environmental Protection Zones 101
11.2 Open Space Recreation (OS1) Zone 102
11.3 Village Environmental Protection (EP1) Zone 102
11.4 Rural Environmental Protection (EP2) Zone 103
SECTION 12- FUTURE DEVELOPMENT ZONES 104
12.1 Permitted Uses in the Future Development (FD) Zone 104
12.2 Lot Requirements for the Future Development (FD) Zone 104
SECTION 13 - SPECIAL PROVISIONS 105

SCHEDULES

Schedule A – Town of Erin Zoning Map
Schedule B – Village of Erin
Schedule C – Village of Hillsburgh
Schedule D – Hamlets: Ospringe & Cedar Valley
Schedule E – Hamlets: Crewsons Corners & Orton
Schedule F – Hamlets: Ballinafad & Brisbane

TABLES

Table 1: Minimum Bicycle Parking Space Requirements 45
Table 2: Daylight Triangle Requirements 47
Table 3: Loading Spaces Required 52
Table 4: Parking Regulations 57
Table 5: Minimum Accessible Parking Space Dimensions 61
Table 6: Number of Required Accessible Parking Spaces 62
Table 7: Permitted Yard Encroachments 73
Table 8: Lot Requirements – Agricultural (A) Zone 74
Table 9: Permitted Uses – Residential (R1, R2, R3, R4, UR1 and UR2) Zones 78
Table 10: Lot Requirements – Residential One and Two (R1 and R2) Zones 80
Table 11: Lot Requirements – Rural Residential (R3) Zone 80
Table 12: Lot Requirements – Multiple Residential (R4) Zone 81
Table 13: Lot Requirements – Urban Residential (UR1 and UR2) Zones 82
Table 14: Lot Requirements – Urban Residential (UR1 and UR2) Zones – Semi- Detached and Duplex, Triplex, and Fourplex Dwellings 82
Table 15: Lot Requirements – Urban Residential (UR1 and UR2) Zones – Townhouse Dwellings 83
Table 16: Lot Requirements – Urban Residential (UR1 and UR2) Zones – Apartment Dwellings 84
Table 17: Permitted Uses – Commercial (C1, C2 and C3) Zones 86
Table 18: Lot Requirements – Central Commercial (C1), Highway Commercial (C2) and Rural Commercial (C3) Zones 88
Table 19: Lot Requirements – Mixed Use (MU) Zone 92
Table 20: Permitted Uses – Industrial (M1, M2, M3 and M4) Zones 94
Table 21: Lot Requirements – Light Industrial (M1), General Industrial (M2), Rural Industrial (M3) and Extractive Industrial (M4) Zones 95

Table 22: Lot Requirements – Institutional (I) Zone 99
Table 23: Permitted Uses – Open Space (OS1), Village Environmental Protection (EP1), and Rural Environmental Protection (EP2) Zones 101

THE CORPORATION OF THE TOWN OF ERIN
BY-LAW NUMBER 07-67

BEING A BY-LAW, UNDER THE PROVISIONS OF SECTION 34 OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, TO REGULATE THE USE OF LANDS AND THE CHARACTER, LOCATION AND USE OF BUILDINGS AND TO PROHIBIT CERTAIN BUILDINGS AND STRUCTURES IN VARIOUS DEFINED AREAS OF THE CORPORATION OF THE TOWN OF ERIN.

WHEREAS The Planning Act provides that the Council of a Municipal Corporation may pass by-laws to restrict the use of lands and the character, location and use of buildings or structures;

NOW THEREFORE the Council of the Corporation of the Town of Erin enacts as follows:

SECTION 1 - TITLE AND ADMINISTRATION

1.1 Title of By-law

This By-law shall be known as Zoning By-law No.07-67 of the Corporation of the Town of Erin.

1.2 Scope of By-law

The provisions of this By-law shall apply to all lands within the Town of Erin, formerly known as the Township of Erin and the Village of Erin.

1.3 Requirement for Conformity with By-law

No building, structure or land shall be used, and there shall be no change in the use of a building, structure or land, and no building or structure shall be erected, structurally altered or enlarged or demolished within the area to which this By-law applies except in conformity with the provisions of this By-law. Within the scope of this By-law, no municipal permit, certificate, or licence shall be issued for a use of land which does not conform to this By-law.

1.4 Compliance with Other By-laws

Nothing in this By-law shall relieve any person from the obligation to comply with the requirements of any other By-law of the Town of Erin or the obligation to obtain any other license, permit, authority or approval lawfully required by a governmental authority having jurisdiction to make such restrictions.

1.5 Person Designated to Administer By-law

This By-law shall be administered and enforced by a person designated from time to time by Council and henceforth referred to as an officer.

1.6 Penalty for Violating By-law

Every person who uses or alters the use of any land or lot or alters or erects or uses any building or structure in a manner contrary to any requirements of this By-law, or who causes or permits such use or erection or alteration, or who violates any provision of this By-law or causes or permits a violation, is guilty of an offence and upon conviction thereof shall be liable to a fine as set out in the Planning Act, as amended, for each offence and each day of the occurrence of the offence shall be deemed to be a separate occurrence. Every such penalty shall be recoverable under the Provincial Offences Act, as amended.

1.7 Authorization to Enter Premises to Administer By-law

.1 Where an officer having jurisdiction to enforce this By-law believes on reasonable grounds that this By-law is being contravened, the authority or any person acting under his or her instructions may, at all reasonable times and upon producing

proper identification, enter and inspect any property on or in respect of which he or she believes the contravention is occurring.

.2 Except under the authority of a search warrant issued under Section 49.1 of the Planning Act, an officer or any person acting under his or her instructions shall not enter any room or place actually used as a dwelling without requesting and obtaining the consent of the occupier, first having informed the occupier that the right of entry may be refused and entry made only under the authority of a search warrant.

1.8 If By-law Provisions Held Invalid

If any provision of this By-law, including any part of the zoning as shown on the zone maps, is for any reason held to be invalid, it is hereby declared to be the intention, that all the remaining provisions shall remain in full force and effect until repealed, notwithstanding that one or more provisions shall have been declared to be invalid.

1.9 Use of Terms in By-law

The word "shall" will always be considered as mandatory in this By-law. Unless otherwise indicated, singular terms also include the plural, masculine terms include the feminine, and past tense include the present and future tense. The converse of these is also true (i.e. plural terms also include the singular).

1.10 Applications for Building Permits

In addition to the requirements of the Town of Erin Building By-law, every application for a building permit shall include a site plan drawn to scale showing the:

.1 ~~the~~ true shape and dimensions of the lot to be used, or upon which it is proposed to erect any building or structure;

.2 ~~the~~ proposed location and dimensions of all existing and proposed buildings;

.3 ~~the~~ dimensions of all yards, driveways, and parking areas;

.4 ~~any other~~ relevant site information including fencing, curbing, landscaping, retaining walls, or alterations to natural drainage;

.5 floor plans, building sections, elevations and other details that are required to indicate that the building, when completed, will comply with this By-law and other By-laws of the Town of Erin;

.6 existing contours of the land and the proposed contours if any change in site elevation is proposed; and

.7 ~~a~~ statement signed by the owner or ~~his~~ their authorized agent setting forth in detail the current and intended use and all information necessary to determine whether or not every such building and structure conforms with the aforesaid requirements of this By-law.

1.11 Certificate of Occupancy

Prior to the issuance of an occupancy permit, the Chief Building Official or any officer or employee of the Town of Erin acting under his/her direction, may request the submission of a survey prepared by an Ontario Land Surveyor which provides information necessary to determine if the buildings, structures or uses of the subject property comply with the requirements of this By-law.

1.12 Repeal of By-laws

Upon the coming into force of this By-law, Zoning By-law Number 07-67 as amended, and all other By-laws passed by previous Councils under Section 34 of the Planning Act or its predecessors, within the area to which this By-law applies, shall be deemed to have been repealed, with the exception of the following:

a) Temporary Use By-laws passed under Section 39 of the Planning Act, which are in effect on the date of passing of this by-law.

1.13 Public Acquisition

No person shall be deemed to have contravened any provision of this By-law by reason of the fact that any part or parts of any lot has or have been conveyed or required by any public authority.

1.14 Additional Remedies

Where any matter or thing is required to be done by a person under the provisions of this By-law, Council may direct that in default of its being done by that person, such matter or thing shall be done at the expense of the person in default and may recover the expenses thereof with interest permitted in accordance with the Municipal Act.

1.15 Continuation of Prosecution

The passage of this By-law does not affect the right of the Town to prosecute any violation of a previous Zoning By-law, if the violation occurred while the previous By-law was in effect.

1.16 Use of Headings and Italics

The headings of the Parts, Sections, Subsections and Clauses of this By-law, together with illustrations, examples and explanatory notes appearing at various places throughout this By-law or on the Schedules hereof, have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this By-law or any of its provisions. ~~Italics within the text advise the reader of words having defined meaning under Section 2 – Definitions within the Zoning By-law.~~

1.17 Illustrations

Amended by By-law 22-43

Illustrations included in this By-law are for illustrative purposes only and do not form part of this By-law.

1.18 Existing Uses

Nothing in this By-law shall apply to prevent the use of any existing lot, building or structure for any purpose prohibited by this By-law if such lot, building or structure was lawfully used for such purpose, or was lawfully in existence prior to the passing of this By-law, so long as it continues to be used for that purpose.

1.19 Metric Conversion and Rounding

.1 All imperial measurements converted to metric and all figures submitted in metric but with 2 or more decimal places shall be rounded to 1 decimal place to determine By-law compliance.

Example: 29.489 m = 29.5 m
1893.76899 ft = 577.22076 m = 577.2 m

~~.2 All measurements of length or area used in the By-law are subject to the following rounding principles:~~

~~a) if the second number of the decimal is four or less, then the first decimal shall remain the same (e.g. 2.449 = 2.4); and,~~

~~b) if the second number of the decimal is five or greater, then the first number of the decimal shall be increased by one or rounded upward (e.g. 2.45 = 2.5).~~

1.20 Third Party Appeal Rights

Limiting third party appeal rights for municipally approved Zoning By-laws, and Zoning By-law Amendments:

The only appeals permitted are those filed by the Ministry of Municipal Affairs and Housing (MMAH) and “specified persons”, public bodies, and registered owner of land that a Zoning By-law applies to, provided oral or written submissions were made prior to adoption.

1.21 Effective Date of By-law

This By-law shall come into effect on the final passing thereof by the Council of The Corporation of the Town of Erin, subject to compliance with the provisions of The Planning Act, R.S.O. 1990, as amended.

SECTION 2 - DEFINITIONS

For the purposes of this By-law, the following definitions and interpretations shall apply.

Abattoir
shall mean the use of land, or building, or structure or part thereof, in which animals are slaughtered.

Abut
shall mean to have a common boundary of at least one point.

Accessible Parking Space
Amended by By-law 22-43
shall mean an unobstructed rectangular area for the exclusive use of temporary parking of a motor vehicle for persons with disabilities, but shall not include a driveway or aisle.

Amended by By-law 18-34 & Deleted by By-law 23-47
~~**Accessory Dwelling Unit**~~
~~See Dwelling, Accessory Dwelling Unit~~

Accessory Building
shall mean a detached building located on the same lot and used for a purpose which is incidental, subordinate and exclusively devoted to the main building and shall include garages, sheds and similar storage facilities including but not limited to shipping containers used for permanent storage. No accessory building shall be used for human habitation unless specifically permitted elsewhere in this By-law.
Amended by By-law 18-34

Accessory Use
shall mean a use which is incidental, subordinate and exclusively devoted to the main building thereon.

Additional Residential ~~Dwelling~~ Unit
Amended by By-law 23-47
see Dwelling, Additional Residential ~~Dwelling~~ Unit

Adult Entertainment Parlour
shall mean any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, goods or services appealing to or are designed to appeal to erotic or sexual appetites or inclinations which include:

i) goods or services of which a principal feature or characteristic is the nudity or partial nudity of any person;

ii) goods or services in respect of which the word "nude", "naked", "topless", "bottomless", "sexy", or any other word or any picture, symbol or representation having like meaning or implication is used in any advertisement.

Aggregate
shall mean gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock, other than metallic ores, or other prescribed material pursuant to the Aggregate Resources Act.

Agri-tourism use
Amended by By-law 21-53
shall mean a use, located on and accessory to a farm operation where patrons are

invited to attend the premises for the purpose of enjoyment, education or active participation in the activities of the farm where the agricultural use remains as the principal activity on the property and where the products used in the activity are produced on the property and/or related to farming.

Agricultural Use

Amended by By-law 18-34 & 21-53

shall mean the growing of crops, including nursery, biomass and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre including poultry and fish; aquaculture; apiaries; agro-forestry; and maple syrup production and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and riding arenas.

Agriculture-related use

Amended by By-law 21-53

shall mean a use that is farm-related commercial and farm-related industrial uses that are directly related to farm operation in the area, that support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Air Conditioner

Amended by By-law 18-34

shall mean any mechanical equipment which is required for residential domestic use which must be installed outdoors including central air conditioning units, heat pumps, heat exchange units, emergency generators, water-cooled equipment and other such equipment.

Alter

when used in reference to a building, structure, or part thereof, means to change any one or more of the internal or external dimensions of such building or to change the type of construction of the exterior walls or roof thereof, or a change from one type of occupancy to another or a structural alteration or change thereto.

When used in reference to a lot, the word "alter" means a change in use, or a decrease or increase in the width, depth, or area thereof or to decrease or increase the width, depth, or area of any required yard, setback, landscaped open space or parking area, or to change the location of any boundary of such lot with respect to a street or land, whether such alteration is made by conveyance or alienation of any portion of said lot, or otherwise. The words "altered" and "alteration" shall have corresponding meanings.

Alternative Accommodation

Amended by By-law 21-53

shall mean an on-farm diversified use where the use of a temporary building or structure, not attached to the main dwelling on the lot, that is operating or offering a place of short term overnight stay by way of concession, permit, lease, licence, rental agreement or similar commercial arrangement for any period of 30 consecutive days or less, throughout all or any part of a calendar year, and does not include washroom or cooking facilities. Alternative accommodation may include a Bunkie, yurt, or similar building or structure, but does not include a B & B, second dwelling unit or other building or structure that includes bathroom and/or kitchen or cooking facilities.

Amenity Area

Amended by By-law 22-43

shall mean indoor or outdoor space designed and maintained for active recreational uses or passive recreational uses for residents of a dwelling or building within residential

uses.

Amusement Device
shall mean any machine, device or contrivance used for playing any game of chance or skill or of mixed chance or skill, or to afford entertainment or amusement to the operator.

Amusement or Video Arcade
shall mean any place, building or part thereof which is open to the public in which four (4) or more amusement devices are installed, placed or operated.

Amended by By-law 18-34

~~**Antique Shop**~~
~~shall mean a building used for the sale of any old and authentic objects of personal property which have a unique appeal or enhanced value mainly because of their age.~~

Apartment Dwelling
see Dwelling, Apartment

Assembly Hall
shall mean a building, or part of a building, used for the gathering of persons for civic, political, travel, religious, social, educational, recreational or similar purposes and may include the consumption of food or drink.

Attached
shall mean a building or structure otherwise complete in itself, which depends for structural support or complete enclosure, upon a division wall or wall shared in common with an adjacent building or buildings.

Attic
shall mean the space between the roof and the ceiling of the top storey or between a dwarf wall (i.e. a wall less than 2.3 m (7.5 ft.) and a sloping roof.

Auction House
shall mean a building used for the storage and sale of goods and materials which are to be sold on the premises by public auction.

Automotive Accessories Shop
shall mean a building or part thereof engaged exclusively in the sale of vehicle parts, accessories and tools, but does not include any other automotive use defined herein.

Automotive Body Repair Establishment
shall mean a building or place where repairs, body work and painting of motor vehicles are carried on, but does not include an automotive sales establishment or service station or a wrecking yard.

Automotive Gas Bar
shall mean one or more pump islands, each consisting of one or more fuel pumps, which may include a shelter/kiosk having a gross floor area of not more than 18.6 m^2 (200 ft^2) which may be used for the sale of automotive fluids and small accessories for motor vehicles but shall not be used for repairs, oil changes, or greasing.

Automotive Sales Establishment
shall mean a building or place used for the display and sale of new or used motor vehicles and may include the servicing, cleaning, polishing, and lubrication of motor vehicles, the sale of accessories and related products, the leasing or renting of motor vehicles, but does not include auto body repair or painting.

Automotive Service Station
shall mean a building or place where automotive fuel and automotive products are kept for sale and where the service, maintenance or mechanical repair of motor vehicles may be provided, but does not include auto body repair or painting.

Automotive Washing Establishment
shall mean a building, structure or place used for the washing or cleaning of motor vehicles.

Balcony
Amended by By-law 22-43
shall mean a horizontal platform, with or without a foundation, that is attached and projects from a main wall of a building and is accessed exclusively from within a building.

Bank or Financial Institution
shall mean a commercial establishment where money is deposited, kept, lent and exchanged and includes a trust company or credit union.

Barrier-free Access Aisle
Amended by By-law 22-43
shall mean an area abutting a accessible parking space to provide unobstructed pedestrian access to and from a accessible parking space.

Basement
shall mean a storey or storeys of a building located below the first storey.

Bed and Breakfast (B-&-B) Establishment - Class 1 and 2
Amended by By-law 20-06
shall mean a single detached dwelling or part thereof in which the proprietor resides and supplies accommodation and meals to overnight guests on a temporary basis for monetary gain. A bed and breakfast does not mean a boarding house or rooming house, a group home, a hotel, a restaurant or a motel in accordance with this By-law. A Class 1 B-&-B may contain up to 2 guest rooms and a Class 2 B-&B may contain up to 3 guest rooms. All B-&-B establishments must comply with the Ontario Building Code Act and Building Code, the Fire Protection and Prevention Act and Ontario Fire Code.

Bicycle Parking Space
shall mean an area used for the parking or storing of a bicycle.

Boarding House
shall mean a dwelling in which meals are regularly served for a fee or compensation to three or more persons other than the owner, lessee or tenant of the dwelling, or members of his immediate family.

~~**Body-Rub Parlour**~~
~~shall include any premises or part thereof where a body-rub is performed, offered, or solicited in~~

~~pursuance of a trade, calling, business or occupation, but does not include any premises or part thereof where the body-rubs performed are for the purpose of medical or therapeutic treatment and are performed or offered by persons otherwise duly qualified, licensed or registered to do so under the laws of the Province of Ontario. In this By-law, Body-Rub shall include the kneading, manipulation, rubbing, massaging, touching, or stimulating, by any means, of a person's body or part thereof but does not include medical or therapeutic treatment given by a person otherwise duly qualified, licensed or registered to do so under the laws of the Province of Ontario.~~

Builder's or Contractor's Yard

shall mean land, buildings, structures or parts thereof used for the storage of building and construction materials and including heavy machinery or equipment such as cranes, ploughs, tractors and road making equipment, and may include an accessory office.

Building

shall mean any structure, whether temporary or permanent, other than a legal boundary wall or fence, which is used or designed for accommodation, shelter or enclosure for persons, animals, materials or equipment.

Building Area

shall mean the greatest horizontal area of a building above finished grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centre line of firewalls or party walls.

Building Code

Amended by By-law 18-34

shall mean the Ontario Building Code, as amended and any regulations made under the Act.

Building Height

shall mean the vertical distance between the finished grade of the building, and:

Amended by By-law 18-34 & 20-06

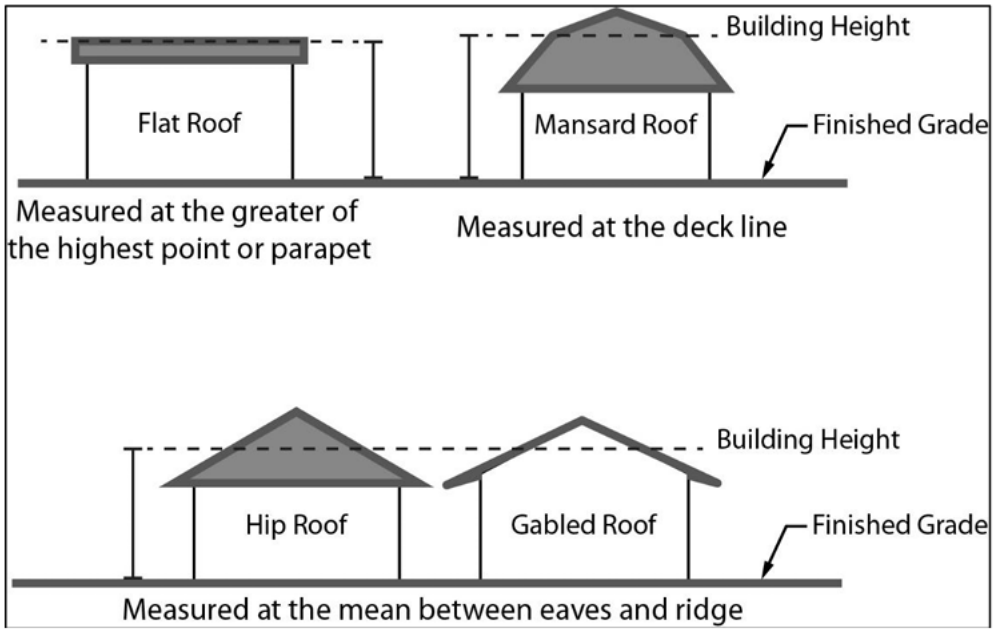
i)~~.1~~ in the case of a flat roof, the highest point of the roof's surface or parapet, whichever is highest;

ii)~~.2~~ in the case of a mansard roof, the deck roof line;

iii)~~.3~~ in the case of a gable, hip, or gambrel roof, the vertical mean distance of the highest roof between the bottom edge of the eaves and the highest point of the ridge exclusive of any accessory roof construction such as a chimney, tower or steeple;

iv)~~.4~~ to the highest point of a structure without a roof;

v) in the case of a wind turbine, the vertical distance measured between the lowest grade elevation at the base of the tower and the highest point of the tower, exclusive of the blade length.



Building Line

shall mean a line, the location of which is determined by this By-law, which is used to establish the closest point to the street at which a building may be located.

Building, Main or Principal

shall mean the building ~~or buildings~~ designed and/or intended to accommodate the principal use(s) permitted by this By-law.

Building Supply Outlet

Amended by By-law 18-34

shall mean a building or structure or part thereof in which building or construction and home improvement materials and the design, manufacture and retail sales of built-in storage units, millwork and kitchen cabinetry are offered or kept for sale at retail or wholesale and may include the fabrication of certain materials related to home improvement.

Bulk Fuel Storage Facility

Amended by By-law 18-34

shall mean the use of land, buildings, structures or parts thereof for the bulk surface or underground storage of propane, petroleum products, chemicals, gases or similar products and may include the distribution thereof and/or kept for retail sale.

Business or Professional Office

shall mean any building or part of a building in which one or more persons are employed in the management, direction or conducting of an agency, business brokerage, or labour organization, and shall exclude such uses as retail sale, manufacturing, assembly or storage of goods, or places of assembly and amusement.

Bus Depot

shall mean a facility for the boarding and de-boarding of passengers from buses and may include public washrooms, a rest area, sales area and offices.

Campground
shall mean a recreational establishment operated by a private or public organization where children or adults are temporarily accommodated in tents, cabins, cottages or lodges and shall include a day camp or Scout camp, as well as a tent or trailer campground or a mobile home park.

Carport
shall mean a roofed structure used for the storage or parking of permitted motor vehicles which has not more than 60% of the total perimeter enclosed by walls, doors or windows.

Catering Establishment
shall mean a Building where food and drink are prepared in large quantities for consumption off-site or in relation to an Assembly Hall Use, Restaurant, Dining Restaurant, Drive-through, Take-out Restaurant.

Cemetery
shall mean a "cemetery" within the meaning of the Cemeteries Act, as amended.

Centre Line
shall mean that line which bisects the original road allowance of a public street or highway.

Club
shall mean an association of persons, whether incorporated or not, united by some common interest. Club shall also mean, where the context requires, a premises owned by or occupied by the members of such association within which the activities of the club are conducted.

Commercial Entertainment
shall mean the use of a building or parts thereof for the provision of entertainment, but without limiting the generality of the foregoing, may include a movie theatre, bingo hall, playhouse, concert or music hall, or similar use but does not include an adult entertainment parlour, ~~a body rub parlour,~~ or a video or amusement arcade, as defined by this By-law.

Commercial Nursery
means land, building or structures used for the growing or storage of flowers, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such building or structure, but are sold directly from such lot at wholesale ~~or retail~~.

Commercial Recreation
shall mean a building or parts thereof and/or structures used for the provision of participatory athletic, recreation or physical fitness facilities for gain or profit, but without limiting the generality of the foregoing, may include a health or fitness centre, an ice or roller skating rink, a curling rink, a racquet club, a swimming pool, a billiard parlour or bowling alley, but shall not include a video or amusement arcade.

Commercial School

shall mean a building or part thereof where an individual or company provides training or instruction for gain or profit in a specific trade, skill or service, but without limiting the generality of the foregoing, may include modelling, banking, business, computers, secretarial, vehicle driving, hairdressing, beauty, culture, dancing, music, language, art, or other profession or personal development. As an ancillary use to a commercial school, the retail sale of associated materials or products is permitted, but the sales area is limited to 25% of the gross floor area of the commercial school.

Commercial Vehicle

Amended by By-law 18-34 & 20-06

shall mean any vehicle having permanently or temporarily attached thereto a truck box or any other form of delivery body, tow trucks, tilt/n/load trucks, buses exceeding 7 m in length and 4,000 kg in gross vehicle weight, and shall include, for example, tractor trailers or semi-trailers and any component thereof, or other like or similar vehicle, but excludes major recreational equipment and industrial equipment as otherwise defined and regulated.

Community Centre

shall mean the use of land, buildings or structures for community activities of a social, cultural or recreational nature and operated on a non-profit basis, but does not include any use specifically defined by this By-law.

Companion Animal Hospital

shall mean a facility providing complete veterinary services for small animal patients including radiology, major surgery and overnight hospitalization, accredited in accordance with the Regulations of the College of Veterinarians of Ontario. No outside kennels, runs or pens shall be permitted, and no boarding of animals is to take place except as required for convalescence.

Conservation and Resource Management

shall mean the use of land for the wise management and preservation of the natural environment along with any of its significant biophysical features and ecological functions including reforestation, forest management, fish and wildlife management, erosion control, flood control and may also include passive recreational uses such as hiking, walking and cross-country skiing trails.

Conservation Authority

shall mean either the Grand River Conservation Authority or Credit Valley Conservation Authority. Or “shall mean a conservation authority established by or under the Conservation Authorities Act, 1990. Chapter C.27, as amended”.

Construct

shall mean to build, erect, reconstruct, place, or relocate and, without limiting the generality of the word, also includes:

i) any preliminary operation such as excavating, filling or draining;

ii) alteration to any existing building or structure by an addition, enlargement, extension or other structural change; and

iii) any work which requires a building permit.

Convenience Store

shall mean a retail commercial establishment in which goods or materials such as tobacco products, confections, soft drinks, stationery supplies, reading materials, patent medicines and first aid supplies, housewares and notions, souvenirs, grocery and dairy products and similar goods are offered for sale for the convenience needs of local residents or the travelling public. A convenience store floor area shall not exceed 275 m^2.

Corner Lot

Amended by By-law 18-34

see Lot, Corner Lot

Courtyard

shall mean an open uncovered space appurtenant to any building and bounded by at least two walls of the building or buildings on the lot.

Craft Shop

shall mean a building or part thereof in which a handicraft is conducted for gain or profit and may include sales of such handicraft.

Crawl Space

Amended by By-law 20-06

shall mean an enclosed space between the underside a floor assembly and the ground cover directly below, with a clearance less than 1.8m (5'-10").

Daylight Triangle

shall mean an area free of buildings, structures or obstacles determined by measuring from the point of intersection of street lines on a corner lot, the distance required by this By-law along each such street line and joining such points with a straight line. This triangular-shaped area is the daylight triangle.

Day Nursery

Amended by By-law 18-34

shall mean a facility licensed under the provisions of the Child Care and Early Years Act, as amended, where children are provided with temporary daytime care or guidance.

Deck

means a structure abutting a dwelling with no roof or walls, except for visual partitions and railings, which is constructed on piers or a foundation above-grade for use as an outdoor living area.

Driveway

Amended by By-law 22-43

shall mean a defined area providing access to motor vehicles from a street, private road or lane to a parking area, parking space, parking lot, loading space, private garage, carport, building or structure.

Driveway Width

Amended by By-law 22-43

shall mean the measurement of the line drawn perpendicular to the path of travel of a motor vehicle at the driveway's widest point and includes any portion of hard landscaping or pavement contiguous to a driveway or parking space where parking or storage of a motor vehicle could be accommodated.

Dry Cleaning Depot
shall mean a building or part thereof used for the purpose of receiving and distributing articles or apparel to be dry-cleaned or otherwise treated elsewhere.

Dry Cleaning and Laundering Establishment
means a building or part thereof used for the purpose of dry cleaning, dyeing, cleaning, laundering or pressing of articles, goods or fabrics.

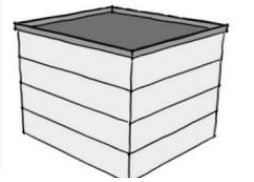
Duplex Dwelling
Amended by By-law 18-34
see Dwelling, Duplex

Dwelling
Amended by By-law 18-34
means a building or portion of a building designed intended or occupied as one or more residential dwelling units including the following:

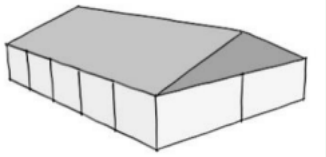
Deleted by By-law 23-47
~~**Accessory Dwelling Unit**~~
~~shall mean a dwelling unit, as defined herein, which is subordinate to an existing single-detached or semi-detached dwelling.~~

Amended by By-law 23-47
Additional Residential ~~Dwelling~~ Unit
shall mean a dwelling unit that is self-contained, subordinate to and located within the same building or on the same lot of a primary residential dwelling unit, which shall only be a single-detached dwelling, semi-detached dwelling, or street townhouse dwelling unit. ~~The Gross Floor Area of the Additional Residential Unit is calculated for the dwelling unit only and does not include other areas attached (e.g. detached garage, basement). An additional residential dwelling unit shall meet the provisions identified in Section 4.1 – Additional Residential Dwelling Unit of this By-law. For the purpose of this By-law, a stacked townhouse dwelling is not permitted to have an additional residential dwelling unit.~~

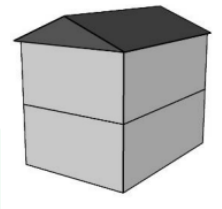
Apartment
shall mean a residential dwelling containing five or more dwelling units each of which access is obtained to through a common entrance at street level and through a common corridor or hallway from the inside.



Amended by By-law 22-43
Back-to-back Townhouse shall mean a townhouse containing four or more dwelling units divided by vertical common walls and a common rear wall. Each dwelling unit is accessed from the outside, by an independent entrance, either through the front yard or an exterior side yard.



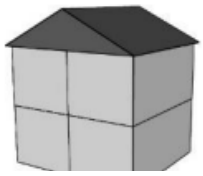
Block Townhouse
shall mean a building containing three or more dwelling units divided vertically by common walls from the base of the foundation to the roof. Each dwelling unit shall have an independent entrance to the outside.



Duplex
shall mean a residential dwelling divided horizontally to contain two residential dwellings

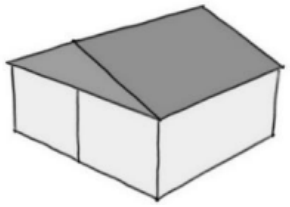
and which have independent entrances either directly from the outside or through a common vestibule.

Fourplex
shall mean a residential dwelling divided vertically into two duplex dwellings.



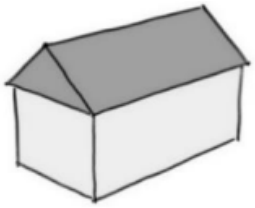
Amended by By-law 23-47

Primary Residential Dwelling Unit
shall mean the largest dwelling unit contained in the main building in which the principal use of the property is carried out.



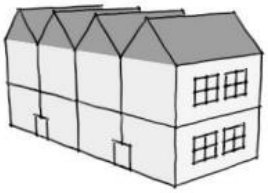
Semi-detached
shall mean a residential dwelling that share a common vertical party wall. ~~divided vertically into two single residential dwelling units separated by a common wall.~~

Single-detached
shall mean a residential dwelling unit which is designed for occupancy by one household only, having an independent entrance, situated on a separate lot. ~~and not attached by any means to any other dwelling unit.~~



Stacked Townhouse
shall mean a townhouse consisting of at least four dwelling units, where individual dwelling units are separated both vertically and horizontally from other attached dwelling units and access to each upper level unit shall be from an independent interior or exterior stairway.

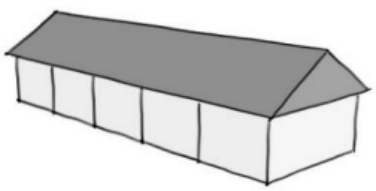
Amended by By-law 22-43



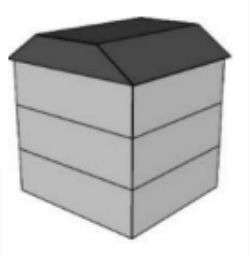
Street Townhouse
shall mean a building containing three or more dwelling units divided vertically by common walls from the base of the foundation to the roof. Each dwelling unit shall have an independent entrance to the outside and shall be situated on a freehold lot.

Amended by By-law 22-43

Townhouse
shall mean a residential building divided vertically to provide four or more dwelling units, each unit having independent entrances to a front and rear yard immediately abutting the front and rear walls of each dwelling unit. A street townhouse shall be so located on a lot so that each dwelling unit has frontage on a public street. The dwelling units of a back-to-back-townhouse (i.e. rear units) do not require frontage on a public street.



Triplex
shall mean a residential dwelling divided horizontally and/or vertically to provide three residential dwelling units each having independent entrances either directly from the outside or through a common vestibule.



Dwelling Unit
shall mean a room or rooms in which a kitchen, living quarters and sanitary

conveniences are provided for the exclusive use of the residents and with a private entrance from outside the building or from a common hallway or stairway inside.

Erect

means to build, construct, or reconstruct, alter, enlarge and relocate and without limiting the generality of the foregoing, shall be taken to include any associated physical operation such as excavating, grading, berming, piling, cribbing, filling or drainage, or structurally altering any existing building or structure by an addition, deletion, enlargement or extension.

Existing

unless otherwise described in this By-law means legally in existence as of the date of the final passing of this By-law.

Exterior Side Yard

Amended by By-law 18-34

see Yard, Side Yard, Exterior

Fairgrounds

shall mean the use of land, buildings and structures for the temporary exhibition or sale of goods, wares, farm produce, music, art, vehicles and may also include livestock shows, auctions, flea markets, a midway, horse racing and other sports events and community activities.

Farm

means a parcel of land on which the predominant activity is agriculture.

Farm-related Commercial Use

Amended by By-law 21-53

shall mean an agriculture-related use that is directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity. Examples include, but are not limited to, retailing of agriculture-related products, livestock assembly yards, and farm equipment repair shops.

Farm-related Industrial Use

Amended by By-law 21-53

shall mean an agriculture-related use that is directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity. Examples include, but are not limited to, an abattoir, feed mill, grain dryer, cold/dry storage facility, fertilizer storage and distribution facility, food and beverage processor (e.g. wineries and cheese factories) and agricultural commodities produced in the area.

Farmer's Market

means an establishment or premises where the farm products of the local farming community are sold at retail from covered or open air areas designated for individual retailers.

Farm Operation

Amended by By-law 21-53

shall mean lands actively used for an agricultural use (bona fide farm operation), having a valid Farm Business Registration Number.

Farm Supply Dealer
means a building, structure or area where farm equipment and farm supplies are kept for sale at retail.

Finished Grade
shall mean the average level of proposed or finished ground adjoining a building at all exterior walls.

~~**First Storey**~~
~~shall mean the storey having its floor level closest to finished grade and its ceiling at least 1.8 m (5.9 ft) above finished grade.~~

Flood Plain
shall mean to those lands which are subject to flooding under regulatory storm conditions as determined by the Conservation Authority having jurisdiction.

Floor Area
shall mean the space of any storey of a building between exterior walls and required firewalls including space occupied by interior walls and partitions but not including exits, vertical service spaces, and their enclosing assemblies, an unenclosed porch, veranda, balcony terrace or steps, garages or carports.

Forestry
shall mean the management, development and cultivation of timber resources to ensure the continuous production of wood or wood products, provision of proper environmental conditions for wildlife, protection against floods and erosion, protection and production of water supplies, and the preservation of recreational resources.

Fourplex Dwelling
Amended by By-law 18-34
see Dwelling, Fourplex

Front Yard
Amended by By-law 18-34
see Yard, Front

Funeral Home
shall mean a building designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the deceased human body for interment or cremation.

Garage
shall mean an accessory building or that part of the main building used for the storage of a motor vehicle or vehicles of the owner, tenant or tenants, occupant or occupants of the lot upon which such garage is located. A carport is not a garage.

~~**Garage Sale**~~
~~shall mean a sale, conducted on a residential property by an occupant of such residential property, of household goods belonging to the occupier thereof and includes a yard sale and the like.~~

Garbage
Amended by By-law 20-06
shall mean household and commercial waste as outlined and defined in the Corporation of the County of Wellington "Curbside Collection of Waste and Recyclables By-law'.

Garden Centre

Amended by By-law 18-34

shall mean the use of land, buildings or structures or parts thereof for the growing or displaying of ~~where~~ flower, fruits, vegetables, trees, shrubs, plants or similar vegetation, planting material, fertilizers, landscaping supplies and garden equipment are sold.

Garden Suite

shall mean a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable. A garden suite shall not include a mobile home or travel trailer as defined herein.

Golf Course

shall mean a public or private area operated for the purpose of playing golf, which may include driving ranges, miniature courses and associated recreational uses such as a club house, swimming pool and tennis courts, and accessory uses such as a pro shop or dining room.

Gross Floor Area

shall mean the total area of all floors above finished grade measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of firewalls except that, in any other occupancy than a residential occupancy, where an access or a building service penetrates a firewall, measurements shall not be taken to the centre line of such firewall.

Ground Floor Area

shall mean that area of a lot covered or intended to be covered by the main building(s) exclusive of porches, accessory buildings, terraces, steps, indoor parking areas and normal building projections.

Group Home

Amended by By-law 20-06

shall mean a single dwelling unit in a free standing building in which a range of three to ten residents (excluding staff or the receiving family) live under supervision and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well being. A group home does not include correctional facilities or a shelter.

Hobby Farm Definition

shall mean a parcel of land having a maximum area of 4.0 hectares which is used primarily for residential purposes and which may also be used for the raising of specialty crops and farm animals for the private use of the owner or tenant.

Home Industry

shall mean a small scale industrial use conducted as a secondary use to the main residential or agricultural use. A home industry may be conducted in whole or in part in an accessory building. ~~and may include a carpentry shop, a metal working shop, a welding shop, an electrical shop, or blacksmith's shop, but does not include an auto repair or paint shop.~~

~~**Home for the Aged**~~

~~shall mean a home for the aged as defined under The Homes for the Aged and Rest Homes Act, as amended.~~

Home Furnishing Establishment
shall mean a building or parts thereof for the retail sale of household furnishings such as, but not limited to, furniture, appliances, televisions, stereos and related home electronic products.

Home Occupation
shall mean an occupation carried on by the occupant of a dwelling as a secondary use. A home occupation must take place within the dwelling unit.

Hospice
Amended by By-law 18-34
shall mean a residential facility where terminally ill patients receive palliative care treatment in a home–like setting with a maximum of ten patients at any given time.

Hospital
Amended by By-law 18-34
shall mean a hospital as defined in the Private Hospitals Act, as amended, or the Public Hospitals Act, as amended.

Hotel or Motel
Amended by By-law 20-06
shall mean a building, floor areas, a floor area or part of a floor area that contains four or more suites and that provides sleeping accommodation for the travelling public or for recreational purposes. A Hotel or Motel may also include accessory uses such as a restaurant, lounge, convenience store, gift store, spa, and a recreation facility.

Industrial Mall
shall mean a building or a group of buildings designed, developed, owned and managed as a unit in which separate spaces are leased or occupied by permitted industrial uses. No more than 25% of the gross floor area of an industrial mall shall be devoted to accessory office and/or related commercial uses.

Industrial Use
shall mean the manufacturing, processing, production, fabrication, packaging, assembly, stamping, treating, finishing, testing or warehousing of goods or raw materials.

Industrial or Commercial Service
shall mean a commercial use providing service to industries or commercial uses including, but not limited to, a catering service, a cleaning service, a computer programming or data processing use, a laboratory or research facility and a printing, publishing or packaging establishment.

Institutional Use
shall mean the use of land, buildings or structures for a public or non-profit purpose and may include places of worship, indoor recreation facilities, day nurseries, community centres, schools, hospitals, convalescent care facilities and government facilities.

Interior Side Yard
Amended by By-law 18-34
see Yard, Side Yard, Interior

Kennel, Commercial

shall mean a place where dogs or other household pets are bred for sale, raised for sale, or boarded.

Landscaped Area

shall mean open space comprised of lawn, flowers, ornamental shrubs, trees or other natural vegetation. This area may include space occupied by paths, courtyards and patios, but shall not include loading or parking areas, traffic aisles, driveways, ramps, or outdoor storage areas.

~~**Land**~~

~~shall mean a public or private right-of-way providing a secondary means of access to a lot but not intended for general traffic circulation.~~

Lane

Amended by By-law 18-34 & 22-43

shall mean a public thoroughfare or way, which affords only a secondary means of access to abutting property, and includes a laneway, but does not include a street.

Laundromat

shall mean building or part thereof where self-serve coin operated clothes washing equipment are located and may contain one or more washers, dryers, or other related equipment.

Library

shall mean a building or part thereof containing printed and pictorial material for public use for purposes of study, reference and recreation that is approved under the Public Libraries Act, as amended.

Light Industrial Use

shall mean an industrial use conducted entirely within a building or part thereof and engaged in or used for:

i) producing apparel and finished textile products, other than the production of synthetic fibres;

ii) warehousing or storing goods or materials;

iii) printing, duplicating or bookbinding;

iv) producing cosmetics, drugs and other pharmaceutical supplies; or

v) manufacturing finished lumber products, light metal products, light machinery, light plastic, electronic products, finished plasticware, porcelain, earthware, glassware or similar articles including, but not so as to limit the generality of the foregoing, furniture, housewares, monuments, toys, musical instruments, jewellery, watches, precision instruments and electronic components.

Liquor, Beer or Wine Store

shall mean a building or parts thereof for the retail sale of liquor, beer, wine or associated products and equipment for the "do-it-yourself" making of such beverages.

Livestock
shall include dairy, beef, swine, poultry, horses, goats, sheep, ratites, fur–bearing animals, deer & elk, game animals, birds and other animals identified in Table 1 of the Ontario Minimum Distance Separation Formulae.

Livestock Housing Facilities
shall mean barns, buildings or structures where animals are housed and shall also include beef feedlots and the associated manure storage facilities.

~~**Livestock Housing Capacity**~~
~~shall mean the total maximum number of livestock that can be accommodated in a livestock facility at any one time.~~

Loading Space
shall mean an off-street space on the same lot as the building or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, land, parking aisle or other appropriate means of access.

Lodging Establishment
shall mean a dwelling in which rooms or a room and board are supplied for hire or gain, for more than two persons, but does not mean a hotel, motel, group home, rooming or B&B establishment.

Long-Term Care Home
shall mean a long-term care home as defined in the Fixing Long-Term Care Act, 2021, as amended, or its successor.

Lot
shall mean a parcel or tract of land which might be legally conveyed by way of deed, transfer, mortgage, charge or agreement of sale and purchase without consent under the provisions of the Planning Act.

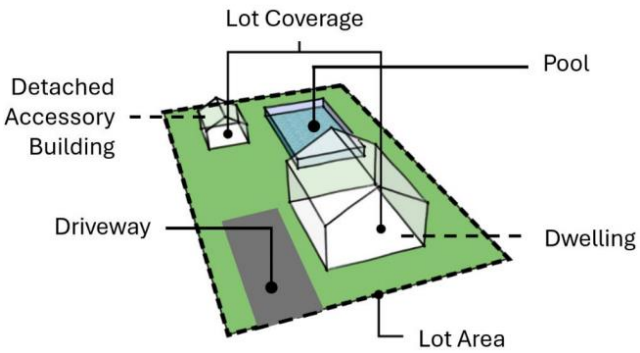
Corner Lot
shall mean a lot situated at the intersection of and abutting two streets, the adjacent sides of which contain an angle of not more than 135 degrees. In the case of a curved corner, the corner of the building lot shall be deemed to be the point of the street line nearest to the point of intersection of the said tangents.

Interior Lot
shall mean a lot other than a corner lot.

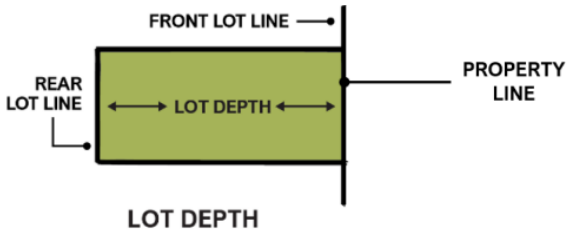
Lot Area
shall mean the total area of a lot contained within the boundaries of the lot.

Lot Coverage
shall mean the area of the lot covered or to be covered by all buildings or structures. For the purposes of calculating lot coverage, patios, decks, steps or balconies shall not be considered.

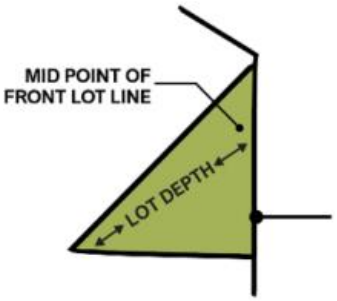
Illustration of Lot Coverage and Lot Area:



Lot Depth
shall mean the horizontal distance between the front and rear lot lines. If the front and rear lot lines are not parallel, lot depth shall mean the length of a straight line joining the middle of the front lot line with the middle of the rear lot line. When there is no rear lot line, lot depth shall mean the length of a straight line joining the middle of the front line with the apex of the triangle formed by the side lot lines.

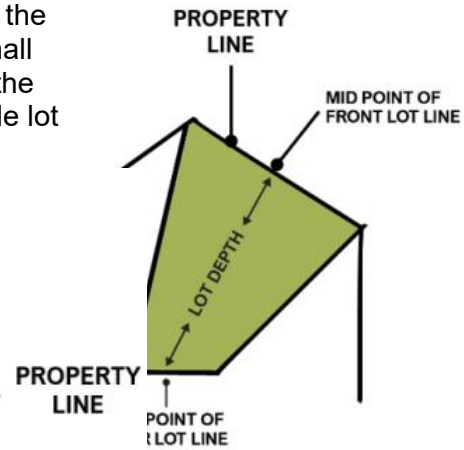


LOT DEPTH
FRONT AND REAR LOT LINES ARE PARALLEL



APEX OF TRIANGLE FORMED BY THE SIDE LOT LINES

LOT DEPTH
NO REAR LOT LINE



LOT DEPTH
FRONT AND REAR LOT LINES ARE NOT PARALLEL

Amended by By-law 20-06 & 22-43

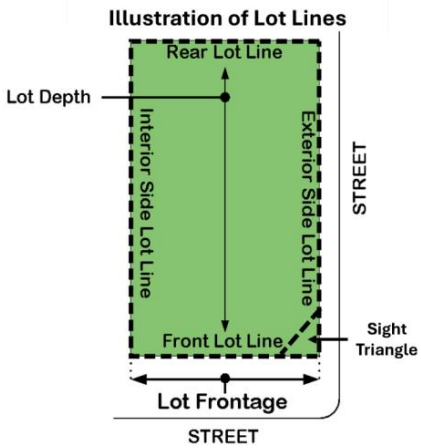
Lot Frontage
shall mean the width of a lot between the side lot lines, measured perpendicular to the line joining the mid-point of the front lot line and mid-point of the rear lot line, at a point 7.5 m from the front lot line.

Lot Line
shall mean any line intended to define the boundary of the lot.

Lot Line, Exterior
shall mean the side lot line which abuts a street.

Lot Line, Interior
shall mean a lot line which does not abut a street.

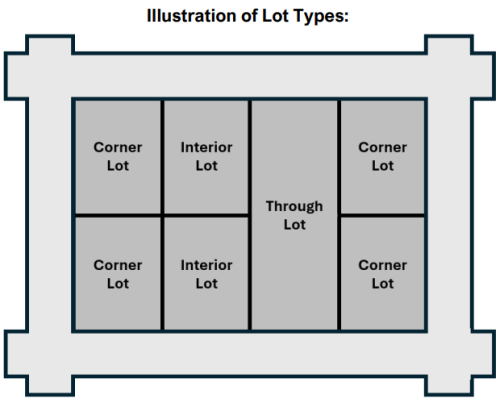
Lot Line, Front
shall mean the line dividing the lot from the street. In the case of a corner lot, the shorter lot line abutting the street shall be deemed to be the front lot line and the longer lot line abutting the street shall be deemed to be the exterior lot line. In the case of a through lot, only one of the lot lines abutting the street shall be deemed to be the front lot line.



Lot Line, Rear
shall mean the lot line farthest from or opposite the front lot line.

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

Through Lot
shall mean a lot bounded on two opposite sides by a street. If any lot qualifies as being both a Corner lot and a Through Lot, as herein before defined, such lot shall be deemed a Corner lot for the purpose of this By-law.



Lot of Record
shall mean a lot or parcel of land that can legally be conveyed and which includes lots on a registered plan of subdivision, parcels created by consent in accordance with the Planning Act or any other distinct and separate holding, the deed to which is registered in the Land Registry Office and which lot or parcel of land was legally created prior to the date of passing of this By-law.

Amended by By-law 18-34

Main Building
see Building, Main or Principal

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

Major Event

Amended by By-law 23-47

shall mean, in accordance with the Major Events By-law 14-19, as amended,any occasional cultural, recreational or educational event, including any fair, show, sale, tournament, competition or any similar event, that occurs on one or more consecutive calendar days (excluding a wedding venue), and that:

i. Includes or is intended to include outdoor illumination that is or would be visible beyond the property boundaries where the event is held; or includes or is intended to include electronically amplified announcements (other than for emergency purposes) and/or electronically amplified sound, any of which is or would be audible beyond the property boundaries where the event is held;

ii. Is attended by or is intended to be attended by a total of 500 or more persons, including participants, competitors, spectators, vendors, support staff, and members of the general public, during any one calendar day; and,

iii. Meets the requirements of the Major Events By-law 14-19, as amended.

Medical Cannabis Production Facility

Amended by By-law 18-35 & 20-06

shall mean premises used for the growing, producing, processing, testing, destroying, packaging and/or shipping of medical cannabis authorized by a license issued by the federal Minister of Health, pursuant to the Marihuana for Medical Purposes Regulations, under the Controlled Drugs and Substances Act, as amended from time to time, or any successors thereto.

Medical Clinic

shall mean a building or structure which is used by one or more medical practitioners for the purpose of consultation, diagnosis or treatment of patients and which may include ancillary administrative offices, waiting rooms, treatment rooms, laboratories, dispensaries or other similar functions, but shall not include accommodation for in-patient care or facilities for any major surgical practice.

Medical Practitioner

shall mean a practitioner as defined by the Regulated Health Practitioners Act including; medical, surgical, dental, physiotherapeutic, chiropractic, massage, psychiatric, phototherapeutics, optic or any other human health treatment.

Mineral Aggregate Operation

shall mean:

i) lands under license or permit, other than for a wayside pit or quarry, issued in accordance with the Aggregates Resources Act, or successors thereto;
ii) associated facilities used in extraction, transport, beneficiation, processing or recycling or mineral aggregate, or the production of secondary related products.

Mini-Storage Warehouse

shall mean a building containing separate, individual self-storage units divided from floor to ceiling by a wall with an independent entrance from the exterior of the building, designed to be rented or leased on a short-term basis to the general public for private storage of personal goods, material and equipment.

Mobile Home

shall mean a pre-fabricated dwelling unit occupied or designed for occupancy by one or more persons on a permanent basis, having a floor area of not less than 50 m^2, designed to be towed on its own chassis (notwithstanding that its running gear is or may be removed), placed or designed to be placed on permanent foundations, and connected or designed to be connected to public utilities, but shall not include a travel trailer, tent trailer or a trailer otherwise designed.

Mobile Home Park

shall mean a parcel of land under single ownership which has been planned and improved for the placement of mobile homes for non-transient use.

Model Home

Amended by By-law 22-43

shall mean a building erected as a model of the dwelling units to be constructed in the plan of subdivision, used in the interim for the sole purpose of an office and/or show room and/or sales centre, to promote the sale of residential units.

Motor Home

shall mean any motor vehicle so constructed as to be a self-contained, self-propelled unit, capable of being utilized for the temporary living, sleeping or eating accommodation of persons and for the purposes of this By-law shall include a camper pick-up or camper van.

Motor Vehicle

Amended by By-law 18-34 & 20-06

shall mean an automobile, truck, motorcycle and any other vehicle propelled or driven otherwise than by muscular power, but does not include commercial vehicles, the cars of electric or steam railways, 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 machines.

Motor Vehicle, Recreational

Amended by By-law 18-34

shall mean a vehicle that is intended and used exclusively for recreation, designed to be towed or propelled by a motor vehicle or self-propelled, and includes but is not limited to such vehicles commonly known as boats, personal watercraft, snowmobiles, all-terrain vehicles and other similar vehicles used for recreational pursuits.

Municipality

shall mean the Corporation of the Town of Erin.

Museum

shall mean an institution that is established for the purpose of acquiring, conserving, studying, interpreting, assembling and exhibiting to the public for its instruction and enjoyment, a collection of artifacts of historical interest.

Non-Complying

shall mean a lot, building or structure, lawfully established prior to the passing of this By-law, permitted within the zone in which such building or structure is located, but does not meet the specific zone provisions or any other applicable regulations of this By-law.

Non-Conforming

shall mean a use, lawfully established prior to the passing of this By-law, not permitted within the zone in which such use is located.

Non-Residential Building

shall mean a building designed, intended or used for purposes other than those of a residential dwelling unit or units.

Noxious Use

shall mean 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, contaminants or objectionable odours, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other

material, but nothing herein shall be deemed to prohibit animal waste disposed of in accordance with normal farming practices and in accordance with the requirements of the Province.

~~**Nursing Home**~~
~~shall mean a nursing home as defined under The Nursing Home Act, as amended.~~

Office Supply and Equipment Sales, Rental and Services
shall mean a building or parts thereof used for the retailing, renting and/or servicing of material and equipment used in offices and business.

On-farm diversified use
Amended by By-law 21-53
shall mean a use that is located on the same lot as, and secondary to the principal agricultural use that is greater than 4 hectares in size, and is limited in area. On-farm diversified uses include, but are not limited to, a home occupation, a home industry, agri-tourism uses, alternative accommodations, and uses that produce value-added agricultural products, but does not include wedding or similar event venues.

Outdoor Display and Sales Area
shall mean a portion of a lot, used in conjunction with a business located within the building or structure on the same property, for the exhibiting or selling of seasonal produce, merchandise or the supply of services.

Outdoor Patio
shall mean any unenclosed seating area accessory to a restaurant, micro-brewery, farm micro-brewery, or farm café or shop where food or beverages are served for consumption on the patio.

Outdoor Storage
shall mean the storage of goods, merchandise or equipment in the open air and in unenclosed portions of buildings which are open to the air on the sides.

Passive Recreational
see Recreation, Passive

Amended by By-law 18-34
Park
shall mean an area, consisting largely of open space, which may include recreational playing fields (such as baseball diamonds and tennis courts, a swimming pool, a play-ground, and similar uses) but shall not include a mobile home park or campground.

Parking Aisle
shall mean a portion of a parking area which abuts on one or more sides parking spaces to which it provides access and which is not used for the parking of vehicles.

Parking Area
shall mean an area or areas of land or a building or part thereof, which is provided and maintained upon the same lot or lots upon which the principal use is located, for the purpose of parking currently licensed motor vehicles, and may include the area within a garage, driveway and/or carport and also includes parking spaces, ingress and egress lands, and parking aisles but shall not include any part of a public street or land nor any

area wherein vehicles for sale or repair are kept or stored. In any Residential Zone such parking area may include tandem parking within a garage, driveway and/or carport.

Parking Lot

Amended by By-law 22-43

shall mean a parking area forming the principal use of a lot. Any non-residential parking area may include an Electric Vehicle Charging Station.

Parking Space

shall mean an area of land which is provided for the parking or storage of one motor vehicle. Each off-street parking space shall be maintained for parking and shall have adequate means of ingress and egress to and from a street.

~~**Person**~~

~~shall include a corporation and the heirs, executors, administrators or other legal representatives of a person to whom the context can apply according to law.~~

Personal Service Shop

shall mean a business involving the provision of services involving the health, beauty or grooming of a person or the maintenance or cleaning of apparel and includes such uses as hairdressing, health clinics, dry-cleaning depot, laundromat, pet grooming, shoe repair, ~~and~~ tailoring, and~~.~~ spa.

~~**Photo Finishing Establishment**~~

~~shall mean a building or part of a building used for the developing and print processing of film and may include portrait and commercial photography.~~

Place of Entertainment

shall mean a building or portion thereof used as a cinema, theatre, dance hall, concert or music hall, a similar use unless otherwise defined in this By-law.

Place of Worship

shall mean a place or Building that is Used for the regular assembly of persons for the practice of religious worship, services or rites. Permitted Accessory Uses may include a convent, monastery or hall or auditorium, rectory, Sunday school, and licensed Day Care Centre.

Planting Strip

Amended by By-law 18-34

shall mean an area which shall be used for no purpose other than planting a row of trees or a continuous unpierced hedgerow of evergreens or shrubs, not less than 1.75 m high, immediately adjacent to the lot line or portion thereof along which such planting strip is required.

Portable Asphalt Plant

shall mean a facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt or other substances to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process, and which is not of permanent construction but is designed to be dismantled and moved to another location as required. A portable asphalt plant is a temporary facility used only by a public road authority or its agent or contractor.

Premises

Amended by By-law 18-34

shall mean the area of a building and/or lot occupied or used by a business or enterprise. In a multiple tenancy building occupied by more than one business, each business shall be considered separate premises.

Primary Residential Dwelling Unit

Amended by By-law 23-47

see Dwelling, Primary Residential Dwelling Unit

Private Road

Amended by By-law 22-43

shall mean a private right-of-way providing a means of access to lots abutting thereon, and is not owned by a public authority.

Public Authority

shall mean any Federal, Provincial, County or Municipal agencies and includes any commission, board, authority, or department established by such agency.

Public Building

shall mean any building or part thereof or structure owned, leased or occupied by Federal, Provincial, County or Municipal government agencies and includes any, commission, committee, board, authority or department established by such agency.

Public Road, Street or Highway

see Street

Public Use

Amended by By-law 23-47

~~shall mean a use of land, buildings or structures for infrastructure by or on behalf of a public authority. Without limiting the generality of the foregoing, a public use may include uses such as a public street, railways and related facilities, gas and oil pipelines, public sewage and water service systems and lines, bridges, interchanges, stations, public works yards, and related buildings and structures, above or below ground, that are required for the facilities listed above, associated rights-of-way, and may include stormwater management facilities, but does not include any land or building used by any local school board, university or college.~~

shall mean a use of land, buildings or structures ~~uses~~ that are owned or leased by a public authority for community, recreational, administrative, educational, health care, protection, waste disposal, utility or other governmental purposes, and may include stormwater management facilities, and includes accessory uses to public use, but does not include any land or building used by any local school board, university or college.

Public Utility

shall mean a public authority, agency, board or commission providing electricity, gas, steam, water, telegraph, telephone, cable television, transportation, drainage or sewage or refuse collection and disposal services to the general public and includes any public utility as defined in the Public Utilities Corporation Act and includes any lands, buildings or equipment required for the administration or operation of any such system.

Rear Yard

Amended by By-law 18-34

see Yard, Rear Yard

Recreation, Active

shall mean the use of land, water and/or building for the purpose of organized active leisure activities and shall include an arena, a recreation centre, a civic centre, a golf course, a campground, a swimming pool, a wading pool, a sports field, a ball diamond, and all types of public trails.

Recreation, Passive

shall mean the use of land and/or water for the purpose of passive leisure activity such as walking, hiking and cycling where buildings and structures are limited to those necessary to support the passive leisure activities. Passive recreation may also include a wildlife sanctuary, and a conservation area.

Amended by By-law 18-34

Recreational Motor Vehicle

see Motor Vehicle, Recreational

Amended by By-law 18-34

Recreational Trailer Sales and Services

shall mean the use of land, buildings or structures or parts thereof for the display and sale of recreational trailers, seasonal recreational travel trailers, tent trailers, camper vans, camper pick-ups and motor homes, and includes the servicing and repair of such trailers.

~~**Religious Institution**~~

~~shall mean a church, a church hall, a rectory, manse, convent, vicarage, deanery or clergy house but shall not include a school, college, hospital, clinic, nursing or rest home.~~

Rental Outlet

shall mean a building or part thereof used for the rental of tools, appliances, office machines, recreation equipment or similar items, but does not include the rental of motor vehicles, trailers or industrial equipment and does not mean an adult videotape store. ~~or a video rental outlet.~~

Required Yard

Amended by ~~y~~By-law 18-34

see Yard, Required Yard

Residential, Non-farm

shall mean a dwelling unit not located on the same lot as a farm.

Restaurant

shall mean a building or part thereof, ~~other than a tavern,~~ where food and/or refreshments are prepared and offered or kept for retail sale to the public for immediate consumption either on or off the premises and includes uses such as a bistro, cafe, coffee shop, dairy bar, deli, diner, ice cream parlour, snack bar, or tea house. Dining restaurant, ~~Drive-in/~~Drive-~~thru restaurant~~ through facility, and Take-out restaurant are separately defined below and are to be used to calculate off-street parking as required under Section 4 – General Provisions of this By-law.

Dining Restaurant
shall mean a building or part thereof where food and drink is prepared then sold to the public for immediate consumption within the dining room of such establishment.

~~Drive-in/Drive-thru~~ Drive-through Restaurant
shall mean a building or part thereof where food and drink is prepared then sold to the public for immediate consumption within an eating area inside or outside of such building, within a patron's vehicle in a parking area or elsewhere off of the premises.

Take-out Restaurant
shall mean a building or part of a building where food and drink is prepared and sold to the public for immediate consumption off the premises.

Retail ~~or Grocery Store~~
shall mean a building where goods, wares, merchandise, substances, articles or food, are offered or kept for sale or rental and includes storage on or about the store premises of limited quantities of such goods, wares, merchandise, substances, or articles sufficient only to service such stores.

~~Retail Floor Area~~
~~shall mean the floor area of a commercial building devoted to retail purposes.~~

Retirement Home
shall mean a retirement home as defined in the Retirement Homes Act, 2010, as amended, or its successor.

~~Retirement Residential Facility~~
~~shall mean a building providing accommodation primarily for retired persons in self-contained dwelling units and providing amenity area and an on-site dining facility and where accessory personal service and recreational facilities may be provided. Support services may also be provided for persons requiring these services but this information is not intended to include a Long-Term Care Home or Retirement Home Home for the Aged or Nursing Home.~~

School
shall mean an academic school authorized under the Education Act, as amended, and may include accessory uses including a cafeteria, a library, gymnasium, recreational facilities, and dormitories.

~~Second Storey~~
~~shall mean the storey directly above the first storey.~~

Service or Repair Shop
shall mean a building or part of a building, where articles, goods or merchandise, excluding motor vehicles or heavy industrial machinery, are repaired or serviced, but does not include a personal service shop as defined herein.

Service Use
shall mean a use whose function is to provide services to individuals, business or government establishments and similar organizations, including personal business,

health, legal, engineering, planning and other professional services, membership organizations, clubs and other miscellaneous services. A business or professional office is considered to be a service use.

Setback
shall mean the horizontal distance from the lot line, measured at right angles to such lot line, to the nearest part of any building or structure for which a setback is required by this By-law.

Shelter
means an establishment providing temporary accommodation to individuals who are in immediate need of emergency accommodation and food, and may include ancillary health care, counselling and social support services.

Shipping Container
Amended by By-law 18-34
shall mean an intermodal freight container that is designed for the transportation and storage of goods and materials which are loaded onto trucks, trains or ships for the purpose of moving of goods and materials. For the purpose of this definition a shipping container does not have wheels and does not include a truck body, trailer or transport trailer.

Side Yard
see Yard, Side Yard

Sign
shall mean any letters, words or figures used or intended to advertise, identify, announce or to draw attention to anything, or to give directions.

Single-detached Dwelling
Amended by By-law 18-34
see Dwelling, Single-detached

Specialty Food Store
shall mean a building or parts thereof, limited to 200 m^2 ~~(2,153 ft^2)~~ of gross floor area, specializing in the retail sale of a specific type or class of food such as a bakery, a fish, dairy or produce market, a gourmet or butcher shop.

Storey
Amended by By-law 20-06
shall mean that part of a building between a floor and the floor, ceiling or roof next above it.

Street
shall mean a public street, road or highway which is maintained by a public authority.

Street Line
shall mean the boundary line between a street and a lot.

Structure
shall mean anything constructed or built, either permanent or temporary, which is fixed to or resting on or below the ground. It does not include a fence, pavement, curbs,

retaining walls or signs, loading platforms, or any motor vehicles and accessory trailers.

Studio

shall mean a building or parts thereof used as a workplace for a photographer, sculptor, painter, potter or other artisan or craftsperson. As an accessory use, the sale and display of items produced therein are permitted, but such space shall not exceed 25% of the gross floor area of the studio.

Swimming Pool

shall mean any body of water located outdoors, contained by artificial means, and having a depth of greater than 0.6 m at any point, and used and maintained for the purpose of swimming, wading, diving or bathing.

Tannery

means a building or part of a building where hides or skins are tanned, cured or dressed.

~~Tavern~~

~~shall mean a tavern as defined by the Liquor Licence Act, as amended.~~

Temporary Sales Office

Amended by By-law 22-43

shall mean a building or structure used for the sole purpose of selling or leasing land or buildings associated with a Draft Plan of Subdivision.

Terrace

shall mean an open, uncovered, level space at ground level that is either natural or man-made.

~~Amended by By-law 18-34 & 22-43~~

Tillable Hectares

shall mean the total area of land including pasture that can be worked or cultivated.

Townhouse or Townhouse Dwelling

Amended by By-law 20-06

~~shall mean a building containing three or more dwelling units divided vertically and, which have independent entrances to the front and rear yard. Townhouse dwellings shall not occupy freehold lots.~~

See Dwelling, Townhouse.

Transport or Distribution Operation

shall mean the use of land and/or buildings for the purpose of loading and/or unloading of commercial vehicles, trucks or transport trailers, or where such vehicles, buses or other fleet vehicles are stored, serviced or dispatched as common carriers.

Travel Trailer

shall mean a structure or vehicle designed, intended, and used exclusively for the temporary or seasonal living, sleeping or eating accommodation of persons therein, during travel, recreation and vacation and which is either capable of being drawn by a passenger vehicle or is self propelled and shall include tent trailers, vans, motor homes and similar transportable accommodation excepting a mobile home.

Triplex Dwelling

Amended by By-law 18-34

see Dwelling, Triplex

Use
shall mean the purpose for which a lot or a building, structure, or any combination thereof, is designed, arranged, intended, occupied or maintained.

Veterinarian
shall mean a veterinarian within the meaning of The Veterinarians Act, as amended.

Veterinary Clinic
shall mean a building or structure which is used by one or more registered veterinarians for the diagnosis or treatment of animals and which may include ancillary administrative offices, waiting rooms, treatment rooms, laboratories, dispensaries or other similar functions, and also includes a companion animal hospital as defined herein.

~~**Video Rental Outlet**~~
~~shall mean the rental of video tapes or disks and equipment for home viewing and includes accessory uses such as the sale of video tapes or disks and snack foods.~~

Warehouse
shall mean a building or part thereof which is used primarily for the housing, storage, packaging or distribution of goods, wares, merchandise, food stuff, or other articles, but does not include a mini-storage warehouse as defined herein.

Waste Water Treatment Facility
shall mean a system of underground pipes or conduits and related pumping and treatment facilities, including buildings and structures, operated for or by the municipality for the treatment and disposal of storm and/or sanitary sewage.

Watercourse
shall mean a defined channel, with permanent but dynamic beds and banks, formed and maintained by a perennial or intermittent stream of water including a river or stream.

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

Wholesale Outlet
shall mean a building, structure or part thereof in which goods, wares, articles or merchandise are offered or kept for sale at wholesale, but shall not include direct sales to the general public.

Wind Energy Projects
shall include wind turbines, transmission lines, access roads, and transformers and any structures associated with energy transmission.

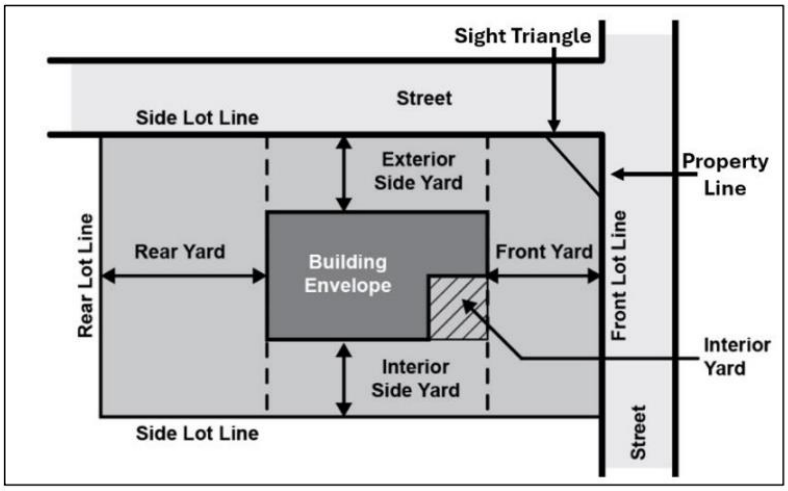
Wind Turbine
shall mean a structure including a tower, nacelle, blades, internal transformers and related appurtenances that convert wind energy into electricity.

Wind Turbine Height
shall mean the distance measured from the upper most vertical extension of any turbine blade to the average grade at the base of the tower.

Wrecking or Salvage Yard
shall mean an establishment or premises where derelict, discarded, abandoned or inoperable motor vehicles and/or other salvaged articles or things are stored, wholly or partly in the open, including such uses as a junk or scrap yard, automobile wrecking yard or a recycling yard.

Yard
Amended by By-law 18-34
shall mean a space open from the ground to the sky on the same lot upon which a building or structure is located.

Illustration of Yards:



Front Yard
shall mean a yard extending from the side lot line to side lot line, and from and parallel to the street line, to nearest part of the main building or structure of the lot, disregarding open terraces or steps.

Rear Yard
shall mean a yard extending from side lot line to side lot line, and from rear lot line (or from the apex of the side lot line if there is no rear lot line) to the nearest part of the main building or structure of the lot, disregarding open terraces or steps.

Required Yard
shall mean a yard which this by-law requires to be provided and within which, unless specifically stated, no building or structure or any part of a building or structure or other obstruction except a lawful boundary wall or fence shall be located.

Side Yard
shall mean a yard extending from the building line to the rear yard and from the side lot line to the nearest point of the main building or structure on the lot.

Side Yard, Exterior
shall mean a side yard immediately adjoining a public road or street.

Side Yard, Interior
shall mean a side yard that is not an exterior side yard.

SECTION 3 - ZONES

3.1 Definition of Zones

For the purposes of this By-law the Town of Erin is hereby divided into the following use zones, the boundaries of which are shown on the attached Schedules "A" through “E”, each of which form a part of this By-law:

.1 Agricultural Zones
- Agricultural (A)

.2 Residential Zones
- Residential One (R1)
- Residential Two (R2)
- Rural Residential (R3)
- Multiple Residential (R4)
- Urban Residential One (UR1)
- Urban Residential Two (UR2)

.3 Commercial Zones
- Central Commercial (C1)
- Highway Commercial (C2)
- Rural Commercial (C3)

.4 Mixed Use Zones
- Mixed Use (MU)

.5 Industrial Zones
- Light Industrial (M1)
- General Industrial (M2)
- Rural Industrial (M3)
- Extractive Industrial (M4)

.6 Institutional Zones
- Institutional (I)

.7 Open Space and Environmental Protection Zones
- Open Space Recreation (OS1)
- Village Environmental Protection (EP1)
- Rural Environmental Protection (EP2)

~~**.8 Environmental Zones**~~
- ~~Village Environmental Protection (EP1)~~
- ~~Rural Environmental Protection (EP2)~~

.8~~9~~ Future Development Zones
- Future Development (FD)

.9~~10~~ Special Zones
- ~~Basic~~ Base zone category from items .1 to .8 ~~above~~, followed by a dash and a sequential whole number - for example A-101 is Agricultural Special

Provision 101. These denote zones with permitted uses and/or regulations that differ from the ~~basic~~ base zone provisions.

3.2 Zone Maps

The extent and boundaries of all zones are shown on Schedule "A", which together with all notations, references and other information shown is incorporated in and declared to form part of this By-law to the same extent as if fully described therein.

3.3 Interpretation of Zone Boundaries

Unless otherwise specified by the regulations for a specific zone, where the boundary of any zone as shown on the Schedules is uncertain, the following provisions shall apply:

.1 Where a zone boundary is indicated as following a street or lane, the boundary shall be the centre line of such street or lane.

.2 Where a zone boundary is indicated as approximately following lot lines, the boundary shall follow such lot lines.

.3 Where a zone boundary other than an EP zone boundary, is indicated as passing through undeveloped or agricultural land, the said zone boundary shall be scaled from the Schedules.

.4 The EP zone boundaries identified on the schedules to this By-law are intended to generally identify the locations of core greenland features. During review of development applications, the boundaries of an EP zone boundary shall be more precisely determined in consultation with the Conservation Authority or other agency having jurisdiction in the area. Where detailed resource mapping and/or site inspection results in re-interpretation of the limits of the EP zone boundary an amendment to this By-law shall not be required.

3.4 Properties with Multiple Zones

Where a lot is divided into more than one zone under the provisions of this By-law each such portion of the said lot shall be used in accordance with the Zone Provisions of this By-law for the applicable Zones established hereunder, with the following exceptions:

.1~~i)~~ where a lot is zoned both Agriculture (A) and Rural Environmental Protection (EP2), the portions of the lot zoned EP2 may be used in the calculation of lot area and frontage; and

.2~~ii)~~ where lands are in a site specific zone that overlaps an Environmental Protection zone, the site specific lot regulations shall apply to the entire lot. No new buildings or structures shall be permitted within the Environmental Protection portion of the lot without the approval of the Conservation Authority having jurisdiction in the area, but shall not require an amendment to this by-law if they otherwise comply with the zoning in effect.

3.5 Closed Street, Land, Railway or Highway Right-of-way

.1~~i)~~ Where a street, land, railway or highway right-of-way, or portion thereof as shown on Schedule “A” is hereafter closed or diverted, the property formerly in said street, lane, railway or right-of-way shall be included within the zone of the adjoining property on either side of the said closed street, land, railway or highway right-of-way.

.2~~ii)~~ Where the said street, land, railway or highway right-of-way was a zone boundary between different zones, the new zone boundary shall be the former centreline of the said street, lane, railway or highway right-of-way.

SECTION 4 - GENERAL PROVISIONS

The provisions of this section shall apply to all lands within all zones for which this By-law applies unless otherwise specified within each applicable subsection of the applicable zone provisions.

4.1 Additional Residential ~~Dwelling~~ Unit

Amended by By-law 18-34, 20-06, 22-43, and 23-47

.1 In all zones where single-detached dwellings, semi-detached dwellings, and street townhouse dwelling units are permitted, a maximum of two additional residential ~~dwelling~~ units are permitted on a lot, in the form of one unit within the same building as the primary residential dwelling unit and one unit located in a separate building on the same lot or in the form of two additional ~~residential~~ dwelling units within the primary residential dwelling unit. An additional residential unit that is within the same building as the primary residential dwelling unit is considered to be attached, whereas an additional residential unit that is in a separate building is considered to be detached. Where permitted by this By-law, additional residential ~~dwelling~~ units are required to obtain a building permit ~~for an additional residential dwelling unit~~ and shall be in accordance with the following:

~~.1 The additional residential dwelling unit shall not contain more than two bedrooms.~~

.1~~2~~ Additional residential ~~dwelling~~ units shall be subject to the policies within the Greenbelt Plan.

.2~~3~~ The maximum gross floor area shall not exceed 40~~50~~% of the gross floor area of the primary residential dwelling unit. up to a maximum of 185~~130~~ m². The calculation of gross floor area shall not include floor area below finished grade. ~~include any finished room in a dwelling unit used or capable of being used by one or more persons for living, sleeping, eating, food preparation or sanitation.~~

~~.4 An additional residential dwelling unit within the same building as the primary residential dwelling unit shall not exceed the height of the main building. The height of an additional residential dwelling unit in a separate building on the same lot shall not exceed the height of the main building.~~

.3~~5~~ Driveway access to both the main building and additional residential ~~dwelling~~ unit shall be limited to one access so that no new entrance from the street shall be created.

.4~~6~~ An additional residential ~~dwelling~~ unit shall only be permitted on a lot fronting on an open and municipally maintained ~~street~~road.

.5~~7~~ Additional residential ~~dwelling~~ units shall only be permitted provided that adequate water and sanitary services and servicing capacity is available

to the satisfaction of the Town of Erin. Where municipal services are available, both the primary residential dwelling unit and the additional residential dwelling unit(s) on the same lot shall be connected to municipal water and sanitary services of adequate size. Where municipal services are not available, proof shall be provided, to the satisfaction of the ~~City~~ Town ~~City~~, that private water and sanitary services are capable of accommodating the primary residential dwelling unit and the additional residential ~~dwelling~~ unit(s).

~~.8 Both the primary residential dwelling unit and the additional residential dwelling units shall be required to conform to all Ontario Building Code and Ontario Fire Code regulations.~~

.6~~9~~ Additional residential ~~dwelling~~ units shall be required to conform to the Minimum Distance Separation requirements within this By-law, where applicable.

.7~~10~~ No additional residential ~~dwelling~~ unit shall be permitted within hazardous lands as identified by the applicable Conservation Authority.

~~.11 One parking space will be provided for each additional residential dwelling unit, in addition to the required parking for the main building.~~

.8~~12~~ An additional residential ~~dwelling~~ unit shall not be permitted within, or on the same lot of, a bed and breakfast (B~~-~~&~~-~~B) establishment, boarding house, or home industry.

.9~~13~~ All other requirements of this By-law including parking and amenity area, shall be complied with.

Amended by By-law 18-34 and 23-47

.2 Attached Additional Residential ~~Dwelling~~ Units ~~within the Same Building as the Primary Residential Dwelling Unit~~

In addition to Section 4.1.1 – Additional Residential Unit, attached additional residential ~~dwelling~~ units ~~within the main building or attached to the main building~~ are subject to the following:

~~.1 When exterior alterations to the main building are proposed for an additional residential dwelling unit, the following applies:~~

~~a. Shall comply with the minimum required yard standards of the Zone in which such building is situated; and~~

~~b. Shall be to the rear or side of the main building, unless the additional residential dwelling unit is within an existing garage converted for such use.~~

.1~~2~~ Each residential ~~dwelling~~ unit shall have a separate, private entrance outside the primary residential dwelling unit or through a common hallway or stairway within the primary residential dwelling unit.

.2~~3~~ Notwithstanding ~~regulation~~Section 4.1.1.2~~Section 4.1.1.3~~, if located in a basement, the additional residential ~~dwelling~~ unit(s) may occupy the entirety of the basement floor area.

~~.4 An additional residential dwelling unit within the same building as the primary residential dwelling unit shall not exceed the height of the main building.~~

Amended by By-law 21-53 and 23-47

.3 Detached Additional Residential ~~Dwelling~~ Units ~~within Accessory Buildings or Structures~~

In addition to Section 4.1.1 – Additional Residential Unit, detached additional residential ~~dwelling~~ units ~~within accessory buildings or structures~~, are subject to the following:

.1 The detached additional residential ~~dwelling~~ unit shall be located on the same lot as the primary residential dwelling unit ~~main building (detached dwelling, semi-detached dwelling unit, or townhouse dwelling)~~ and shall not be severed from the primary residential dwelling unit.

.2 The detached additional residential ~~dwelling~~ unit can occupy a part of or the entirety of a detached accessory building or structure.

~~.3 The detached additional residential dwelling unit shall comply with the minimum required yard standards of the zone in which the unit is situated.~~

~~.4 The detached additional residential dwelling unit is to be screened and/or buffered to the satisfaction of the Town of Erin in order to minimize visual impacts.~~

.3~~5~~ The detached additional residential ~~dwelling~~ unit ~~may~~ shall only be located in the interior side yard, exterior yard or rear yard of the lot, and shall comply with the minimum required yard standards of the zone in which the unit is situated~~. provided the minimum required yard standards of the zone in which the unit is situated, are able to be met.~~

~~.6 Any detached additional residential dwelling unit located on a corner lot is subject to daylight triangle requirements (see Section 4.8 4.9 – Daylight Triangle).~~

. ~~7~~ The detached additional residential ~~dwelling~~ unit shall be located within 40 m of the ~~main building~~ primary residential dwelling unit on the lot, but shall maintain a minimum separation distance of 3 m from the primary residential dwelling unit ~~main building~~ on the lot.

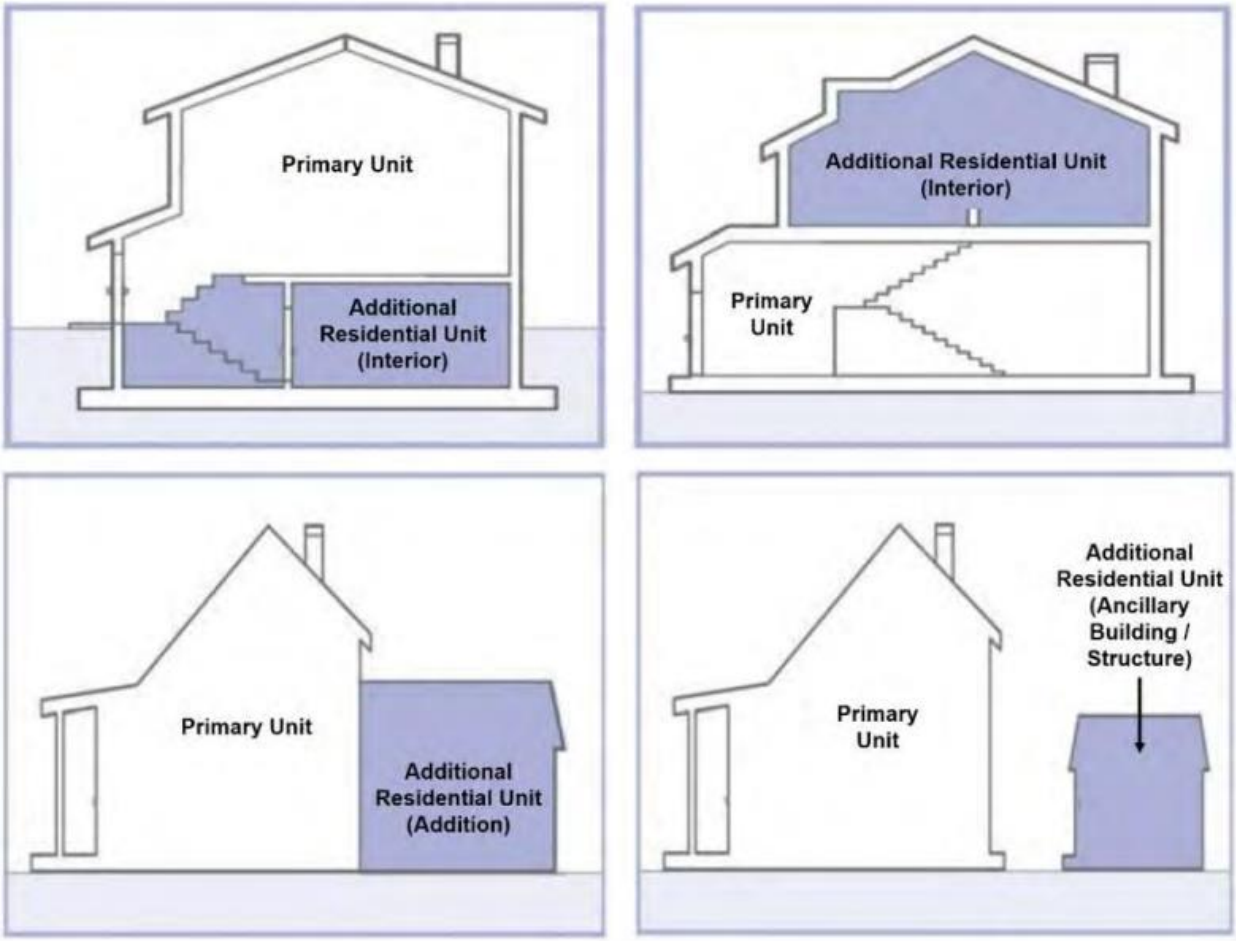
.4~~8~~ The detached additional residential ~~dwelling~~ unit shall not be located on the same lot that occupies a garden suite.

.5~~9~~ The maximum height of a detached additional residential ~~dwelling~~ unit shall be less than ~~1 m less than not exceed~~ the maximum height for a primary residential dwelling unit permitted in the applicable zone. ~~of the main building;~~

.~~10~~6 The detached additional residential ~~dwelling~~ unit shall conform to the lot coverage requirements of accessory buildings (see Section 4.2.4 – Lot

Coverage).

.~~11~~7 No detached additional residential unit shall be established on any lot or site until the primary residential dwelling unit has completed construction and been granted occupancy.



Examples of Attached and Detached ARUs
Source: Ministry of Municipal Affairs and Housing, 2019

4.2 Accessory Uses, Buildings or Structures

.1 Number of Accessory Buildings

.1 In any Residential Zone, the maximum number of accessory buildings shall be limited to three (3). For the purposes of clarity, this provision shall only apply to buildings and not structures, as defined by this By-law.

~~**Use of Accessory Buildings**~~

~~Where this By-law permits a building or structure or use, an accessory use, building or structure shall also be permitted, but shall not include:~~

~~.1 Any occupation for gain or profit conducted within a residential zone, except as may be permitted by this By-law;~~

Amended by By-law 20-06 & 22-43

~~.2 An additional residential dwelling unit is not permitted in an accessory structure except where permitted by Section 4.1 – Additional Residential Dwelling Unit.~~

Amended by By-law 18-34

.2 Location

.1 Any accessory building or structure which is not an integral part of the main building shall be constructed to the rear of the required front yard and shall be located a minimum of 1 m from any interior side or rear lot line.

.2 Notwithstanding the foregoing, in a Residential or Mixed Use Zone, all accessory buildings shall be constructed to the rear of the front building line of the main building and may be constructed and used in the required side or rear yard provided that such accessory buildings and uses shall be no closer than 1.2 m to the interior side or rear lot line.

.3 Where an accessory building is built on a corner lot, it shall be built no closer to the front or exterior side lot lines than the minimum distance required in this By-law for the main building on the lot.

.4 Any accessory building or structure on a corner lot is subject to daylight triangle requirements (see Section 4.9~~8~~ – Daylight Triangle).

.5 Any accessory building or structure which is not an integral part of the main building shall maintain a minimum separation distance of 3 m from a main building on an adjacent lot.

Amended by By-law 18-34 & 20-06

3 Building Height

The building height of an accessory building used for an agricultural use in an “A” zone shall not exceed 11 m. The building height of all other accessory buildings in the “A” zone shall not exceed ~~4.5~~ 5.5 m.
The building height of an accessory building in all other zones shall not exceed ~~4.5~~5.5 m.

Amended by By-law 18-34

.4 Lot Coverage

The total lot coverage of all accessory buildings on a lot shall not exceed 10% of the lot area. The area of decks and an open swimming pool shall not be calculated in determining lot coverage.

Provided the maximum lot coverage is not exceeded for accessory buildings or structures, the maximum ground floor area permitted for an accessory building or structure located on a lot is as follows:

.1 On a lot 0.8 ha ~~(2 ac)~~ in size or less the maximum ground floor area for an accessory building or structure is 116 m² ~~(1,250 ft²)~~;

.2 On a lot 2 ha ~~(5 ac)~~ in size or less and larger than 0.8 ha ~~(2 ac)~~ in size the maximum ground floor area for an accessory building or structure is 185.8 m² ~~(2,000 ft²)~~; and

.3 On a lot larger than 2 ha ~~(5 ac)~~ in size the maximum ground floor area for an accessory building or structure is 464.5 m² ~~(5,000 ft²)~~.

.5 Establishment of an Accessory Building or Use

No accessory building or accessory use shall be established on any lot or site until the main building has ~~commenced~~ completed construction and been granted occupancy.

.6 Private Swimming Pools

Notwithstanding anything contained in this By-law to the contrary, a private swimming pool is a permitted accessory use within any zone wherein a dwelling unit is a permitted use, subject to the following regulations:

.1 May be located in the side yard, but not closer to any lot line than the minimum distance required for the main building on such lot.

.2 May be located in the rear yard, but not closer to any lot line than the minimum distance required for an accessory building located on such lot.

.3 All facilities for changing clothing, or for pumping or filtering or similar accessory use, shall be in accordance with the regulations applicable to accessory buildings on such lot.

.4 No person shall install, erect, construct, have or maintain an outdoor privately owned swimming pool, unless the edge of the water, or any construction around such pool is constructed a minimum of 1.2 m from the property line.

.7 Shipping Containers

Where permitted by this By-law, a shipping container shall be in accordance with the following regulations:

.1 A shipping container shall be considered an accessory structure and subject to all requirements for accessory buildings and structures as set out in Section 4.2 – Accessory Uses, Buildings or Structures of this By-law, except as provided by below in this provision.

.2 Notwithstanding Section 4.2 – Accessory Uses, Buildings or Structures, a shipping container shall be located a minimum distance of 10 m from any lot line abutting a Residential or Future Development (FD) Zone or any lot where a residential use is permitted by this By-law.

.3 The maximum number of shipping containers on a lot shall be two (2).

.4 For lands in the Agriculture (A) Zone, a shipping container shall be subject to the following additional requirements:
(i) A shipping container shall only be permitted where the lot area is greater than 0.4 ha;
(ii) A shipping container shall not be located closer to a front lot line or an exterior side lot line than the main building closest to the street line on the lot.

.5 Shipping containers shall not be permitted in the R1, R2, R3, MU, C1, C2, C3, OS1, EP1, and EP2 Zones.

.6 All shipping containers shall be screened by fencing a minimum of 1.8 m in height and/or vegetated buffer that is a minimum of 1.8 m in height from any lot used for residential uses.

4.3 Bed and Breakfast Establishments (B&B)

A Class 1 Bed and Breakfast is permitted in any zone in which a single detached or semi-detached dwelling is permitted. Within those zones in which a Class 2 Bed and Breakfast establishment is permitted, such uses shall be in accordance with the provisions for such zones and shall also comply with the following regulations:

Amended by By-law 20-06

.1 No more than 2 guests rooms shall be provided within a Class 1 B&B and not more than 3 guests rooms shall be provided within a Class 2 B&B;

.2 All new B&B establishments shall comply with the requirements of this Zoning By-law, other local by-laws, and any applicable provincial regulations such as the Ontario Building Code and Fire Code, as amended.

4.4 Bicycle Parking Regulations

.1 Bicycle parking shall be provided for all uses at the rates specified in **Table 1:**

Table 1: Minimum Bicycle Parking Space Requirements

Use	Bicycle Parking Spaces Required
Residential Buildings consisting of six (6) or more dwelling units	0.25 spaces per dwelling unit
0.25 spaces per dwelling unit	1 space per 250 m^2 of GFA
School	1 space per 100 m^2 of GFA
Other non-residential uses	1 space per 1,000 m^2 of GFA

.2 Bicycle parking must be located on the same lot as the use or building for which it is provided.

.3 Bicycle parking spaces must have a minimum width of 0.6 m and a minimum length of 1.8 m and may be placed horizontally or vertically.

.4 When a bicycle building or structure accommodate more than one type of use, the bicycle parking space requirements shall be the sum of the requirements.

4.5 Buildings or Structures Erected Prior to By-law No. 9-74

Where a building or structure was established prior to the date of passing of By-law No. 9-1974, but does not meet the zone provisions with respect to yards, lot area, frontage, parking, set back, or any other provisions of this By-law applicable to that zone, the said building or structure shall henceforth be deemed to comply with the provisions of this By-law. Enlargements, extensions, reconstructions, repairs or renovations to such buildings or structures shall be in accordance with Section 4.24~~43~~ – Non-Complying Lots, Buildings, or Structures below.

4.6 Commercial Kennels

.1 Unless specifically provided for by this By-law, no land, building or structure shall be used for the commercial breeding, raising, keeping or boarding of animals or household pets.

.2 Where provided for, no kennel is allowed within 150 m of any property line or within 300 m of a residence on an adjacent lot.

4.7 Common Amenity Area

~~Where this By-law requires the establishment of a~~ Unless otherwise noted in this By-law, common amenity areas ~~shall, such an area~~ shall be provided ~~within the boundaries of the~~ for block townhouse and apartment developments ~~and~~ in accordance with the following provisions:

.1 A common amenity area is an outdoor place designed for active and/or passive recreational use by the occupants of the subject development and may include patios, pools, play areas, paths and landscaped areas;

.2 The minimum amenity area required shall be ~~an aggregated amount not less than~~ 9.3 m^2 ~~(100.0 ft^2)~~ per dwelling unit for each unit up to 10 and ~~not less than~~ 4.6 m^2 ~~(50.0 ft^2)~~ of amenity area for each additional unit in excess of 10 units;

.3 Amenity areas shall be designed and located so that the length does not exceed four (4) times the width;

.4 Amenity areas shall have direct access to/from the residential use; and

.5 Amenity areas may be located within any yard other than a required front yard.

4.8 Day Nursery

Notwithstanding any other provision contained in this by-law, for all zones in which a day nursery is permitted the following shall apply:

.1 Access
Parking, driveway and aisle way areas shall be designed to accommodate traffic access to and from a day nursery in a forward motion.

.2 Buffering
Where a day nursery is developed abutting any permitted residential use a solid, decorative 1.75 m high wood fence shall be erected along the lot line between the day care facility and residential use to reduce acoustic and visual impacts on the residential use.

4.9 Daylight Triangle

Amended by By-law 22-43

.1 On every corner lot, a daylight triangle shall be observed.

.2 The daylight triangle is determined by using the following measurements in each direction from the intersection of the front and exterior lot lines and connecting these points to form a triangle, in accordance with **Table 2**~~he following~~:

Table 2: Daylight Triangle Requirements

	Subject Lot has access onto a:		
	Local Street	**Collector Street**	**Arterial Road**
Local	**9 m**	**9 m**	**9 m**
Collector Street	**9 m**	**9 m**	**9 m**
Arterial Road	**9 m**	**9 m**	**9 m**

.3 No obstruction to sight lines shall be permitted within the daylight triangle, including the erection of any building or structure, the planting of any trees or shrubs, or the placement of any other object with an ultimate height greater than 0.75 m above the top of the road surface of the abutting street.

.4 The provisions of this Section shall not apply to land within the Central Commercial (C1) Zone.

~~**4. Derelict Motor Vehicles**~~
~~Unless specifically provided for by this By-law, no person shall provide outside storage for any motor vehicle and/or accessory trailer which is unlicensed and/or inoperable.~~

4.10 Drive-Through Facilities

Where permitted by this By-law, a drive-through shall be subject to the following provisions:

.1 A drive-through shall include a minimum of 10 designated stacking spaces for a drive-through associated with a restaurant, and a minimum of 3 designated stacking spaces for a drive-through associated with any other use.

.2 A stacking space shall be a minimum of 6 m in length and 3 m in width.

.3 Stacking spaces shall not be included in the calculation of required parking and shall not be located within any street, parking aisle, loading space, or driveway.

.4 A stacking lane shall not be permitted within 15 m of a Residential or Future Development zone.

.5 A stacking lane shall be setback a minimum of 3 m from all lot lines and the area between the stacking lane and the lot lane shall be used for no purpose other than landscaping.

4.11 Frontage on a Public Road, Street or Highway

No lots shall be created in the Town of Erin which do not have frontage on a public road, street or highway. Unless otherwise specified by this By-law, no person shall erect a new building upon a lot; or use any land, building or structure upon a lot unless the lot has frontage on a public road, street or highway, or unless said lot abuts a “reserve” which on the opposite side is a public road, street or highway street and that said lot has legal access to the street. A “reserve” is typically a 0.3 m wide parcel of land held by a public authority as a means of restricting access to a public road, street or highway. Where such a reserve is required, it shall not be deemed to eliminate the street line or front lot line of said lot and therefore the calculation of lot frontage.

Amended by By-law 20-06

~~4. Garage Sales~~
~~A maximum of 6 garage sales are permitted to be conducted on any given property in 1 calendar year and each separate sale shall be limited to a maximum duration of 2 consecutive days.~~

4.12 Garbage Storage Areas

.1 A garbage storage area shall be located within either a building, or a garbage enclosure in ~~-~~all zones. ~~the following zones or where the following uses are being undertaken in any:~~
~~commercial zone;~~
~~industrial zone;~~
~~institutional zone;~~
~~open space zone;~~
~~mixed use zone;~~
~~lot containing a commercial use; or~~
~~lot containing an apartment dwelling.~~

.2 No garbage or refuse shall be stored on any lot in any zone except within the main building or any accessory building or structure on such lot or in a container in the side yard or rear yard of such lot;

.3 All garbage storage areas, including any garbage loading or unloading areas, which are visible from an adjoining site in a residential, commercial, institutional or open space zone, or from a public street, shall have an opaque fence or structure that is a minimum of 2 m in height;

.4 All garbage containers shall be regulated in the same manner as an accessory building or structure in the zone in which it is located; and;

.5 An approved garbage enclosure or a building used for garbage containment shall be located in accordance with an approved site plan.

4.13 Garden Suites

Where permitted by this By-law, a garden suite is subject to the following provisions, unless otherwise specified elsewhere in this By-law:

.1 Driveway access to both the main dwelling and the garden suite shall be limited to one so that no new entrance from the street shall be created.

Amended by By-law 20-06

.2 The siting of a garden suite shall be in accordance with the provisions for accessory uses of Subsection 4.2.1 – Use of Accessory Buildings and shall be located to the rear of the front of the main building.

Amended by By-law 18-34

.3 The maximum floor area of a garden suite shall be 116 m^2 ~~(1249 ft^2)~~.

.4 The maximum building height of a garden suite shall be one storey and shall not exceed 4.5 m.

.5 No garden suite shall be located closer than 3 m to the main residence on the lot or any building on an abutting property.

.6 Only one garden suite may be established per lot.

.7 All garden suites shall be provided with adequate water and sewage disposal.

.8 All garden suites shall be established as a temporary use as pursuant to Section 39 of the Planning Act, as amended.

4.14 Group Homes

Group homes, as defined in this By-law, are considered to be residential uses and are permitted in any residential zone or in any other zone where residential uses are permitted. No land, building or structure shall be used, and no building or structure shall be erected, altered, enlarged or maintained for the purposes of a group home, except in accordance with the regulations specified in that zone for the type of residential building in which the group home is located. Notwithstanding the foregoing, group homes shall also be subject to the following additional regulations:

.1 A group home shall be separated by a minimum linear distance of 100 m from another group home, lodging house, or residential care facility. This distance is

to be measured at the closest points on the property lines of the two lots;

.2 A group home shall provide a minimum of two parking spaces, or one parking space for every 2 beds or fraction thereof, whichever is greater;

.3 A group home shall have a minimum gross floor area of 18 m^2 for each resident 16 years of age or older, and 9 m^2 for each resident who is less than 16 years of age; for the purposes of this section a group home resident includes staff and/or the receiving family;

.4 A group home shall provide a minimum rear yard amenity area of 12 m^2 for each resident; for the purposes of this section a group home resident includes staff and/or the receiving family;

.5 Each group home shall be subject to all applicable Provincial and Municipal requirements.

4.15 Height Regulation Exceptions

Amended by By-law 18-34

The building height regulations in this By-law shall not apply to belfries, chimneys, church spires, clock towers, elevator enclosures, flagpoles, radio, television or telecommunications transmitting or receiving antennae, rooftop mechanical equipment, ventilators, silos, skylights, water tanks, wind turbines, or windmills.

4.16 Holding Provisions ("H" Suffix)

Where a zoning symbol shown on Schedules “A” through “E” has the suffix (H), this indicates that holding provisions have been applied in accordance with the provisions of the applicable Official Plan. Until such time as the suffix (H) has been removed from the zone symbol by a by-law passed under the authority of the Planning Act, and in accordance with the provisions of the Official Plan, only the following uses shall be permitted:

i) those uses which legally existed as of the date of passing of this By-law;

ii) uses, buildings or structures accessory to the foregoing

4.17 Home Industries

Where permitted, home industries are subject to the following regulations:

.1 It is clearly secondary to the main use on the lot.

.2 The lot shall have a minimum area of 2.5 ha.

Amended by By-law 18-34

.3 There is no outdoor storage of materials, shipping containers, or finished products.

.4 The total floor area of all buildings or structures or parts of buildings or structures used for a home industry shall not exceed 186 m^2. For the purposes of this

section, total floor area shall mean all storeys including cellars.

.5 No building or structure used for a home industry shall be located within 22 m of a lot line or 60 m of a residence on a separate lot.

.6 A home industry may include such uses as a carpentry shop, a welding shop, a machine shop, a tool and equipment repair shop and a small engine shop but does not include automotive body repair shop, or automotive sales establishment, or automotive service station or a wrecking yard.

.7 At no time may any home industry employ more than two persons who do not reside on the lot on which such home industry is conducted.

~~.8 Any home industry shall provide a minimum of three off-street parking spaces.~~

.8 The activity is in compliance with all other relevant regulations of this Zoning By-law.

4.18 Home Occupations

Where permitted, a home occupation may be conducted only in a dwelling unit provided that the following regulations are complied with:

.1 It is clearly secondary to the main use of the dwelling unit as a private residence and does not change the residential character of the dwelling.

.2 Not more than 25% of the gross floor area of the dwelling shall be devoted to such use.

.3 There is no exterior evidence of it being conducted other than one identification sign of 0.4 m^2.

.4 No outdoor storage of goods or materials is permitted and no accessory building may be used in connection with the home occupation.

~~.5 The use of the premises in connection with such occupation shall in no way be offensive, obnoxious, or dangerous to the neighbours of the area by reason of the emission of light, heat, fumes, noise, vibration, gas, dust, odour, airborne or waterborne waste or pollution or through frequency of delivery by commercial carriers.~~

~~.6 Any home occupations shall provide a minimum of two off-street parking spaces.~~

.5 No use shall be permitted which would result in a commercial vehicle being parked or stored on an adjacent street except for temporary parking to permit normal pick-up or delivery.

.6 At no time may any home occupation employ more than one person who does not reside in the dwelling in which such home occupation is permitted.

4.19 Human Habitation within Vehicles

No car, truck, bus, coach, or streetcar body, railway car, or caboose shall be used for human habitation within the Town. No travel trailer shall be used for human habitation for more than sixty (60) days in any one calendar year.

4.20 Loading Regulations

The owner or occupant of any lot, building or structure used or constructed for any purpose involving the frequent receiving, shipping, loading and unloading of goods, wares, merchandise or raw materials, shall provide and maintain (on the same lot as occupied and within the zone in which such use is located) space for the standing, loading or unloading of vehicles in accordance with the following regulations:

.1 A loading space shall be 15.2 m long, 3.6 m wide and have a minimum vertical clearance of 4.3 m.

.2 ~~All loading spaces shall be so arranged as to avoid interference with the movement of traffic on public streets.~~ Access to loading spaces shall be by means of an unobstructed driveway providing ingress and egress from adjacent streets to loading areas, which shall have a minimum width of 3.7 m for one-way traffic and 6 m for two-way traffic. Access to loading spaces shall not require vehicles to use the public right-of-way or street in whole or in part, to move or park.

.3 No loading spaces shall occupy any required front or required exterior side yard.

.4 All required loading spaces shall consist of asphalt, paving brick, concrete or similar hard-surfaced materials and shall be graded and drained so as to prevent the pooling of surface water on them or the flow of surface water onto adjacent properties.

.5 Each loading space shall be provided with one or more unobstructed driveways of not less than 3.6 m in width. Such driveway shall be contained within the lot on which the spaces are located and be accessible from a public street. No part of such driveway shall be used for the parking or temporary storage of vehicles.

.6 Loading spaces shall be provided in accordance with the following ~~schedule~~ **Table 3:**

Table 3: Loading Spaces Required

GROSS FLOOR AREA OF BUILDING OR STRUCTURE	MINIMUM NUMBER OF LOADING SPACES REQUIRED
less than 465 m^2	no space required
465 m^2 to 4,645 m^2	1 space

GROSS FLOOR AREA OF BUILDING OR STRUCTURE	MINIMUM NUMBER OF LOADING SPACES REQUIRED
Each additional 4,645 m^2 or part thereof	1 additional space

.7 Notwithstanding the loading space regulations herein, any use, building or structure that was lawfully established prior to the passing of this By-law, shall not be subject to the ~~above~~ provisions in Section 4.20 – Loading Regulations, so long as the floor area as existed on such date is not increased. Any subsequent alteration to the use, building or structure, which increases the floor area and/or usability of such property, shall require the establishment of loading spaces in accordance with this By-law.

4.21 Medical Cannabis Production Facility

Amended by By-law 18-35 & 20-06

.1~~a)~~ A building or structure or portion thereof used for a Medical Cannabis Production Facility situated in the Light Industrial ~~Zone~~ (M1) Zone and General Industrial ~~Zone~~ (M2) Zone must be 70 metres from:

.~~i.~~1 A Residential Zone or Use,
.~~ii.~~2 An Institutional Zone, or
.~~iii.~~3 An Open Space Zone.

.2~~b)~~ A building or structure or portion thereof used for a Medical Cannabis Production Facility situated in the Agricultural ~~Zone~~ (A) Zone and Rural Industrial ~~Zone~~ (M3) Zone must be 150 metres from:

.~~i.~~1 A Residential Zone or Use,
.~~ii.~~2 An Institutional Zone, or
.~~iii.~~3 An Open Space Zone.

.3~~c)~~ The facility operations, including loading spaces and storage, must be located within a wholly enclosing building.

.4~~d)~~ Outdoor storage is prohibited on a property where a Medical Cannabis Production Facility is located.

.5~~e)~~ Medical Cannabis Production Facility shall only be permitted within zones as explicitly indicated in this Zoning By-law.

.6~~f)~~ All development in relation to the establishment of or expansion to a Medical Cannabis Production Facility shall be subject to Site Plan Control.

.7~~g)~~ A building or structure used exclusively for security guard(s) for a Medical Cannabis Production Facility may be located in the front yard, side yard and rear yard building setbacks.

.8~~h)~~ No minor variance for regulations to the Medical Cannabis Production Facility shall be permitted by Committee of Adjustment and shall only be dealt with by a Zoning By-law Amendment.

~~i) A Medical Cannabis Production Facility shall only be permitted in the following zones:~~

~~i. Agricultural Zone (A)~~
~~ii. Light Industrial Zone (M1)~~
~~iii. General Industrial Zone (M2)~~
~~iv. Rural Industrial Zone (M3)~~

~~4. Metric Conversion and Rounding~~

~~.1 All imperial measurements converted to metric and all figures submitted in metric but with 2 or more decimal places shall be rounded to 1 decimal place to determine By-law compliance.~~

~~Example: 29.489 m = 29.5 m~~
~~1893.76899 ft = 577.22076 m = 577.2 m~~

~~.2 All measurements of length or area used in the By-law are subject to the following rounding principles:~~

~~a) if the second number of the decimal is four or less, then the first decimal shall remain the same (e.g. 2.449 = 2.4); and,~~
~~b) if the second number of the decimal is five or greater, then the first number of the decimal shall be increased by one or rounded upward (e.g. 2.45 = 2.5).~~

4.22 Minimum Distance Separation

.1 New Non-Agricultural uses

Notwithstanding any other yard or setback provisions of this By-law to the contrary, no residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted by an A or R3 zone, shall be erected or altered unless it complies with the Minimum Distance Separation (MDS I) calculated using the Formulas set out by the Province of Ontario.

.2 Livestock Facilities

Notwithstanding any other yard or setback provisions of this By-law to the contrary, no livestock facility shall be erected or expanded unless it complies with the Minimum Distance Separation (MDS II) calculated using the Formulas set out by the Province of Ontario

.3 Exemption for Existing Lots

The provisions of Section 4.22~~2~~.1 – New Non-Agricultural uses do not apply to lots existing as of the date of January 1, 2007.

4.23 Model Homes

Amended by By-law 22-43

.1 A model home shall only be permitted on lands that have received draft plan of subdivision or draft plan of condominium approval under the provisions of the Planning Act or the Condominium Act, or site plan approval, as applicable.

.2 A model home shall comply with the applicable requirements of this By-law for the type of dwelling the model home represents.

.3 A model home shall only be permitted on a lot defined by a draft approved plan.

.4 The total number of model homes for any draft approved plan of subdivision shall not exceed 6 dwelling units, or 10% of the total number of lots, whichever is less. Where the calculation of the total number of model homes permitted results in a fraction, the total number of model homes permitted shall be determined by rounding up to the nearest whole number.

.5 Occupancy of a model home is prohibited prior to the date of registration of the draft plan of subdivision or draft plan of condominium.

4.24 Non-Complying Lots, Buildings, or Structures

Where a lot~~use~~, building or structure was legally established prior to the date of passing of this By-law, and is permitted by the provisions of the zone in which such use, building or structure is located, but does not meet the zone provisions with respect to yards, lot area, frontage, parking, set back, or any other provisions of this By-law applicable to that zone, the said building or structure may be enlarged, extended, reconstructed, repaired or renovated provided that:

.1 The enlargement, extension, reconstruction, repair or renovation does not further reduce the compliance of that use, building or structure with the provisions of the By-law to which it does not comply; and,

.2 All other applicable provisions of this By-law are complied with.

4.25 Non-Conforming Uses

Where a use, building or structure which was lawfully established prior to the day of the passing of this By-law is used for a purpose not permitted in the zone in which it is located, the said building or structure may be reconstructed, repaired, or renovated provided that:

.1 The reconstruction, repair or renovation does not involve any alteration of use and the building or structure continues to be used for the same purpose; and,

.2 All other applicable provisions of this By-law are complied with.

.3 Where a use, building or structure which was established prior to the day of passing of this By-law has been used for a purpose not permitted in the zone in which said building or structure is situated but the said use has not been continuous as defined in this by-law, the building or structure may only be used again for a use that conforms to this By-law.

4.26 Number of Residential Buildings per Lot

With the exception of multiple-unit dwellings as defined in this By-law, and where otherwise specified in this By-law, not more than ~~one~~ three residential buildings shall be

erected on any lot, subject to the provisions of Section 4.1 Additional Residential Unit.

4.27 Off-Street Parking Regulations

4.27~~30~~.1 General Section

No building or structure shall be erected, enlarged or used unless ~~off-street~~ parking facilities are provided in accordance with the following general provisions and the specific provisions of the zone in which the off-street parking shall be located.

.1 Every parking space shall have adequate access to and from a public street or land.

.2 Unless otherwise stated, the required ~~off-street~~ parking shall be located on the same lot as the principal or main building, or on a lot less than 90 m from the main building and in the same zone as the main building.

Amended by By-law 22-43

.3 All parking within any Zone, other than Residential, shall be to the rear of the front wall of the main building, excluding any Accessible Parking Space.

.4 Every off-street parking space shall conform to the following regulations:

.1	Minimum stall size	3 m wide by 6 m long
.2	Minimum stall size for parallel parking	2.8 m wide by 7 m long
.3~~2~~	Minimum aisle width (where applicable)	6 m for two way traffic 3.4 m for one way traffic

Amended by By-law 18-34

~~.5 In the event that any use requires more than 25 off-street parking spaces, parking for physically challenged persons shall be provided in accordance with the following regulations:~~

~~.1 the number of spaces to be provided shall be determined in accordance with the following:~~

~~Total Parking Spaces Required~~	~~Required Special Parking Spaces~~
~~25 to 50~~	~~1 space~~
~~51 to 100~~	~~2 spaces~~
~~more than 100~~	~~1 space for every 50~~

~~.2 each special accessible parking stall shall have a minimum width of 4 m;~~

~~.3 each special accessible parking stall shall be clearly identified as being reserved for physically challenged persons.~~

.5~~6~~ Where it would be undesirable or impractical to provide the required number of parking spaces, Council may accept cash-in-lieu of parking.

.6~~7~~ Minimum parking requirements for land uses are shown in **Table 4**~~Table 1~~. Where the calculation of ~~off-street~~ parking requirements results in a fraction, then the number of parking spaces to be provided will be rounded to the next highest whole number. Unless the use is specifically mentioned in **Table 4**~~Table 1~~, the parking requirements for multiple use buildings shall be the sum of the parking requirements for each individual use.

Amended by By-law 22-43

Table 4: Parking Regulations

A) TYPE OF USE / BUILDING	B) MINIUMUM PARKING REQUIRED
1. Additional Residential Units	1 space per additional residential unit, in addition to the required parking for the primary residential dwelling unit.
2. Agriculturally Related Use	1.0 space per 100 m^2 of gross floor area
3. All Commercial Uses Not Otherwise Specified	1 space per 28 m^2 GFA
4. Assembly Hall	5 spaces per 100 m^2 of gross floor area of assembly space
5. Apartment or townhouse dwelling, or any other multiple unit residential building or portion of a building containing 5 or more dwelling units	2 spaces per dwelling unit, plus 0.5 visitor parking space per dwelling unit.
6. A single-detached, semi-detached, duplex, triplex or fourplex dwelling, ~~residential building~~ or portion of a building with no more than 4 dwelling units, or a street townhouse dwelling.	~~1~~ 2 spaces per dwelling unit
7. Auction House	1 space per 30 m^2 of gross floor area
8. Automotive Body Repair Establishment	1 space per 100 m^2 of gross floor area, plus 1 space per service bay
9. Automotive Gas Bar	1 space per fuel pump island plus 2 waiting spaces per island
10. Automotive Sales Establishment	2 spaces per 100 m^2 of gross floor area, with a minimum of 4 spaces. The provision of parking for the storage of new and used vehicles, boats or trailers for sale or lease, or service shall not be included as satisfying the provisions of this clause.
11. Automotive Service Station	4 spaces per service bay, minimum 6 spaces
12. Bank or Financial Institution	1 space per 15 m^2 GFA
13. Bed & Breakfast Establishment or Boarding House	1 space per dwelling unit plus 1 space per room for rent
14. Beer, Wine or Liquor Store	1 space per 20 m^2 of gross floor area
15. Builders or Contractors Yard	2 spaces per 100 m^2 of gross floor area, with a minimum of 4 spaces
16. Building Supply Outlet	1 space per 28 m^2 of retail floor area

A) TYPE OF USE / BUILDING	B) MINIUMUM PARKING REQUIRED
17. Bulk Fuel Storage Facility	1 space per 120 m² of gross floor area
18. Business / Professional Office	1 space per 40 m^2 GFA
19. Catering Establishment	0.5 spaces per 100 m2 of gross floor area
20. Car Wash • Manual / Hand Wash • Automatic (Bay format) • Automatic (Tunnel / Drive through format)	 1 space plus 3 waiting spaces per bay 1 space plus 6 waiting spaces per bay 1 space plus 6 stacking spaces, subject to provisions 4.10.2 - 4.10.4 of subsection 4.11 – Drive-Through Facilities
21. Church; Church Hall, Auditorium; Arena; Hall; Stadium; Club; Recreation Centre; Theatre; Other Places of Entertainment, Recreation or Assembly	The greater of: 1 space per 5 person capacity OR 1 space per 9.3 m^2 GFA
22. Club	1 space per 30 m² of gross floor area
23. Community Centre	The greater of: 1 space for every 6 fixed seats or fraction thereof; or 1 space for every 50 m^2 gross floor area
24. Commercial Recreation	5 spaces per 100 m^2 of gross floor area of assembly space
25. Commercial School	1 space per 20 m^2 GFA
26. Convenience Store	1 space per 28 m^2 of gross floor area, with a minimum of 4 parking spaces
27. Craft Shop	1.0 space per 100.0 m^2 of gross floor area
28. Day Nursery	2 spaces plus 1 space for each staff member
29. Dry Cleaning and Laundering Establishment	1 space per 25 m² of gross floor area, with a minimum of 4 spaces
30. Farm Supply Dealer	1 space per 40 m^2 of gross floor area
31. Farmers Market	1 space per 30 m^2 of gross floor area
32. Funeral Home	1 space per 5 person seating capacity
33. Garden Centre	1 space per 20 m^2 of gross floor area devoted to office use or retail display of materials, and 1 space per 30 m^2 of gross floor area devoted to warehouse uses for storage of materials that are not on display for sale
34. Garden Suite	1 space per dwelling unit
~~15. Gas Bar~~	~~1 space per fuel pump island plus 2 waiting spaces per island~~

A) TYPE OF USE / BUILDING	B) MINIUMUM PARKING REQUIRED
35. Golf Course	0.5 spaces per 100 m^2 of gross floor area, plus 2 spaces per hole or 1 space per stall for a driving range, but no less than 25 spaces in total
~~36. Grocery Store~~	~~1 space per every 20 m^2 of gross floor area~~
~~37.~~36. Group Home	2 parking spaces minimum or 1 space for every 2 beds or fraction thereof, whichever is greater;
~~38.~~37. Home Industries	3 parking spaces minimum
~~39.~~38. Home Furnishing Establishment	1 space per 30.0 m^2 of gross floor area
~~40.~~39. Home Occupation	2 spaces per home occupation
~~41.~~40. Hospitals; Rest Homes~~; Nursing Homes~~	1 space for every 2 beds plus 1.0 space for every 2 employees
~~42.~~41. Hotel or Motel	1.5 spaces per quest room plus 1 space for each 10 m^2 GFA devoted to public use
~~43.~~42. Industrial Mall	1 space per 34 m^2 of gross floor area, with a minimum of 4 spaces
~~44.~~43. Industrial or Commercial Service	1 space per 34 m^2 of gross floor area, with a minimum of 4 spaces
~~45.~~44. Industrial Uses	1 space per 100 m^2 GFA
~~46.~~45. Institutional Uses	1 space per 100 m^2 of display/assembly area, including Basement area used for display, with a minimum of 4 spaces
~~47.~~46. Laundromat	1 space per 25 m^2 of gross floor area, with a minimum of 4 spaces
~~48.~~47. Library	1 space for every 56 m^2 of gross floor area
~~49.~~48. Light Industrial Use	1 space per 40 m^2 of gross floor area
~~50.~~49. Long-Term Care Home	1 space for every 4 beds
~~51.~~50. Medical Cannabis Production Facility	1 space per 100 m^2 of gross floor area
~~52.~~51. Medical or Veterinary Clinic	6 spaces per practitioner for the first 5 practitioners (or fraction thereof plus 4 spaces for each additional practitioner).
~~53.~~52. Mineral Aggregate Operation	1 space per 30 m^2 accessory office space, otherwise no requirement
~~54.~~53. Mini-storage Warehouse	1 space per 100 m^2 of gross floor area
~~55.~~54. Non-Commercial Schools • Nursery • Elementary • Secondary	 3 spaces per classroom 2 spaces per classroom 5 spaces per classroom plus additional spaces required for any auditorium or other place of assembly
~~56.~~55. Office Supply and Equipment Sales, Rental and Service	1 space per 20 m^2 of gross floor area

A) TYPE OF USE / BUILDING	B) MINIUMUM PARKING REQUIRED
~~57.~~56. On-Farm Diversified Uses	1 space per 100 m^2 of total floor area
~~58.~~57. Outdoor Patio	15% of the total parking requirement
~~59.~~58. Park	No minimum requirement
~~60.~~59. Personal Service Shop	1 space per 40 m^2 GFA
~~61.~~60. Place of Entertainment	5 spaces per 100 m^2 of gross floor area of assembly space
~~62.~~61. Place of Worship	The greater of: 1 space for every 6 fixed seats; or 1 space for every 9 m^2 gross floor area
~~63.~~62. Portable Asphalt Plant	1.0 space per 30 m^2 accessory office space, otherwise no requirement
~~64.~~63. Process, Storage or Sales of Agricultural Products	1.0 space per 100 m^2 of gross floor area
~~65.~~64. Public Buildings; Museum; Art Gallery, Library	1 space per 28 m^2 GFA
~~66.~~65. Recreational Trailer Sales and Service Establishment	1 space per 20 m^2 of gross floor area
~~67.~~66. Restaurants • Full Service Dining Room • ~~Drive In /~~Drive through	 1 space per 4 person capacity 10 ~~waiting~~ spaces, plus 1 space per 4 person capacity Refer to subsection 4.10 – Drive-Through Facilities.
~~68.~~67. Rental Outlet	1 space per 30 m^2 of gross floor area
~~69.~~68. Retail Store	1 space per 28 m^2 GFA
~~70.~~69. Retirement Home	1 space per dwelling unit
~~71.~~70. Service or Repair Shop	5 spaces minimum, and 1 space per 100 m^2 of gross floor area for uses with more than 200 m^2 of gross floor area
~~72.~~71. Speciality Food Store	1 space per 30 m^2 of gross floor area
~~73.~~72. Studio	1 space per 20 m^2 of gross floor area
~~74. Tavern/Bar~~	~~1 space per 4 person capacity~~
~~74.~~73. Transport or Distribution Operation	1 space per 100 m^2 of GFA
~~75.~~74. Warehouse / Indoor Storage	1 space per 500 m^2 GFA
~~76.~~75. Wind Energy Project	No minimum.

A) TYPE OF USE / BUILDING	B) MINIUMUM PARKING REQUIRED
~~77.~~76. Wholesale Outlet	1 space per 80 m^2 GFA
~~78.~~77. All Other Uses Not Listed Above	1 space per 50 m^2 GFA

4.27~~30~~ .2 Accessible Parking Space

Amended by By-law 22-43

.1 An accessible parking space shall be included in the calculation of the total parking space requirements of this By-law.

.2 An accessible parking space shall be accessible by a barrier-free access aisle, marked with high tonal contrast diagonal lines, where the surface is asphalt, concrete or some other hard surface, free of any encroachment.

.3 A barrier-free access aisle shall be permitted to be shared between two accessible parking spaces.

.4 An accessible parking space shall be required for the following uses:

.1 Where a visitor parking space is required for a residential use; and,

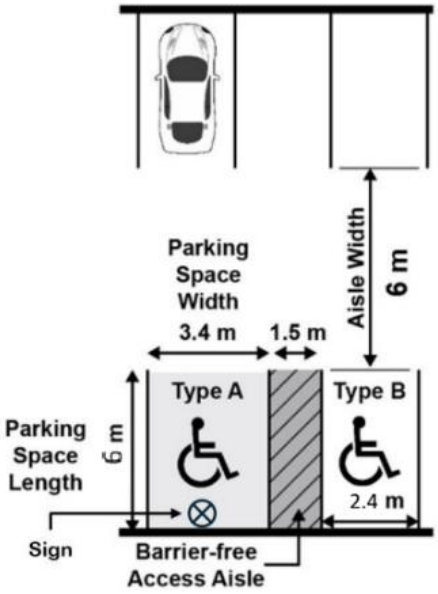
.2 For all non-residential uses.

.5 The minimum dimensions of an accessible parking space shall be provided in accordance with the **Table 5**~~ollowing~~:

Table 5: Minimum Accessible Parking Space Dimensions

Minimum Dimension	Type A Space* (m)	Type B Space* (m)
Minimum width (m)	3.4	2.4
Minimum length (m)	6	6
Minimum vertical clearance (m)	2	
Minimum barrier-free access aisle width (m)	1.5	
Minimum barrier-free access aisle length (m)	6	

* As per the Accessibility for Ontarians with Disabilities Act (AODA)



.6 The required minimum number of accessible parking spaces shall be in accordance with **Table 6**.

Table 6: Number of Required Accessible Parking Spaces

Number of Parking Spaces Provided	Required Accessible Parking Spaces
0 to 12	1
13 to 100	4% of the total parking spaces provided
101 to 200	1, plus 3% of the total parking spaces provided
201 to 1,000	2, plus 2% of the total parking spaces provided
1,000 and greater	11, plus 1% of the total parking spaces provided

* Rounding up to the nearest whole number

~~Number of Parking Spaces Provided~~	~~Required Accessible Parking Spaces~~
~~0 to 12~~	~~1~~
~~**Requirement for 13 to 100 parking spaces – 4% of total**~~	
~~13 to 25~~	~~1~~
~~26 to 50~~	~~2~~
~~51 to 75~~	~~3~~
~~76 to 100~~	~~4~~
~~**Requirement for 101 to 200 parking spaces is 1 plus 3% of total**~~	
~~101 to 140~~	~~5~~
~~141 to 170~~	~~6~~
~~171 to 200~~	~~7~~

~~Number of Parking Spaces Provided~~	~~Required Accessible Parking Spaces~~
~~Requirement for 201 to 300 parking spaces is 2 plus 2% of total~~	
~~201 to 250~~	~~7~~
~~251 to 300~~	~~8~~
~~301 to 350~~	~~9~~
~~351 to 400~~	~~10~~
~~401 to 450~~	~~11~~
~~451 to 500~~	~~12~~
~~501 to 550~~	~~13~~
~~551 to 600~~	~~14~~
~~601 to 650~~	~~15~~
~~651 to 700~~	~~16~~
~~701 to 750~~	~~17~~
~~751 to 800~~	~~18~~
~~801 to 850~~	~~19~~
~~851 to 900~~	~~20~~
~~901 to 950~~	~~21~~
~~951 to 1,000~~	~~22~~
~~Requirements for more than 1,000 parking spaces provided is 11 plus 1% of total~~	
~~1,001 to 1,100~~	~~22~~
~~1,101 to 1,200~~	~~23~~
~~1,201 to 1,300~~	~~24~~
~~For each 100 parking spaces provided, add 1 additional parking space to the running total.~~	

~~* Rounding up to the nearest whole number~~

.7 Where one accessible parking space is required, it shall be a Type A accessible parking space.

.8 Where an even number of accessible parking spaces are required, an equal number of Type A and Type B accessible parking spaces shall be provided.

Amended by By-law 22-43

.9 Where an odd number of accessible parking spaces are required, ~~the number of accessible parking spaces must be divided equally between a Type A and a Type B accessible parking space, while the remainder~~ the additional odd numbered parking space may be provided as a Type B accessible parking space.

.10 Where there is a potential conflict in the calculation of Accessible Parking Spaces, the Accessibility for Ontarians with Disabilities Act (AODA) applies.

4.~~30~~27.3 Parking & Driveway Provisions for ~~Urban~~ Residential Zones

.1 The minimum width of a driveway, free of projections shall be 3 metres, with a maximum width of 6 metres at the street line.

.2 The maximum width for a single driveway and the combined maximum width where more than one driveway is permitted shall be:

.1 3 metres for a lot having a lot frontage less than 6 metres
.2 6 metres for a lot having a lot frontage between 6 metres and 18 metres
.3 9 metres for a lot having a lot frontage greater than 18 metres

.3 Each parking space within a private garage shall have a minimum width of 3 metres and a minimum depth of 6 metres however, the minimum required width may include one interior step, and the minimum required depth may include one interior step.

4.~~30~~27.4 Off-Street Parking for More Than Four Vehicles

Where parking facilities for more than four (4) vehicles are required or permitted:

.1 The surfaces of all off-street parking areas, entrances and exits shall consist of asphalt, paving brick, concrete or similar hard-surfaced materials and shall be graded and drained so as to prevent the pooling of surface water on them or the flow of surface water onto adjacent properties. Where lands zoned C2 abut Wellington County Road 124, parking and loading areas which directly face Wellington County Road 124 shall be similarly hard surfaced.

~~.2 Any lights used to illuminate the parking lot or parking station shall be so arranged as to divert the light away from adjacent lots or streets, and such that they will not be confused with traffic lights or be otherwise hazardous to traffic;~~

.2~~3~~ A structure, not more than 4.5 m in height and not more than 15 m^2 in area may be erected in the parking area for the use of parking lot attendants;

.3~~.4~~ All parking areas shall be provided with curbing, wheel stops or other devices to prevent motor vehicles from being parked or driven within required setback areas or onto required landscaped open spaces.

Amended by By-law 22-43

.4~~.5~~ The parking area shall be setback a minimum of 3 m from the street line and a minimum of 3 m from all other lot lines, and the area between the street line and the parking area shall be used for no purpose other than landscaping.

4.~~30~~27.5 Parking Structures

Amended by By-law 22-43

.1 Above-grade Parking Structures

.1 Any portion of a parking structure located above established grade shall be subject to the minimum lot and building requirements of the zone in which the lot is located.

.2 Below-grade Parking Structures

~~.1 A below-grade parking structure shall be permitted to encroach into any required yard.~~

.1~~2~~ The minimum setback of a below-grade parking structure shall be subject to the following requirements:

.1 The minimum setback from a street line shall be 1.8 m; and,

.2 The minimum setback from an interior side lot line or rear lot line shall be 0 m.

.2~~3~~ Notwithstanding any other requirements of this By-law, an accessory building or structure that is incidental to a below-grade parking structure, such as air ventilation or an access staircase, shall be permitted anywhere on the same lot as the parking structure is located subject to the following requirements:

.1 The accessory building or structure shall not be located in a minimum required front yard or exterior side yard.

.2 The accessory building or structure shall have a minimum setback of 3 m from any lot line.

4.28 One or More Permitted Uses

Where one or more uses are permitted in any zone, land may be used and buildings may be constructed and used thereon for one or more uses so permitted, provided the requirements of this By-law are satisfied for each such use.

4.29 Outdoor Display and Sales

In any C1, C2, C3, or M1 zone, outdoor display of goods, accessory to the main use, for sale or hire shall be permitted in accordance with the following provisions:

.1 Not be located within a required side yard.

.2 Not obstruct or occupy any required parking area.

.3 Not comprise more than 35% of the total lot area.

.4 Area to be constructed of a stable surface and treated to prevent erosion and the escape of dust and loose particles.

.5 Area to be graded and drained so as to prevent the pooling of surface water on them or the flow of surface water onto adjacent lots.

4.30 Outdoor Patio

.1 An outdoor patio shall not be permitted in any yard abutting a Residential zone.

.2 The area used for an outdoor patio shall be included in the calculation of lot coverage.

4.31 Outdoor Storage

Outdoor storage is not permitted within the C1 and MU zones. In the C2, C3, A, M1 and M2 zones, the outdoor storage of goods, materials, and equipment, accessory to the main use, shall be permitted in accordance with the following provisions:

.1 Located to the rear of the front wall of the main building, but not in a required side yard nor a required rear yard.

.2 Shall be visually screened from the street and any abutting land zoned or used for residential or institutional purposes by a planting strip in accordance with Section 4.33~~3~~ – Planting Strips.

4.32 Parking/Storage of Recreational/Utility Vehicles ~~in Residential, Zones~~

No person shall, within any Residential, Commercial, Industrial, or Agricultural Zone, use any lot for the parking or storage of a motor home, boat, travel trailer, tent trailer, snowmobile, all-terrain vehicle, unmounted truck camper, or accessory trailer except in accordance with the following:

.1 The owner or occupant of any land or building shall not store or park more than three of the vehicles listed above.

Amended by By-law 18-34

.2 The storing or parking of vehicles listed in this section ~~4.31 above~~ may be permitted in a carport or driveway but not in a required front yard.

.3 Notwithstanding the provisions of 4.32.1 ~~4.31.1~~, the limitations imposed therein shall not restrict the number of vehicles that are fully enclosed within a garage or accessory building provided that such vehicles are owned by the occupant of such lot.

~~**4. Plans Approved By Chief Building Official**~~
~~Where the Chief Building Official has approved plans for the use of any land, building or structure prior to the passing of this By-law, nothing in this By-law shall prevent the erection or use of any such land, building or structure. The building or structure when erected must be used and continue to be used for the purpose for which it was erected and provided the erection of such building or structure is commenced within one year after the date of passing of this By-law and such building is completed within two years after the erection thereof is commenced.~~

4.33 Planting Strips

.1 Where Required
~~A planting strip shall be required in the following circumstances:~~

.1 On lands zoned for multiple dwellings (four or more units) where they abut lands zoned to permit residential dwellings containing one, two, or three dwelling units;

Amended by By-law 22-43

.2 On lands zoned or used for any commercial or industrial use where the interior side or rear lot line abuts lands zoned for residential, institutional or parks and open space uses;

.3 On lands upon which a residential use or institutional is being newly established where such lands abut an existing commercial or industrial use, which is not maintaining a planting strip in accordance with Section 4.~~37~~33.1.2 ~~above~~;

.4 Around the perimeter of outside storage areas that may be established in an Iindustrial Zzone -or Commercial Zone, where such areas are adjacent to a building line or can be viewed from a public street.

.2 Regulations

.1 A required planting strip shall have a width throughout of not less than 1.5 m;

.2 A required planting strip shall be contained within the zone or on the lands for which it is a requirement, and shall run the entire length of the zone or property line or lines separating it from the abutting zone or use except that no planting strip shall be located between the street line and the building line in such a manner or of such a height as to obscure the vision of the operator of a motor vehicle travelling on a public street;

.3 A required planting strip shall consist of a row of trees or a continuous unpierced hedgerow of evergreens or shrubs, and it shall be maintained at an ultimate height of not less than 1.75 m;

.4 The planting strip shall be planted and maintained by the owner or owners of the land on which the planting strips are required;

.5 Subject to site plan approval, a solid fence or wall of equivalent height may be considered as an alternative to a planting strip. When considering such an alternative buffer, regard shall be given to the location, height, materials, finishing and porosity of the wall or fence, as well as the site's characteristics.

4.34 Servicing Requirements

No development of any kind shall be permitted within any zone unless serviced by an approved sewage disposal system and water supply, except that this provision shall not apply to any public use or utility which by its nature does not require such services.

4.35 Setback from County Roads

A minimum setback of 27.4 m from the centre line of the road allowance of a County Road is required, except in the following circumstances:

a).1 Where a reduced setback is granted by the County of Wellington Roads Department.

b).2 Where Section 4.42 38 – Setback Where Determined By Prior Construction permits a reduced setback.

c).3 Within the boundaries of a town, village, or hamlet.

But in no case other than provided for by Section 4.42 38 – Setback Where

Determined By Prior Construction shall the setback be not less than the front yard setback regulations prescribed in the applicable zone.

4.36 Setback from Environmental Protection Zones

No building or structure, including a sewage disposal system, shall be constructed within 15 m of the limits of an Environmental Protection Zone without the prior written approval of the Conservation Authority having jurisdiction in the area, with the exception of the following:

~~a)~~.1 where a building or structure existing on the date of passing of this by-law is located within a required setback, an addition shall be permitted provided that a minimum setback of 3 m is maintained;

~~b)~~.2 where a dwelling existing on the date of passing of this by-law is located within a required setback, new accessory buildings and structures shall be permitted provided that a minimum setback of 3 m is maintained;

~~c)~~.3 where a vacant lot existing on the date of passing of this by-law is less than 1 ha ~~hectare~~ in size, permitted buildings and structures shall be allowed within the required setback provided that a minimum setback of 3 m is maintained.

~~d)~~.4 where the Conservation Authority having jurisdiction requires the submission and approval of an Environmental Impact Study prior to development occurring within or adjacent to an Environmental Protection area, a setback from the Environmental Protection Zone greater than 15 m may be required.

4.37 Setback from Watercourses

No building or structure shall be constructed closer than 15 m to a watercourse, measured horizontally from both sides of the low-flow channel of a warmwater stream, or closer than 30 m to a watercourse, measured horizontally from the low-flow channel of a coldwater stream without the prior written approval of the Conservation Authority having jurisdiction. Where the Conservation Authority having jurisdiction requires the submission and approval of an Environmental Impact Study and/or a Floodline Delineation Study prior to development occurring adjacent to a watercourse, a setback greater than 15 m from a warmwater stream, or 30 m from a coldwater stream, may be required. Where, in the opinion of the Conservation Authority, an Environmental Impact Study (EIS) has demonstrated that setback requirements may be reduced without the potential for negative environmental impacts or natural hazards, the findings of the EIS will determine the required setbacks.

4.38 Setback Where Determined By Prior Construction

Notwithstanding anything else in this By-law, in any zone, structures built between existing buildings or adjacent to existing buildings within 60 m may be built with a setback equal to the average setback of the adjacent buildings, but this depth need be no greater than the front yard setback regulations prescribed in the applicable zone.

4.39 Special Flood Plain Provisions - (F) Symbol

The Regulatory Floodline is shown on the Schedules C and E (Hillsburgh and Erin Zoning maps). Lands below the elevation of the Regulatory Floodline where existing development exists are identified by the symbol "(F)". Within the area subject to the (F) symbol, only those buildings and structures existing as of the date of passing of this by-law are permitted. Minor alterations may be permitted subject to Conservation Authority approval. No person shall construct any new structure, or any addition or extension to an existing building or structure, or place fill, or alter a waterway, without the prior written approval of the Conservation Authority having jurisdiction in the area.

4.40 Structures within Leaching Bed Area

No structures, including accessory buildings and swimming pools, foundations for T.V. antennas and dishes, and no landscaping involving decks, berms, foundations, paving stones or trees shall be located within the primary leaching bed area of an individual on-site sewage disposal system.

4.41 Temporary Construction Buildings or Uses

Nothing in this By-law shall prevent uses incidental to construction or other work of a temporary or seasonal nature, such as a construction camp or temporary work camp, a tool shed, a scaffold, a building or structure incidental to the construction, or a sign not more than 3 ~~.0~~m^2 in area incidental to the construction. These uses shall be used only for the duration of the work in progress and removed when work is complete, but shall not be used more than twelve (12) months from the date of issuance of the building permit.

4.42 Temporary Residence during Period of Construction

On any lot within an Agricultural Zone, nothing in this By-law shall prevent the owners of the lot from temporarily residing within a second dwelling on the same lot during the period of construction of a permanent dwelling for their own use, but such second dwelling shall not be used more than twelve (12) months from the date of issuance of the building permit for the permanent residence.

4.43 Temporary Sales Office

Amended by By-law 22-43

.1 A temporary sales office shall only be permitted in conjunction with lands that have received draft plan of subdivision or draft plan of condominium approval under the provisions of the Planning Act or the Condominium Act, or site plan approval, as applicable.

.2 A temporary sales office shall only be permitted subject to the following requirements:

.1 Where draft plan approval has been granted and the lot on which the temporary sales office is located is zoned to permit the use and the zoning is in full force and effect; or,

.2 In a zone where office is a permitted use.

.3 A temporary sales office shall only be permitted if it complies with the requirements of the zone in which the lot is located.

.4 A temporary sales office shall be subject to Site Plan Approval.

4.44 Undersized Lots

Where a lot, having a lesser lot area or frontage than required under this By-law, is held in distinct and separate ownership from abutting lots as shown by the registered conveyance in the Registry or Lands Title Office at the date of the passing of this By-law, or where such lot is created by expropriation, such lot may be used and a building or structure may be constructed, altered or used on such undersized lot provided all other requirements of this By-law are complied with.

4.45 Use of Mobile Homes

It shall be prohibited to locate and use a mobile home in any zone for the purposes of residential, business, industrial or institutional uses unless the use of a mobile home for such purpose is listed specifically in this By-law as a permitted use within a particular use zone.

4.46 Uses Permitted In All Zones

Amended by By-law 20-06 and 23-47

.1 Nothing in this By-law shall preclude the use of land, or the erection or use of any building or structure by a public authority for a public use ~~-~~for infrastructure, in any zone subject to the following requirements:

.1 Such use, building or structure complies with the minimum parking and loading requirements of this By-law.

.2 Such use, building or structure complies with the lot requirements for the zone in which such lands are located.

~~.3 No outdoor storage is permitted unless such outdoor storage is specifically permitted in the zone in which the use is located.~~

.3~~4~~ Outdoor storage as accessory to a public works yard shall be permitted in any zone.

~~.5 In no case shall a building or structure required for any purpose identified in this section be located closer than 0.6 m from any lot line.~~

~~.6 A Major Event shall be permitted in all zones, subject to the Town's Major Events By-law 14-19, as amended, and where a valid permit has been issued by the Town.~~

.4~~7~~ The use of land for a street or a public railway, including any installations, structures appurtenant thereto, or as a site for a public memorial or ornamental structure including, but not so as to limit the generality of the foregoing, a statue, a monument, a cenotaph or a fountain.

.5~~8~~ The use of any land for the installation, operation or maintenance of any well, waterman, sanitary sewer main, storm sewer main, pumping station, gas main, pipeline, storm water management facility, water

treatment facility, waste water treatment facility, lighting fixture, overhead or underground electrical service, cable television, telegraph or telephone line or associated tower or transformer, together with any installations or structures appurtenant thereto.

.2 This exemption for public use in any zone shall not permit buildings or structures in the Village Environmental Protection (EP1) or Rural Environmental Protection (EP2) Zone except for linear infrastructure and the uses otherwise permitted in the EP1 or EP2 Zone.

.3 A Major Event shall be permitted in all zones, subject to the Town's Major Events By-law 14-19, as amended, and where a valid permit has been issued by the Town.

4.47 Uses Prohibited In All Zones

.1 Noxious Uses Prohibited

Notwithstanding any other provision hereof to the contrary, no use shall be permitted anywhere within the Town which, from its nature, materials used therein or emissions issuing there from, is declared to be a noxious trade, business or manufacturer under The Health Protection and Promotion Act, as amended.

The use of any property shall in no way be offensive, obnoxious or dangerous to the neighbours in the area by reason of emission of light, heat, fumes, noise, vibrations, gas, dust, odour, or airborne or waterborne waste or pollution.

.2 Restricted Uses

The following uses are prohibited throughout the Town, either alone or in conjunction with other uses, unless such use is specifically permitted by this By-law:

- ~~an abattoir, stockyard, livestock exchange, dead stock depot, slaughterhouse or a rendering plant;~~
- an adult entertainment parlour~~ or a body-rub parlour~~;
- a track or course for the driving, racing and/or testing of automobiles, motorcycles, dirt bikes, snowmobiles or any other motorized vehicles;
- ~~a video or amusement arcade;~~
- ~~a disposal site for wastes;~~
- a wrecking or salvage yard;
- a food and/or meat processing plant;
- a travel trailer or motor home used for human habitation other than for temporary accommodation as approved by the Town~~ Municipality~~;
- the establishment of wayside pits and quarries~~, asphalt plants or concrete~~

~~plants~~;

- ~~the boiling of blood, tripe, bones or soaps for commercial purposes;~~
- ~~the extracting of oil from fish;~~
- a tannery;
- ~~the tanning or storage of uncured hides or skins;~~
- ~~the manufacturing of glue or fertilizers from dead animals or from human or animal waste;~~
- ~~the refining, storage or use in manufacturing of coal oil, rock oil, fuel, oil, natural gas, propane, burning fluids, naphtha, benzol, benzine, gasoline, dynamite, nitroglycerine, gun powder, petroleum or any other combustible, inflammable, volatile or otherwise dangerous liquids, gasses or solid materials except where specifically permitted hereby or in conjunction with a permitted industrial use and unless such substances are protected by adequate fire fighting and fire prevention equipment and by such safety devices as are generally employed in the handling of such substances and provided that such substances are kept removed from adjacent uses to a distance which is compatible with the potential danger involved, except that this provision shall not apply to prevent the above ground storage of such substances by a farmer, where such storage is incidental and accessory to an agricultural use, or the use of natural gas, propane or fuel oil for domestic purposes, such as heating and cooking, in conjunction with a residential use;**
- ~~any use unable to obtain the approval from the Medical Officer of Health or Ministry of the Environment and Energy, owing either to the quantity of water required thereof or to the quality of effluent produced thereby;~~
- ~~any use which causes the emission of corrosive gasses, toxic gasses or radioactive gasses, electromagnetic fields, heat, glare, non-agricultural odours, noise, vibrations, dust, dirt, or smoke which does not comply with emission regulations as may be established by the Province of Ontario, the Government of Canada, or any agencies thereof.~~

4.48 Wind Energy Projects

Amended by By-law 22-43

shall be permitted in the ~~A,~~ Agricultural (A), ~~OS1,~~ Open Space Recreational (OS1) and ~~M4,~~ Extractive Industrial (M4) Zones, subject to the following regulations:

~~a)~~.1 Wind Turbines, transformers and associated structures;

i. ~~setback to on-site dwelling unit or on-site place of assembly - minimum - Wind Turbine Height +7.5 m.~~ the minimum setback of a Wind Turbine to a Dwelling Unit shall be 7.5 m greater than the Wind Turbine Height.

ii. minimum setback of 300 m to off-site dwelling unit, off-site place of assembly or vacant lot of 1 ha or less in size~~, minimum, 300 m~~.

~~b)~~.2 Transmission lines and/or transformers for Wind Energy Projects shall be

located below grade to connection with the public utility transmission lines.

4.49 Yard Encroachments

Unless otherwise expressly required by this By-law, no portion of any required yard shall be permitted to be encroached or otherwise obstructed by any building, structure or feature or part thereof except where a portion of a building, structure or feature is permitted to encroach into a required yard, in accordance with **Table 7**~~Table 2~~, except as provided in Section 4.9~~8~~ – Daylight Triangle.

Table 7: Permitted Yard Encroachments

Structure or Feature	Yards In Which Projection is Permitted	Maximum Projection into the Minimum Required Yard
Air Conditioners	Rear, interior side yard	1.5 m
Awnings and canopies	Any yard	0.6 m
Balconies	Front, rear, exterior side yard	1.8 m
Covered or Uncovered Steps, Patios, Porch or Deck	front, rear, exterior side yard	2.5 m
Fire Escapes Exterior Staircases	Rear yard	1.5m
Ornamental building feature	Any yard	0.6 m
Sills, Belt Courses, Cornices, Eaves, Gutters, Chimneys, Pilasters	A~~a~~ny yard	0.45 m
Window Bays	Any yard	1 m

SECTION 5 - ~~REQUIREMENTS FOR~~ AGRICULTURAL ZONE~~S~~

Lands Zoned Agricultural (A) are located outside of the Town's ~~urban~~settlement areas ~~centres~~ and hamlets and comprise the majority of the Town's lands. Permitted uses include farm, farm-related, and residential uses along with a limited number of commercial and industrial uses.

No person shall use land or erect or use a building or structure in an Agricultural (A) Zone in the Town of Erin except in accordance with the provisions contained herein.

5.1 Permitted Uses in the Agricultural ~~(A)~~ Zone

~~.1 Permitted Uses~~

Amended by By-law 18-34 & 21-53

- ~~additional residential dwelling unit in accordance with Section 4.1.1 and Section 4.1.2~~
- agricultural uses
- agriculture-related uses in accordance with Section 5.3 ~~2.3~~ – Agriculture-Related Uses
- B~~-&-~~B (Class 1 & 2) in accordance with Section 4.3 – Bed and Breakfast Establishments
- commercial nursery
- home industry in accordance with Section 4.1~~7~~7~~–~~ – Home Industries
- home occupation in accordance with Section 4.~~.~~18~~8~~ – Home Occupations
- medical cannabis production facility
- on-farm diversified uses in accordance with Section 5.~~1.~~4 – On-Farm Diversified Uses
- portable asphalt plant
- single detached dwelling
- uses accessory to any permitted use
- wayside pit or quarry
- wind energy projects

~~.2 Lot Regulations~~

5.2 Lot Requirements for the Agricultural Zone

Table 8: Lot Requirements – Agricultural (A) Zone

~~LOT REQUIREMENTS~~	LOT AREA 10 HA OR MORE	LOT AREA LESS THAN 10 HA
Minimum Lot Area (1)	10 ha	0.4 ha
Minimum Lot Frontage (1)	120 m	30 m
Minimum Front Yard (2)	10.5 m	10.5 m
Minimum Rear Yard (2)	7.5 m	7.5 m

~~LOT REQUIREMENTS~~	LOT AREA 10 HA OR MORE	LOT AREA LESS THAN 10 HA
Minimum Interior Side Yard	3 m	3 m
Minimum Exterior Side Yard (2)	7.5 m	7.5 m
Maximum Lot Coverage	30%	30%
Maximum Height Main Building	11 m	11 m

Notes:

(1) Areas zoned Rural Environmental Protection within the lot may be included when calculating minimum lot area and frontage.

(2) Where a yard abuts a County Road, no building or structure shall be erected within 27.4 m of the centre line of the road allowance (see Section 4.35~~9~~ – Setback from County Roads and 4.38 ~~42~~ – Setback Where Determined By Prior Construction).

(3) Minimum front yard setback may be reduced to 7.5 m where the abutting roadway width from the centreline is 13 m or greater except or where in conflict with County Road requirements.

5.3 Agriculture-Related Uses

Amended by By-law 21-53

Agriculture-related uses secondary to principal farming operations may be permitted, subject to the following criteria:

.1 The agriculture-related use shall not be permitted in the Natural Heritage System (NHS) within the Greenbelt Plan without written approval of the Conservation Authority having jurisdiction in the area.

.2 The maximum lot coverage for all agriculture-related uses shall not exceed 30% of the total lot area of the subject lands which includes all building, structures, outdoor storage, landscaped areas, berms, servicing, laneways, and parking.

.3 An agriculture-related use shall be subject to the Province of Ontario's Minimum Distance Separation (MDS) Guidelines for compatibility between livestock facilities and sensitive land-uses.

.4 The majority of the product processed, preserved, packaged and/or stored shall be from the farm operation on the subject lands, including crops used to produce wines, beers, spirits, or similar products.

.5 The agriculture-related use shall be secondary to the principal farm operation on lots having an area greater than 4 hectares in size.

.6 An agriculture-related use shall only be permitted as the principal use on lots having an area not exceeding 4 hectares in size.

.7 An agriculture-related use must demonstrate that it can be serviced on-site by private water and sanitary services, and does not require approval from the Ministry of the Environment, Conservation and Parks under the Ontario Water Resources Act.

.8 Prior to an agriculture-related use being established on a property, Site Plan Control shall be applicable to mitigate the impacts of items such as but not limited to traffic, parking, emissions, noise, water and wastewater usage, relevant environmental approvals, landscaping, buffering, size and scale in relation to the applicable requirements of this By-law.

.9 The use shall comply with applicable noise emission standards of the Ministry of the Environment, Conservation and Parks and where necessary, acoustic fencing, berms or other mitigation measures shall be provided to ensure that off-site sound levels generated by the use meet those standards.

Amended by By-law 21-53

.10 If a value-retaining use provides support to surrounding farm operations within the Town, it shall be considered an agriculture-related use. Wineries, cideries, or distilleries may use farm products from outside the Town and be considered an agriculture-related use.

5.4 On-Farm Diversified Uses

On-farm diversified uses accessory to principal farming operations may be permitted, subject to the following criteria:

.1 The use shall be located on the same lot as, and secondary to the principal agricultural uses of the property.

.2 On-farm diversified use(s) shall not exceed a combined total of either one (1) hectare or two percent (2%) of the area of the lands on which the use is proposed, whichever is less, including but not limited to, buildings or structures, parking areas and all components or lands used exclusively for the on-farm diversified use.

.3 The area calculations for on-farm diversified uses shall be calculated as follows:

i. existing laneways and parking areas shared by the agricultural uses and the on-farm diversified uses are not counted;
ii. area of existing buildings or structures, built prior to April 30, 2014, occupied by on-farm diversified uses are discounted by 50%;
iii. area of new buildings, structures, outdoor storage, landscaped areas, berms, servicing, laneways and parking for the on-farm diversified use are counted at 100%;

iv. production lands which are used for the growing of crops and are simultaneously used as part of an activity area, such as a corn maze, shall not be included in the area calculations for the on-farm diversified use. However, these activity areas shall not exceed five percent (5%) of the total lot area of the subject lands.

~~.4 A minimum of 1 parking space per 100 m² of total floor area is required.~~

~~.5 There shall be no advertising on the property, other than a lawful sign, to indicate to persons outside that a part of the lot is being used for an on-farm diversified use.~~

.4~~6~~ No more than 25% of the area of the dwelling unit shall be used for an on-farm diversified use.

~~.7 The accessory display and retail sale of on-farm diversified use, goods, wares or merchandise is permitted subject to the following provisions:~~

~~i. the combined area of all areas devoted to retail sales and display shall not exceed 30% of the gross floor area of the on-farm diversified use.~~

~~ii. the accessory display and retail sales component of an on-farm diversified use shall be conducted by or directly involve the owner/operator of the agricultural use~~

~~.8 Food concession stand(s) accessory to an agri-tourism use shall not exceed a combined total floor area of 50 m².~~

.5~~9~~ An on-farm diversified use shall be subject to the Minimum Distance Separation (MDS) Guidelines.

.6~~10~~ Services required for the use proposed are provided on the same lot, to the satisfaction of the Town.

.7~~11~~ The on-farm diversified use shall not be permitted in the Natural Heritage System (NHS) within the Greenbelt Plan without written approval of the Conservation Authority having jurisdiction in the area.

.8 All outdoor storage shall be in accordance with Section 4.31 – Outdoor Storage of this By-law.

.9 Prior to an on-farm diversified use being established on a property, Site Plan Control shall be applicable to mitigate the impacts of items such as but not limited to traffic, parking, emissions, noise, water and wastewater usage, relevant environmental approvals, landscaping, buffering, size and scale in relation to the applicable requirements of this By-law

SECTION 6 - ~~REQUIREMENTS FOR~~ RESIDENTIAL ZONES

The Residential Zones permit residential uses in a wide variety of building types along with limited non-residential uses. The scale of development and range of building types permitted vary between the residential zones with the R4, UR1, and UR2 zones being generally more permissive than the other zones.

No person shall use land or erect a building or structure in a Residential Zone in the Town of Erin except in accordance with the following regulations.

6.1 Residential Zone Provisions

Amended by By-law 18-34 & 22-43

.1 Development of no more than 10 residential units are excluded from Site Plan Control requirements.

6.2 Permitted Uses in Residential Zones

Table 9: Permitted Uses – Residential (R1, R2, R3, R4, UR1 and UR2) Zones

PERMITTED USE (Use is permitted in zone if box is checked)	R1 Zone	R2 Zone	R3 Zone	R4 Zone	UR1 Zone	UR2 Zone
apartment				✓		
B&B (Class 1) in accordance with Section 4.3 – Bed and Breakfast Establishments	✓	✓	✓		✓	✓
B&B (Class 2) in accordance with Section 4.3 – Bed and Breakfast Establishments			✓		✓	✓
back-to-back townhouse				✓	✓	✓
block townhouse				✓	✓	✓
detached dwelling	✓	✓	✓		✓	✓
duplex dwelling		✓			✓	✓
existing institutional uses	✓	✓	✓		✓	✓
~~h~~			~~✓~~			
home occupation in accordance with Section 4.18~~8~~ – Home Occupation	✓	✓	✓		✓ (1)	✓ (1)
long-term care home					✓	✓

PERMITTED USE (Use is permitted in zone if box is checked)	R1 Zone	R2 Zone	R3 Zone	R4 Zone	UR1 Zone	UR2 Zone
apartment				✓		
~~nursing home or home for the aged (2)~~						
retirement home				✓	✓	✓
~~retirement residential facility (2)~~				~~✓~~	~~✓~~	~~✓~~
semi-detached dwelling		✓			✓	✓
stacked townhouse				✓	✓	✓
street townhouse				✓	✓	✓
townhouse dwelling				✓	✓	✓
triplex or fourplex dwelling				✓	✓	✓
uses accessory to a permitted use~~, including an additional residential dwelling unit~~	✓	✓	✓		✓ (1)	✓ (1)

Notes:

(1) Permitted for a detached or semi-detached dwelling only.

~~Notes:~~

~~(1) Permitted for a detached or semi-detached dwelling only~~

~~(2) Subject to a site-specific amendment to this By-law~~

6.3 Lot Requirements for Residential One and Residential Two Zones

~~No person shall use land, or erect or use a building or structure in an R1 Zone except in accordance with the following regulations:~~

~~**.1 Permitted Uses** - See TABLE 5~~

~~**.2 Lot Requirements** - See TABLE 6~~

~~6.2 Residential Two (R2) Zone~~

~~In an R2 Zone, no person shall erect or use a building except in conformance with the following regulations:~~

~~**.1 Permitted Uses** - See TABLE 5~~

~~.2 Lot Requirements - See TABLE 6~~

Table 10: Lot Requirements – Residential One and Two (R1 and R2) Zones

~~Residential Lots~~ R1 and R2 Zone Requirements	Single and Semi-~~-~~ Detached	~~Semi-Detached (Each Unit)~~	Duplex
Minimum Lot Area	1,858 m^2	~~1,858 m^2~~	2,300 m^2
Minimum Lot Frontage	24.4 m	~~24.4 m~~	30 m
Minimum Front Yard (1)	6 m	~~7.5 m~~	7.5 m
Minimum Rear Yard (1)	7.5 m	~~7.5 m~~	7.5 m
Minimum Interior Side Yard One Side Other Side	 3 m 1.5 m for Single and 0.0 for Semi-Detached	 ~~3 m~~ ~~0 m~~	 3 m 1.5 m
Minimum Exterior Side Yard (1)	4.5 m	~~4.5 m~~	4.5 m
Maximum Lot Coverage	30%	~~30%~~	30%
Maximum Building Height	11 m	~~11 m~~	11 m

Notes:

(1) Where a yard abuts a County Road, no building or structure shall be erected within 27.4 m of the centre line of the road allowance (see Section 4.35 – Setback from County Roads and 4.38 – Setback Where Determined By Prior Construction).

(2) Where an existing lot in the R1 Z~~z~~one is less than 1,858 m^2; coverage may be increased to 40%.

6.4 Lot Requirements for the Rural Residential ~~(R3)~~ Zone

In an R3 Zone, no person shall erect or use a building except in accordance with the following regulations:

~~.1 Permitted Uses - See TABLE 5~~

Amended by By-law 18-34

~~.2 Lot Requirements i:~~

Table 11: Lot Requirements – Rural Residential (R3) Zone

R3 Zone Requirements	Single-Detached Dwelling
Minimum Lot Area	2,000 m^2
Minimum Lot Frontage	30 m
Minimum Front Yard (1)	7.5 m
Minimum Rear Yard (1)	7.5 m
Minimum Side Yard (1)	3 m

Minimum Exterior Side Yard	4.5 m
Maximum Lot Coverage	30%
Maximum Building Height	11 m
Notes: (1) Where a yard abuts a County Road, no building or structure shall be erected within 27.4 m of the centre line of the road allowance. See Section 4.~~39~~ 35 – Setback from County Roads and 4.~~42~~ 38 – Setback Where Determined By Prior Construction.	

6.5 Lot Requirements for the Multiple Residential ~~(R4)~~ Zone

In an R4 Zone, no person shall erect or use a building except in accordance with the following regulations:

~~.1 **Permitted Uses** - See TABLE 5~~

~~.2 **Lot Requirements**~~

Table 12: Lot Requirements – Multiple Residential (R4) Zone

R4 Zone Requirements	**Triplex**	**Fourplex**	**Apartment**	~~**Townhouse**~~ **All other permitted building types**
Minimum Lot Area	2,750 m^2	3,700 m^2	8,000 m^2	8,000 m^2
Minimum Lot Frontage	24.4 m	24.4 m	75 m	75 m
Minimum Front Yard (1)	6 m	6 m	7.5 m	7.5 m
Minimum Rear Yard (1)	9 m	9 m	15 m	15 m
Minimum Side Yard (1)	3 m	3 m	4.5 m	4.5 m
Minimum Exterior Side Yard	6 m	6 m	6 m	6 m
Maximum Lot Coverage	30%	30%	40%	30%
Maximum Building Height	11 m	11 m	11 m	11 m
Notes: **(1)** Where a yard abuts a County Road, no building or structure shall be erected within 27.4 m of the centre line of the road allowance. See Section 4.~~39~~ 35 – Setback from County Roads and 4.~~42~~ 38 – Setback Where Determined By Prior Construction.				

6.6 Lot Requirements for Urban Residential Zones

Amended by By-law 22-43

No person shall use land, or erect or use a building or structure in a UR1 and UR2 Zones except in accordance with the following regulations:

~~.1 Permitted Uses – See TABLE 5~~

.1~~2~~ The UR1 and UR2 provisions apply only to lots that shall be fully serviced by municipal water and municipal wastewater.

.2~~3~~ **Lot Requirements for Single Detached Dwellings within UR1 and UR2 Zones** ~~See TABLE 7, 8, 9 & 10~~

Table 13: Lot Requirements – Urban Residential (UR1 and UR2) Zones

Requirements~~Standard~~	UR1	UR2
Minimum Lot Area	280 m^2	350 m^2
Minimum Lot Frontage	10 m	12 m
Minimum Front Yard (1)	4 m	
Minimum Rear Yard	7 m	
Minimum Interior Side Yard One Side Other Side	 1.2 m 0.6 m (1)	
Minimum Exterior Side Yard	4 m (2)	
Maximum Building Height	11 m	
Minimum landscaped area of front yard or exterior side yard	33%	

Notes:

(1) The minimum required interior side yard on one side shall be 3.5 m if a detached garage is located in the rear yard and accessed by a driveway that crosses the front lot line.

(2) The wall of an attached garage that contains a motor vehicle door shall be set back a minimum of 6 m from the lot line that the driveway crosses to access the garage.

.3 Lot Requirements for Semi-Detached and Duplex, Triplex, and Fourplex Dwellings Within UR1 and UR2 Zones

Table 14: Lot Requirements – Urban Residential (UR1 and UR2) Zones – Semi- Detached and Duplex, Triplex, and Fourplex Dwellings

UR1 and UR2 Zone Requirements ~~Residential Lots~~	Semi-Detached (1)	Duplex/Triplex/ Fourplex
Minimum Lot Area	n/a	n/a
Minimum Lot Frontage	7.5 m per unit	15 m
Minimum Front Yard (1)	4 m	4 m
Minimum Rear Yard	7.5 m	7.5 m

UR1 and UR2 Zone Requirements ~~Residential Lots~~	Semi-Detached (1)	Duplex/Triplex/ Fourplex
Minimum Interior Side Yard One Side Other Side	 1.2 m 0 m (2)	 3 m 0.6 m
Minimum Exterior Side Yard	4 m (1)	4 m (1)
Maximum Building Height	11 m	11 m
Minimum landscaped area of front yard or exterior side yard	33%	33%

Notes:

(1) Semi-detached provisions are per dwelling unit.

(2) The wall of an attached garage that contains a motor vehicle door shall be set back a minimum of 6 m from the lot line that the driveway crosses to access the garage.

(3) Where semi-detached dwellings on abutting lots share a common wall, no interior side yard shall be required, but where dwellings do not share a common wall, a setback of 1.2 metres shall be required.

.4 Lot Requirements for Townhouse Dwellings Within UR1 and UR2 Zones

Table 15: Lot Requirements – Urban Residential (UR1 and UR2) Zones – Townhouse Dwellings

UR1 and UR2 Zone Requirements	~~Provisions~~Townhouse Dwellings
Minimum Lot Area	170 m² per unit
Minimum Lot Frontage	6 m per unit on an interior lot and 7 m per end unit or corner lot (1)
Minimum Front Yard	3 m (2)
Minimum Rear Yard on a lot not accessed by a private road	7 m (3)
Minimum Rear Yard on a lot accessed by private road	4.5 m (3)(4)
Minimum Interior Side Yard	0 m for an interior unit and 1.2 m for an end unit
Minimum Exterior Side Yard (1)	3 m
Minimum separation distance between buildings	Front-to-front, front-to-rear & rear-to-rear of main wall: 12.5 m for stacked townhouse; and 11 m for all other townhouses
Maximum Building Height	12.5 m for stacked townhouse and 11 metres for all other townhouses
Minimum Private Outdoor Amenity Area	10 m^2 per unit
Minimum Common Outdoor Amenity	10 m^2 per unit

UR1 and UR2 Zone Requirements	~~Provisions~~Townhouse Dwellings
Area	

Notes:

(1) Townhouse dwellings are not required to abut a public street.
(2) Where an attached garage faces a street or an exterior side lot line, the minimum setback to the attached garage shall be 6 m.
(3) The minimum rear yard for a back-to-back townhouse shall be 0 m where the dwelling units share a common wall.
(4) The minimum rear yard shall be 0.6 m where the garage is accessed from a rear laneway.
(5) Additional Provisions for Townhouses:

.1 Minimum depth of a lot for back-to-back townhouse dwellings shall be 13 metres.

~~**Additional requirements to Table 9:**~~

~~.1 Townhouse dwellings are not required to abut a public street.~~

~~.2 Where an attached garage faces a street or an exterior side lot line, the minimum setback to the attached garage shall be 6 m.~~

~~.3 The minimum rear yard for a back-to-back townhouse shall be 0 m where the dwelling units share a common wall.~~

~~.4 The minimum rear yard shall be 0.6 m where the garage is accessed from a rear laneway.~~

~~.5 A group home shall provide a minimum rear yard amenity area of 12 m^2 for each resident; for the purposes of this section a group home resident includes staff and/or the receiving family.~~

~~.6 All setback provisions: Refer to Section 1.20 As-of-Right Variances for Setbacks~~

~~**.4 Additional Provisions for Townhouses**~~
~~Minimum depth of a lot for back-to-back townhouse dwellings shall be 13 metres.~~

.5 Lot Requirements for Apartment Dwellings Within UR1 and UR2 Zones

Table 16: Lot Requirements – Urban Residential (UR1 and UR2) Zones – Apartment Dwellings

UR1 and UR2 Zone Requirements	~~Provisions~~Apartment Dwellings
Minimum Lot Area	n/a
Minimum setback to a lot line	4.5 metres (1)
Maximum setback to a street line	6 metres
Minimum setback for below grade parking structures	~~minimum:~~ 0 metres
Maximum building height	20 metres (6 Storeys)

UR1 and UR2 Zone Requirements	~~Provisions~~Apartment Dwellings
Maximum Lot Coverage	25%
Minimum Landscaped Area	30%
Minimum landscape strip	3 metres abutting a street line, any interior side lot line or rear lot line
Continuous length of buildings along a street line (minimum)	60% of the street frontage of a lot must be occupied by a building
Minimum Amenity Area Common Private	 A minimum of 4 m^2 per unit, of which 50% must be indoor 2 m^2 per unit

Notes:

(1) Where an apartment dwelling abuts a single detached dwelling, the side yard shall be a minimum of 6 metres

(2) Additional Provisions for Apartments

.1 Rooftop mechanical equipment shall be screened or enclosed within a rooftop mechanical penthouse.

.2 A rooftop mechanical penthouse shall be excluded from the calculation of height.

~~**Additional requirements to Table 10:**~~

~~.1 Where an apartment dwelling abuts a single detached dwelling, the side yard shall be a minimum of 6 metres~~

~~**.6 Additional Provisions for Apartments**~~

~~a) Rooftop mechanical equipment shall be screened or enclosed within a rooftop mechanical penthouse.~~

~~b) A rooftop mechanical penthouse shall be excluded from the calculation of height.~~

~~.2 All setback provisions: Refer to Section 1.20 As-of-Right Variances for Setbacks~~

SECTION 7 - ~~REQUIREMENTS FOR~~ COMMERCIAL ZONES

Three commercial zones are established with the C1 Zone generally located ~~along~~fronting ~~mainstreets~~main streets in settlement areas, the C2 Zone located along major county roads in urban areas, and the C3 Zone located along C~~c~~ounty roads in hamlets and in rural settings. A variety of commercial, community, office, and institutional uses are permitted in the commercial zones while residential uses are permitted only when they are located within a building containing non-residential uses.

No person shall use land or erect a building or structure in a Commercial Zone in the Town of Erin except in accordance with the following regulations.

7.1 Permitted Uses in Commercial Zones

Table 17: Permitted Uses – Commercial (C1, C2 and C3) Zones

PERMITTED USE (Use is permitted in zone if box is checked)	C1 Central Commercial	C2 Highway Commercial	C3 Rural Commercial
accessory residential apartment	✓	✓	✓
accessory single detached dwelling			✓
~~Antique shop~~	~~✓~~	~~✓~~	~~✓~~
a~~A~~ssembly hall		✓	
a~~A~~uction house		✓	✓
automotive accessories shop		✓	
automotive body repair establishment		✓	
automotive gas bar	✓	✓	
automotive sales establishment		✓	
automotive service station	✓	✓	
automotive washing establishment		✓	
bank or financial institution	✓	✓	
bed and breakfast B&B (Class 2) in accordance with Section 4.3 ~~-~~– Bed and Breakfast Establishments (B&B)	✓	✓	
beer, wine or liquor store	✓	✓	
building supply outlet	✓	✓	
bus depot or taxi stand	✓	✓	
business or Professional office	✓	✓	✓
catering establishment	✓	✓	
club	✓	✓	
commercial school	✓	✓	
convenience store	✓	✓	✓
craft shop	✓	✓	✓

PERMITTED USE (Use is permitted in zone if box is checked)	C1 Central Commercial	C2 Highway Commercial	C3 Rural Commercial
day nursery	✓	✓	
drive through facility		✓	
dry cleaning and laundering establishment	✓	✓	
dry cleaning depot	✓	✓	
existing commercial uses	✓	✓	✓
farm supply dealer		✓	✓
farmer's market		✓	✓
funeral home	✓	✓	
garden centre ~~or commercial nursery~~		✓	✓
home furnishing establishment	✓	✓	
hotel or motel	✓	✓	
institutional uses	✓	✓	
~~Laundromat~~			
library	✓	✓	
medical clinic	✓	✓	✓
office supply and equipment sales, rental and service		✓	
parking lot	✓	✓	
personal service shop	✓	✓	✓
place of entertainment or commercial recreation	✓	✓	
processing, storage and sales of agricultural products		✓	✓
public building ~~or use~~	✓	✓	
recreational trailer sales and service establishment		✓	
~~Religious institution~~ place of worship	✓	✓	
restaurant ~~or tavern~~	✓	✓	
retail ~~including a supermarket or grocery store~~	✓	✓	
service or repair shop	✓	✓	
	~~✓~~	~~✓~~	~~✓~~
specialty food store	✓	✓	
studio	✓	✓	
uses accessory to a permitted use	✓	✓	✓
veterinary clinic, including companion animal hospital	✓	✓	✓
~~video rental outlet~~			
wholesale outlet	✓	✓	

7.2~~1~~ Residential Units within Commercial Buildings

Amended by By-law 22-43

A building used for a permitted commercial use may also contain one or more residential dwelling units in combination with a permitted use and in accordance with the following provisions:

.1 Each dwelling unit shall form part of the main building and shall be located on the second or higher floors;

.2 Each dwelling unit shall be fully self-contained;

.3 Each dwelling unit shall have a separate private entrance from the commercial use.

.4 Stairways providing entrance to a dwelling unit above or below the main floor shall be enclosed from the elements.

.5 All other requirements including parking and outdoor amenity area of this By-law shall be complied with.

7.3 Lot Requirements for Commercial Zones

Table 18: Lot Requirements – Central Commercial (C1), Highway Commercial (C2) and Rural Commercial (C3) Zones

Requirements	C1 Zone	C2 Zone	C3 Zone
Minimum Lot Area	2,000 m^2	2,000 m^2	0.8 ha
Minimum Lot Frontage	30 m	30 m	60 m
Minimum Front Yard Minimum Exterior Side Yard	No minimum and in accordance with Sections 4.33 – Planting Strips and 4.36 – Setback from Environmental Protection Zones	6 m	15 m
Minimum Rear Yard	4.5 m ~~No minimum~~	7.5 m	22 m
Minimum Interior Side Yard	No minimum except where an interior side lot line abuts a Residential Zone, the minimum shall be 3.1 m ~~(10 ft)~~	3 m	22 m
Maximum Lot Coverage	60%	40%	30%
Maximum Building Height	11 m	11 m	11 m

Requirements	C1 Zone	C2 Zone	C3 Zone
Notes: (1) C2 Zone: Where a yard abuts a County Road, a minimum setback of 27.4 m is required. See Section 4.35 – Setback from County Roads and 4.38~~42~~ – Setback Where Determined By Prior Construction. (2) C3 Zone: Where a yard abuts a County Road a minimum setback of 27.4 m from the centre line of the road allowance is required. See Section 4.35 – Setback from County Roads and 4.38 – Setback Where Determined By Prior Construction. (3) C3 Zone: An accessory residence may be located a minimum of 7.5 m from a rear lot line. (4) C3 Zone: An accessory residence may be located a minimum of 3 m from a side lot line.			

~~**7.2 Central Commercial (C1) Zone**~~

~~No person shall use land, or erect or use a building or structure in a C1 Zone except in accordance with the following regulations:~~

~~.1 **Permitted Uses** - See TABLE 11~~

~~.2 **Lot Requirements:**~~

~~**C1 ZONE**~~	~~**All Permitted Uses**~~
~~Minimum Lot Area~~	~~2,000 m²~~
~~Maximum Lot Coverage~~	~~60%~~
~~Minimum Lot Frontage~~	~~30 m~~
~~Minimum Front Yard~~ ~~Minimum Exterior Side Yard~~	~~No minimum and in accordance with Sections 4.33 – Planting Strips and 4.36 – Setback from Environmental Protection Zones~~
~~Minimum Rear Yard~~	~~4.5 m No minimum~~
~~Minimum Interior Side Yard~~	~~No minimum except where an interior side lot line abuts a Residential Zone, the minimum shall be 3.1 m (10 ft)~~

.1~~3~~ Parking Exemption for C1 Zone

Where, in any C1 Zone, a building exists on the date of passing of this by-law, or where a building or use is established in accordance with this By-law, and where a proposal is made to change the use of any such building to a different use without increasing the floor area of the building:

.1 the new use shall be permitted without additional parking being provided notwithstanding that additional parking spaces may be required

pursuant to Section 4 – General Provisions of this By-law;

.2 notwithstanding the foregoing, parking shall be required in accordance with this By-law where the change in use is from a residential use to any other permitted use;

.3 where an addition is proposed to any building, parking shall be required only for the addition, and any legal deficiency in parking for the existing building shall not be required to be made up, unless the proposed addition results in the loss of existing parking spaces. No additional parking shall be required where the proposed addition does not exceed 10% of the gross floor area of the building.

~~7.3 Highway Commercial (C2) Zone~~

~~.1 **Permitted Uses** - See TABLE 11~~

~~.2 **Lot Requirements:**~~

~~**C2 ZONE**~~	~~**All Permitted Uses**~~
~~Minimum Lot Area~~	~~2,000 m²~~
~~Minimum Lot Frontage~~	~~30 m~~
~~Minimum Front Yard (1)~~	~~6 m~~
~~Minimum Rear Yard~~	~~7.5 m~~
~~Minimum Side Yard (1)~~	~~3 m~~
~~Maximum Lot Coverage~~	~~40%~~
~~Maximum Building Height~~	~~11 m~~
~~**Notes:**~~ ~~(1) Where a yard abuts a County Road, a minimum setback of 27.4 m is required. See Section 4.35 – Setback from County Roads and 4.38 – Setback Where Determined By Prior Construction.~~	

~~7.4 Rural Commercial (C3) Zone~~

~~.1 **Permitted Uses** - See TABLE 11~~

~~.2 **Lot Requirements:**~~

~~**C3 ZONE**~~	~~**All Permitted Uses**~~
~~Minimum Lot Area~~	~~0.8 ha~~
~~Minimum Lot Frontage~~	~~60 m~~

~~Minimum Front Yard (1)~~	~~15 m~~
~~Minimum Rear Yard (2)~~	~~22 m~~
~~Minimum Side Yard (1)(3)~~	~~22 m~~
~~Maximum Lot Coverage~~	~~30%~~
~~Maximum Building Height~~	~~11 m~~
~~**Notes:**~~ ~~(1) Where a yard abuts a County Road a minimum setback of 27.4 m from the centre line of the road allowance is required. See Section 4.35 – Setback from County Roads and 4.38 – Setback Where Determined By Prior Construction.~~ ~~(2) An accessory residence may be located a minimum of 7.5 m from a rear lot line.~~ ~~(3) An accessory residence may be located a minimum of 3 m from a side lot line.~~	

SECTION 8 - ~~REQUIREMENTS FOR~~ MIXED USE ZONE

The Mixed Use (MU) Zone provided a range of commercial, institutional, and community uses along with residential uses in a limited number of building types. The MU Zone is typically found along ~~mainstreets~~main streets within the Town's settlement areas.

~~8.1 Mixed Use (MU) Zone~~

8.1 Permitted Uses in the Mixed Use Zone

Amended by By-law 20-06

- ~~Antique shop~~
- Accessory residential apartment
- Any use permitted in the R1 or R2 zones, subject to the provisions of the applicable residential zone
- Bed and breakfast (Class 2)
- Business or professional office
- Commercial school
- Craft shop
- Day nursery
- Existing commercial uses
- Institutional uses
- Medical clinic
- ~~Nursing home~~
- Personal service shop
- Long-term care homes
- Retirement homes
- Public building ~~or use~~
- ~~Religious institution~~ Place of worship
- Studio
- Uses accessory to a permitted use

8.2 Lot Requirements for the Mixed Use Zone

Table 19: Lot Requirements – Mixed Use (MU) Zone

~~MU ZONE~~ Requirements	All Permitted Uses
Minimum Lot Area Existing Lots New Lots	 As Existing 2,000 m^2
Minimum Lot Frontage Existing Lots New Lots	 As Existing 24.4 m
Minimum Front Yard (1)	6 m
Minimum Rear Yard	7.5 m
Minimum Side Yard (1)	1.5 m
Maximum Lot Coverage	40%

~~MU ZONE~~ Requirements	All Permitted Uses
Maximum Building Height	11 m
Minimum Landscaped Area	20%
Notes: (1) Where a yard abuts a County Road a minimum setback of 27.4 m from the centre line of the road allowance is required. See Section 4.35 – Setback from County Roads and 4.38 – Setback Where Determined By Prior Construction.	

SECTION 9 - ~~REQUIREMENTS FOR~~ INDUSTRIAL ZONES

Industrial Zones permit a wide variety of industrial, employment, and limited commercial, ~~and office~~ uses. Residential uses are not permitted. The M1 and M2 Zones are typically located in the Village of Erin settlement area while the M3 and M4 Zones are located throughout the ~~agricultural~~rural areas of the Town.

No person shall use land or erect a building or structure in an Industrial Zone in the Town of Erin except in accordance with the following regulations.

9.1 Permitted Uses in Industrial Zones

Table 20: Permitted Uses – Industrial (M1, M2, M3 and M4) Zones

PERMITTED USE (Use is permitted in zone if box is checked)	M1 Light Industrial	M2 General Industrial	M3 Rural Industrial	M4 Extractive Industrial
~~any use permitted in the M1 zone~~				
accessory office	✓	✓		
accessory single detached dwelling			✓	✓
agricultural use			✓	✓
agriculturally related commercial use			✓	
assembly hall	✓	✓		
automotive accessories shop	✓	✓		
automotive body repair establishment		✓		
automotive service station		✓		
automotive washing establishment	✓	✓		
b~~B~~uilders or contractors yard		✓	✓	
building supply outlet	✓	✓		
bulk fuel storage facility	✓	✓		
c~~C~~lub	✓	✓		
commercial recreation	✓	✓		
commercial school	✓	✓		
drive through facility	✓	✓		
dry cleaning and laundering establishment	✓	✓		
farm supply dealer			✓	
industrial mall	✓	✓		
industrial or commercial service	✓	✓		
industrial use	✓	✓		
light industrial use	✓	✓		
medical cannabis production facility	✓	✓	✓	
mineral aggregate operation				✓
mini-storage warehouse	✓	✓		
portable asphalt plant			✓	✓

Amended by By-law 18-34

PERMITTED USE (Use is permitted in zone if box is checked)	M1 Light Industrial	M2 General Industrial	M3 Rural Industrial	M4 Extractive Industrial
public buildings ~~and uses~~	✓	✓		
rental outlet	✓	✓		
restaurant	✓	✓		
service or repair shop	✓	✓	✓	
transport or distribution operation	✓	✓		
uses accessory to permitted use	✓	✓	✓	✓
veterinary clinic	✓	✓		
warehouse	✓	✓		
wholesale outlet	✓	✓		

9.~~1~~2 Lot Requirements for Industrial Zones

Table 21: Lot Requirements – Light Industrial (M1), General Industrial (M2), Rural Industrial (M3) and Extractive Industrial (M4) Zones

Requirements	M1, M2 Zone	M3 Zone	M4 Zone
Minimum Lot Area	0.4 ha	0.8 ha	2.0 ha
Minimum Lot Frontage	30 m	60 m	30 m
Minimum Front Yard	7.5 m	15 m	N/A
Minimum Rear Yard	7.5 m	22 m	N/A
Minimum Side Yard	3 m	22 m	N/A
Minimum Exterior Side Yard	9 m	N/A	N/A
Maximum Lot Coverage	40%	30%	N/A
Maximum Building Height	11 m	11 m	N/A
Minimum Landscaped Area	20%	N/A	N/A

Notes:

(1) M1 Zone: Where a yard abuts a County Road, a minimum setback of 27.4 m from the centre line of the road allowance is required. See Section 4.35 – Setback from County Roads and 4.38 – Setback Where Determined By Prior Construction.

(2) M3 Zone: An accessory residence may be located a minimum of 7.5 m from a rear lot line.

(3) M3 Zone: An accessory residence may be located a minimum of 3 m from a side lot line.

(4) M4 Zone Excavation Setback Area: No excavation shall occur:
   a. within 15 m of the boundary of the site;
   b. within 30 m from any part of the boundary of the site that abuts:
      i. a highway or road right-of-way,
      ii. land zoned or used for residential purposes;

Requirements	M1, M2 Zone	M3 Zone	M4 Zone
c. within 15 m from any body of water that is not the result of excavation below the water table. (5) M4 Zone Operational Setback Area: No person shall pile aggregate, topsoil, subsoil or overburden, locate any processing plant or place, build or extend any building or structure: a. within 30 m from the boundary of the site; b. within 90 m from any part of the boundary of the site that abuts land zoned or used for residential purposes.			

~~**9.1 Industrial (M1) Zone**~~

~~**.1 Permitted Uses** - See TABLE 12~~

~~**.2 Lot Requirements:**~~

~~M1 ZONE~~	~~All Permitted Uses~~
~~Minimum Lot Area~~	~~0.4 ha~~
~~Minimum Lot Frontage~~	~~30 m~~
~~Minimum Front Yard (1)~~	~~7.5 m~~
~~Minimum Rear Yard~~	~~7.5 m~~
~~Minimum Side Yard (1)~~	~~3 m~~
~~Minimum Exterior Side Yard~~	~~9 m~~
~~Maximum Lot Coverage~~	~~40%~~
~~Maximum Building Height~~	~~11 m~~
~~Minimum Landscaped Area~~	~~20%~~
~~Notes:~~ ~~(1) Where a yard abuts a County Road, a minimum setback of 27.4 m from the centre line of the road allowance is required. See Section 4.35 – Setback from County Roads and 4.38 – Setback Where Determined By Prior Construction.~~	

~~**9.2 General Industrial (M2) Zone**~~

~~**.1 Permitted Uses** - See TABLE 12~~

~~**.2 Lot Requirements** - Same as M1 Zone~~

~~**9.3 Rural Industrial (M3) Zone**~~

~~No person shall use land or erect a building or structure in a Rural Industrial (M3) Zone except in accordance with the following regulations:~~

~~.1 **Permitted Uses** - See TABLE 12~~

~~.2 **Lot Requirements:**~~

~~**M3 ZONE**~~	~~**All Permitted Uses**~~
~~Minimum Lot Area~~	~~0.8 ha~~
~~Minimum Lot Frontage~~	~~60 m~~
~~Minimum Front Yard (1)~~	~~15 m~~
~~Minimum Rear Yard (2)~~	~~22 m~~
~~Minimum Side Yard (1)(3)~~	~~22 m~~
~~Maximum Lot Coverage~~	~~30%~~
~~Maximum Building Height~~	~~11 m~~
~~**Notes:**~~ ~~(1) Where a yard abuts a County Road, a minimum setback of 27.4 m from the centre line of the road allowance is required. See Section 4.35 – Setback from County Roads and 4.38 – Setback Where Determined By Prior Construction.~~ ~~(2) An accessory residence may be located a minimum of 7.5 m from a rear lot line.~~ ~~(3) An accessory residence may be located a minimum of 3 m from a side lot line.~~	

~~**9.4 Extractive Industrial (M4) Zone**~~

~~.1 **Permitted Uses** - See TABLE 12~~

~~.2 **Lot Requirements:**~~

~~**M4 ZONE**~~	~~**All Permitted Uses**~~
~~Minimum Lot Area~~	~~2.0 ha~~
~~Minimum Lot Frontage~~	~~30 m~~
~~Excavation Setback Area~~	~~No excavation shall occur:~~ ~~(1) within 15 m of the boundary of the site;~~ ~~(2) within 30 m from any part of the boundary of the site that abuts:~~ ~~(i) a highway or road right-of-way,~~ ~~(ii) land zoned or used for residential purposes;~~ ~~(3) within 15 m from any body of water that is not the result of excavation below the water table.~~

~~M4 ZONE~~	~~All Permitted Uses~~
~~Operational Setback Area~~	~~No person shall pile aggregate, topsoil, subsoil or overburden, locate any processing plant or place, build or extend any building or structure:~~ ~~(1) within 30 m from the boundary of the site;~~ ~~(2) within 90 m from any part of the boundary of the site that abuts land zoned or used for residential purposes.~~

SECTION 10 - ~~REQUIREMENTS FOR~~ INSTITUTIONAL ZONE~~S~~

The Institutional Zone permits a limited number of institutional and community uses. Institutional Zone lands are found throughout the Town in both settlement areas and ~~in~~rural ~~the agricultural~~ areas and on main sideroads and local streets.

No person shall use land or erect a building or structure in an Institutional Zone in the Town of Erin except in accordance with the following regulations.

~~**10.1 Institutional (I) Zone**~~

~~No person shall use land or erect or use a building or structure in an Institutional One (I) Zone except in accordance with the following regulations.~~

10.1~~1~~ Permitted Uses in the Institutional Zone

- cemeteries
- day nursery in accordance with subsection 4.8~~7~~ – Day Nursery
- ~~home for the aged~~
- hospitals
- institutional uses
- library
- long-term care home
- medical clinic
- ~~nursing homes~~
- public buildings ~~and uses~~
- ~~religious institutions~~places of worship
- retirement home
- schools
- uses accessory to the foregoing permitted uses

10.2 Lot Requirements for the Institutional Zone~~:~~

Table 22: Lot Requirements – Institutional (I) Zone

Requirements~~I Zone~~	All Permitted Uses
Minimum Lot Area	0.4 ha
Minimum Lot Frontage	30 m
Minimum Front Yard (1)	6 m
Minimum Rear Yard	7.5 m
Minimum Interior Side Yard (1)	3 m
Minimum Exterior Side Yard (1)	6 m
Maximum Lot Coverage	50%
Maximum Building Height	10.5 m

Requirements~~I Zone~~	All Permitted Uses
Notes: (1) Where a yard abuts a Provincial Highway or County Road, a minimum setback of 27.4 m from the centreline of the road allowance is required. See Section 4.35 – Setback from County Roads and 4.38 – Setback Where Determined By Prior Construction.	

SECTION 11 ~~REQUIREMENTS FOR~~ OPEN SPACE AND ENVIRONMENTAL PROTECTION ZONES

The Open Space and Environmental Protection Zones permit a limited number of uses and building types. The OS1 Open Space Zone generally permits active and passive recreation uses while the Environmental Protection Zones are intended to maintain and conserve the Town's natural heritage system. The OS1 Zone is typically found in the villages and hamlets of the Town while the EP1 and EP2 Zones are located throughout the Town.

No person shall use land or erect a building or structure in an Open Space (OS1) Zone except in accordance with the following regulations.

11.1 Permitted Uses in Open Space and Environmental Protection Zones

Table 23: Permitted Uses – Open Space (OS1), Village Environmental Protection (EP1), and Rural Environmental Protection (EP2) Zones

PERMITTED USE (Use is permitted in zone if box is checked)	OS1 Open Space Recreational	EP1 Village Environmental Protection	EP2 Rural Environmental Protection
active recreation	✓		
agricultural uses			✓
buildings and structures accessory to the foregoing	✓		
			~~✓~~
community centre	✓		
conservation and resource management		✓	✓
conservation and resource management, including stormwater management facilities	✓		
cultural facilities including pavilions, band shells and museums	✓		
forestry			✓
golf course	✓		
park	✓		
parking lot	✓		
passive recreation	✓	✓	✓
public buildings	✓		
sites of historical or archaeological significance	✓		
uses, buildings and structures legally existing as of the date of January 31, 2024		✓	✓
wind energy projects	✓		

~~**11.1 Open Space Recreation (OS1) Zone**~~

~~No person shall use land or erect a building or structure in an Open Space (OS1) Zone except in accordance with the following regulations:~~

~~**.1 Permitted Uses**~~

- ~~active and passive recreation~~
- ~~buildings and structures accessory to the foregoing~~
- ~~community centre~~
- ~~conservation and resource management, including stormwater management facilities~~
- ~~cultural facilities including pavilions, band shells and museums~~
- ~~golf course~~
- ~~park~~
- ~~parking lot~~
- ~~public buildings~~
- ~~sites of historical or archaeological significance~~
- ~~wind energy projects~~

11.2~~2~~ Open Space Recreation (OS1) Zone ~~Lot Regulations~~

Any building erected in an OS1 Zone shall be set back 6 m from any lot line and shall have a maximum lot coverage of thirty percent (30%).

~~SECTION 12- REQUIREMENTS FOR ENVIRONMENTAL PROTECTION ZONES~~

~~12.1~~ 11.3 Village Environmental Protection (EP1) Zone

No person shall use land or erect a building or structure in a Village Environmental Protection (EP1) Zone except in accordance with the following regulations:

~~**.1 Permitted Uses**~~

~~conservation and resource management~~
~~passive recreation~~
~~uses, buildings and structures existing as of the date of passing of this by-law.~~

.1~~2~~ Any new building or structure erected in the EP1 Z~~z~~one shall be setback a minimum of 7.5 m from any lot line.

.2~~3~~ No person shall construct any new structure, or any addition or extension to an existing building or structure, or place fill, or alter a waterway, without the prior written approval of the Conservation Authority having jurisdiction in the area.

~~12.2~~ 11.4 Rural Environmental Protection (EP2) Zone

No person shall use land or erect a building or structure in a Rural Environmental Protection (EP2) Zone except in accordance with the following regulations:

~~.1 **Permitted Uses**~~

Amended by By-law 20-06

- ~~Agricultural uses~~
- ~~Buildings and structures accessory to the foregoing and with the prior written approval of the Conservation Authority having jurisdiction in the area~~
- ~~Conservation and resource management~~
- ~~Forestry~~
- ~~Passive recreation~~
- ~~Uses, buildings and structures existing as of the date of passing of this by-law.~~

.1~~2~~ Notwithstanding anything else in this By-law, lands zoned Rural Environmental Protection (EP2) within a lot in the Agriculture (A) Z~~z~~one may be included in the calculation of the lot area and frontage.

.2~~3~~ Any new building or structure erected in the EP2 Z~~z~~one shall be setback a minimum of 7.5 m from any lot line and shall otherwise comply with the provisions of the Agriculture (A) Z~~z~~one.

.3~~4~~ Extensions or enlargements of existing buildings or structures are permitted provided such extension or enlargement is in accordance with the lot requirements of the Agriculture (A) Z~~z~~one and with the prior written approval of the Conservation Authority having jurisdiction in the area.

.4~~5~~ Interpretation of the limits of the EP2 Z~~z~~one shall be governed by Section 3.3 – Interpretation of Zone Boundaries.

SECTION 12~~3~~- ~~REQUIREMENTS FOR~~ FUTURE DEVELOPMENT ZONES

The Future Development Zone reserves areas in the Town of Erin for development in the future, subject to rezoning applications. Until lands are rezoned, the Future Development Zone permits existing uses, agricultural uses, and residential uses in single detached dwellings. FD Zone lands are typically found at the edges of the settlement areas of the Villages of Erin and Hillsburgh.

No person shall use land or erect or use a building or structure in a development zone except in accordance with the following regulations.

12~~3~~.1 Permitted Uses in the Future Development (FD) Zone

No person shall use land or erect or use a building or structure in a Future Development (FD) Zone except in accordance with the following regulations.

~~.1 Permitted Uses~~

- ~~Additional residential dwelling unit in accordance with Section 4.1 – Additional Residential Dwelling Unit~~
- agricultural uses
- a single detached dwelling on an existing lot subject to the applicable provisions of the R1 zone and other regulations of this By-law
- uses, buildings and structures existing on a lot zoned FD on the date of passing of this By-law

Amended by By-law 22-43

12.2 Lot Requirements for the Future Development (FD) Zone

- permitted agricultural buildings and structures shall be sited in accordance with the provisions of the A zone
- lot requirements for all other permitted buildings and structures shall be determined as they exist on the date of passing of this By-law.

SECTION 13 - SPECIAL PROVISIONS

AGRICULTURAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
A-101 Robertson, By-law 05-59, Lot 28, Con 10 6001 9th Line Roll # 8-097 Grist, By-law 06-02 Lot 29, Con 5 6031 4th Line Roll # 7-01700 Sutherland, By-law 06-56 Lot 25, Con 4 5881 3rd Line Roll # 6-13800 Manes, By-law 07-41 Lot 5, Con 1 8715 WCR 50 Roll # 1-021 Ditchfield By-law 09-26 Lot 29, Con 9 6036 Ninth Line Footman, By-law 12-37 Lot 4, Con 9 5036 10th Line Baker, Lot 6, Con 8, 9496 5 Sideroad Roll # 4-194 Ehnes, Lot 27, Con 10, 5966 10th Line Roll # 8-10806 Old York Invest. Lot 8, Con 10, 5199 9th Line Roll #3-920 Holy House Lots 21 & 22, Con 9, 9549 WCR 22 & 5726 WCR 23	In addition to the uses permitted in the Agricultural zone, a second dwelling is also permitted on lands zoned A-101.

AGRICULTURAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
Roll # 8-071 & 8-072 Reid, Lot 15, Con 4, 5464 6th Line Roll # 4-036 Timed Investments, By-Law 92-26 Lot 26, Con 3, 5933 2nd Line Roll # 6-099 Loupen Lot 8 & 9, Con 5 5197 4th Line Roll # 4-006 Rae, By-law 90-8 Lot 18, Con 1 5597 WCR 26 Roll #6-001	
A-102 **By-law 02-07** White Tanning, Lot 7, Con. 1, 5153 Erin-Eramosa Townline Roll # 1-02201	In addition to the uses permitted in the Agricultural zone, the lands zoned A-102 may be used as a tannery subject to the following: Tannery use including industrial building, single storey detached dwelling and barn – maximum floor area 2,730 m^2. The single storey detached dwelling may only be used as a dwelling for tannery employees or for office or storage purposes accessory to the tannery. The barn may only be used for storage purposes.
A-104 **By-law 88-13** Barden Lot 32, Con 11 6128 Winston Churchill Blvd Roll # 8-162	In addition to the provisions of the Agricultural zone, the lands zoned A-104 may be used for a private guest house, exclusive of kitchen facilities, in a converted existing accessory building, and buildings, structures and uses accessory to the foregoing permitted uses.
A-105 **By-law 89-19** Lot 32, Con 1 6144 First Line Roll # 6-0300	Notwithstanding the permitted uses in the Agricultural zone, the lands zoned A-105 may also be used for a small meeting room facility with accessory dining facilities for groups of not more than 20 persons and providing accessory overnight accommodation for no more than 10 persons and for bed and breakfast purposes. The land zoned A-105 shall not be used or a medical clinic or for medical, psychiatric or counselling services or for a group home, crisis care centre or halfway house.
A-106 **By-law 90-25** Rogers	Notwithstanding any other provisions of this By-law in addition to the permitted uses of the Agricultural zone, the lands zoned A-106 may be used for a second permanent single detached

AGRICULTURAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
Lot 2, Con 6 4958 6th Line Roll # 2-029	dwelling and two (2) kennel buildings, provided that the second dwelling is located not closer than 300 m to the front lot line.
A-108 **By-law 02-07** Watch Tower Lot 18, Con 3 5686 3rd Line Roll # 6-12700	Notwithstanding the provisions of the Agricultural zone, the permitted uses on the lands zoned A-108 shall also include an abattoir and second residence.
A-109 **By-law 02-07** Lot 11, Con 4 9076 10 Sideroad Roll # 5-118	Notwithstanding the provisions of the Agricultural zone, an abattoir is a permitted use on the lands zoned A-109.
A-110 **By-law 89-12** Peters Lot 10, Con 11 9709 10 Sideroad Roll # 3-1380	Notwithstanding any other provision of the By-law, in addition to the uses permitted in the Agricultural zone, the lands zoned A-110 may be used for a second residential dwelling unit, provided the additional ~~dwelling~~ residential unit is located no closer to the road allowance between Lots 10 and 11 than 108.7 m, or to the road allowance between Con. 10 and 11 than 174.5 m.
A-111 **By-law 98-41** Hall Lot 28, Con 8 6017 WCR 24	In addition to the permitted uses of the Agricultural zone the lands zoned A-111 may also be used for a home industry subject to the following additional regulations: i) Minimum Lot Area: 0.8 ha ii) Minimum Lot Width: 75 m iii) Maximum Floor Area for Home Industry: 185 m^2 iv) Minimum Rear Yard: 7.6 m
A-112 **By-law 98-63** Pantling Lot 23, Con 2, 5806 2nd Line Roll # 6-081	In addition to the permitted uses of the Agricultural zone the lands zoned A-112 may also be used for a second dwelling unit and an office. The second dwelling unit and office shall be located within an ancillary building existing as of the date of passing of this By-law. The second dwelling unit is intended to provide accommodation for full time farm help.
A-113 **By-law 97-17** Chapman Lot 6, Con 1 8786 WCR 50 Roll # 1-034	In addition to the provisions of the Agricultural zone an existing residential building containing three dwelling units shall be permitted on the lands zoned A-113.
A-114 **By-law 98-68** Island	In addition to the permitted uses of the Agricultural zone the lands zoned A-114 may also be used for a second dwelling unit subject to the following regulations:

AGRICULTURAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
Lot 29, Con 8, 6036 8th Line Roll # 8-026	i) Setback from Front Lot Line: 150 m. ii) Setback from North Side Lot Line: 380 m. iii) Setback from South Lot Line: 190 m.
Amended by By-law 18-34 **A-115** **By-laws 87-29 & 99-47** Brookbank -Fletcher Lot 13, Con 11. 9788 WCR 52 Roll # 3-160	In addition to the uses permitted in the Agricultural (A) Zone, the lands zoned A-115 may be used for an additional residential dwelling unit located within an accessory building.
~~**A-116 (Temp)** expires Jan 4, 2010~~ ~~**By-Law 00-03 & 00-17**~~ ~~Clark Lot 9, Con 3,~~ ~~5243 WCR 125~~ ~~Roll #1-09700~~ ~~**By-law 10-10**~~ ~~Clerk Lot 9, Con 3~~ ~~5243 WCR 125~~ ~~Roll #1-09700~~ ~~**By-Law 06-71** expires Oct 17, 2016~~ ~~Leenders Lot 9, Con 7,~~ ~~5250 WCR 24~~ ~~Roll # 4-09500~~	~~In addition to the uses permitted in the Agricultural zone, the lands zoned A-116 may be used for a temporary garden suite.~~
A-116 **Reserved for future use**	
A-117 **By-law 02-33** McGarigle, Lot 27, Con 10 5969 9th Line Roll # 8-10800 **Long, By-law 03-55** Lot 1, Con 1 9762 WCR 42 Roll # 2-15500 **Baker, By-law 05-49** Lot 3, Con 10 5001 9th Line Roll # 2-13275 **Workman, By-law 02-67**	In addition to the uses permitted in the Agricultural zone, the lands zoned A-117 may be used for a second dwelling unit located within an accessory building.

AGRICULTURAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
Lot 2, Con 2, 4956 Third Line Roll # 1-116 **Wood, By-law 00-29** Lots 24 & 25, Con 4, 5842 4th Line 6-1715	
A-118 **By-law 00-51** McCrossan, Lot 18, Con 6, 5606 6th Line Roll # 7-109	In addition to the uses permitted in the Agricultural zone, and notwithstanding the provisions of Section 4. 6~~5~~ – Commercial Kennels, the lands zoned A-118 may be used for a commercial kennel, subject to the following regulations: i) Minimum Setback from a Property Line: 90 m. ii) Minimum Setback from Residence on an Adjacent Lot: 165 m.
~~**A-119**~~ ~~**Temp Expires Oct. 15, 2016**~~ ~~**By-Laws 13-39, 10-60, 00-64**~~ ~~NRD Farms, Lot 13, Con 4~~ ~~9039 WCR 124~~ ~~Roll # 5-09600~~	~~In addition to the uses permitted in the Agricultural zone, the lands zoned A-119 may be used for a garden suite, with a maximum floor area of 109 m²~~.
A-119 **Reserved for future use**	
A-120 **Fletcher, By-law 04-32** Lot 20, Con. 1 5679 WCR 26 Roll # 6-003000. **Den Englesman, By-law 00-71** 5903 Eighth Line Lot 26, Con 9 08-0505 **Brennan, By-law 07-16** Lot 19, Con 10 5645 WCR 23 Roll # 8- 08400 **Semma By-law 07-43** Lot 5, Con 5 9125 WCR 50	In addition to the uses permitted in the Agricultural zone, the lands zoned A-120 may be used for an additional residential dwelling unit. * additional residential dwelling units are permitted in the General Provisions of the Comprehensive 2007-67 as of December 5, 2007.

Amended by By-law 18-34

AGRICULTURAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
Roll # 2-00311	
A-121 **By-law 01-14** Vaughan, Lot 9, Con 2 5222 WCR 125 Roll # 1-069	In addition to the uses permitted in the Agricultural zone, on the lands zoned A-121 a mobile home is permitted as a second dwelling.
A-122 **By-law 01-23** **amended by By-law 06-16** Fox Run (Pound), Lot 15, Con 8 5463 WCR 24 Roll # 4-15505	In addition to the uses permitted in the Agricultural zone, on the lands zoned A-122 a residential assisted living project is permitted subject to the following regulations: i) Maximum Number of Bedrooms: 33 ii) Maximum Number of Residents: 40 For purposes of Minimum Distance Separation (MDS) setbacks from the residential assisted living facility shall be considered to be a Type A land use.
A-123 **By-law 01-35** Nestles Lot 23, Con 7 9322 WCR 22 Roll # 7-156	In addition to the uses permitted in the Agricultural zone, on the lands zoned A-123 a pump house and facilities for the loading and storage of water are permitted, subject to the following regulations: i) Minimum Front Yard Setbacks: 130 m ii) Maximum No. of Water Storage Silos: 3 iii) Maximum Height of Water Storage Silos: 23.5 m
A-124 **By-law 01-49** Schoenhardt Lot 1, Con 9 4917 Eighth Line Roll # 2-1070	In addition to the uses permitted in the Agricultural zone, the lands zoned A-124 the conversion of an existing building as an accessory farm help dwelling is permitted
~~**A-125**~~ ~~**By-law 02-44**~~ ~~Varvarito,~~ ~~Lot 1, Con 7~~ ~~9314 Halton Erin Line~~ ~~Roll # 2-03100~~	~~In addition to the uses permitted in the Agricultural zone, a second dwelling unit is permitted on the lands zoned A-125 . No vehicular access, for residential use, is permitted to the Erin-Halton Hills Townline.~~
A-125 **Reserved for future use**	
~~**A-126** Temp expires March 18, 2013~~ ~~**By-law 03-12** Hawkins,~~ ~~Pt Lot 28, Con 7~~ ~~9346 Sdrd 27~~ ~~Roll # 7-16450~~	~~In addition to the uses permitted in the Agricultural Zone, the lands zoned A-126 may be used for a garden suite, with a maximum floor area of 103m^2.~~

Amended by By-law 12-02

AGRICULTURAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
A-126 **Reserved for future use**	
A-127 **By-law 03-17** amended by **By-law 06-19** Wevers-Carroll Lot 1, Con 3 4935 WCR 25 Roll # 1-08500	In addition to the permitted uses in the Agricultural zone, A-127 may be used for a veterinary clinic located within the existing house on the property and subject to the following regulations: i) The veterinary clinic has a maximum floor area of 167 m^2 ii) A total of 6 off-street parking spaces are provided iii) No boarding of animals not under medical care is permitted iv) No outdoor kennels are permitted Section A-127 of By-law 02-07 applies only to the land shown in hatchmarks on Schedule "A" to this by-law.
A-128 **By-law 04-17** Rotman, Lot 7, Con 7 5151 6th Line Roll # 4-05700	In addition to the uses permitted in the Agricultural zone the lands zoned A-128 may be used for a 2nd dwelling unit subject to the following regulations: i) the second dwelling unit has a maximum gross floor area of 150 m^2 ii) the second dwelling unit is located to the rear of the main dwelling unit and within 70 m of the main dwelling unit.
~~**A-129 (Temp) Expires June 1, 2014**~~ ~~**By-law 04-33,**~~ ~~1499302 Ont Inc. Robarts-Morgan~~ ~~Pt Lot 8, Con 2E~~ ~~5200 WCR 125~~ ~~Roll # 1-07000~~	~~In addition to the uses permitted in the Agricultural zone, the lands zoned A-129 may be used for a garden suite, with a maximum floor area of 80.5m²~~
A-129 **Reserved for future use**	
A-130 **By-law 06-22** Kwiecinska, Pt Lot 26, Con 6 5914 6th Line Roll # 7-09800 **By-laws 06-62, 11-05** Freer, Pt Lot 11, Con 8 9496 Sdrd 10 Roll # 4-18500	Notwithstanding the permitted uses in the Agricultural zone, the existing barn identified on Schedule B of the subject property shall not be utilized as a livestock housing facility unless in compliance with Minimum Separation Distance 1 Requirements. Delete Schedule A & B of By-law 06-62 as it affects Pt Lot 11, Con 8, in the Town of Erin and substituting Schedule A & B which amends the property boundaries of Special Provision A-130. Schedule A, and B as attached, forms part of this By-law.

AGRICULTURAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
A-131 **By-law 06-34** Everdale, Pt Lot 23, Con 6 5812 6th Line Roll # 7-10100	In addition to the uses permitted in the Agricultural (A) zone, on the lands zoned A-131 the following additional uses are permitted: i) A community/learning centre with kitchen facilities and retail area. A workshop/office building including 6 dormitory rooms with kitchen facilities. ii) 5 housing units for year round accommodation iii) 4 accessory cabins used for human habitation on a seasonal basis iv) Uses accessory to the forgoing uses. A travel trailer which currently exists on the property may also be used for seasonal accommodation for not more than eight (8) months per calendar year for a period of two (2) years from the date of passing of this by-law. The location and size of all buildings will be regulated by a site plan and implementing site plan control agreement.
A-132 **By-law 06-24** Baldwin, Pt Lot 2, Con 3W 4943 Well. Rd 125 Roll # 1-08600	The lands to which By-law 06-24 applies are subject to uses and regulations of the general provisions of By-law 02-07 as amended, and in addition the following uses and regulations for a specific home industry, being a Mobile Tire Repair Business. a) For the purposes of the By-law "Mobile Tire Repair Business" means a business establishment that has its primary business the dispatch of trucks from its home based location to repair and replace tires on motor vehicles or agricultural equipment at off-site locations and that has as an ancillary part of its business, the storage of tires and minor tire repair with a home industry building at its home based location. b) The Mobile Tire Repair Business is secondary to the main use on the lot. c) There shall be no outdoor storage of material, containers or finished products. All on-site storage and repair activities relating to the Mobile Tire Repair Business shall be carried out within the existing accessory building. d) At no time may the home industry employ more than two persons who do not reside on the lot on which the home industry is located. Regulations for Home Industry Structure: i) Lot Area: Minimum 0.3 ha ii) Floor Area: Maximum 225 m^2 iii) Front Yard Setback: Minimum 15 m iv) Side Yard Setback: Minimum 4.5 m

AGRICULTURAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
	v) Separation distance to dwelling located on a separate lot - minimum - 45 m vi) Parking spaces – minimum – 3 spaces
A-133 **By-law 06-41** Doo-Rae Retreat, Pt Lot 30, Con 2 6096 2nd Line Roll # 6-07200	In addition to the uses permitted in the Agricultural zone, the lands zoned A-133 may be used as a seasonal church retreat which includes a place of assembly, subject to the following regulations: i) Place of Assembly – maximum gross floor area of 400 m^2 ii) Minimum building setback to EP2 Zone of 30 m.
A-134 **By-law 08-14** C&C Nestco Pt Lot 13 Con 2 8823 WCR 124 Roll # 05-0300	In addition to the uses permitted in the Agricultural Zone, the structures noted on Schedule B on the lands zoned A-134 may be used for the following; a) Multiple tenant industrial and storage uses within 2 accessory buildings b) No outside industrial or commercial storage uses permitted Regulations; 1) Floor area of all storage buildings – maximum 651 m^2 as shown - on Schedule B. 2) No additional accessory or storage buildings are permitted.
A-135 **By-law 08-44, 06-09** Delill Lot 12,Pt Park lot 2 Plan 165 5349 Ninth Line Roll # 3-10225	Minimum Lot Area for residential purposes – 0.27 ha
A-136 **By-Law 09-02** Baldwin 9391 WCR 50 Roll# 02-0392	The land to which By-law 09-02 applies is subject to the uses and regulations of the general provisions of By-law 07-67 as amended, and in addition, recognizes the following use and regulations for a specific home industry, being a Mobile Tire Repair Business. For the purposes of the By-law "Mobile Tire Repair Business" means a business establishment that has its primary business the dispatch of trucks from its home based location to repair and replace tires on motor vehicles or agricultural equipment at off-site locations and that has as an ancillary part of its business, the storage of tires and minor tire repair with a home industry building at its home based location. Regulations for the Mobile Tire Repair Business: Lot Area: minimum 1.42 ha

AGRICULTURAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
	Side Yard Setback for accessory structure used for Mobile Tire Repair Business - minimum – 6 m
A-137 **By-Law 10-54** Kids Inc. 5555 Fourth Line Roll# 05-12550.	The land to which By-law 10-54 applies is subject to the uses and regulations of the general provisions of By-law 07-67 as amended, and in addition, recognizes the following use and regulations for a specific home occupation, being a summer day camp for children. The summer camp use is deemed a Type A land use for the purpose of calculating minimum distance separation. 1. Permitted Uses; A summer day camp a) Accessory buildings incidental to summer camp b) Play areas including sports fields c) Recreation hall d) Swimming pool 2. Regulations for summer camp; a) Summer camp operations permitted from June 15th thru Sept 15th b) No overnight accommodations related to the summer camp. c) Maximum number of participants, including staff - 275 d) Maximum gross floor area of all buildings devoted to summer camp use – 1400 m^2 e) Maximum age of camp participants, exclusive of staff; 14 years of age f) Parking areas, fire route, bus queue and 10 parking spaces may consist of loose aggregate surface; the balance of parking spaces required may be located on grassed areas.
Amended by By-law 22-43 **A-139** **By-Law 11-52** Leitch Lot 13, Con 5 Roll# 04-02700	Notwithstanding the provisions of the Agricultural Zone, the lands to which A-139 applies maybe used only for agricultural uses, residential and all uses accessory to residential uses are prohibited.
Amended by By-law 22-43 **A-140** **By-Law 11-52** Leitch Lot 13, Con 5 Roll# 04-02700	Notwithstanding the provisions of the Agricultural Zone, the lands to which A-140 applies shall not permit the housing of livestock.
A-138 **By-law 15-29** PT LT 24, 25 & 26,	Notwithstanding any other provisions of this By-law, a residential dwelling shall be prohibited in this zone. Other agricultural uses that are not accessory to a dwelling are

AGRICULTURAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
Concession 9 5885 Eighth Line	permitted.
~~A-141(T)~~ ~~By-law 15-20~~ ~~Angelstone Farms~~ ~~8720 WCR 50~~ ~~Pt Lot 6, Con 1~~	~~**Permitted Uses:**~~ ~~Notwithstanding any other provision in this By-law, the lands zoned A-141(T) are subject to the regulations of the A, Agricultural zone and on the specific dates listed on Schedule "B", the following uses shall also be permitted on a temporary basis, while this by-law is in effect;~~ ~~Equestrian Competitions~~ ~~Camping for staff necessary for the care and security of horses~~ ~~Associated vendors, food and beverage sales as follows:~~ ~~Equestrian related merchandise~~ ~~Food and beverages fir consumption~~ ~~**Regulations**~~ ~~The use of the lands zoned A-141(T) for the temporary uses permitted by this by-law shall also require a Major Event permit from the Town.~~
A-141 **Reserved for future use**	
A-143 **By-law 16-11** UAJV PT LT 28, Con 9, Part1 Roll # - 08-05302	Notwithstanding the provisions of the Agricultural (A) Zone or any other provisions in By-law 07-67 to the contrary, the land zoned **A-143** is subject to the following special side yard and rear yard regulations: i) Minimum Interior Side Yard 15 m (from the northwest property line) ii) Minimum Rear Yard 150 m All other provisions of By-law 07-67 shall apply as applicable.
A-144 **By-law 16-11** UAJV PT LT 28, Con 9. Part 2 Roll # 08-05303	Notwithstanding the provisions of the Agricultural (A) Zone or any other provisions to the contrary, the land zoned **A-144** is subject to the following special rear yard regulation: i) Minimum Rear Yard 150 m All other provisions of By-law 07-67 shall apply as applicable.
A-145 **By-law 16-34** 6012 Eighth Line Pt LT 28, Con 8 Roll #08-02710	Notwithstanding the provisions of the Agricultural (A) Zone or any other provisions in By-law 07-67 to the contrary, the land zoned **A-145** on Schedule 'A' may also be permitted one additional residential dwelling unit subject to the following special provisions:

Repealed by By-law 15-25

AGRICULTURAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
	i) The additional residential dwelling unit shall include only one of the following: a) An additional residential dwelling unit within a detached dwelling on a lot; or b) an additional residential dwelling unit within a building or structure ancillary to a detached dwelling; or c) A garden suite. ii) An additional residential dwelling unit is prohibited from being severed from the property. All other provisions of By-law 07-67 shall apply as applicable.
A-146(T) expires July 12, 2036 **By-law 16-48 & 16-49** Brown 5050 First Line PT LT 4, Con 1 Roll # 1-03602	Notwithstanding the provisions of the Agricultural (A) Zone or any other provisions in By-law 07-67 to the contrary, the land zoned **A-146(T)** on Schedule 'A' may also be permitted one garden suite subject to the following special provisions: a) The garden suite is permitted to be located in front of the main building b) The floor area of the garden suite is not to exceed 99 m^2 (1,065 ft^2) c) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c.P.13 as amended, the garden suite is permitted until **July 12, 2036**. All other provisions of By-law 07-67 shall apply as applicable.
A-147 **By-law 18-08 & 18-37** Ospringe Subdivision Thomasfield Homes Ltd. 8895 & 8871 Wellington RD 124 Pt Lot 13, Con 2 Roll #05-05700	Notwithstanding the provisions of the Agricultural (A) Zone or any other provisions in By-law 07-67 to the contrary, for the land zoned A-147 on Schedule 'A' hereto, the following special provisions shall apply: a) Permitted Uses: • agricultural uses • Bed and Breakfast (B & B) Establishment (Class 1 & 2) in accordance with Section 4.3 – Bed and Breakfast Establishment • home industry in accordance with Section 4.17~~97~~ – Home Industries • home occupation in accordance with Section 4.~~208~~ 18 – Home Occupations • one additional residential dwelling unit in accordance with Section 4.1 – Additional Residential Dwelling Unit

AGRICULTURAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
	• single detached dwelling • uses accessory to any permitted use b) Regulations: i) Minimum Lot Area: 2.2 ha ii) Minimum Lot Frontage: 8 m All other provisions of By-law 07-67 shall apply as applicable.
A-148 **By-law 17-20** Angelstone Farms 8720 WR 50 Pt. Lot 6, Con 1	Notwithstanding any other provisions in the By-law, the lands zoned **A-148** are subject to the regulations of the Agricultural (A) Zone and the following additional uses shall also be permitted: a) Equestrian Major Events, including: i) The training of horses and riders and competitions ii) 600 temporary shelters for horses, not including spaces used for tack and equipment iii) 50 camping sites for staff necessary for the care and security of horses iv) Associated retail sales including - Equestrian related merchandise - Food and beverages for consumption b) No more than 25 major event days shall be permitted in any calendar year, exclusive of setup and take down. Definitions For the purpose of the **A-148** Zone the following definitions shall also apply: “Major Event” shall mean any occasional cultural recreational or education event, including any fair, show, sale, tournament, competition or any similar event, that occurs on one or more consecutive calendar days, and that: a. includes or is intended to include outdoor illumination that is or would be visible beyond the property boundaries where the event is held; or includes or is intended to include electronically amplified announcements (other than for emergency purposes) and/or electronically amplified music and/or electronically amplified sound, any of which is or would be audible beyond the property boundaries where the event is held; b. is attended by or is intended to be attended by a total of 500 or more persons, including participants, competitors, spectators, vendors, support staff, and members of the general public, during any one calendar day; and

AGRICULTURAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
	c. is authorized by a valid Permit issued by the Town pursuant to the Town's Major Events by-law (By-law 14-19 or any successor by-law). "Equestrian" shall mean of or relating to horse riding. That the subject lands as shown on Schedule "A" to this By-law shall be subject to all applicable regulations of Zoning By-law 07-67, as amended.
A-149 (Temp) Expires April 24, 2038 **By-law 18-26** Mastracci and Rea 4987 Fourth Line Pt Lot 3, Con 5 Roll # 02-00135	Notwithstanding the provisions of the Agricultural (A) Zone or any other provisions in By-law 07-67 to the contrary, the land zoned A-149(T) on Schedule 'A' may also be permitted one garden suite subject to the following special provisions: a) The floor area of the garden suite is not to exceed 116 m² (1,249 ft²) b) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c.P.13 as amended, the garden suite is permitted until April 24, 2038 All other provisions of By-law 07-67 shall apply as applicable.
A-158(T) Temp) **By-law 21-25** Expires May 18th, 2041 Coulson 5656 Trafalgar Rd North Pt Lot 19, Con 7 E	Notwithstanding Sections 5~~.1~~ – Agricultural Zone and 4.13~~153~~ – Garden Suites, the provisions of the Agricultural (A) Zone or any other provisions in By-law 07-67 to the contrary, the land zoned **A-158(T)** on Schedule 'A' may also be permitted one garden suite subject to the following provisions: a) Minimum side yard setback from the north property line of 5 metres b) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, cP.13 as amended, the garden suite it permitted until May 18th 2041.
A-150 **By-law 19-19** Chapman Pt Lot, Con 1 5154 First Line Roll #01-03300	
A-151 **By-law 19-45** Erin Estate Weddings 6107 Second Line	In addition to the uses permitted in the Agricultural (A) Zone, Section 5.1~~.1~~ – Permitted Uses in the Agriculture Zone, the following additional use is permitted:

Amended by By-law 22-43

AGRICULTURAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
	• A wedding/event venue including a place of assembly, outdoor reception and ceremony areas, and accessory uses/buildings. Subject to the following regulations: i. Maximum gross floor area of all buildings including tents and other accessory buildings: 355 m² ii. Hours of Operation: 7:00 am to 12:00 am iii. A maximum occupancy of 160 guests is permitted. iv. The walls of the tent may not be opened more than 50% in accordance with the Noise Impact Assessment prepared by Novus Environmental dated August 26, 2019. v. The wedding/event venue is subject to site plan control in accordance with Section 41 of the Planning Act and the Town's Site Plan Control By-law as may be amended.
A-152 **By-law 20-07** GRCA 5319 First Line	Notwithstanding any other provisions of the By-law, a residential dwelling shall be prohibited in this zone.
A-153 **By-law 20-08** Gilbrea 9327 Sideroad 17	Notwithstanding any other provisions of the By-law, a residential dwelling shall be prohibited in this zone.
Repealed by By-law 23-32 ~~**A-183 Temp** expires May 19, 2011,~~ ~~**By-law 11-50, 08-37, 05-22**~~ ~~Turner~~ ~~Lot 13, Con 8~~ ~~9422 WCR 124~~ ~~Roll # 04-09100~~	~~Temporary Use - Garden Suite~~
~~**A-195 Temp** expires April 18, 2012~~ ~~**By-law 09-30**~~ ~~Hagerman~~ ~~Lots 12 & 13, Con 8~~ ~~9495 WCR 124~~ ~~Roll # 4-18200~~	~~The lands to which By-law 2007-69 applies may be used for the Agricultural uses permitted in By-law 02-07 and the following additional uses except where in conflict with the following in which case the following shall prevail;~~ ~~Permitted Uses: Garden Suite~~ ~~Regulations: Garden Suite to be located in rear yard only~~ ~~Garden Suite Floor Area - not to exceed 70 m²~~ ~~Side yard setback - minimum 3 m~~ ~~Rear yard setback - minimum 75 m~~
~~**A-154 (Temp)**~~ ~~expires October 27, 2026~~ ~~Keith's Trailers~~	~~Notwithstanding the requirements of Section 5.1.1 or any other provisions of this By-law to the contrary, the lands zoned **A-154(T)** on Schedule "A":~~

AGRICULTURAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
~~By-law 22-31~~ ~~6113 Trafalgar Road~~	~~The area of the temporary use including any structures shall not be greater than 2.55 ha (6.3ac).~~ ~~That pursuant to Section 39 (2) of the Planning Act, R.S.O. 1990, c.P.13 as amended, recreational trailer sales and service is permitted until October 27, 2026.~~ ~~That the lands may include a propane exchange, as licensed by the Technical Standards & Safety Authority, for recreational trailer use only. There will be no filling done on the premises. Cylinders will be stored in locked, secure cages.~~ ~~All other provisions of By-law 07-67 shall apply as applicable.~~
A-154 **Reserved for future use**	
A-155 Pt Lot 22, Con 2 8817 WCR 22	Notwithstanding any other provisions of this By-law, a residential dwelling shall be prohibited in this zone. Other agricultural uses that are not accessory to a dwelling are permitted.
A-156 Pt Lot 22, Con 2 Parts 3 & 4, Plan 61R-21874 8817 WCR 22	Notwithstanding the provisions of the A zone, the following provisions shall apply: Minimum lot frontage: 12 metres
A-157 **By-law 21-15** Hummingbird Wedding Venue 5035 Wellington Road 125 Roll #1-09100	a) **<u>Permitted Uses:</u>** In addition to the uses permitted in Section 5.1~~.1~~ – Permitted Uses ~~of~~ in the Agricultural ~~(A)~~ Zone, the following additional use is permitted: i. The existing barn shall be used as a seasonal special events venue, ii. An outdoor ceremony area; and iii. Associated uses, including parking and food trucks. For the purpose of this by-law, seasonal shall mean from May 1st to October 31st, Friday – Sunday, exclusively. For the purpose of this by-law, a special events venue is defined as: “a building or structure that is used for the gathering of persons for weddings, receptions or similar functions and may include the consumption of food and beverages.” b) **<u>Zoning Regulations:</u>** i. That special events shall be limited to the area as identified in Schedule ‘A’ of the amending by-law. ii. That permitted uses identified in Section 1 shall be limited to a total area of no more than 3900 m².

	AGRICULTURAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
		iii. The uses are permitted to operate between 7 am to 11 pm, subject to the applicable noise by-law. iv. Receptions shall be permitted within the seasonal special events venue. v. A maximum occupancy of 160 people, including staff, is permitted on-site for a special event. vi. The minimum parking requirement for a seasonal special events venue is fifty (50) parking stalls. vii. All uses shall maintain a 30 m setback from all key hydrological features. viii. That site plan control be applied to the site in accordance with Section 41 of the Planning Act and the Town's Site Plan Control By-law as may be amended.
	A-183 **Reserved for future use**	
	A-195 **Reserved for future use**	
Amended by By-law 98-53, 08-62, 11-51, 17-35	~~**A-206 (Temp)** - expires May 18, 2011 – May 19, 2014,~~ ~~**By-law 08-36, By-law 11-59, By-law 14-34, By-law 14-40**~~ ~~5318 WCR 24~~ ~~Lot 11, Con 7~~ ~~Roll# 04-09100~~	~~Temporary Use - Garden Suite~~
	A-206 **Reserved for future use**	
Repealed by By-law 14-40	**A-207(Temp)** expires July 11, 2037 **By-law 17-35 & 17-36** Desmond Lot 8, Con 7 5182 Trafalgar Road Roll # 4-09905	Notwithstanding the provisions of the Agricultural (A) Zone or any other provisions in By-law 07-67 to the contrary, the land zoned **A-207(T)** on Schedule 'A' may also be permitted one garden suite subject to the following special provisions: a) The floor area of the garden suite is not to exceed 88.4 m^2 (952 ft^2) b) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c.P.13 as amended, the garden suite is permitted until **July 11, 2037**. All other provisions of By-law 07-67 shall apply as applicable.
Amended by By-law 09-21, 18-45	~~**A-210 (Temp)**~~ ~~**By-law 18-45**~~ ~~**expires August 14th, 2021**~~ ~~Savage~~ ~~5025 Fourth Line~~	~~Notwithstanding the provisions of the Agricultural (A) Zone or any other provisions in By-law 07-67 to the contrary, the land zoned A-210(T) on Schedule 'A' may also be permitted one garden suite subject to the following special provisions:~~

AGRICULTURAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
~~W Pt Lot 4, Con 5~~ ~~Roll # 02-00150~~	~~The garden suite shall be constructed to the rear of the required front yard and shall be located a minimum of 3 m from the interior side or rear lot line.~~ ~~That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c.P.13 as amended, the garden suite is permitted until August 14th, 2021.~~ ~~All other provisions of By-law 07-67 shall apply as applicable.~~
A-210 **Reserved for future use**	
A-211 **By-law 21-49** Pt Lot 8 & 9 Con 5 5197 Fourth Line	Notwithstanding any other provisions of this By-law, a residential dwelling shall be prohibited in this zone. Other agricultural uses that are not accessory to a dwelling are permitted.
A-212 **By-law 21-49** Pt Lot 8 & 9 Con 5 5197 Fourth Line	The lands zoned A-212 are subject to the provisions of the A zone, except as follows: a) A second dwelling unit is permitted b) Minimum Lot Frontage: 12 metres
A-213 **By-law 21-55** A & A Family Farms Ltd. Pt Lot 25, Con 9 E 5886 Ninth Line Roll # 8-06800	Notwithstanding any other provisions of this By-law, a residential dwelling shall be prohibited in this zone. Other agricultural uses that are not accessory to a dwelling are permitted.
A-214 **By-law 23-10** Helen Johnstone Pt Lot 18, Con 6 W 5611 Fifth Line Roll # 7-05800	Notwithstanding any other provisions of this By-law, a residential dwelling shall be prohibited in this zone. Other agricultural uses that are not accessory to a dwelling are permitted.
A-215~~XXX~~ **By-law 25-45** 5397 Wellington Road 125, legally described as Part of Lot 13, Concession 3	Notwithstanding the provisions of the Agricultural zone, the lands zoned A-215~~XXX~~ By-law 25-45 may also be used for a storage warehouse and indoor storage for trailers, boats, Storage Facility, RV's, automobiles, trucks and tractors and subject to the following regulations: Part Lot 13 Con 3 5397 WCR 125 i) the size of the storage warehouse be limited to its current size of 780 m^2 ii) the number of vehicles stored indoors shall not exceed 55

RESIDENTIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
R1-101 **By-law 02-07** Schmitz, Ballinafad	The lands zoned R1-101 are subject to the provisions of the R1 zone, except as follows: a) The permitted uses are only: • a single detached dwelling; • a home occupation; • buildings, structures and uses accessory to the foregoing. b) The following minimum regulations apply: i) Minimum Lot Area: 0.438 ha ii) Minimum Lot Frontage: 35.7 m
R1-102 **By-law 96-19** Burnet, Ballinafad	Notwithstanding the provisions of the R1 zone, a single detached dwelling may be constructed on the lands zoned R1-102 (being Block 28, Registered Plan 745).
R1-103 **By-law 02-07** Upper Canada Drive	Notwithstanding the regulations of the R1 zone for the lands zoned R1-103 the following additional regulations shall also apply: a) Minimum Lot Area: 1,700 m^2 b) Lot 2 shall be permitted with a minimum lot frontage of 15 m.
R1-104 **By-law 02-07** Douglas Street - Hillsburgh	Notwithstanding the provisions of the R1 zone, on the lands zoned R1-104, the following provisions shall apply: a) Permitted uses: • a single detached dwelling • a publicly owned park, playground, recreation or conservation area • a home occupation b) Regulations: i) Minimum Lot Frontage: 2.986 m ii) Minimum Lot Area: 836.1 m^2 iii) Minimum Front Yard: 6 m iv) Minimum Side Yard: 1.5 m c) All other applicable provisions of this By- law shall apply.
R1-105 **By-law 02-07** Lot 13, Con 9 45 WCR 124 Roll # 1-0118	Notwithstanding the requirements of Section 9 – ~~Requirements For~~ Industrial Zones or any other provision of this By-law to the contrary, the land zoned R1-105 may be used for an existing single detached dwelling and a duplex dwelling on one lot, subject to all other applicable provisions of this By-law and the following special regulations: i) Minimum Lot Area: 1,245 m^2 ii) Minimum Lot Frontage: 33.53 m iii) Minimum Side Yard: 2 m

	RESIDENTIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
		The required parking spaces may be provided in front of the main building on the lot.
Amended by By-law 18-34	**R1-106** **By-law 02-07** Klooster 15 Main St Erin Roll # 1- 10670	In addition to the permitted uses of the R1 zone and notwithstanding the minimum exterior side yard requirements of the By-law, the existing building on the land zoned R1-106 may also contain an additional residential dwelling unit and a business or professional office.
	R1-107 **By-law 02-07** Waterford Drive	In addition to the regulations of the R1 Zone and the applicable provisions of this By-law, the land zoned R1-107 is also subject to the special regulation: a) for the purposes of a natural buffer, no buildings or structures of any kind shall be erected, excluding property boundary fences, within 5 m of the rear property line. b)
	R1-108 **By-law 02-07** Delarmbro Dr	Notwithstanding the requirements of Section 6.3~~1.2~~ – Lot Requirements in Residential One and Residential Two Zones or any other provisions in this By-law to the contrary, the land zone R1-108 on Schedule "E" may be used for a permitted use of the R1 zone subject to the applicable provisions of this By-law and the following special regulations: i) Minimum Lot Area: 0. 2186 ha ii) Minimum Lot Frontage: 24.4 m Notwithstanding the above, the minimum lot frontage for Lots 1 to 4 inclusive as identified on Draft Plan 23T-88023 shall be 22.86 m.
	R1-109 **By-law 06-11** Remove part of lands zoned R1-109(H) to OS1-109 Reg Comp Plan 686,RP61R10256, Pt Lots 17 & 25 Parts 1 to 7\Upwells) Roll # 10-01500 Roll # 10-01510 Roll # 10-01520	Notwithstanding the requirements of Section 6.3~~1.2~~ – Lot Requirements in Residential One and Residential Two Zones or any other provisions in this By-law to the contrary, the land zoned R1-109 on Schedule "E" may be used for a permitted use of the R1 Zone subject to the applicable regulations of this By-law and the following special regulation: i) Minimum Lot Area: 1,254. 215 m^2
	R1-110 **By-law 07-49** Dominion Packers Spruce Street	Notwithstanding the regulations of the R1 zone the following regulation shall apply; Minimum lot size - 1440 m^2
	R1-111 **By-law 08-25**	Exterior yard setback to attached garage – minimum - 2.39 m

RESIDENTIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
Homes of Distinction Pt Lot 13, Con 9 Roll# 03-022	
R1-112 **By-law 19-50** Mooy 30 Orangeville St	Notwithstanding the requirements of 6.3~~1~~.2 – Lot Requirements in Residential One & Residential Two Zones and 4.2.2.1 – Location or any other provisions of this By-law to the contrary, the following provisions shall apply to lands zoned R1-112 on Schedule "C": i) Minimum Lot Area: 1,029 m² ii) Minimum Lot Frontage: 19.71 m iii) Minimum Side Yard Setback: 0. 768 m for existing accessory buildings
R1-113 Mooy By-law 19-50 32 Orangeville St	Notwithstanding the requirements of Section 6.3~~1.2~~ – Lot Requirements in Residential One and Residential Two Zones and 4.2.2.1 – Location or any other provisions of this By-law to the contrary, the following provisions shall apply to lands zoned R1-112 on Schedule "C": i) Minimum Lot Area: 1,525 m² ii) Minimum Side Yard Setback: 0.3m for existing accessory buildings
R1-114 By-law 20-37 12 Orangeville St	Notwithstanding the requirements of Section 6.3 – Lot Requirements in Residential One and Residential Two Zones ~~Section 6.1.2 – Lot Requirements~~ or any other provisions of this By-law to the contrary, the following provisions shall apply to the lands zoned R1-114 on Schedule "C": i) Minimum Lot Area: 1,058 m²
R1-115 By-law 20-37 12 Orangeville St	Notwithstanding the requirements of Section 6.3 – Lot Requirements in Residential One and Residential Two Zones ~~Section 6.1.2 – Lot Requirements~~ or any other provisions of this By-law to the contrary, the following provisions shall apply to the lands zoned R1-115 on Schedule "C": i) Minimum Lot Area: 1,630 m²
R1-116 By-law 21-23 Hill Pt Lot 15, Con 11	Notwithstanding the provisions of the Residential One (R1) Zone or any other provisions in By-law 07-67 to the contrary, the land zoned R1-116 on Schedule 'A' is subject to the following special provisions: a) For purposes of calculating lot area and lot frontage, but not lot coverage, the lot shall be considered all of the lands including the R1-116 and EP1 zones. b) Minimum Lot Area 3000 m² c) Minimum Lot Frontage 48 m d) Maximum Building Coverage 25.~~0~~%

Amended by By-law 22-43

RESIDENTIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
	e) Section 4.40 – Setback from Environmental Protection Zones of the By-law shall not apply f) Building setback from EP1 Zone 0 m
R1-117 Beachcroft Investments Inc. By-law #25-14 63 and 63A Trafalgar Road, Part of Lots 11 & 12 East of Market Street, Part of Lot 14, all of Lots 15 & 16 West of Market Street, Part of Lots 4 and 17, all of Lots 18, 19 and 20, east of Guelph Street, Part of Lots 21 & 22, all of Lots 23 & 24, west of Guelph Street, Registered Plan 95 (formerly Village of Hillsburgh)	Notwithstanding the provisions of the Residential One (R1) Zone or any other provisions in By-law 07-67 to the contrary, for the lands zoned R1-117 on Schedule 'A' hereto, the following provisions shall apply: a) In addition to the uses permitted under the Residential One (R1) Zone, the following uses shall be permitted: - Antique Shop - B & B (Class 2) in accordance with Section 4.3 – Bed and Breakfast Establishments (B&B) - Business or Professional Office - Convenience Store - Craft Shop - Day Nursery in accordance with subsection 4.~~87~~ 8 – Day Nursery - Medical Clinic - Personal Service Shop - Restaurant or Tavern - Retail Store excluding Grocery Store - Specialty Food Store - Studio - Uses accessory to a permitted use All other provisions of By-law 07-67 shall apply as applicable.
R3-101 **By-law 02-07** Credit Pine Dundas St & 10th Line Lot 15 & Con 10	Notwithstanding the provisions of the Rural Residential (R3) zone, in an R3-101 zone no building or structure shall be located: a) within 7.6 m. of any land zoned EP2 or 3 m. from the Regional Stormline, whichever is greater. b) within 30.5 m. from the centre line of the existing Tenth Concession road allowance on all land located south of the tributary of the West Credit River. c) In the case of a residential dwelling, within 213.4 m of any building or structure designed, intended or used for the housing of livestock, fowl, or furbearing animals on lands zoned as Agricultural "A". d) Notwithstanding any other provisions of the R3 zone, on Lot 71 a building or structure may be erected provided the minimum lot frontage is 28 m. e) Notwithstanding any other provisions of the R3 Zone, on Lots 9 to 11, 24 to 28, 52 to 55 and 75 inclusive, the minimum building line setback shall be 7.6 m.

	RESIDENTIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
	R3-102 Lot 13, Con 10 Bel-Erin	Notwithstanding the provisions of the R3 zone, the following provisions shall apply to the lands zoned R3-102: a) The permitted uses are only: • a single detached dwelling • a home occupation • buildings, structures and uses accessory to the foregoing permitted uses. b) The following minimum regulations apply: • Minimum Lot Frontage: 30.5 m • Minimum Lot Area: 0.20 ha
	R3-103 **By-law 02-07** Lot 14, Con 8 Erinwood	Notwithstanding the provisions of the R3 zone, the lands zoned R3-103 are subject to the following: a) The permitted uses are only: • a single detached dwelling; • a home occupation; and • buildings, structures and uses accessory to the forgoing permitted uses. b) The following minimum regulations apply: • Minimum Lot Frontage: 45 m • Minimum Lot Area: 0.75 ha
	R3-104 **By-law 02-07** Lot 13, Con 8 Glenellen	Notwithstanding any other provisions of this By-law, for the land zoned R3-104, the following additional regulations shall apply: • Minimum Lot Area Lots 1 – 10, 17 - 29: 3,000 m^2 Lots 11 – 16: 2,500 m^2 • Minimum Front Yard Setback: 10 m
Amended by By-law 18-34	**R3-105** **By-law 02-07** Lot 14, Con 3 5427 Second Line	Notwithstanding the uses permitted in the R3 Zone, the lands zoned R3-105 may only be used for a five (5) unit apartment building; and buildings, structures and uses accessory to the foregoing uses.
Amended by By-law 18-34	**R3-106** 06-04 Lot 25, Con 5 Cedar Valley Serwotka, 5868 5th Line Roll # 7-03275	Notwithstanding the provisions of the R3 Zone, The lands zoned R3-106 will be subject to the following regulations: • Minimum Lot Frontage: 42 m • Minimum Lot Area: 0.8 ha Lot 4, Registered Plan 874, an additional residential dwelling unit may be built within an accessory building having a maximum building height of two stories, provided the above regulations continue to be complied with.
	R3-107	Notwithstanding the provisions of the R3 zone, the lands zoned

RESIDENTIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
By-law 02-07 Lot 32, Con 4 Athenwood, Orton	R3-107 are subject to the following provisions: a) Permitted Uses: • a single detached dwelling • a home occupation • buildings, structures and uses accessory to the foregoing b) Regulations: • Minimum Lot Area: 2,044 m^2 • Minimum Lot Frontage: 30.5 m
R3-108 **By-law 02-07** Lot 11 & 12 Con 8 Gulia - Erinbrook	In addition to the permitted uses of Section 6.2~~3.1~~ – Permitted Uses in Residential Zones of this By-law, and notwithstanding the provisions of Section 6.3 – Lot Requirements in Residential One and Residential Two Zones~~Section 6.3.2 – Lot Requirements in Residential One and Residential Two Zones~~ of this By-law, the lands zoned R3-108 will be subject to the following regulations: i) Minimum Lot Area: 30.5 m except Lot 7 which shall have a minimum lot width of 25 m ii) Minimum Lot Area: 0.4 ha iii) Minimum Building Line: 9 m iv) Further within the area shown on Schedule "D" identified as lands to which MDS setback applies no building or structure for residential use will be permitted.
R3-109 **By-law 02-07** 5350 9th Line Roll # 3-07620	In addition to the permitted uses of Sections 6. 2~~3.1~~ – Permitted Uses in Residential Zones and 6. 4~~17.8.~~ – Lot Requirements in the Rural Residential Zones of this By-law, and subject to the regulations of Section 6.4.1~~7.8~~, the lands zoned R3-109 may also be used for a cemetery and buildings, structures and uses accessory to the foregoing uses, including a mausoleum, crematorium or crypt.
R3-110 **By-law 02-07** Lot 14, Con 3 Ospringe	Notwithstanding the provisions of Section 6.4.1~~3.2~~ – Lot Requirements in the Rural Residential Zones of this By-law, the lands zoned R3-110 will be subject to the following additional regulations: i) Minimum Lot Width: 38.1 m ii) Minimum Lot Area: 0.4 ha iii) Minimum Building Line: 9 m

RESIDENTIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
R3-111 **By-law 02-55** Forest Ridge Estates, Plan 61M78 **By-law 04-35** removed H	Notwithstanding the provisions of Section 6.4.1~~3.2~~ – Lot Requirements in the Rural Residential Zones of this By-law, the lands zoned R3-111 will be subject to the following additional regulations: i) Minimum Lot Width (Lots 1–4): 29 m ii) Minimum Side Yard One Side: 3 m Other Side: 1.5 m iii) Section 4.37 – Setback from Environmental protection Zones will not apply
R3-112 **By-law 04-49** Crewsons Ridge Lot 1, Con 1	Notwithstanding the provisions of Section 6.4.1~~3.2~~ – Lot Requirements in the Rural Residential Zones of this By-law, the lands zoned R3-112 will be subject to the following additional regulations: i) Minimum Lot Area: 0.7 ha ii) Minimum Lot Frontage: 37 m
R3-113 **By-law 04-49** Crewsons Ridge Lot 3	Notwithstanding the provisions of Section 6. 2~~3.1~~ – Permitted Uses in Residential Zones and Section 6. 4.1~~3.2~~ – Lot Requirements in the Rural Residential Zones of this By-law the lands zoned R3-113 will be subject to the following additional regulations: a) Permitted uses: • a single detached dwelling • an accessory building which may be wholly used as: - a dwelling unit - an office - a home occupation - a studio b) Regulations: • Minimum Lot Area: 1 ha • Minimum Lot Frontage: 50 m
R3-114 **By-law 06-60** Silvercreek Meadows Plan 129, Lot 7 and Plan 790, Block 10 & Part Block 9	For the purposes of the Zoning By-law, each unit within the vacant land condominium shall be deemed a lot as defined by the Town of Erin Zoning By-law and subject to the applicable regulations.
R3-115 **By-law 08-26** Avalon Children's Services 5418 2nd line Ospringe Roll # 05-045	In addition to uses permitted in the General Zoning Provisions, an accessory group home for children in the care of the adjacent Residential Care Facility subject to the following; Maximum number of residents – 4 persons Maximum age of residents – 14 years

RESIDENTIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
R3-116 **By-law 18-08 & 18-37** Ospringe Subdivision Thomasfield Homes Ltd. 8895 & 8871 Wellington RD 124 Pt Lot 13, Con Roll #05-05700	Notwithstanding the provisions of the Residential Three (R3) Zone or any other provisions in By-law 07-67 to the contrary, for the land zoned R3-116 on Schedule 'A' hereto, the following special provision shall apply: i) Minimum Lot Frontage: 24 m All other provisions of By-law 07-67 shall apply as applicable.
R3-117 **By-law 18-08 & 18-37** Ospringe Subdivision Thomasfield Homes Ltd. 8895 & 8871 Wellington RD 124 Pt Lot 13, Con 2 Roll #05-05700	Notwithstanding the provisions of the Residential Three (R3) Zone or any other provisions in By-law 07-67 to the contrary, for the land zoned R3-117 on Schedule 'A' hereto, the following special provisions shall apply: ii) Minimum Lot Area: 1,858 m^2 iii) Minimum Lot Frontage: 24 m All other provisions of By-law 07-67 shall apply as applicable.
R3-118 **Terrell Heard** **By-law 22-26** **Pt Lot 13, Con 2, Except Pt 1 on RP 61R-6497**	Notwithstanding the provisions of Section 6.4.1 – Lot Requirements in the Rural Residential Zones of this By-law, the lands zoned R3-118 will be subject to the following regulation: i) Minimum Lot Frontage: 21 m All other provisions of By-law 07-67 shall apply as applicable.

Amended by By-law 18-34
R4-101
By-law 02-07
1 Baker Street
Plan 62, Lots 50, 51
Roll #09-09000
	Notwithstanding the provisions of the R4 Zone, the follow shall also apply to the lands zoned R4-101:
	• The lands zoned R4-101 may be used for a fourplex dwelling containing not more than four (4) dwelling units.
	• The following minimum regulations apply:
	  • Minimum Lot Area: 2,000 m^2
	  • Minimum Lot Frontage: 37 m
	  • Minimum Front Yard: 6.7 m
	  • Minimum Floor Area: 79 m^2
	  • Minimum Number of Parking Spaces: 7

R-101, R-101 (H1), R-101 (H2), R-101 (H3) **By-law #2020-53, By-law # 24-40** **National Properties Inc. and Equity Venture Group Corp.** **Part of Lots 16 and 17, Concession 10 & Part of Lot 16, Concession 11**	No person shall erect or use a building in the R-101 Zone except in accordance with the following regulations: **.1 Permitted Uses** a) single-detached dwelling including a bungalow dwelling; b) semi-detached dwelling; c) duplex dwelling; d) triplex and fourplex dwelling; e) townhouse dwelling; f) apartment dwelling; g) nursing home or Home for the Aged; h) retirement residential facility;

RESIDENTIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
Approved by LPAT January 5, 2021 PL171265	i) home occupation in accordance with Section 4.~~208~~ 18 – Home Occupations; j) B&B (Class 1) in accordance with Section 4.3 – Bed and Breakfast Establishments; k) institutional uses including a public building or use such as a community centre, park, or school, in accordance with Section 10 – ~~Requirements for~~ Institutional Zones; l) day nursery; m) public utility including a sewage treatment facility and a stormwater management facility; and, n) uses accessory to a permitted use including additional residential dwelling units. In addition, a Holding (H) symbol is applied to certain lands zoned R-101. The Council of the Town of Erin shall not remove the Holding 1 (H1) Symbol from the R-101 Zone until the following condition has been complied with: ii) A noise, dust, odour and vibration report along with required mitigation measures, if any, as it relates to the compatibility of the existing employment uses within the Erin business park and more specifically the compatibility of the existing uses on the east side of Erin Park Drive has been completed to the satisfaction of the Town. A Holding 2 (H2) symbol is also applied to certain lands zoned R-101. The Council of the Town of Erin shall not remove the Holding 2 (H2) Symbol from the R-101 Zone until the following condition has been complied with: i) Submission of a Functional Servicing Report (FSR) and Stormwater Management (SWM) Report, to the satisfaction of the Town and Credit Valley Conservation Authority CVC in accordance with applicable Town, Ministry of Environment Conservation and Parks (MECP) and CVC requirements. A Holding 3 (H3) symbol is also applied to certain lands zoned R-101. The Council of the Town of Erin shall not remove the Holding 3 (H3) Symbol from the R-101 Zone until the following conditions have been complied with: i. Provision to the Town of a deposited M-Plan/R-Plan with the Land Registry Office for lands municipally known as 9678 Dundas Street East; ii. Confirmation that any new proposed lots meet the zoning provisions of the R-101 Zone; and, iii. Approval of a part lot control exemption application(s). **.2 Lot Requirements for Single-Detached, Semi-Detached,**

RESIDENTIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
	Duplex, Triplex and Fourplex Dwellings

R-101 Zone	Single Detached	Semi-Detached (Each Unit)	Duplex/Triplex/ Fourplex
Minimum Lot Frontage			
Minimum Lot Frontage on a lot not accessed by a lane	10 m	7.5 m per unit	12~~.0~~
Minimum Lot Frontage on a lot accessed by a lane	8 m	7 m per unit	10~~.0~~
Minimum Front Yard (1)	4 m	4 m	4 m
Minimum Rear Yard			
Minimum Rear Yard on a lot not accessed by a lane	7 m	7 m	9~~.0~~
Minimum Rear Yard on a lot accessed by a lane	0.6 m	0.6 m	0.6 m
Minimum Side Yard One Side Other Side	 1.2 m 0.6 m (2)	 1.2 m 0 m (2)	 3 m (2)
Minimum Exterior Side Yard	3 m (1)	3 m (1)	3 m (1)
Maximum garage width on a lot not accessed by a lane	50% of the lot frontage	50% of the lot frontage	50% of the lot frontage
Maximum Building Height	12.5 m	12.5 m	12.5 m

Notes:
(1) The wall of an attached garage that contains a motor vehicle door shall be set back a minimum of 6 m from the lot line that the driveway crosses to access the garage. If the driveway does not cross a sidewalk, the minimum setback is reduced to 4.5 m.
(2) The minimum required interior side yard on one side is 3.5 m if a detached garage is located in the rear yard and accessed by a driveway that crosses the front lot line.

.3 Lot Requirements for Townhouse, Apartment, Nursing Home, Home for the Aged, Retirement Residential Facilities

RESIDENTIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS			
	R-101 Zone	**Townhouse (Each Unit)**	**Back-to-Back Townhouse (3)**	**Apartment, Nursing Home, Home or the Aged or Retirement Residential Facility**
	Minimum Lot Frontage			
	Minimum Lot Frontage on a lot not accessed by a lane	6 m per unit on an interior lot and 7 m per end unit or corner lot	6 m per unit on an interior lot and 7 m per end unit or corner lot	20~~.0~~
	Minimum Lot Frontage on a lot accessed by a lane	6 m	n/a	18~~.0~~
	Minimum Front Yard (1)	3 m (1)	3 m (1)	3 m
	Minimum Rear Yard			
	Minimum Rear Yard on a lot not accessed by a lane	7 m	0 m	10 m
	Minimum Rear Yard on a lot accessed by a lane	0.6 m	n/a	n/a
	Minimum Side Yard	0 m for an interior unit and 1.2 m for an end unit	0 m for an interior unit and 1.2 m for an end unit	3 m
	Minimum Exterior Side Yard	3 m (1)	3 m (1)	3 m
	Maximum garage width on a lot not accessed by a lane	50% of the lot frontage	50% of the lot frontage	n/a
	Maximum Building Height	14.5 m	14.5 m	18.5 m
	Maximum number of units in a building	8 units	12 units (6 per side)	n/a

RESIDENTIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS			
	Total minimum Outdoor Amenity Space (2) for townhouses with lane access or back-to-back townhouses	15 m^2	15 m^2	n/a
	Notes: (1) The wall of an attached garage that contains a motor vehicle door shall be set back a minimum of 6 m from the lot line that the driveway crosses to access the garage. If the driveway does not cross a sidewalk, the minimum setback is reduced to 4.5 m. (2) Outdoor Amenity Space is not required to be contiguous, but shall have a minimum depth of 1.8 m, and shall be located in areas other than the front or rear yard such as on a rooftop, above a garage and/or on a balcony. (3) Back-to-back townhouses, notwithstanding the definition of townhouse, are not required to provide access to a rear yard. Back-to-back townhouse dwellings shall share a common wall above grade with townhouse dwellings to the rear.			

	COMMERCIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
Amended by By-law 18-34	**C1-101** **By-law 02-07** Ballinafad Store Lot 1, Con 8 4901 WCR 24 Roll # 2-069	a) Notwithstanding the provisions of the C1 zone, the lands zoned C1-101 may be used only for the following: • a general store • a dwelling unit b) Notwithstanding the provisions of the C1 zone, the regulation of the C1-101 zone are as follows: i) Minimum Lot Area: 1,858 m^2 ii) Minimum Lot Frontage: 36.6 m iii) Size and building height of the building located within the C1-101 zone are not to exceed the existing size and building height Building line, side yard and rear yard are as established by the existing building location on the lot.
	C2-101 **By-law 94-02** 5 Main St. Hillsburgh Roll # 9-05211	Notwithstanding the permitted uses of the Highway Commercial zone, the lands zoned C2-101 may be used for a take-out restaurant, subject to the following regulations: • Minimum Lot Size: 0.4 ha • Minimum Lot Frontage: 30 m • Minimum Parking Spaces: 5
	C2-102 **By-law 03-04** Cavan's Garden Centre WCR 124 Roll # 4-17700 Word Became Flesh Ministries 9478 WCR 124 Roll # 4-17710	Notwithstanding the uses permitted in the Highway Commercial zone, the lands zoned C2-102 may only be used for the following uses: i) a nursery stock outlet, including the sale of landscaping material ii) a fruit, flower or vegetable sales outlet iii) a craft shop iv) a garden equipment sales and service outlet v) an eating establishment vi) a motel vii) a commercial recreation facility viii) uses accessory to a permitted uses In addition for the lands consisting of Part 1, Plan 61R7548, a religious institution exclusive of overnight accommodations, is a permitted use.
	C2-104 **By-law 02-07** Lovell 9403 WCR 22 Roll # 08-0121	Notwithstanding the provisions of the C2 zone, the following provisions shall apply to the lands zoned C2-104: i) an additional residential dwelling unit, attached, is allowed ii) an outdoor automotive storage area not exceeding 1,161.25 m^2 is allowed iii) All other applicable regulations apply to the lands.
	C2-105	Notwithstanding the permitted uses of the Highway Commercial

COMMERCIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
By-law 91-15 Little Lot 13, Con 2, 8826 WCR 124 Roll # 5-030500	zone, the following provisions shall apply to the lands zoned C2-105: a) They may be used only for the following permitted uses: • sales and service of motorized and non-motorized recreational vehicles including vans, motor homes, mobile homes, travel trailers and fifth wheels inclusive of parts and accessories thereto • sales of propane fuel • an additional residential dwelling unit • uses accessory to the foregoing permitted uses b) The following minimum regulations apply: • Minimum Lot Area: 4.0 ha • Minimum Lot Frontage: 270 m • Minimum Front Yard: 68.5 m
C2-106 **By-law 02-07** Thompson Dr	In addition to the permitted uses of the C2 zone, the land zoned C2-106 on Schedule "E" may also be used for the manufacturing and distribution of flags and related products
C2-107 (H) **By-law 06-49** 17-41 WCR 124 Avila Roll # 10-11601	In addition to the uses permitted in the Highway Commercial Zone the following additional uses are permitted; • Retail stores with a minimum individual gross floor area of 230m^2 and total gross floor area not exceeding 1858 m^2 and which does not include a retail store, the primary use of which is the sale of any one of books quilting supplies, candy, art supplies, clothing, antiques, candles, flowers, musical instruments, toys, CD/DVD or luggage, • A food store • A junior department store selling Department Store Type Merchandise which has a minimum gross floor area of 929 m^2 Notwithstanding the foregoing within the C2-107 zone, the following uses are not permitted; • Antique shop • Automotive body repair establishment • Automotive sales establishment • Automotive service station • Automotive washing establishment • Recreational trailer sales and service establishment In addition a Holding (H) symbol will be applied to the lands zoned C2-107. Prior to the removal of the Holding (H) symbol the Owner will enter into a development agreement with the Town of Erin addressing to the Towns satisfaction the following matters:

COMMERCIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
	adequacy of the proposed sanitary sewage disposal, implementation of an approved stormwater management plan, completion and implementation of a noise study and illumination plan, approval of a landscaping plan for the site and approval of building elevations for any buildings on the properly.
C2-108 **By-law #2020-53** **National Properties Inc. and Equity Venture Group Corp.** **Part of Lots 16 and 17, Concession 10 & Part of Lot 16, Concession 11** Approved by LPAT January 5, 2021 PL171265	In addition to the permitted uses in the Highway Commercial (C2) Zone, on lands zoned C2-108, a retail or grocery store shall be permitted.
C2-109 **By-law 22-40** Erin Fitness Lot 13, Con 10 5399 WCR 52 Roll # 3-1047	Notwithstanding the uses permitted in the Highway Commercial zone, the lands zoned C2-109 may only be used for Commercial Recreation and Medical Clinic, and their accessory uses.
C2-110(H2) Hillsburgh Heights / Briarwood By-law # 24-54 5916 Trafalgar Road Part of Lot 26, Concession 7, Erin, as in RO760763; Erin subject to easement in favour of The Corporation of the Town of Erin over Part 1, 61R8627 as in 1T66248	Notwithstanding the provisions of the Highway Commercial (C2) Zone or any other provisions in By-law 07-67 to the contrary, for the lands zoned C2-110(H2) on Schedule 'A' hereto, the following special provisions shall apply once the Holding (H2) Symbol has been lifted: Only Permitted Uses: • Bank or financial Institution • Business or Professional Office • Convenience Store • Medical Clinic • Personal Service Shop • Restaurant or Tavern • Retail or Grocery Store • Specialty Food Store All uses shall be subject to the performance standards applicable to the C2 zone. Notwithstanding Section 4. 9~~8~~.2 – Daylight Triangle, the following provisions shall apply:

Amended by By-law 22-40

COMMERCIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
	i. Minimum 6 m for local to collector streets ii. Minimum 15.24 m for collector to arterial streets or as per County requirement All other provisions of By-law 07-67 shall apply as applicable. No person within the lands zoned 'C2-110(H2)'shall use any lot or erect, alter or use any buildings or structures for any purpose except for those uses which lawfully existed on the date of passing of this By-law unless an amendment to this By-law or removal of the "(H2)" prefix, as identified, is approved by Council of the Town of Erin and comes into full force and effect. A Holding (H2) Symbol is applied to lands Zoned 'C2-110'. The Council of the Town of Erin shall not remove the Holding (H2) Symbol from the 'C2-110' zone until the following conditions have been complied with: i. Confirmation from the Town that adequate water and wastewater service is available; ii. Confirmation that servicing allocation has been granted to the satisfaction of the Corporation of the Town of Erin; and iii. Site Plan approval and Site Plan Agreement registered on title.
C3-101 **By-law 02-07** Calerin, Lot 10, Con 9 9521 Sideroad 10 Roll # 30-1200	Notwithstanding the provisions of the Rural Commercial zone, the lands zoned C3-101 may only be used as a management training facility and corporate guest house, and accessory dwelling, and buildings, structures and uses accessory to the foregoing uses. In addition, a public or private golfing facility, including a clubhouse and accessory buildings shall be permitted. Accessory uses are limited to a dining facility with maximum seating of 100 persons for the exclusive use of patrons of the golf course or conference facility, sale of golf equipment and associated recreation uses which shall be limited to tennis courts and swimming pool. A driving range or miniature golf course and similar uses operated for commercial purposes are not permitted.
C3-102 **By-Law 21-09** Veterinary Clinic Pt Lot 13, Con 2 8809 WCR 124 61R-10019 Pts 3 & 4 Roll # 5-03020	Notwithstanding the provisions of the Rural Commercial zone, the lands zoned C3-102 may only be used for a dwelling unit, a veterinary clinic, including companion animal hospital, an accessory dwelling, and uses accessory to the foregoing uses within the existing buildings and subject to the following regulations: i) A total of 13 off-street parking spaces are provided ii) No boarding of animals not under medical care is permitted iii) No outdoor kennels are permitted

Amended by By-law 21-09

COMMERCIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
C3-103 **By-law 02-07** Ospringe Service Station Lot 13, Con 3 8906 WCR 124 Roll # 5-069001	Notwithstanding the uses permitted in the Rural Commercial Zone, the lands C3-103 may only be used for an automotive service station, a restaurant, an accessory dwelling, and buildings, structures and uses accessory to the foregoing uses.
C3-104 **By-law 02-07** DiBastiano Lot 13, Con 4, 9074 WCR 124 Roll # 5-112	a) Notwithstanding the uses permitted in the Rural Commercial zone, the lands zoned C3-104 may only be used for an automotive sales establishment, an accessory dwelling, and buildings, structures and uses accessory to the foregoing uses. Outdoor storage of vehicles for sale is allowed provided that the storage area conforms to the required setbacks and yard. b) On the lands zoned C3-104, on Lot 13, Concession 4, a restaurant is a permitted use
C3-105 **By-law 02-07** Bergwoerff Lot 13, Con 4, 8919 WCR 124 Roll # 5-0674 9775 WCR 124, Lot 17 Con 10 Roll # 3-15110	Notwithstanding the uses permitted in the Rural Commercial Zone, the lands zoned C3-105 may only be used for a lawn and garden supply outlet, including the sale of nursery stock and lawn and gardening equipment. An accessory dwelling is permitted as well as buildings, structures and uses accessory to the foregoing uses
C3-106 **By-law 02-07** Wingrove Vet Service 8737 WCR 124 Roll 5-0054 Erin Vet Clinic 9469 WCR 124 Roll # 4-1790 5903 Fourth Line Pt Lot 25 Con 5 W Roll 7-01305	Notwithstanding the uses permitted in the Rural Commercial zone, the lands zoned C3-106 may only be used for a veterinary clinic, an accessory dwelling, and buildings, structures and uses accessory to the foregoing.

Amended by By-law 18-34

	COMMERCIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
	C3-107 **By-law 02-07** Odorico Lot 13, Con 8 WCR 124 Roll # 4-181 Bender Lot 9 Con 8 5243 Trafalgar Rd (WCR 24) Roll # 04-137	Notwithstanding the uses permitted in the Rural Commercial zone, the lands zoned C3-107 may only be used for a sales outlet for agricultural product, an accessory dwelling, and buildings, structures and uses accessory to the foregoing uses. No further expansion of the sales outlet is permitted.
Amended by By-law 10-03, 18-34	~~**C3-108**~~ ~~**By-law 02-07**~~ ~~Bull~~ ~~Lot 13, Con 10~~ ~~5395 WCR 52 (Erin Village)~~ ~~Roll # 3-1046~~	~~Notwithstanding the uses permitted in the Rural Commercial zone, the lands zoned C3-108 may only be used for a medical clinic with a maximum ground floor area of 278.7 m² and maximum building height of 3.7 m. An accessory dwelling is permitted as well as buildings, structures and uses accessory to the foregoing uses.~~
	C3-108 **Reserved for future use**	
Amended by By-law 22-40	~~**C3-109**~~ ~~By-law 02-07~~ ~~Butcher Funeral Home~~ ~~Lot 13, Con 10~~ ~~5399 WCR 52~~ ~~Roll # 3-1047~~	~~Notwithstanding the uses permitted in the Rural Commercial zone, the lands zoned C3-109 may only be used for a funeral home, an accessory dwelling on the second floor, and buildings, structures and uses accessory to the foregoing uses.~~
	C3-109 **Reserved for future use**	
	C3-110 **By-law 87-20** 4912 WCR 125 Roll #01-081010	Notwithstanding the provisions of Rural Commercial Zone, the lands zoned C3-110 may be used for the following permitted use: i) an office located in a portion of the existing residence; ii) an accessory building for storage, and iii) an identification sign to a maximum of 1.12 m²
	C3-111 **By-law 02-07** Orton 9019 East Garafraxa- Erin TL Roll # 06-15400	Notwithstanding the provisions of the Rural Commercial zone, on lands zoned Rural Commercial C3-111 the following special provisions shall apply: a) Minimum Lot Area: 0.1 ha b) Minimum Lot Frontage: 20 m c) Minimum Side Yard: 0 m d) Required Parking Spaces for the Commercial Use:

COMMERCIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
	0 spaces e) Required Loading Spaces for the Commercial Use: 0 spaces f) Maximum Commercial Floor Area: 100 m^2
C3-112 **By-law 95-06** Sherrington Medical Clinic 9565 WCR 124 Roll# 03-02700	Notwithstanding the provisions of the Rural Commercial zone, the lands zoned C3-112 shall be used only in accordance with the following: a) Permitted Uses: • a medical clinic; or • a single dwelling and uses accessory thereto b) Regulations: • Minimum Lot Area: 0.18 ha • Minimum Lot Frontage: 60 m • Minimum Side Yard: 15 m • Minimum Rear Yard: as existing • Maximum Ground Floor Area (Excluding garage): 140 m^2 • Minimum Parking: 4 spaces per practitioner (excluding garage)
C3-113 **By-law 95-31** Cedarbrooke 5483 WCR 24 Roll # 4-15600	Notwithstanding the permitted uses of the Rural Commercial (C3) zone, the lands zoned C3-113 may be used for a bed and breakfast operation and conference centre, including accessory dining facilities, subject to the following regulations: i) Minimum Lot Size: 4.8 ha ii) Maximum Number of Guest Bedrooms: 10 iii) Maximum Conference Facility Size: 35 iv) Minimum Parking Spaces: 20
C3-114 **By-law 02-52** **By-law 07-25** Stonecroft 5331 WCR 24 Roll # 4-14300	Notwithstanding the permitted uses of the Rural Commercial zone (C3), the lands zoned C3-114 may be used for agricultural use, a bed and breakfast operation, tea room including dining facilities, a craft shop and second dwelling, subject to the following regulations: i) Minimum Lot Size: 38 ha ii) Maximum Number of Guest Bedrooms: 6 iii) Maximum Dining Area Seating: 75 iv) Minimum Parking Spaces: 20
C3-115 **By-law 96-03** Morey, Orton Roll #	Notwithstanding the permitted uses of the C3 zone, the lands zoned C3-115 may be used for a general store, restaurant and accessory office use, subject to the following regulations: i) Maximum Ground Floor Area: 75 m^2 ii) Minimum Front Yard Setback: 7 m iii) Minimum Parking Spaces: 5 iv) Parking Space Area: 2.6 m x 5.5 m

COMMERCIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
C3-116 **By-laws 88-12 & 96-27** Ed Stewart 9408 WCR 124 Roll # 04-15100	Notwithstanding the uses permitted in the Rural Commercial zone, the lands zoned C3-116 may only be used for an automotive service station, a restaurant, a convenience store, office uses, an accessory single detached dwelling, and buildings, structures and uses accessory to the foregoing uses.
Amended by By-law 23-32 **C3-117** Keith's Trailers By-law 23-32 Part Lot 31, Concession 8 6113 Trafalgar Road Roll # 08-02120	Notwithstanding the other provisions of this By-law to the contrary, the lands zoned C3-117 on Schedule "A": i) The area of the recreational trailer sales and service establishment including any structures shall not be greater than 3.23 ha (7.98ac). ii) That the lands may include a propane exchange, as licensed by the Technical Standards & Safety Authority, for recreational trailer use only. There will be no filling done on the premises. Cylinders will be stored in locked, secure cages. All other provisions of By-law 07-67 shall apply as applicable

MIXED USE ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
MU-1 **By-law 02-07** Royal Canadian Legion 12 Dundas St East Roll#01-115100	In addition to the permitted uses of the MU zone and notwithstanding any provisions of this By-law to the contrary, the land zoned MU-1 may also be used for a private or commercial club for the Royal Canadian Legion.
MU-2 **By-law 02-07** 177 Main St Erin Roll # 01-10230	In addition to the permitted uses of the MU zone and notwithstanding any provisions of this By-law to the contrary, the land zoned MU-2 may also be used for a triplex and an existing video rental outlet.
Amended by By-law 18-34 **MU-3 (H)** **By-law 21-16** Kensington Square, former Erin Public School 185 Main Street, Erin Roll #110-22000	1. **<u>Permitted Uses</u>** **i.** Notwithstanding the uses permitted in Section 8.1~~.1~~ – Permitted Uses ~~of~~ in the Mixed Use Zone, the permitted use shall be limited to the following: a. Triplex or fourplex dwelling b. Townhouse dwelling c. Stacked townhouse dwelling d. Live-work Unit e. Uses accessory to a permitted use

MIXED USE ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
	ii. For the purposes of this by-law, the following definitions shall apply: "Dwelling, Stacked Townhouse" means: A building divided vertically and horizontally, not more than two dwelling units in height, each having a separate front entrance at grade. A stacked townhouse is not required to provide access to a rear yard. "Dwelling, Townhouse" means: A dwelling unit within a building divided vertically by a common vertical wall above grade of at least 3 metres in length and at least 2 metres in height adjoining dwelling units or private garages, into three or more dwelling units, each having a private access. "Live-Work Units" means: A dwelling unit that contains an ancillary business, which is conducted only by an individual that lives in the dwelling, and which is restricted to the ground floor area of the live-work unit, and shall be limited to the following uses: • Business or professional office, excluding the office of a medical practitioner or veterinarian • Personal service shop, excluding, health clinic, dry cleaners, laundromat, pet grooming • Service or Repair Shop, limited only to the servicing or repairing of small household appliances and home computers. "Private Road" means: a private right-of-way used by Motor Vehicles, which is not owned by a Public Authority. **2. <u>Zoning Provisions for Townhouse and Stacked Townhouse Dwellings:</u>** None of the provisions of Section 2 - Definitions with respect to the definition of driveway, townhouse and lot and Sections 4.7~~6~~ – Common Amenity Area, 4.9 – Daylight Triangle, 4.11~~0~~ – Frontage on a Public Road, Street or Highway, 4.~~12~~ 27 – Number of Residential Buildings per Lot, 4.29.1.3 – General, 4.30.3 – Off-Street Parking for More Than Four Vehicles (Table 1), 4.37~~3~~ – Planting Strips, 6. 54 – Multiple Residential (R4) Zone, and 8.1 – Permitted Uses in the Mixed Use (MU) Zone of By-law 07-67, as amended, shall apply to prevent the erection or use on the lot provided that: i) For the purpose of this By-law, the subject lands shall be deemed to be on one lot with a private road, regardless of the number of buildings or structures erected and regardless of

MIXED USE ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
	any conveyances, consents, subdivisions, easements, condominiums or other permissions granted after the approval of this By-law; The following requirements shall apply to the subject lands: i) The total number of dwelling units shall not exceed 70. ii) The maximum number of stacked townhouse units shall not exceed 54. iii) Maximum number of stacked townhouse or townhouse units within one block shall not exceed 10. iv) No portion of a building or structure fronting on Main Street may be used for a stacked townhouse dwelling. v) No portion of a building or structure erected on the lot shall have a greater height in metres than 12.5 metres except that: a. The maximum height for roof top mechanical units, parapets and guard rails shall be 1.5 metres. vi) No portion of a building or structure erected or used above grade is located otherwise than wholly within the areas delineated by heavy lines on the attached Schedule "B", except that: a. Awnings, lighting fixtures, ornamental elements, trellises, window sills, balustrades, stairs, stair enclosures, landings, wheelchair ramps, and landscape features including planters and screening, may extend to a maximum of 1 m beyond the heavy lines as shown on Schedule "B". vii) Notwithstanding Section 4.11~~0~~ – Frontage on a Public Road, Street or Highway, a stacked townhouse or townhouse is permitted to have access through a private road or driveway which has access to a public street. viii) Minimum width of a main habitable area within a: stacked townhouse unit 6.5 m townhouse unit 4.5 m ix) Minimum daylight triangle 6 m x) Minimum Required Amenity Area Private Amenity Area, including balconies 7.5m² per unit, but not less than 665m² total area Common Outdoor Amenity Area 675 m² 3. **<u>Parking Regulations</u>** i) For the purpose of this by-law, tandem parking is permitted, which allows one vehicle within an attached private garage and one vehicle in the driveway. ii) Parking shall be provided as follows: a. Minimum Parking stalls per unit: 2

MIXED USE ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
	b. Minimum Visitor Parking: 0.25 per unit, with a minimum total of 18 c. Minimum Parking Stall Dimensions: Parallel Parking Stall 2.7 m x 7 m Angled Parking Stall 2.8 m x 6 m d. Minimum garage dimensions: 3 m x 5.8 m e. Minimum Driveway Dimensions: 3 m x 5.8 m 4. **General Regulations for Permitted Non-Residential Uses Contained in a Live-Work Unit** i) Permitted Non-residential uses may only be permitted as part of a live-work unit; and, are restricted to townhouse blocks fronting onto Main Street ii) Non-residential uses shall only be permitted on the ground floor of a live-work unit **5. Holding (H) Provisions** No person within the lands zoned MU-3 (H), shall use any lot or erect, alter or use any buildings or structures for any purpose except for those uses which existed on the date of passing of this By-law unless an amendment to this By-law or removal of the "(H)" prefix, as identified below, is approved by Council of the Town of Erin and comes into full force and effect. Prior to the removal of the Holding (H) provision the Owner will provide to the Town of Erin's satisfaction, the following: • Confirmation that water and wastewater servicing is available to the subject site; • Site Plan Approval and a site plan agreement registered on title; and • All necessary approvals required by other commenting agencies and authorities.
MU-4(H2) Beachcroft Investments Inc. By-law #25-14 63 and 63A Trafalgar Road, Part of Lots 11 & 12 East of Market Street, Part of Lot 14, all	Notwithstanding the provisions of the Mixed Use (MU) Zone or any other provisions in By-law 07-67 to the contrary, for the lands zoned MU-4(H2) on Schedule 'A' hereto, the following special provisions shall apply once the Holding (H2) Symbol has been lifted: a) Notwithstanding Section 2 - Definitions, for the lands MU-4(H2), Seniors Home shall be defined as: Facilities such as senior citizen's complexes, Retirement Residential Facility and residential communities oriented to healthy, independent seniors.

MIXED USE ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
of Lots 15 & 16 West of Market Street, Part of Lots 4 and 17, all of Lots 18, 19 and 20, east of Guelph Street, Part of Lots 21 & 22, all of Lots 23 & 24, west of Guelph Street, Registered Plan 95 (formerly Village of Hillsburgh)	b) Notwithstanding Section 8.1~~.1~~ Permitted Uses in the Mixed Use Zone, on lands zoned MU-4(H2) the only permitted principal uses are the following: - Nursing Home - Seniors Home c) Notwithstanding Section 8.1~~.1~~ – Permitted Uses in the Mixed Use Zone, on lands zoned MU-4(H2) the following uses shall only be permitted as accessory uses to a Nursing Home or Seniors Home: - Convenience Store; - Restaurant excluding Tavern, Dining restaurant, - Drive-in/drive-thru restaurant and Take-out restaurant; - Retail Store excluding Grocery Store - Specialty Food Store All other provisions of By-law 07-67 shall apply as applicable. No person within the lands zoned 'MU-4(H2)' shall use any lot or erect, alter or use any buildings or structures for any purpose except for those uses which lawfully existed on the date of passing of this By-law unless an amendment to this By-law or removal of the "(H2)" prefix, as identified, is approved by Council of the Town of Erin and comes into full force and effect. A Holding (H2) Symbol is applied to lands Zoned 'MU-4'. The Council of the Town of Erin shall not remove the Holding (H2) Symbol from the 'MU-4' Zone until the following conditions have been complied with: i. Confirmation from the Town that adequate water and wastewater service is available; ii. Confirmation that servicing allocation has been granted to the satisfaction of the Corporation of the Town of Erin; and iii. Site Plan approval is granted and a Site plan agreement registered on title.

INDUSTRIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
M1-101 **By-Law 02-90** McSkimming Pt Lot 18, Con 9E, 17 Sideroad & Pioneer	Notwithstanding the uses permitted in the Industrial (M1) zone, the lands zoned M1-101 may only be used as an auto wrecking yard and buildings, structures and uses accessory to the foregoing uses provided that all activities related to auto wrecking are screened by a fence. No further expansion of the auto wrecking yard is permitted.

INDUSTRIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
Road Roll #8-07680 #8-07700	Schedule D of Bylaw 02-07 is amended by changing the zoning of the lands described as Con 9 E Pt Lot 19 from M1 to M1-101.
M2-101 **By-law 17-02** Georgetown RV 9577 Sideroad 17 Plan 686. Lot 16 Roll # 10-00250	Notwithstanding the uses permitted in the General Industrial (M2) Zone or any other provisions in By-law 07-67 to the contrary, the land zoned M2-101 on Schedule 'A' may also be used for the following: A recreational trailer sales and service establishment, which may also include recreational trailer rental, storage, repair, and parts and accessories sales. All other provisions of By-law 07-67 shall apply as applicable.
M2-102 Erin Fitness By-law 20-36 7 Thompson Crescent	Notwithstanding the uses permitted in the M2 zone or any other provisions of this By-law to the contrary, the following provisions shall apply to the lands zoned M2-102 on Schedule "C": i) A 234 m² medical clinic shall be permitted within the same building as a commercial fitness centre
M3-101 **By-Law 14-39** Acton Precast, Lot 4, Con 3 8949 WCR 50 Roll # 1-105000	Notwithstanding the uses permitted in the Rural Industrial zone, the lands zoned M3-101 may only be used for the following: • manufacturing of precast concrete products • a detached dwelling • an accessory service station use solely for the servicing of the company vehicles • buildings, structures and uses accessory to the foregoing uses, including office space and subject to the following regulations: Regulations: • maximum GFA devoted to manufacturing and uses accessory 2600 m^2 • minimum front yard setback – 25 m
M3-102 **By-Law 00-75** Lot 23, Con 5 5789 4th Line Roll # 7-006	Notwithstanding the uses permitted in the Rural Industrial zone, the lands zoned M3-102 may be only used as an auto wrecking yard and buildings, structures and uses accessory to the foregoing. No further expansion of the auto wrecking yard is permitted.
M3-103 **By-law 02-07** Wellington County Former Erin Dump Pt Lots 13 & 14, Con 9, 5830 8th Line Roll # 8-032	Notwithstanding the uses permitted in the Rural Industrial zone, the lands zoned M3-103 may be only used for waste disposal purposes including a transfer station, recycling facilities and buildings, structures and uses accessory to the foregoing uses.

INDUSTRIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
M3-104 **By-law 02-07** Denny Pt Lot 13, Con 4, 5914 4th Line Roll # 5-1156	Notwithstanding the uses permitted in the Rural Industrial zone, the lands zoned M3-104 may only be used for a bus line, an accessory dwelling and buildings, structures and uses accessory to the foregoing uses. The outdoor storage of licensed vehicles is permitted in accordance with the provisions relating to setback and yard requirements.
M3-105 **amended by By-Law 00-75** Lot 23, Con 5 9144 WCR 22 Roll # 7-0051 **By-law 02-07** 9202 Sideroad 24 Roll# 7-0780	Notwithstanding the uses permitted in the Rural Industrial zone, the lands zoned M3-105 may only be used for a well driller's operation, an accessory dwelling, and buildings, structures and uses accessory to the foregoing uses.
~~**M3-106**~~ ~~**By-law 88-22**~~ ~~**Garden Suite temp expires July 18, 2010**~~ ~~**By-Law 00-50**~~ ~~Boyes~~ ~~Con 5, Lot 23~~ ~~5817 2nd Line~~ ~~Roll # 6-09501~~	~~Notwithstanding the uses permitted in the Rural Industrial zone, the lands zoned M3-106 may only be used for a plumber's shop and office, an accessory dwelling, and buildings, structures and uses accessory to the foregoing uses.~~ ~~In addition to the foregoing, the lands zoned M3-106 may also be used for a temporary garden suite, subject to the provisions of Section 4.13 – Garden Suites of the by-law.~~
M3-106 **Reserved for future use**	
M3-107 **By-law 22-88** Hicks 5728 3rd Line Lot 21, Con 3 Roll # 6 12101	Notwithstanding the uses permitted in the Rural Industrial zone, the lands zoned M3-107 may only be used for an automotive service station, and accessory dwelling, and buildings, structures and uses accessory to the foregoing uses. No further expansion of the auto repair operation is permitted.
M3-108 **By-law 02-07** Lot 3, Con 7, 5012 WCR 24 Roll # 2-04205	Notwithstanding the uses permitted in the Rural Industrial zone, the lands zone M3-108 may only be used for a machinist shop, an accessory dwelling, and buildings, structures and uses accessory to the foregoing use. No further expansion of the machinist shop is permitted.
M3-109 **amended by By-Law 09-06**	Notwithstanding the uses permitted in the Rural Industrial zone, the lands zoned M3-109 may only be used for an automotive body repair shop, and accessory dwelling, and buildings, structures and uses

Amended by By-law 10-44

	INDUSTRIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
	Delill, 5349 9th Line Roll #03-10200	accessory to the foregoing uses. No further expansion of the auto body repair shop is permitted.
Amended by By-law 18-34	**M3-110** **By-law 35-87** Milanovic Lot 24, Con 9, 9512 WCR 42 Roll # 2-1074	Notwithstanding the provisions of the Rural Industrial Zone, the lands zoned M3-110 may only be used for a metal fabrication and repair shop, and an accessory dwelling, subject to the following regulations: a) No exterior alterations are made to the buildings with such use, except as approved at the date of passing of this By-law; b) The use is limited to the existing accessory building with a maximum floor area of 74.3 m^2 and maximum building height of 4.8 m; c) No outdoor storage of goods is permitted; and d) One identification sign to a maximum of 0.5 m^2 is permitted.
Deleted by By-law 21-11	~~**M3-111**~~ ~~**By-law 02-07**~~ ~~Lot 24, Con 4~~ ~~Wintersinger~~ ~~5853 3rd Line~~ ~~Roll # 6-1375~~	~~Notwithstanding the uses permitted in the Rural Industrial zone, the lands zoned M3-111 may only be used for a sawmill, an accessory dwelling and buildings and structures and uses accessory to the foregoing uses. Outdoor storage of materials is permitted provided that the storage area conforms to all required setbacks and yards. Notwithstanding the minimum building line and side yard requirements, the existing building may be used for sawmill purposes. No further expansion of the sawmill is permitted.~~
	M3-111 **Reserved for future use**	
	M3-112 **By-law 92-10** Hi-Top Lot 23, Con 6 9260 WCR 22 Roll # 7-1012	Notwithstanding any other provisions of this By-law for the land zoned M3-112 the permitted uses shall be limited to a repair shop for vehicles and engines including farm and garden equipment. (Area = 250 ft frontage x 400 ft depth)
	M3-113 **By-law 88-22** Ralph 8902 Halton–Erin TL Roll # 1-0838	Notwithstanding the provisions of the Rural Industrial zone, the lands zoned M3-113 may only be used as an automotive service station. One building of not more than 7.3 m by 12.2 m is allowed, provided that it is not more than 4.57 m in height. No more than three vehicles may be stored on the lot at any one time.
	M3-115 **By-law 02-07** Swackhammer Lot 23, Con 3 8932 WCR 22 Roll # 6-09503	Notwithstanding the uses permitted in the Rural Industrial zone, the lands zoned M3-115 may only be used for an excavator's shop and office, an accessory single detached dwelling, and buildings, structures and uses accessory to the foregoing uses. No further expansion of the excavating operation is permitted.

INDUSTRIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
Amended by By-law 18-34 **M3-116** **By-Law 01-48** Limebeer Lot 13, Con 2 5407 First Line Roll # 5-03010	Notwithstanding the uses permitted in the Rural Industrial zone, the lands zoned M3-116 may be used for the permitted uses of a home industry, a repair shop excluding automotive repair, a body or paint shop, a contractors yard, an accessory single detached dwelling and uses accessory to a permitted use, and subject to the following regulations: • Minimum Lot Area: 1~~.0~~ ha • Minimum Lot Frontage: 66 m • Minimum Side Yard: 10 m • Minimum Rear Yard: 7.4 m • Minimum Floor Area (for an industrial use): 465 m^2 • Maximum Building Height 9 m

INSTITIUTIONAL ZONE By-law, Location, Roll #	SPECIAL PROVISION
I-101 **By-law 12-44, 97-11** Holy House Enterprise Lot 22, Con 9 9549 WCR 22 Roll # 8-0710	<u>Permitted Uses:</u> The land to which By-law 2012-44 applies may be used for the following uses only and such uses are subject to the general institutional regulations of the Comprehensive By-law for such uses except where in conflict with the following regulations: a) A private school, b) Existing residence, bam and garage, c) Seasonal overnight camp for children d) Uses accessory to the private school and seasonal overnight camp which may include classrooms, cafeteria, gymnasium, maintenance building, dormitories and recreational facilities. <u>Regulations:</u> a) Maximum No. Of Students 200 b) Maximum Total Floor Area 8,000 m^2 excluding 1173m2 of floor area of existing house, garage and quonset hut. c) For the purposes of Minimum Distance Separation setbacks, all non-agricultural buildings shall be deemed Type A land use.
I-102 **By-law 14-38** Walraven (Old Ospringe School) Pt Lot 14, Con. 2E 5422 2nd Line Roll # 5-04600	Notwithstanding any other provisions of the Zoning By-law the subject lands, zoned I- l02, may be used for the following uses subject to the applicable regulations; Permitted Uses: • A day nursery • A home for the aged • Accessory uses to the foregoing uses • Business and professional offices • Private or Commercial school

		• Religious institution
Amended by By-law 10-45, 21-30	**I-103** By-law 21-30 Vondrejs (Eureka Kids) 5072 Winston Churchill Blvd Roll# 02.15000.	Notwithstanding the provisions of the Institutional zone, the lands zoned I-103 may only be used for the following permitted uses: • a day nursery and/or private school; overnight stay shall not be permitted • an accessory single-detached dwelling in conjunction with the day nursery and/or private school use; <u>Regulations:</u> i. Minimum Lot Area: 1.3 ha **Day Nursery/Private School** ii. Minimum Parking: 7 parking spaces iii. Minimum Front Yard: 75 m iv. Minimum Side Yard: 25 m v. Minimum Rear Yard: 12 m vi. Maximum Gross Floor Area: 400 m² **Accessory Dwelling:** vii. Minimum Front Yard: 15 m viii. Minimum Side Yard: 11.5 m ix. Minimum Rear Yard: 27 m
	I-104(H1) Hillsburgh Heights / Briarwood By-law # 24-54 5916 Trafalgar Road Part of Lot 26, Concession 7, Erin, as in RO760763; Erin subject to easement in favour of The Corporation of the Town of Erin over Part 1, 61R8627 as in 1T66248	Notwithstanding the provisions of the Institutional (I) Zone or any other provisions in By-law 07-67 to the contrary, for the lands zoned I-104(H1) on Schedule 'A' hereto, the following provisions shall apply subject to any holding (H1) symbol requirements in Section 2 as may apply: Only Permitted Uses: • Parks • Schools • Day Nursery in accordance with subsection 4.~~7~~8 – Day Nursery • Single Detached Dwellings in accordance with the • UR2-101 Zone • Uses accessory to the foregoing permitted uses Notwithstanding Section 4.9.2 – Daylight Triangle, the following provisions shall apply: i. Minimum 6 m for local to local streets ii. Minimum 6 m local to collector streets All other provisions of By-law 07-67 shall apply as applicable. A Holding (H1) Symbol is applied to lands Zoned 'I-104'. a) The following provisions shall apply to all lands zoned with a holding provision (H1) as shown on Schedule "A" to this By-law until the holding provision (H1) is removed from the lands or a portion thereof pursuant to Subsection 36(3) or (4) of the Planning Act.

	i. Only the following uses are permitted prior to the removal of the Holding (H1) Symbol: • Uses lawfully existing as of the date of the enactment of this By-law • Parks • Schools • Day Nursery in accordance with subsection 4.8 ~~7~~ Day Nursery. ii. Until such time as the Holding (H1) Symbol is removed, Single Detached Dwellings in accordance with the UR2-101 Zone shall not be a permitted use. b) The Council of the Town of Erin shall not remove the Holding (H1) Symbol from the 'I-104' Zone until the following conditions have been complied with: i. Confirmation from the Town that adequate water and wastewater service is available; ii. Confirmation that servicing allocation has been granted to the satisfaction of the Corporation of the Town of Erin; iii. If land is to be used for residential purposes, confirmation that the School Board(s) determined the site is not required for a school; and iv. If land is to be used for residential purposes, Draft Plan of Subdivision approval and a Subdivision Agreement registered on title.

OPEN SPACE ZONE By-law, Location, Roll #	**SPECIAL PROVISIONS**
OS1-102 **By-law 88-22** **By-law 91-08** Zumberak Society Lot 31, Con 3 6113 2nd Line Roll# 6-1052	Notwithstanding the provisions of the Open Space zone, the lands zoned OS1-102 are also subject to the following: a) The lands zoned OS1-102 may be used only for the following permitted uses: • a private recreation facility including a recreation hall and swimming pool • a seasonal travel camp or park containing a maximum of eleven units and which may be occupied only between April 1st and November 1st of any year • buildings, structures and uses accessory to the permitted uses b) The following minimum regulations apply: • Minimum Lot Area: 8.2 ha • Minimum Lot Frontage: 70 m
OS1-103 **By-law 88-22**	Notwithstanding the uses permitted in the Open Space zone, the lands zoned OS1-103 may only be used for a golf course, including

OPEN SPACE ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
Acton Meadows Lot 2, Con 2 4955 1st Line Roll # 1-05200	a clubhouse and an accessory dwelling and buildings, structures and uses accessory to the foregoing uses.
OS1-104 Armstrong Crescent	Notwithstanding the uses permitted in the Open Space zone, the lands OS1-104 shall be subject to the following special provisions: a) No building or structure may be erected within 3 m of the lands zoned OS1-104. b) Lot 15 of Registered Plan No. 764 shall be deemed to meet the requirements of the R3 zone. c) On Block 31, no building or structure shall be erected, located or used except those required for flood and erosion control; and no building or structure may be erected within 3 m of Block 31.
OS1-105 **By-law 97-03** Holmestead 5650 8th Line Roll #8-03775	Notwithstanding anything else in this By-law, the lands zoned OS1-105 may be used for a golf course and accessory uses including a clubhouse, maintenance facilities and yard, parking lots, driving range, practice greens, banquet facilities, restaurant and bar, and for the existing residential use and buildings in Lot 19, subject to the following regulations: a) Maximum Clubhouse Area: 700 m^2 b) Minimum Required Parking: 100 spaces
OS1-106 **By-law 97-03** Holmestead 5650 8th Line Roll #8-0380	Notwithstanding the provisions of the OS1 zone, the lands zoned OS1-106 may only be used for conservation and resource management. Crossings of the OS1-106 zone may be permitted with the approval of Credit Valley Conservation Authority with `any approved crossings to be shown on the approved Site Plan. No permitted building or structure shall be erected or altered, and no grading or filling shall take place within the OS1-106 zone except with the written approval of the Credit Valley Conservation Authority.
OS1-107 **By-law 02-07** Plan 61M79 Blk 51 40 Leenders Lane Roll# 03-19040	Notwithstanding the permitted uses of the Open Space (OS1) Zone, the lands zoned OS1-107 may only be used for a stormwater management purposes, a pump house and buildings, structures and uses accessory to the foregoing uses.
OS1-108 **By-law 02-07** Erin Fairgrounds 184 Main Street Roll # 1-04401	In addition to the permitted uses of the Open Space zone (OS1) and notwithstanding any provision of the By-law to the contrary, the land zoned OS1-108 may also be used for fairgrounds and buildings associated with the Erin Agricultural Society and a Masonic Temple.

Amended by By-law 18-34

	OPEN SPACE ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
Amended by By-law 18-34	**OS1-109** **By-law 02-07** Stanley Park Main St Roll # 1-0014	Notwithstanding any of the provisions of this By-law to the contrary, the land zoned OS1-109 may be used for an existing mobile home park, subject to the following special regulations: a) **Permitted Uses** i) 96 existing mobile homes ii) 11 existing single detached homes iii) an existing assembly hall, as defined by this By-law, which would also allow for the storage, repair and sale of second hand clothing, furniture and other household articles, and for use as an auction hall iv) accessory uses, buildings and structures b) **Regulations** Each mobile home, as defined herein, shall be located on a mobile home site which shall conform with the following special provisions: i) Minimum Site Frontage: 12 m ii) Minimum Site Area: 372 m^2 iii) Minimum Floor Area (per mobile home): 74.3 m^2 iv) Maximum Floor Area: 111.5 m^2 (per mobile home) v) Maximum Site Coverage: The coverage of all buildings including accessory buildings within each site area shall not exceed 35~~.0~~%. vi) Minimum Setbacks: No mobile home shall be located within 3.1 m of the limit of any internal road, nor within 6 m of any boundary of the OS1-109 Zone. vii) Building Separation: Each mobile home shall be separated from any other mobile home by a distance of at least 6~~.0~~. viii) Services: Each mobile home shall be connected to the municipal water distribution system and be serviced with a sewage disposal system approved by the local Health Unit or any regulatory authority existing at the time of installation of same. ix) Access: Each mobile home site shall have access to a public street either directly or by means of internal roads. ix) Off-Street Parking: Each mobile home site shall contain at least one off-street parking space. x) Accessory Buildings: One accessory building, not exceeding 18~~.0~~m^2 may be located to the rear of the front wall of a mobile home on the mobile home site. Each accessory building shall be separated from any other building by a distance of at least 1.2 m and no accessory building shall exceed 4.6m in building height.

OPEN SPACE ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
OS1-110 **By-law 02-07** Centre 2000 Roll # 1-11515 Roll # 1-11518	Notwithstanding the provisions of the OS1 zone, the following provisions shall apply to the lands zoned OS1-110 by the By-law: a) Permitted Uses: • a community centre • a day nursery • a library • a medical clinic • a park • a parking lot • a public building • a school • active and passive recreation • an institutional use • commercial recreation b) Regulations: • Minimum Lot Area: No minimum • Minimum Lot Frontage: No minimum • Minimum Lot Depth: No minimum • Minimum Front Yard: No minimum
OS1-111 Hillsburgh Heights / Briarwood By-law # 24-54 5916 Trafalgar Road Part of Lot 26, Concession 7, Erin, as in RO760763; Erin subject to easement in favour of The Corporation of the Town of Erin over Part 1, 61R8627 as in 1T66248	Notwithstanding the provisions of the Open Space Recreation (OS1) Zone or any other provisions in By-law 07-67 to the contrary, for the lands zoned OS1-111 on Schedule 'A' hereto, the following provisions shall apply: Only Permitted Use: • A 6 m Wide Public Walkway All other provisions of By-law 07-67 shall apply as applicable.
OS1-112 Hillsburgh Heights / Briarwood By-law # 24-54 5916 Trafalgar Road Part of Lot 26, Concession 7, Erin, as in RO760763; Erin subject to easement in	Notwithstanding the provisions of the Open Space Recreation (OS1) Zone or any other provisions in By-law 07-67 to the contrary, for the lands zoned OS1-112 on Schedule 'A' hereto, the following provisions shall apply: Only Permitted Use: • A 9.5 m Diversion Ditch

OPEN SPACE ZONE By-law, Location, Roll #	SPECIAL PROVISIONS
favour of The Corporation of the Town of Erin over Part 1, 61R8627 as in 1T66248	All other provisions of By-law 07-67 shall apply as applicable.
OS1-113 Hillsburgh Heights / Briarwood By-law # 24-54 5916 Trafalgar Road Part of Lot 26, Concession 7, Erin, as in RO760763; Erin subject to easement in favour of The Corporation of the Town of Erin over Part 1, 61R8627 as in 1T66248	Notwithstanding the provisions of the Open Space Recreation (OS1) Zone or any other provisions in By-law 07-67 to the contrary, for the lands zoned OS1-113 on Schedule 'A' hereto, the following provisions shall apply. Notwithstanding Section 4.9.2 Daylight Triangle, the following provisions shall apply: i. Minimum 6 m for local to local streets ii. Minimum 6 m for local to collector streets All other provisions of By-law 07-67 shall apply as applicable
OS1-114 Beachcroft Investments Inc. By-law #25-14 63 and 63A Trafalgar Road, Part of Lots 11 & 12 East of Market Street, Part of Lot 14, all of Lots 15 & 16 West of Market Street, Part of Lots 4 and 17, all of Lots 18, 19 and 20, east of Guelph Street, Part of Lots 21 & 22, all of Lots 23 & 24, west of Guelph Street, Registered Plan 95 (formerly Village of Hillsburgh)	Notwithstanding the provisions of the Open Space Recreation (OS1) Zone or any other provisions in By-law 07-67 to the contrary, for the lands zoned OS1-114 on Schedule 'A hereto, the following provisions shall apply: a) Notwithstanding Section 4.9.2 Daylight Triangle, the following provisions shall apply: i. Minimum 6 m for local to local streets ii. Minimum 6 m for local to collector streets iii. Minimum 15.24 m for collector to arterial streets or as per County requirement All other provisions of By-law 07-67 shall apply as applicable

OPEN SPACE ZONE By-law, Location, Roll #	SPECIAL PROVISIONS

RURAL ENVIRONMENTAL PROTECTION ZONE By-Law, Location, & Roll #	SPECIAL PROVISION
EP2-01 Erin Estate Weddings By-law 19-45 6107 Second Line	In addition to the uses permitted in the Rural Environmental Protection (EP2) Zone the following additional use is permitted: An accessory outdoor ceremony area which does not include any buildings or permanent structures and is subject to the approval of the Grand River Conservation Authority.

URBAN RESIDENTIAL ZONES By-law, Location, Roll #	SPECIAL PROVISIONS
UR1-101 Hillsburgh Heights / Briarwood By-law # 24-54 5916 Trafalgar Road Part of Lot 26, Concession 7, Erin, as in RO760763; Erin subject to easement in favour of The Corporation of the Town of Erin over Part 1, 61R8627 as in 1T66248	Notwithstanding the provisions of the Urban Residential One (UR1) Zone or any other provisions in By-law 07-67 to the contrary, for the lands zoned UR1-101 on Schedule 'A' hereto, the following special provisions shall apply: Lot Requirements (Table 7) - For purposes of this by-law, the internal road will be deemed the front lot line and Trafalgar Road will be deemed the rear lot line - Frontage is from the internal road only, no access to Trafalgar Road - Accessory structures shall be constructed to the rear of the front facade of the main dwelling All other provisions of By-law 07-67 shall apply as applicable

Standard	UR1-101
Minimum Lot Area	2,900 m^2
Minimum Lot Frontage	35 m
Minimum Rear Yard	45 m
Minimum Front Yard To Garage To Dwelling	 6 m 7 m
Minimum Interior Yard North South West	 4 m 16 m 11 m
Maximum Building Height	13 m
Maximum Lot Coverage	20%

<table>
<tr><th>URBAN RESIDENTIAL ZONES
By-law, Location, Roll #</th><th>SPECIAL PROVISIONS</th></tr>
<tr><td></td><td></td></tr>
<tr><td>UR1-102
Hillsburgh Heights / Briarwood
By-law # 24-54
5916 Trafalgar Road
Part of Lot 26, Concession 7, Erin, n, as in RO760763; Erin subject to easement in favour of The Corporation of the Town of Erin over Part 1, 61R8627 as in 1T66248</td><td>Notwithstanding the provisions of the Urban Residential One (UR1) Zone or any other provisions in By-law 07-67 to the contrary, for the lands zoned UR1-102 on Schedule 'A' hereto, the following special provisions shall apply:

Lot Requirements (Table 9):
<table>
<tr><td>Standard</td><td>UR1-102</td></tr>
<tr><td>Minimum Frontage</td><td>6 m per end unit or corner lot</td></tr>
<tr><td>Maximum Building Height</td><td>13 m</td></tr>
</table>
Notwithstanding Section 4.9~~8~~.2 Daylight Triangle, the following provisions shall apply:

i. Minimum 6 m for local to local streets
ii. Minimum 6 m for local to collector streets

All other provisions of By-law 07-67 shall apply as applicable.</td></tr>
<tr><td>UR1-103

Beachcroft Investments Inc.

By-law #25-14

63 and 63A Trafalgar Road, Part of Lots 11 & 12 East of Market Street, Part of Lot 14, all of Lots 15 & 16 West of Market Street, Part of Lots 4 and 17, all of Lots 18, 19 and 20, east of Guelph Street, Part of Lots 21 & 22, all of Lots 23 & 24, west of Guelph Street, Registered Plan 95 (formerly Village of Hillsburgh)</td><td>Notwithstanding the provisions of the Urban Residential One (UR1) Zone or any other provisions in By-law 07-67 to the contrary, for the lands zoned UR1-103 on Schedule 'A' hereto, the following special provisions shall apply:

a) In addition to the uses permitted under the Urban Residential One (UR1) Zone, the following use shall be permitted:
- Recreation, Passive

b) For purposes of this By-law a covered or uncovered porch and a balcony supported by columns shall not be considered to be the main building or structure on the lot for the purpose of determining minimum front yard or exterior side yard setbacks.

c) Notwithstanding Table 7, the following Special Lot Requirements for Single Detached Dwellings shall apply:
<table>
<tr><td>Standard</td><td>UR1-103</td></tr>
<tr><td>Minimum Lot Frontage</td><td>9.8 m</td></tr>
<tr><td>Minimum Exterior Side Yard</td><td>3 m</td></tr>
</table>
d) Notwithstanding Table 9, the following Special Lot Requirements for Townhouse Dwellings shall apply:
<table>
<tr><td>Standard</td><td>UR1-103</td></tr>
</table></td></tr>
</table>

URBAN RESIDENTIAL ZONES By-law, Location, Roll #	SPECIAL PROVISIONS
	<table><tr><td>Minimum Lot Area</td><td>85 m^2 per back-to-back townhouse unit</td></tr><tr><td>Maximum Height</td><td>14 m for back-to-back townhouse</td></tr></table> e) Notwithstanding- Section 4.49, Air Conditioners shall be permitted within the front yard when located above a balcony or a deck for back-to-back townhouse dwellings. f) Notwithstanding Section 4.9.2 Daylight Triangle, the following provisions shall apply: i. Minimum 6 m for local to local streets ii. Minimum 6 m for local to collector streets iii. Minimum 15.24 m for collector to arterial streets or as per County requirement All other provisions of By-law 07-67 shall apply as applicable.
UR1-104(H1) Beachcroft Investments Inc. By-law #25-14 63 and 63A Trafalgar Road, Part of Lots 11 & 12 East of Market Street, Part of Lot 14, all of Lots 15 & 16 West of Market Street, Part of Lots 4 and 17, all of Lots 18, 19 and 20, east of Guelph Street, Part of Lots 21 & 22, all of Lots 23 & 24, west of Guelph Street, Registered Plan 95 (formerly Village of Hillsburgh)	Notwithstanding the provisions of the Urban Residential One (UR1) Zone or any other provisions in By-law 07-67 to the contrary, for the lands zoned UR1-104(H1) on Schedule 'A hereto, the following special provisions shall apply subject to any holding (H1) symbol requirements in Section 2 as may apply: a) Notwithstanding Table 5, on lands zoned UR1-104(H) the only permitted uses are the following: - Public Uses - Single Detached Dwellings in accordance with the UR1-103 Zone - Uses accessory to the foregoing permitted uses All other provisions of By-law 07-67 shall apply as applicable. A Holding (H1) Symbol is applied to lands Zoned 'UR1-104'. A. The following provisions shall apply to all lands zoned with a holding provision (H1) as shown on Schedule "A" to this By-law until the holding provision (H1) is removed from the lands or a portion thereof pursuant to Subsection 36(3) or (4) of the Planning Act: i. Only the following uses are permitted prior to the removal of the Holding (H1) Symbol:

URBAN RESIDENTIAL ZONES By-law, Location, Roll #	SPECIAL PROVISIONS
	a) Uses lawfully existing as of the date of the enactment of this By-law b) Public Use ii. Until such time as the Holding (H1) Symbol is removed, Single Detached Dwellings in accordance with the UR1-103 Zone shall not be a permitted use. B. The Council of the Town of Erin shall not remove the Holding (H1) Symbol from the 'UR1-104' Zone until the following conditions have been complied with: i. If land is to be used for residential purposes, confirmation that the Town of Erin determined the block is not required for a Public Use; ii. If land is to be used for residential purposes, the lots shall be subdivided by a Part Lot Control Exemption By-law or other method satisfactory to the Town of Erin; and iii. Confirmation that servicing allocation has been granted to the satisfaction of the Corporation of the Town of Erin.
UR1-105(H) 2779176 Ontario Inc (Mattamy) By-law #25-48 5520 Eighth Line Part of Lot 16, Concession 8, and being designated as Part 1 on Plan 61R-22709; Town of Erin	Notwithstanding the provisions of the Urban Residential One (UR1) Zone or any other provisions in By-law 07-67 to the contrary, for the lands zoned UR1-105(H) on Schedule 'A' hereto, the following special provisions shall apply subject to any holding (H) symbol requirements in Section 2 as may apply: a) Notwithstanding Table 5, on lands zoned UR1-105(H) the only permitted uses are the following: - Single Detached Dwellings in accordance with the UR1-105(H) Zone - Townhouse Dwellings in accordance with the UR1-105(H) Zone - Uses accessory to the foregoing permitted uses b) Notwithstanding Section 4.9.2 Daylight Triangle, the following shall apply: - Minimum 6 m for local to local streets - Minimum 6 m for local to collector streets c) Notwithstanding Section 4.~~26~~27.4.1, one step is permitted to encroach into the side of the minimum parking stall and two steps into the length of the minimum parking stall.

URBAN RESIDENTIAL ZONES By-law, Location, Roll #	SPECIAL PROVISIONS
	d) Section 4.36 - Setback from Environmental Protection Zones shall not apply. e) Notwithstanding Table 7, the following Special Lot Requirements for Single Detached Dwellings shall apply:

Standard	UR1-105(H)
Minimum Lot Area	220 m^2
Minimum Lot Frontage	8 m
Minimum Front Yard	3 m
Minimum Exterior Side Yard	3 m
Maximum Building Height	14.5 m
Minimum landscaped area of front yard or exterior side yard	25%
Maximum garage width	60% lot frontage

Notes:

1) A covered or uncovered porch shall be setback a minimum of 1 m from front, rear, and exterior side lot lines.
2) A balcony shall be setback a minimum 1 m from front, rear, and exterior side lot lines.
3) Steps and landings shall be setback a minimum of 0.3 m from front and exterior side lot lines.
4) A bay, box or boxout window with or without foundation may encroach 1 m into the exterior side yard and rear yard, which may be 4 m wide, have as many storeys as the dwelling, and which has window(s) on the longest side.
5) A chimney or fireplace may encroach 0.6 m into any yard.
6) Setback to a daylight triangle shall be 0.3 m.
   0.6 m interior side yards may be paired.

All other provisions of By-law 07-67 shall apply as applicable

A Holding (H) Symbol is applied to lands Zoned 'UR1-105'.

A. The following provisions shall apply to all /ands zoned with a holding provision (H) as shown on Schedule 'A' to this by-law until the holding provision (H) is removed from the lands or a portion thereof pursuant to Subsection 36(3) or (4) of the Planning Act:

i. Only the following uses are permitted prior to the removal of the Holding (H) Symbol:

URBAN RESIDENTIAL ZONES By-law, Location, Roll #	SPECIAL PROVISIONS
	a. Uses lawfully existing as of the date of the enactment of this By-law b. Single Detached Dwellings in accordance with the UR1-105(H) Zone ii. Until such time as the Holding (H) Symbol is removed, Townhouse Dwellings in accordance with the following Special Lot Provisions in Section B shall not be a permitted use. B. Notwithstanding Table 9, the following Special Lot Requirements for Townhouse Dwellings shall apply:

Standard	UR1-105(H)
Minimum Lot Area	150 m^2
Maximum Building Height	14.5 m
Minimum Private Outdoor Amenity Area	N/A
Minimum Common Outdoor Amenity Area	N/A
Maximum garage width – corner or end unit	50% lot frontage
Maximum garage width – interior unit	60% lot frontage

Notes:
1) A covered or uncovered porch shall be setback a minimum of 1 m from front, rear, and exterior side lot lines.
2) A balcony shall be setback a minimum 1 m from front, rear, and exterior side lot lines.
3) Steps and landings shall be setback a minimum of 0.3 m from front and exterior side lot lines.
4) A bay, box or boxout window with or without foundation may encroach 1 m into the exterior side yard and rear yard, which may be 4 m wide, have as many storeys as the dwelling, and which has window(s) on the longest side.
5) A chimney or fireplace may encroach 0.6 m into any yard.
6) Setback to a daylight triangle shall be 0.3 m. 0.6 m interior side yards may be paired.

C. The Council of the Town of Erin shall not remove the Holding (H) Symbol from the 'UR1-105' Zone until the following conditions have been complied with:
i. Confirmation from the Town that adequate water and wastewater service is available;

URBAN RESIDENTIAL ZONES By-law, Location, Roll #	SPECIAL PROVISIONS
	ii. Confirmation that servicing allocation has been granted to the satisfaction of the Corporation of the Town of Erin; and iii. Final registration of a Draft Plan and a Subdivision Agreement is registered on title or other process satisfactory to the Town of Erin for Townhouse Dwellings.
UR1-106 2779181 Ontario Inc. (Coscorp) By-law #25-47 5552 Eighth Line Part of Lot 17, Concession 8 and being designated as Part 1 on Plan 61R-22708; Town of Erin	Notwithstanding the provisions of the Urban Residential One (UR1) Zone or any other provisions in By-law 07-67 to the contrary, for the lands zoned UR1-106 on Schedule 'A' hereto, the following special provisions shall apply: a) Notwithstanding Section 4.9.2 Daylight Triangle, the following shall apply: i. Minimum 6~~.0~~ m for local to local streets ii. Minimum 6~~.0~~ m for local to collector streets b) Notwithstanding Section 4.27~~6~~.4.1, one step is permitted to encroach into the side of the minimum parking stall and two steps into the length of the minimum parking stall. c) Section 4.36 - Setback from Environmental Protection Zones shall not apply. d) Notwithstanding Table 7, the following Special Lot Requirements for Single Detached Dwellings shall apply:

Standard	UR1-106
Minimum Lot Area	220 m^2
Minimum Lot Frontage	8 m
Minimum Front Yard	3 m
Minimum Exterior Side Yard	3 m
Maximum Building Height	14.5 m
Minimum landscaped area of front yard or exterior side yard	25%
Maximum garage width	60% of lot frontage

Notes:
1) A covered or uncovered porch shall be setback a minimum of 1 m from front, rear, and exterior side lot lines.
2) A balcony shall be setback a minimum 1 m from front, rear, and exterior side lot lines.
3) Steps and landings shall be setback a minimum of 0.3 m from front and exterior side lot lines.

<table>
<tr><th>URBAN RESIDENTIAL ZONES
By-law, Location, Roll #</th><th>SPECIAL PROVISIONS</th></tr>
<tr><td></td><td>
4) A bay, box or boxout window with or without foundation may encroach 1 m into the exterior side yard and rear yard, which may be 4 m wide, have as many storeys as the dwelling, and which has window(s) on the longest side.
5) A chimney or fireplace may encroach 0.6 m into any yard.
6) Setback to a daylight triangle shall be 0.3 m.
7) 0.6 m interior side yards may be paired.

e) Notwithstanding Table 9, the following Special Lot Requirements for Townhouse Dwellings shall apply:
<table>
<tr><th>Standard</th><th>UR1-106</th></tr>
<tr><td>Minimum Lot Area</td><td>150 m^2 per unit</td></tr>
<tr><td>Maximum Building Height</td><td>14.5 m</td></tr>
<tr><td>Minimum Private Outdoor Amenity Area</td><td>N/A</td></tr>
<tr><td>Minimum Common Outdoor Amenity Area</td><td>N/A</td></tr>
<tr><td>Maximum garage width - corner or end unit</td><td>50% of lot frontage</td></tr>
<tr><td>Maximum garage width - interior unit</td><td>60% of lot frontage</td></tr>
</table>
Notes:
1) A covered or uncovered porch shall be setback a minimum of 1~~.0~~ m from front, rear, and exterior side lot lines.
2) A balcony shall be setback a minimum 1~~.0~~ m from front, rear, and exterior side lot lines.
3) Steps and landings shall be setback a minimum of 0.3 m from front and exterior side lot lines.
4) A bay, box or boxout window with or without foundation may encroach 1~~.0~~ m into the exterior side yard and rear yard, which may be 4 m wide, have as many storeys as the dwelling, and which has window(s) on the longest side.
5) A chimney or fireplace may encroach 0.6 m into any yard.
6) Setback to a daylight triangle shall be 0.3 m.

All other provisions of By-law 07-67 shall apply as applicable.
</td></tr>
<tr><td>UR1-107(H1)
2779181 Ontario Inc. (Coscorp)

By-law #25-47</td><td>Notwithstanding the provisions of the Urban Residential One (UR1) Zone or any other provisions in By-law 07-67 to the contrary, for the lands zoned UR1-107(H1) on Schedule 'A' hereto, the following special provisions shall apply:</td></tr>
</table>

URBAN RESIDENTIAL ZONES By-law, Location, Roll #	SPECIAL PROVISIONS
5552 Eighth Line Part of Lot 17, Concession 8 and being designated as Part 1 on Plan 61R-22708; Town of Erin	a) In addition to the uses permitted under the Urban Residential One (UR1) Zone, the following use shall be permitted: - Live-Work Unit b) For the purpose of this By-law, Live-Work Unit shall be defined as a dwelling unit that contains an ancillary business, which is conducted only by an individual that lives in the dwelling, and which is restricted to the ground floor area of the live-work unit, and shall be limited to the following uses: i. Business or professional office, excluding the office of a medical practitioner or veterinarian ii. Personal service shop, excluding health clinic, dry cleaners, laundromat, pet grooming iii. Service or Repair Shop, limited only to the servicing or repairing of small household appliances and home computers iv. Studio c) For the purposes of this By-law, Private Road shall be defined as a private right-of-way used by Motor Vehicles, which is not owned by a Public Authority. d) Notwithstanding Section 4.9~~8~~.2 – Daylight Triangle, following shall apply: i. Minimum 6 m for local to local streets ii. Minimum 6 m for local to collector streets e) Notwithstanding Section 4.11~~0~~ – Frontage on a Public Road, Street, or Highway, a townhouse or back-to-back townhouse is permitted to have access through a Private Road. f) Notwithstanding Section 4.27.3~~6.4.1~~ Parking & Driveway Provisions for Residential Zones, one step is permitted to encroach into the side of the minimum parking stall and two steps into the length of the minimum parking stall. g) Section 4.36 – Setback from Environmental Protection Zones shall not apply. h) Notwithstanding Table 9, the following Special Lot Requirements for Townhouse Dwellings shall apply: **Standard** | **UR1-107(H1) Townhouse** | **UR1-107(H1) Back-to-Back Townhouse** Minimum Lot Area | 100m^2 per unit | 85m^2 per unit

URBAN RESIDENTIAL ZONES By-law, Location, Roll #	SPECIAL PROVISIONS

Minimum separation distance between buildings (rear to rear of main wall)	8 m for all townhouse	N/A
Maximum Building Height	14.5 m	14.5 m
Minimum Private Outdoor Amenity Area	7 m^2 per unit	5 m^2 per unit
Minimum Common Outdoor Amenity Area	4 m^2 per unit	4 m^2 per unit
Maximum garage width - corner and end unit	50% of lot frontage	50% of lot frontage
Maximum garage width - interior unit	60% of lot frontage	60% of lot frontage
Maximum garage width - where a garage is accessed from a rear lane	100% width of lot width	N/A

Notes:

1) A covered or uncovered porch shall be setback a minimum of 1 m from front, rear, and exterior side lot lines.
2) A balcony shall be setback a minimum 1 m from front, rear, and exterior side lot lines.
3) Steps and landings shall be setback a minimum of 0.3 m from front and exterior side lot lines.
4) A bay, box or boxout window with or without foundation may encroach 1 m into the exterior side yard and rear yard, which may be 4 m wide, have as many storeys as the dwelling, and which has window(s) on the longest side.
5) A chimney or fireplace may encroach 0.6 m into any yard.
6) Setback to a daylight triangle shall be 0.3 m.

All other provisions of By-law 07-67 shall apply as applicable.
No person within the lands zoned 'UR1-107(H1)' shall use any lot or erect, alter or use any buildings or structures for any purpose except for those uses which lawfully existed on the date of passing of this By-law unless an amendment to this By-law or removal of the "(H1)" prefix, as identified, is approved by Council of the Town of Erin and comes into full force and effect.

A Holding (H1) Symbol is applied to lands Zoned 'UR1-107'. The Council of the Town of Erin shall not remove the Holding (H1)

URBAN RESIDENTIAL ZONES By-law, Location, Roll #	SPECIAL PROVISIONS
	Symbol from the 'UR1-107' zone until the following conditions have been complied with: ii) Confirmation from the Town that adequate water and wastewater service is available; iii) Confirmation that servicing allocation has been granted to the satisfaction of the Corporation of the Town of Erin; and iv) Site Plan approval is granted and a Site Plan Agreement registered on title.
UR1-108(H2) 2779181 Ontario Inc. (Coscorp) By-law #25-47 5552 Eighth Line Part of Lot 17, Concession 8 and being designated as Part 1 on Plan 61R-22708; Town of Erin	Notwithstanding the provisions of the Urban Residential One (UR1) Zone or any other provisions in By-law 07-67 to the contrary, for the lands zoned UR1-108(H2) on Schedule 'A' hereto, the following special provisions shall apply: a) For the purposes of this By-law, Private Road shall be defined as a private right-of-way used by Motor Vehicles, which is not owned by a Public Authority. b) Notwithstanding Section 4.9~~8~~.2 – Daylight Triangle, the following shall apply: i. Minimum 6 m for local to local streets ii. Minimum 6 m for local to collector streets c) Notwithstanding Section 4.11~~0~~ – Frontage on a Public Road, Street, or Highway , a townhouse or back-to-back townhouse is permitted to have access through a Private Road. d) Notwithstanding Section 4.27.3~~6.4.1~~ Parking & Driveway Provisions for Residential Zones, one step is permitted to encroach into the side of the minimum parking stall and two steps into the length of the minimum parking stall. e) Section 4.37~~6~~Setback from Environmental Protection Zones shall not apply f) Notwithstanding Table 9, the following Special Lot Requirements for Townhouse Dwellings shall apply:

Standard	UR1-108(H2) Townhouse	UR1-108(H2) Back-to-Back Townhouse
Minimum Lot Area	100 m^2 per unit	85 m^2 per unit
Minimum separation distance between buildings (rear to rear)	8.0 m for all townhouse	N/A
Maximum Building Height	14.5 m	14.5 m
Minimum Private Outdoor Amenity Area	7.0 m^2 per unit	5.0 m^2 per unit

URBAN RESIDENTIAL ZONES By-law, Location, Roll #	SPECIAL PROVISIONS

Minimum Common Outdoor Amenity Area	4.0 m^2 per unit	4.0 m^2 per unit
Maximum garage width - corner or end unit	50% of lot frontage	50% of lot frontage
Maximum garage width - interior unit	60% of lot frontage	60% of lot frontage
Maximum garage width - where a garage is accessed from a rear lane	100% width of lot width	N/A

Notes:

1) A porch shall be setback minimum of 1 m from front, rear, and exterior side lot lines.
2) A balcony shall be setback a minimum 1 m from front, rear, and exterior side lot lines.
3) Steps and landings shall be setback a minimum of 0.3 m from front and exterior side lot lines.
4) A bay, box or boxout window with or without foundation may encroach 1 meter into the exterior side yard and rear yard, which may be 4 m wide, have as many storeys as the dwelling, and which has window(s) on the longest side.
5) A chimney or fireplace may encroach 0.6 m into any yard.
6) Setback to a daylight triangle shall be 0.3 m.

All other provisions of By-law 07-67 shall apply as applicable

No person within the /ands zoned 'UR1-108(H2)' shall use any lot or erect, alter or use any buildings or structures for any purpose except for those uses which lawfully existed on the date of passing of this By-law unless an amendment to this By-law or removal of the'(H2)" prefix, as identified, is approved by Council of the Town of Erin and comes into full force and effect.

A Holding (H2) Symbol is applied to lands Zoned 'UR1-108'. The Council of the Town of Erin shall not remove the Holding (H2) Symbol from the'UR1-108' zone until the following conditions have been complied with:

i. Confirmation from the Town that adequate water and wastewater service is available;
ii. Confirmation that servicing allocation has been granted to the satisfaction of the Corporation of the Town of Erin; and
iii. Site Plan approval is granted and a Site Plan Agreement registered on title.

<table>
<tr><th>URBAN RESIDENTIAL ZONES
By-law, Location, Roll #</th><th>SPECIAL PROVISIONS</th></tr>
<tr><td>UR2-101
Hillsburgh Heights / Briarwood
By-law # 24-54

5916 Trafalgar Road
Part of Lot 26, Concession 7, Erin, as in RO760763; Erin subject to easement in favour of The Corporation of the Town of Erin over Part 1, 61R8627 as in 1T66248</td><td>Notwithstanding the provisions of the Urban Residential Two (UR2) Zone or any other provisions in By-law 07-67 to the contrary, for the lands zoned UR2-101 on Schedule 'A' hereto, the following special provisions shall apply:

Lot Requirements (Table 7)

<table>
<tr><td>Standard</td><td>UR2-101</td></tr>
<tr><td>Minimum Exterior Side Yard</td><td>3 (2)</td></tr>
<tr><td>Maximum Building Height</td><td>13 m</td></tr>
</table>

Notwithstanding Section 4.9~~8~~.2 – Daylight Triangle, the following provisions shall apply:

i. Minimum 6 m for local to local streets
ii. Minimum 6 m for local to collector streets
iii. Minimum 15.24 m for local to arterial streets or as per County requirement
iv. Minimum 15.24 m for collector to arterial streets or as per County requirement

All other provisions of By-law 07-67 shall apply as applicable.</td></tr>
</table>

FUTURE DEVELOPMENT ZONE ~~HOLDING & TEMPORARY~~ USE BY-LAWS By-law, Location, & Roll #	SPECIAL PROVISION
FD-101 1096288 Ont. Inc. By-law 14-49 9491 Sideroad 17 Pt Lot 17, Con 8	A single detached dwelling on the lot as depicted on Schedule "A" subject to the applicable provisions of the A zone and other applicable regulations of the Comprehensive Zoning By-law.
FD Ind H Barbour By-Law 11-06 Lot 23, Con 9 Roll# 08-03305	The land to which FD Ind H applies is limited to existing non-intensive agricultural uses. The industrially designated land is subject to a holding provision to prohibit development until such time as connection to public water is available and appropriate zoning is approved by the municipality.
FD-102 By-law 2014-07 D'Angelo 5916 Trafalgar Road Pt Lots 26, Con 9	Permitted Uses: A single detached dwelling on the lot as depicted on Schedule "A" subject to the applicable provisions of the R1 zone and other applicable regulations of the Comprehensive Zoning By-law.
FD-103(H3) Hillsburgh Heights / Briarwood By-law # 24-54 5916 Trafalgar Road Part of Lot 26, Concession 7, Erin, as in RO760763; Erin subject to easement in favour of The Corporation of the Town of Erin over Part 1, 61R8627 as in 1T66248	Notwithstanding the provisions of the Urban Residential Two (UR2) Zone or any other provisions in By-law 07-67 to the contrary, for the lands zoned FD-103(H3) on Schedule 'A' hereto, the following special provisions shall apply once the Holding (H3) Symbol has been lifted: Lot Requirements (Table 7): Standard | FD-103(H3) Minimum Exterior Side Yard | 3 m (2) Maximum Building Height | 13 m Notwithstanding Section 4.9.2 Daylight Triangle, the following provisions shall apply: i. Minimum 6 m for local to local streets All other provisions of By-law 07-67 shall apply as applicable. No person within the lands zoned 'FD-103(H3)' shall use any lot or erect, alter or use any buildings or structures for any purpose except for those uses which lawfully existed on the date of passing of this By-law unless an amendment to this By-law or

<table>
<tr><td></td><td>removal of the "(H3)" prefix, as identified, is approved by Council of the Town of Erin and comes into full force and effect.

A Holding (H3) Symbol is applied to lands Zoned 'FD-103'. The Council of the Town of Erin shall not remove the Holding (H3) Symbol from the'FD-103'(H3) zone until the following conditions have been complied with:

i. Confirmation from the Town that adequate water and wastewater service is available;
ii. Confirmation that servicing allocation has been granted to the satisfaction of the Corporation of the Town of Erin;
iii. Draft Plan of Subdivision approval and a Subdivision Agreement registered on title;
iv. Confirmation that the lands have been appropriately zoned by a zoning by-law; and
v. All necessary approvals required by other commenting agencies and authorities.</td></tr>
<tr><td>FD-104(H3)
Hillsburgh Heights / Briarwood
By-law # 24-54
5916 Trafalgar Road
Part of Lot 26, Concession 7, Erin, as in RO760763; Erin subject to easement in favour of The Corporation of the Town of Erin over Part 1, 61R8627 as in 1T66248</td><td>Notwithstanding the provisions of the Urban Residential One (UR1) Zone or any other provisions in By-law 07-67 to the contrary, for the lands zoned FD-104(H3) on Schedule 'A' hereto, the following special provisions shall apply once the Holding (H3) Symbol is lifted

Lot Requirements (Table 9):
<table>
<tr><td>Standard</td><td>FD-104(H3)</td></tr>
<tr><td>Minimum Frontage</td><td>6~~.0~~ m per unit</td></tr>
<tr><td>Maximum Building Height</td><td>13~~.0~~ m</td></tr>
</table>

Notwithstanding Section 4.9~~8~~.2 – Daylight Triangle, the following provisions shall apply:
i. Minimum 6 m for local to local streets

All other provisions of By-law 07-67 shall apply as applicable.

No person within the lands zoned 'FD-104(H3)' shall use any lot or erect, alter or use any buildings or structures for any purpose except for those uses which lawfully existed on the date of passing of this By-law unless an amendment to this By-law or removal of the "(H3)" prefix, as identified, is approved by Council of the Town of Erin and comes into full force and effect.

A Holding (H3) Symbol is applied to lands Zoned 'FD-104'. The Council of the Town of Erin shall not remove the Holding (H3) Symbol from the'FD-103'(H3) zone until the following conditions have been complied with:</td></tr>
</table>

	i. Confirmation from the Town that adequate water and wastewater service is available; ii. Confirmation that servicing allocation has been granted to the satisfaction of the Corporation of the Town of Erin; iii. Draft Plan of Subdivision approval and a Subdivision Agreement registered on title; iv. Confirmation that the lands have been appropriately zoned by a zoning by-law; and v. All necessary approvals required by other commenting agencies and authorities.

ORIGINAL SIGNED BY MAYOR AND CLERK DECEMBER 18, 2007.