



**ZONING BY-LAW
2010-080**

**For the
Corporation of the Township of Mapleton**

**The Corporation of the Township of Mapleton
P.O. Box 160
Drayton, Ontario N0G 1P0**

June 2026 Consolidation

USER'S GUIDE TO THE TOWNSHIP OF MAPLETON ZONING BY-LAW

Purpose of a Zoning By-law

A comprehensive zoning by-law is a precise legal document used by a municipality to regulate the use of land and the buildings upon it. It states exactly what type of land uses are **permitted** in a specific area or **zone** and provides the requirements or **regulations** that apply to such land. Under Ontario's Planning Act, local municipalities can establish zoning by-laws to control the use of land and future development of their community. Zoning By-laws also protect property owners from the development of conflicting land uses. As such, any use of land or the construction or use of any building or structure not in compliance with the local Zoning By-law is prohibited. The Township of Mapleton Zoning By-law is also needed to help the community implement the goals and objectives of the Wellington County Official Plan, which became effective May 6, 1999.

How to Use the By-law

For each **zone**, there is a list of **permitted uses** and a number of **regulations** such as lot size, frontage, and required yards. The location of each of the zones is shown on the Zone Maps in Schedule "A" found at the end of this By-law. The specific uses and regulations applicable to each zone are found in the relevant section(s) of the Zoning By-law, which bears the same zone name(s).

To determine the provisions of the Zoning By-law that affect your property, follow these steps:

1. Locate your property on one of the **Zone Maps** to find the applicable **zone(s)** that apply to your property (e.g. Residential R1A Zone).
2. Once you have identified the **zone(s)**, turn to the Table of Contents within the text of the By-law and locate the applicable zone provisions (For example, the R1A Zone is found under Section 9). Then go to the appropriate page in the By-law to determine the **permitted uses** and specific **regulations** that relate to that zone.
3. Review the **general provisions** (e.g. parking, accessory uses, etc.) contained under Section 6. The provisions contained in Section 6 apply to all land within the municipality and many will affect your property.
4. Section 5 – **Definitions** are useful when trying to understanding the meaning of terminology used throughout the Zoning By-law.

Should you have difficulty reading the Zone Maps or understanding the text of this document, contact the Municipal Office at (519) 638-3313 for assistance.

AMENDMENTS TO THE TOWNSHIP OF MAPLETON ZONING BY-LAW BY-LAW NUMBER 2010-080

BY-LAW NUMBER	DATE	OMB/LPAT APPROVAL DATE	PURPOSE
2010-084	Nov 23/10		Site Specific revision – permitted uses.
2010-087	Nov 23/10		Temporary use – Mobile home/garden suite.
2011-005	Jan 11/11		Rezone from Open Space to Agriculture.
2011-009	Jan 11/11	Dec. 7/12	Restrict residential and allow an oversized accessory structure.
2011-033	April 12/11		Site Specific revision – abattoir floor area.
2011-035	April 12/11		Rezone from A to AC (Agricultural commercial)
2011-045	May 10/11		Rezone from IN to R1A (residential).
2011-047	May 10/11		Temporary use – Mobile home.
2011-049	May 10/11		To allow a greenhouse and nursery.
2011-064	June 28/11		Site Specific revision – Contractor's Yard.
2011-070	July 19/11		Rezone from Residential to Institutional
2011-074	Aug 16/11		Rezone from Agricultural to Extractive Industrial (EI)
2011-085	Sept 27/11		Rezone from Industrial to site specific Agriculture to allow car sales.
2011-095	Dec 13/11		Temporary use – Mobile home/garden suite
2012-010	Feb 14/12		Restrict residential and keeping of livestock.
2012-021	Mar 27/12		Rezone Natural Environment to Residential site specific (2 nd dwelling).
2012-024	April 10/12		Temporary use – truck trailer storage & outdoor storage definition.
2012-027	April 24/12		Site specific revision – ground floor area.
2012-035	May 22/12		Rothsay Hamlet – allow Hobby Barns.
2012-037	Dec 11/13		Rezone from A to AC
2012-039	May 22/12		Restrict residential and allow an oversized accessory structure.
2012-044	June 12/12		Rezone to Industrial site specific to allow a food processing plant.
2012-051	June 26/12		Removal of Holding (H) - Drayton
2012-055	Aug 14/12		Restrict residential and allow an oversized accessory structure.
2012-073	Oct 23/12		Temporary use extension – Mobile home
2012-074	Oct 23/12		Temporary use extension – Mobile home
2012-075	Oct 23/12		Temporary use extension – Mobile home
2012-076	Oct 23/12		Restrict residential and use of barn and recognize lot size

BY-LAW NUMBER	DATE	OMB/LPAT APPROVAL DATE	PURPOSE
2012-077	Oct 23/12		Restrict residential and allow an oversized accessory structure.
2012-078	Oct 23/12		Rezone from FD to Rural Industrial.
2012-085	Nov 27/12		Temporary use extension – Mobile home.
2012-086	Nov 27/12		Rezone from FD to R1A and home industry uses.
2013-002	Jan 22/13		Glenaviland Subdivision
2013-005	Jan 22/13		Temporary use extension – Mobile home.
2013-008	Jan 22/13		Temporary use extension – Mobile home.
2013-019	Mar 26/13		Restrict residential and allow an oversized accessory structure.
2013-022	Mar 26/13		Temporary use extension – Garden Suite
2013-046	May 28/13		Temporary use extension – Garden Suite
2013-047	May 28/13		Site specific revision – Shoe sales & repair and groceries retail.
2013-048	May 28/13		Site specific revision – Farm and dairy equipment supply operation.
2013-053	June 25/13		Site specific revision – Drying kiln and lumber shed.
2013-054	June 25/13		Site specific revision – restrict residence.
2013-085	Nov 12/13		Site specific for hobby barn.
2013-089	Jan 8/14		Site specific revision – Increase permitted ground floor area for farm livestock, drinking, and feeding systems operation.
2013-090	Nov 26/13		Site specific revision – One existing accessory building with a floor area not exceeding 387 m ² (4166 ft ²).
2013-092	Nov 26/13		Housekeeping amendment.
2014-001	Jan 14/14		Rezone from FD to R1N site specific.
2014-004	Jan 28/14		Temporary use extension – Garden Suite
2014-005	Jan 28/14		Rezone C1 to R1C
2014-011	Mar 4/14		Temporary use extension and increase permitted floor area for a Garden Suite.
2014-012	Mar 4/14		Site specific revision – increased max floor area for woodshop.
2014-026	May 23/14		To apply MDS regulations to vacant lots.
2014-028	April 22/14		Second unit (accessory apartment)
2014-037	May 27/14		Restrict residential, allow an oversized accessory structure and exempt MDS.
2014-057	July 22/14		Site specific revision to permit a second residential dwelling.
2014-065	Sept 9/14		Restrict residential on agricultural lands and allow reduced interior side yard on retained portion.
2014-066	Sept 9/14		Site specific revision – Reduced permitted lot area, lot

BY-LAW NUMBER	DATE	OMB/LPAT APPROVAL DATE	PURPOSE
			frontage, front yard and exterior sideyard.
2014-067	Sept 9/14		Restrict residential on agricultural lands and permit oversized accessory structures on retained portion.
2014-076	Oct 14/14		Site specific revision – Barn replacement with size limit of 2.640m ² , a setback of 518.3ft from the front lot line and limited livestock capacity.
2015-007	Jan 27/15		Removal of Holding (H) from 61M-192 – Lots 35 to 38 and adding Holding (H) to 61M-192 – Lots 35 to 38
2015-023	Mar 10/15		Temporary use – Garden Suite
2015-036	Apr 14/15		Site specific revision – Parochial school
2015-037	Apr 14/15		Rezone from A-31.97 to A & AC
2015-040	Apr 28/15		Rezone from IN to R2
2015-077	July 28/15		Site specific revision – allow recycling of used asphalt, concrete and similar materials.
2015-078	July 28/15		Temporary use – Garden Suite.
2015-079	July 28/15		Removal of Holding (H) from 61M-192 – Lots 39 and adding Holding (H) to 61R-11550 – Parts 4 and 5
2015-088	Aug 26/15		Rezone from RIN to RIN-31.259 and RIN-31.273 to RIN-31.259
2015-089	Aug 26/15		Rezone from A & RIN to A-31.286 & RIN-31.286
2015-098	Sept 22/15		Rezone from A to A-31.287 & A-31.288 to prohibit residential and bring existing metal clad building into conformity
2016-007	Jan 26/16		To permit a temporary garden suite for 20 years.
2016-012	Feb 9/16		Rezone from A to AC-31.291 to allow tractor and farm equipment repair and sales
2016-015	Mar 8/16		To permit a mobile home until Mar. 8, 2022
2016-016	Mar 8/16		Rezone from A to A-31.292 & A to A-31.293
2016-022	Mar 22/16		Rezone from A-31.35 to AC-31.35 to allow uses related to an agricultural drainage contractor and manufacturing
2016-035	May 10/16		Rezone from A-31.113 to AC-31.113
2016-039	May 24/16		Revise the text in Section 31.192 to allow a temporary portable office
2016-040	May 24/16		Revise site specific zoning A-31.111 to permit an expansion of the existing abattoir facility
2016-046	June 7/16		Rezone from R1A to R1A-294 to allow shed house 2 horses and buggy
2016-048	May 10/16		Correction to By-law 2016-035. Rezone from A-31.113 to AC-31.113
2016-049	June 28/16		Site specific revision – allow off season storage of cars, boats

BY-LAW NUMBER	DATE	OMB/LPAT APPROVAL DATE	PURPOSE
			and campers
2016-050	June 28/16		Temporary use – Renewal
2016-051	June 28/16		Rezone from A to A-31.296
2016-059	July 26/16		Revise site specific zoning A-31.4 to allow one existing dwelling and one mobile home
2016-071	Sept 27/16		To allow an increase in the floor area of an existing home industry.
2016-072	Sept 27/16		Rezone R1C to R1C-31.41
2016-073	Sept 27/16		Rezone A to A-31.297
2016-076	Oct 11/16		Temporary use – Garden Suite
2016-080	Oct 25/16		Rezone IN to IN-31.298
2016-081	Oct 25/16		Rezone A to A-31.299
2016-082	Oct 25/16		Rezone AC to A
2016-090	Dec 13/16		Rezone A to AC-31.301
2017-001	Jan 10/17		Rezone A to A-31.300
2017-006	Jan 24/17		To permit a temporary garden suite for another 10 year period.
2017-007	Jan 24/17		To permit a temporary garden suite for another 10 year period, revise the zoning from west to east side of the dwelling
2017-008	Jan 24/17		To permit a temporary garden suite for another 10 year period
2017-024	Feb 21/17		Rezone from A to A-31.302
2017-036	Mar 28/17		Rezone from NE to A, and A to A-31.303
2017-037	Apr 12/17		To renew a temporary garden suite in the form of a mobile home for an additional 10 year period
2017-038	Mar 28/17		To allow a temporary garden suite in the form of a mobile home for an additional 10 year period
2017-046	Apr 25/17		To extend the Agricultural Commercial zone to the balance of the severed property
2017-052	May 9/17		Rezone to allow accessory apartment in basement of existing dwelling.
2017-062	May 23/17		Rezone from A to A-31.305
2017-066	Jun 13/17		Rezone from AC to AC-31.306
2017-079	July 25/17		To allow a temporary garden suite in the form of a mobile home
2017-086	Aug 22/17		To rezone property to permit the use of the property for a church
2017-094	Sept 26/17		Rezone from A to AC-31.308
2017-095	Sept 26/17		Rezone from A to AC-31.309

BY-LAW NUMBER	DATE	OMB/LPAT APPROVAL DATE	PURPOSE
2017-114	Nov 14/17		To bring this By-Law into conformity with the Grand River Source Protection Plan.
2017-121	Nov 28/17		Rezone from A-31.44 and FD to AC
2017-122	Nov 28/17		Rezone from A-31.44 to M1
2017-127	Dec 12/17		Rezone from C1 and M1 to C1-31.310
2018-008	Apr 25/18		Rezone from R1A to R1A-31.311 to permit the construction of a storage shed/barn to house a horse and buggy.
2018-011	Feb 13/18		Rezone FD to RIN and NE
2018-014	Mar 13/18		To permit a take-out restaurant in a mobile kitchen trailer on the property.
2018-024	Apr 24/18		Rezone from A to A-31.312 & A-31.313
2018-025	Apr 24/18		Rezone from R1C to R1C-31.315
2018-027	May 8/18		Rezone to permit a commercial dog kennel, from A to A-31.314.
2018-037	May 22/18		Rezone from A-31.201 to AC-31.201 and A to permit expanded business.
2018-051	Jun 26/18		Rezone from C2-31.58 to R1A-31.58, to permit a woodworking shop.
2018-052	Jun 26/18		Rezone from A and AC to AC-31.317
2018-054	Jun 26/18		To permit expansion of home industry.
2018-058	Jul 24/18		To remove holding symbol (H) from subject lands to allow for use of accessory residential unit.
2018-066	Sept 11/18		Removal of "H" provision
2018-069	Sept 25/18		Removal of "H" provision
2018-071	Sept 25/18		To permit an expanded home industry use and extend the permission for a temporary garden suite on the property.
2018-075	Oct 30/18		Rezone from IN to M2-31.322.
2018-076	Oct 30/18		Rezone A to A-31.320 and A-31.321 to restrict residential development on the retained parcel and increase floor area for an accessory building on severed lot.
2018-077	Oct 30/18		Rezone A-31.275 to A-31.318 and A-31.319
2018-082	Nov 27/18		To rezone FD to R3
2018-083	Nov 27/18		To remove the "H" provision on R1C-31.265.1 and R1C.265.2
2018-084	Nov 27/18		Rezone to permit an expansion to existing business.
2018-085	Nov 27/18		Rezone from A to A-31.323 to permit a commercial dog kennel.
2018-094	Dec 11/18		Rezone from IN to M2-31.322
2019-014	Feb 20/19		Rezone to permit a wood working/finishing shop and allow temporary storage for 3 years.
2019-015	Feb 20/19		Rezone from FD and A to OS1

BY-LAW NUMBER	DATE	OMB/LPAT APPROVAL DATE	PURPOSE
2019-026	Mar 26/19		Rezone from A to A-31.325 to permit a commercial dog kennel.
2019-031	Mar 26/19		Rezone from M1 and R1C to M1-31.326 to permit construction of feed mill/plant.
2019-035	Apr 9/19		Rezone M1 (H) to M1 to remove holding symbol.
2019-039	Apr 23/19		Rezone FD to NE, NE to RIN 31.259 and RIN to RIN 31.259.
2019-040	Apr 23/19		Rezone from A to A-31.238 to prohibit future residential development.
2019-041	Apr 23/19		To remove holding symbol (H) to allow for development of industrial uses.
2019-065	Jun 13/19		Removal of holding symbol (H) to allow for development of subdivision.
2019-070	Jul 9/19		Rezone to permit an oversized accessory building.
2019-071	Jul 9/19		Rezone to allow a second residential dwelling on the property in addition to uses permitted in A-31.118.
2019-072	Jul 9/19		Rezone to permit a commercial dog kennel.
2019-091	Oct 22/19		Rezone to permit the sale of alcohol and a bottle return in addition to uses permitted within C1 zone.
2019-092	Oct 25/19		Housekeeping
2019-100	Nov 26/19		Rezone to permit a commercial dog kennel from A to A-31.331.
2019-101	Nov 26/19		Rezone to prohibit future residential development and to recognize accessory structure location in front yard, from A to A-31.329 and A-31.330.
2019-103	Dec 10/19		Rezone to prohibit future residential development and to recognize accessory structure location in front yard, from A to A-31.332 and A-31.333.
2019-107	Dec 10/19		Rezone from A to IN to permit expansion of existing cemetery and church.
2019-108	Dec 10/19		Rezone subject lands from R1C-31.265.1 to R2 to facilitate construction of semi-detached dwellings.
2019-109	Dec 10/19		Rezone from M1 to M1-31.334 to permit construction of building for fitness facility.
2020-003	Jan 28/20		Rezone from R2 to RT to permit a commercial studio in addition to existing residential use.
2020-014B	Feb 20/20		Rezone to permit the sale of alcohol in addition to uses permitted with C1 zone.
2020-022	April 14/20		Rezone to A to A-31.230 & NE to NE-31.231 to permit a liquid manure tank in an NE zone and provide relief from MDSII.
2020-048	July 14/20		Rezone from R1C to R1C 31.34 to permit a second unit in the

BY-LAW NUMBER	DATE	OMB/LPAT APPROVAL DATE	PURPOSE
			basement of the main dwelling.
2020-049	July 14/20		Rezone from A-31.92 to AC-31.92 to continue farm equipment sales business on a reduced lot and reduce setback.
2020-056	Aug 11/20		Amend site specific zoning to permit for home industry and reduce minimum setback to a lot line.
2020-069	Oct 27/20		Rezone to permit expansion of home industry.
2020-070	Oct 27/20		Rezone to permit expansion of home industry.
2020-077	Nov 24/20		Rezone to permit a dog kennel.
2020-083	Dec 8/20		Rezone to permit expansion of home industry.
2020-084	Dec 22/20		Rezone from A to A-31.116 to permit a temporary garden suite for a period of 20 years.
2021-004	Jan 12/21		Rezone to permit expansion of home industry.
2021-005	Jan 12/21		Rezone to permit a home industry.
2021-011	Feb 9/21		Rezone to restrict future residential development on retained agricultural parcel.
2021-016	Feb 24/21		Rezone from A to A-31.7 to prohibit future residential development as well as A to A-31.173.
2021-021	Mar 9/21		To allow a temporary garden suite in the form of a mobile home for a 10 year period.
2021-022	Mar 9/21		Rezone to permit an expansion to existing home industry.
2021-028	May 25/21		Rezone from A to AC-31.219 to permit development of a farm equipment fabrication facility.
2021-029	Apr 13/21		Rezone from A to A-31.182 to permit a temporary residence (garden suite).
2021-030	May 11/21		To permit construction of a single detached dwelling and recognize reduced MDS setbacks.
2021-033	Apr 27/21		Rezone retained parcel from A to A-31.7 to prohibit future residential and additionally rezone severed parcel from A to A-31.209 to permit max ground floor area and woodworking business.
2021-042	June 15/21		Kennel
2021-047	Aug 10/21		To allow wholesale products and limited retail.
2021-048	Aug 10/21		Site Specific to permit a tile drainage operation.
2021-052	Sept 28/21		ARU – Additional Residential Units.
2021-053	Sept 14/21		To permit an increased floor area for a home industry.
2021-054	Sept 14/21		To permit an increased floor area for a home industry.
2021-065	Nov 23/21		Rezone from NE to A.
2022-002	Jan 11/22		To permit an increased floor area for a home industry
2022-003	Jan 11/22		To permit an increase in floor area for an existing home Ind.

BY-LAW NUMBER	DATE	OMB/LPAT APPROVAL DATE	PURPOSE
2022-009	Jan 25/22		To permit construction of a single detached dwelling and recognize reduced MDS setbacks.
2022-010	Jan 25/22		To allow a reduced MDS setbacks.
2022-018	Feb 22/22		Expansion to abattoir
2022-019	Feb 22/22		To permit an increased floor area for a home industry.
2022-023	Mar 22/22		Surplus Farm – Restriction residential
2022-030	May 10/22		To permit an increased floor area for a home industry.
2022-032	May 24/22		To permit a 4-plex street townhouse development (D)
2022-043	July 12/22		Housekeeping
2022-050	Aug 9/22		To permit an increased floor area for a home industry.
2022-053	Sept 12/22		To permit meat processing.
2022-057	Nov 8/22		To permit an increased floor area for a home industry.
2022-058	Nov 8/22		To permit an increased floor area for a home industry.
2022-059	Nov 8/22		Surplus Farm – Restriction residential.
2023-002	Jan 10/23		Glen Allan Subdivision
2023-003	Jan 10/23		FD to RIA and NE (Alma lot)
2023-004	Jan 10/23		Surplus Farm – Restriction residential
2023-016	Feb 28/23		Surplus Farm – Restriction residential
2023-021	Apr 11/24		Surplus Farm – Restriction residential and permit an oversized accessory structure.
2023-039	Jun 13/23		To permit expansion of existing home industry
2023-042	Jul 11/23		To permit expansion of existing home industry
2023-043	July 11/23		To permit a temporary residence (mobile home/Garden Suite) for a period of 20 years
2023-045	Aug 8/23		To permit an outdoor skating rink and associated changeroom facilities
2023-048	Sept 12/23		To rezone the subject lands from Institutional (IN) to residential (R1A) to permit conversion of church to a residence with accessory unit
2023-049	Sept 12/23		To permit a reduced lot area and allow an existing horse and buggy barn.
2023-054	Oct 10/23		To allow a small barn for horses and buggies. Also to allow increased lot coverage for all accessory structures and reduced lot frontage
2023-055	Oct 10/23		To allow expansion of the outdoor tire storage area of the tire repair shop
2024-005	Jan 30/24		To allow an additional 341.8 m ² (3680 ft ²) accessory structure ZBA2024-01
2024-006	Jan 30/24		To permit an agricultural commercial egg grading facility and a proposed reduced setback from adj residence ZBA2024-02

BY-LAW NUMBER	DATE	OMB/LPAT APPROVAL DATE	PURPOSE
2024-010	Feb 27/24		To permit a breeding kennel and recognize an existing bed and breakfast (Airbnb) ZBA2024-03
2024-011	Feb 27/24		Surplus Farm – Restriction residential ZBA2024-04
2024-012	Feb 27/24		To permit a second residence on the parcel and recognize an existing dwelling ZBA2024-05
2024-018	Apr 9/24		To allow home industry (school supply storage) ZBA2024-06
2024-020	Apr 30/24		To rezone to residential to allow a semi-detached dwelling ZBA2024-07
2024-025	May 28/24		To allow an expansion of Prov licensed abattoir ZBA2024-08
2024-029	Jun 11/24		To allow a small trucking operation ZBA2024-10
2024-044	Sept 10/24		Surplus Farm – Restriction residential ZBA2024-11
2024-046	Sept 24/24		Change zoning Institutional to Agriculture ZBA2024-12
2024-057	Dec 10/24		Surplus Farm – Restriction residential ZBA2024-13
2025-002	Jan 14/25		To allow a retail business (decor store) ZBA2024-15
2025-005	Jan 28/25		To allow residence on private services (B47-24) ZBA2024-16
2025-006	Jan 28/25		To rezone residential to institutional for school ZBA2024-17
2025-013	Feb 25/25		To permit healing business and tiny homes ZBA2024-18
2025-016	Mar 18/25		To allow a home industry (metal fabrication) ZBA2025-01
2025-028	May 27/25		To allow residential apartment units ZBA2025-02
2025-034	July 8/25		Housekeeping
2025-038	Aug 12/25		To allow construction of livestock facility in NE zone ZBA2025-04
2025-041	Sept 9/25		To allow expansion of ag commercial use ZBA2025-05
2025-043	Sept 23/25		To allow expansion of existing home industry ZBA2025-06
2025-044	Sept 23/25		Surplus Farm – Restriction residential ZBA2025-07
2025-050	Oct 28/25		To allow expansion of existing home industry ZBA2025-08
2025-056	Nov 25/25		To allow a butcher shop in Yatton Hamlet ZBA2025-10
2026-008	Feb 24/ 26		To rezone lands to permit expansion of church parking lot. Condition of B45-25 ZBA2026-01
2026-018	Apr 14/26		Rezone to remove site specific and place in A zone. Also to permit oversized accessory structure. Condition of B73-25 ZBA2026-02
2026-019	Apr 14/26		To rezone from NE to A plus relief from MDS II for broiler barn ZBA2026-03
2026-020	Apr 14/26		Surplus Farm – Restriction residential. B76-25 ZBA2026-04
2026-021	Apr 14/26		To rezone lands from R1C to R2 to permit semi-detached dwellings ZBA2025-09
2026-022	Apr 14/26		To rezone lands from R1C to R3 to permit multi residential development ZBA2025-09

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Schedule A – 5.....Wallenstein	Schedule A – 10.....Lebanon

THE CORPORATION OF THE TOWNSHIP OF MAPLETON

BY-LAW NUMBER 2010-080

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

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

NOW THEREFORE the Council of the Corporation of the Township of Mapleton enacts as follows:

SECTION 1 – TITLE OF BY-LAW

1.1 This By-law may be cited as the Zoning By-law of the Township of Mapleton.

SECTION 2 – INTERPRETATION

2.1 In this By-law, unless the context clearly indicates the contrary, the expression “use” or “to use” shall include anything done or permitted by the owner or occupant of any land, building or structure, directly or indirectly or by or through any trustee, tenant, servant, or agent, acting with the knowledge or consent of such owner or occupant, for the purpose of making use of the said land, building or structure.

2.2 In this By-law, unless the context clearly indicates the contrary:

- Words in the present tense include the future;
- Words in the singular number include the plural, and the converse; and
- Words in the masculine gender shall include the feminine, and the converse.

2.3 In this By-law, the word “shall” is construed as always mandatory.

The word “use”, when used as a noun, shall mean the purpose for which a lot or a building or structure or any combination thereof is designated, arranged, intended, occupied or maintained and “uses” shall have a corresponding meaning. When used as a verb, the word “use” or “to use” shall have a corresponding meaning.

2.4 Uses not listed as permitted in a zone or otherwise provided for in this By-law shall be prohibited in such zone except as provided for under Section 6.21 (Non-conforming uses) of this By-law.

- 2.5 In the regulations, dimensions are provided in both metric and imperial to make the By-law more “user-friendly”. Where a significant difference is present between the two values for any regulations, as a result of a numerical conversion, the least restrictive dimension shall prevail. In this By-law, m² shall be construed to mean square metres and ft² shall be construed to mean square feet unless the context clearly indicates the contrary.
- 2.6 The Natural Environment (NE) zone boundaries identified on Schedule “A” to this By-law are intended to generally identify the location of potentially significant and/or hazardous environmental features. During review of development applications and building permit applications, if necessary, the boundaries of the NE zone shall be more precisely determined in consultation with the Conservation Authority or other agencies having jurisdiction in the area. Where detailed resource mapping and/or site inspection results in a re-interpretation of the limits of the NE zone boundary, all requirements of this by-law shall be reviewed relative to the revised interpretation of the NE Zone boundary, including any applicable setbacks.

SECTION 3 – APPLICATION OF THE BY-LAW

3.1 LANDS SUBJECT TO BY-LAW

The provisions of this By-law shall apply to all lands within the boundaries of the Corporation of the Township of Mapleton.

3.2 CONFORMITY REQUIREMENTS

- 3.2.1 No person shall use any land, or construct, alter or use any building or structure or part thereof within the limits of the Township of Mapleton except in conformity with the provisions of this By-law.
- 3.2.2 No building, structure, or part thereof constructed or altered in contravention of this By-law shall be used by any person so long as such building, structure, or part thereof, continues to contravene the provisions of this By-law.
- 3.2.3 No lot shall be reduced in area by conveyance, severance, mortgage or other alienation of a part thereof so that any remaining yard or other open space is less than required by this By-law. If any such reduction occurs, such lot and any building or structure thereon shall not thereafter be used by any person unless and until the said yard or requirements of this By-law are complied with.
- 3.2.4 Subsection 3.2.3 shall not apply to a lot reduced in area by the conveyance to or severance or expropriation by the Corporation of the Township of Mapleton or any other authority having the powers of expropriation.

- 3.2.5 No person shall change the purpose for which any lot, building or structure is used, or construct, alter, or use any building or structure, or sever any lands from any existing lot, if the effect of such action is to cause the original, remaining or new building, structure or lot to be in contravention of this By-law.

3.3 APPLICATION OF OTHER BY-LAWS AND REGULATIONS

Nothing in this By-law shall relieve any person from the obligation to comply with the requirements of the Ontario Building Code Act or any other By-law of the Municipality or County in force from time to time or the obligation to obtain any license, permit, or approval lawfully required under any regulation or By-law of the Municipality, County or by a governmental authority having jurisdiction to make such restrictions.

3.4 CONFLICTS WITH OTHER MUNICIPAL BY-LAWS

In the event of any conflict or inconsistency between this By-law and any other By-law of the Corporation, the provisions of this By-law shall prevail.

3.5 CONFLICTING REGULATIONS

Where a combination of permitted uses results in conflicting regulations, the most restrictive regulations shall apply.

SECTION 4 – ADMINISTRATION, ENFORCEMENT AND PENALTIES

4.1 ADMINISTRATION

Unless otherwise specified, this By-law shall be administered by the Chief Building Official and/or Zoning Administrator acting on the direction of the Council of the Township of Mapleton.

4.2 BUILDING AND OTHER PERMITS

4.2.1 Notwithstanding the provisions of any other by-laws of the Township of Mapleton, the Chief Building Official shall not issue any Building Permit or any other permit where the proposed building or any part thereof, use or occupancy would be in violation of any provisions of this By-law.

4.2.2 It shall be prohibited for any person(s) to use or permit to use or cause a change in use of any building or part thereof, hereafter erected or altered until such Building Permit or Change of Use Permit has been issued and certified by the Chief Building Official in accordance with the Ontario Building Code Act and Building By-law.

4.3 ENTRY AND INSPECTION

The By-Law Enforcement Officer, Chief Building Official, Building Inspector and any other inspector appointed under the Building Code Act, 1992 are each assigned the responsibility of enforcing this by-law for the purposes of Section 49 of the Planning Act.

4.4 PENALTIES

Any person convicted of a breach of any provision of this By-law shall be subject to such penalties or orders as provided for in Section 67 of The Planning Act, as amended.

4.5 ADDITIONAL REMEDIES

In case any building or structure is to be erected, altered, reconstructed, extended or part thereof is to be used, or any lot is to be used, in contravention of any requirement of this By-law, such contravention may be restrained by action at the instance of any rate-payer or of the Corporation of the Township of Mapleton pursuant to the provisions of The Municipal Act or The Planning Act as amended from time to time.

4.6 VALIDITY

If any section, clause or provision of this By-law including anything contained in the Schedules attached hereto is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof other than the section, clause or provision so declared to be invalid and it is hereby declared to be the intention that all the remaining sections, clauses or provisions of this By-law shall remain in full force and effect until repealed,

notwithstanding that one or more provisions thereof shall have been declared to be invalid.

SECTION 5 – DEFINITIONS

DEFINITION INDEX *(for reference only, does not form part of the Zoning By-law)*

A

Abattoirs
 Abutting
 Accessory
 Activity
 Addition(s)
 Adult entertainment parlour
 Agricultural
 Agriculturally related use
 Agri-Food Network
 Agri-tourism Use
 Air Conditioners and Heat Pumps
 Alter
 Amenity Area
 Animal Shelter
 Antique Store Market
 Arcade
 Art Gallery
 Artisans market
 Asphalt or Concrete Plant
 Asphalt Plant, Temporary Portable
 Assembly hall
 Attached
 Attic
 Auction
 Automotive accessories shop
 Automotive body repair shop
 Automotive sales establishment
 Automotive service station
 Automotive use
 Automotive washing establishment

B

Bakeries
 Bakeshop
 Banquet hall
 Basement
 Bed and breakfast establishment
 Body-rub parlour
 Boarding, lodging or rooming establishment
 Buffer area or strip
 Building
 Building Area
 Building Inspector
 Building, main
 Building, Chief Official
 Building setback
 Building Supply Outlet
 Bulk Fuel Depot
 Business or professional office
 Bus Depot

C

Canopy
 Campground
 Carport
 Caterer's Establishment
 Cellar
 Cemetery
 Church
 Clinic, Medical
 Clinic, Veterinarian
 Club, Commercial
 Club, Private
 Commercial
 Greenhouse/Nursery
 Commercial Motor Vehicle

Commercial School or Studio
 Commercial Use
 Community Centre
 Companion Animal Office
 Computer Programming establishment
 Conservation
 Construct
 Contractor's Yard
 Convenience Store
 Council
 County
 Court
 Crawl Space
 Crematorium
 Cultural Entertainment Facility
 Custom Workshop

D

Data Processing Establishment
 Day Lighting (Sight) Triangle
 Day Nursery
 Deck
 Drive-Thru Service Facility
 Driveway
 Dry Cleaning depot
 Dry Cleaning /Laundry Plant
 Dwelling
 Dwelling unit

E

Erosion Control
 Existing

F

Factory Outlet
 Fairgrounds
 Farm
 Farm Building Cluster
 Farm Implement Sales and Service
 Financial Office
 Finished Grade
 Fish and Wildlife Management
 Flea Market
 Flood Control
 Flood Fringe
 Floodplain
 Flood Proofing
 Floodway
 Floor Area
 Floor Area, Ground
 Floor Area, Gross
 Floor Area, Gross Leasable (GFLA)
 Floor Area, Retail
 Forest Management
 Funeral Home

G

Garage, Private
 Garage Sale
 Garden Centre
 Garden Suite
 Gas Bar
 Golf Course
 Golf Course, Miniature
 Golf Driving Range
 Gravel Pit
 Greenhouse
 Group Home

H

Habitable Room
 Hazardous Substances

Heavy Equipment Sales & Service Height/Building Height
 Hobby Barn
 Home for the Aged, Rest Home
 Home Improvement Centre
 Home Industry
 Home Occupation
 Hospital
 Hotel

I

Industry, dry
 Industrial Mall
 Industrial Use
 Institutional Uses

J

Junk Yard

K

Kennel

L

Landfill
 Land Lease Community Home
 Land Lease Home Site
 Landscaped Area
 Lane
 Laundromat
 Library
 Livestock
 Livestock Facilities
 Livestock Housing Capacity
 Livestock Unit
 Loading Space
 Lot
 Lot Area
 Lot Corner
 Lot Coverage

Lot Depth

Lot Frontage
 Lot Through
 Lot Line
 Lot Line, front
 Lot Line, rear
 Lot Line, side
 Lot Line, exterior side
 Lot Line, Interior side

M

Machine Shop
 Main Building
 Main Use
 Main Wall
 Mausoleum
 Mini-Storage Facility
 Mobile Home
 Mobile Home Park
 Mobile Home Site
 Modular Home Site
 Modular Residential Dwelling Unit
 Motel/Motor Hotel
 Motor Home
 Motor Vehicle
 Municipal Drain
 Municipality
 Museum

N

Natural Environment
 Neighbourhood Store
 Non-Complying
 Non-Conforming
 Non-Habitable
 Nursery
 Nursing Home

O

Official Plan
 One in One-Hundred Year Flood

On-Farm Diversified

P

Park
Parking Aisle
Parking Area
Parking Lot
Parking Space
Parking Space Angled
Parking Space, Barrier Free Accessible
Parking Space, Parallel
Parking Space, Tandem
Parking Space, Visitor
Person
Personal Service Shop
Pharmacy
Pit
Pit, Wayside
Place of Entertainment
Place of Recreation
Place of Worship
Planting Strip
Platform Structure
Postal or Courier Outlet
Poultry Processing Plant
Prescribed Drainage Feature
Printing Establishment
Print Shop
Private Home Day Care
Public
Public Agency
Public Building
Public Works Yard

Q

Quarry
Quarry, Wayside

R

Recreational Use-Active
Recreational Use-Passive

Regional Floodplain
Regional Storm Flood Event

Regulatory Flood

Rental Outlet

Reserve

Residential

Residential Dwellings

Apartment,
Accessory Apartment,
Additional Dwelling Unit (attached)
Additional Dwelling Unit (detached)
Apartment Seniors,
Bachelor, Converted,
Duplex, Triplex,
Fourplex, Link or Twin
Attached; Attached,
Semi-detached, Single
Detached, Split Level,
Townhouse,
Townhouse Cluster
Townhouse Stacked

Residential Dwelling Unit

Residential, Non-Farm

Restaurant (Dining; Drive-In; Drive-Thru; Take-Out)

Retail Food Store

Running of the Bull

S

Salvage, Wrecking,
Recycling Facility
School

Seasonal Agricultural
Produce Stand

Seasonal Recreational Site

Secondhand Store

Service Industry

Service or Repair Shop

Sewage Treatment Facility

Sewage Treatment
System, private

Shopping Centre

Shopping Mall

Short Term Rental

Sign

Significant Drinking Water
Threat

Source Protection Plan

Stacking Lane

Stacking Space

Storage Trailers, Seacans
and shipping
containers

Storey (First or ground;
second; attic,
basement, crawl
space, cellar)

Street

Street Line

Structure

Swimming Pool

T

Tavern

Terrace

Tillable Hectares

Trailer Camp or Park

Trailer, Park Model

Trailer, Recreational

Trailer, Recreational Sales
and Service
Establishment

Trailer, Seasonal
Recreational

Trailer, Tractor/Transport
Truck

Trailer, Transport

Transport Establishment

Transport Terminal

U

U-Brew Establishment

Use

W

Warehouse

Watercourse

Water treatment Facility

Wellhead Protection Area

Wholesale Outlet

Y

Yard

Yard, Front

Yard, Rear

Yard, Required

Yard, Side

Yard, Exterior Side

Yard, Interior Side

Z

Zone

Zone Administrator

DEFINITIONS

In this By-law, unless the context requires otherwise, the following definitions and interpretations shall apply. Illustrations depicting definitions are provided for clarification and convenience only and do not form a part of the By-law. The illustrations can be found in Appendix “A”.

ABATTOIR, means a **building** or **structure**, specifically designed to accommodate the penning and slaughtering of livestock and the preliminary processing of animal carcasses and may include the packing, storing and sale of the product on the premises.

ABUTTING, means a lot line that has any point in common with another lot line that is not part of a street line or lane; or where two or more parcels share a common boundary of at least one (1) point or a building or structure that share a common wall.

ACCESSORY, when used to describe a **use, building** or **structure**, means a use, building or structure, which is incidental, subordinate, and exclusively devoted to the **main use**, building, or structure located on the same lot and in the same **Zone** as such use, building or structure and which is not used or intended for use as human habitation unless permitted by the provisions of certain Zones of this By-law, such as an additional dwelling unit detached as permitted under section 6.29.

ACTIVITY, means one or a series of related processes that occurs within a geographical area and may be related to a particular land use.

ADDITION(S), when used in reference to a **seasonal recreational travel trailer**, means a structure(s) which is attached to and used in conjunction with, and may be divided into more than one room.

ADULT ENTERTAINMENT PARLOUR means any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, goods or services appealing to or designed to appeal to erotic or sexual appetites or inclinations. In this definition:

- a) **“Goods”** includes books, magazines, pictures, slides, film, videos, phonograph records, prerecorded magnetic tape, compact disks and any other reading, viewing or listening matter.
- b) **“To Provide”**, when used in relation to “goods”, includes to sell, offer to sell or display for sale, by retail or otherwise such goods, and “providing” and “provision” have corresponding meanings.
- c) **“To Provide”**, when used in relation to “services”, includes to furnish, perform, solicit, or give such services and “providing” and “provision” have corresponding meanings.

- d) **“Services”** includes activities, facilities, performers, exhibitions, viewings and encounters.
- e) **“Services Designed to Appeal to Erotic or Sexual Appetites or Inclinations”** includes,
 - i) Services of which a principal feature or characteristic is the nudity or partial nudity of any person;
 - ii) 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.

AGRICULTURAL, means a use of land, building or structure for the purpose of animal husbandry, raising of **livestock** and other animals for food or fur including poultry, bee-keeping, fish, aquaculture and dairy; the growing of field crops, vegetables, agro-forestry, forestry, fruit farming, sod farming, greenhouses and horticulture crops, pasturage, fallow, maple syrup production or any other farming use; and includes the growing, raising, packing, treating, storing, and sale of agricultural products produced on the premises but does not include an **abattoir**, a **kennel** or a rendering plant, **commercial greenhouse and/or nursery** or **garden centre**. For kennel requirements, local Dog Control By-laws should be consulted.

AGRICULTURALLY RELATED USES, means those farm-related commercial and farm-related industrial uses that are 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.

AGRI-FOOD NETWORK, within the agricultural system, a network that includes elements important to the viability of the agri-food sector such as regional infrastructure and transportation networks; agricultural operations including on-farm buildings and infrastructure; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities.

AGRI-TOURISM USE, shall mean those farm-related commercial and farm-related industrial uses that are 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.

AIR CONDITIONERS AND HEAT PUMPS, means equipment designed to heat or cool the interior of buildings and structures and which are normally located outside or on a roof.

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 structure, 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 there to.

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, building setback, landscaped area or parking area**, or to change the location of any boundary of such lot with respect to a **street or lane**, 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.

AMENITY AREA, means an area situated on a residential lot that is intended for recreational purposes, and may include landscaped open spaces, patios, balconies, communal play areas, lounges, decks and other similar uses but shall not include a swimming pool or areas occupied at grade by service areas, parking areas, aisle or access **driveways** associated with the residential development or use. A Private Amenity Area means an amenity area, excluding a walkway, play area or other communal area, which is accessory to and outside of a dwelling unit, and is for the exclusive use of the occupants of the dwelling unit. A Common Amenity Area means an amenity area, which is available for the use and enjoyment of the residents and guest of a residential development in common.

ANIMAL SHELTER, shall mean a building or part thereof, with or without related structures, wherein domestic household pets including, but not so as to limit the generality of the foregoing, dogs, cats, caged birds and specialty fish, but excluding any animals kept primarily for the purpose of providing food or skins, are given temporary shelter and accommodation or are treated or kept for treatment by a registered veterinarian, and includes the office of a registered veterinarian, but does not include any establishment engaged primarily in the retail sale of animals or in breeding animals for gain or profit, or a veterinarian’s clinic as defined herein.

ANTIQUE STORE/MARKET, means the use of land, buildings or structures for the sale of old and authentic objects of personal property which has a unique appeal and enhanced value mainly because of its age, or because of public demand, has attained value in a recognized commercial market which is in excess of its original value.

ARCADE, means a place of business where an individual, association, partnership or corporation, maintains three or more coin operated machines for public use such as pinball machines, video games or other similar player-operated amusement devices.

ART GALLERY, means a use, building or structure where paintings, sculptures or other works of art are exhibited or sold.

ARTISANS MARKET, means the use of a building or structure or part thereof as the workplace of a photographer, craftsperson or artist and may include the display and sale of their products along with accessory items.

ASPHALT OR CONCRETE PLANT, means an industrial facility that has equipment designed to heat and dry aggregate and to mix mineral aggregate with bituminous asphalt, concrete and concrete products and/or other similar materials, and includes stockpiling and storage of bulk materials used in the process or finished products manufactured on the premises and the storage and maintenance of equipment, but does not include the retail sale of finished asphalt or concrete products.

ASPHALT PLANT, TEMPORARY PORTABLE , means a facility which meets all of the following:

- a) has equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process;
- b) Is not of permanent construction, but is designed to be dismantled and moved to another location as required; and,
- c) is associated with a specific contract for work undertaken by or on behalf of a public road authority.

ASSEMBLY HALL, see BANQUET HALL.

ATTACHED, means 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. For the purposes of this by-law, buildings connected by a breezeway or by a connecting roof structure but open to the ground shall be considered to be attached.

AUCTION FACILITY, means a building or structures or land used for the storage of goods and materials which are to be sold on the premises by public auction, and for the sale of goods and materials by public auction and on an occasional basis. An auction facility may include an auction barn where livestock are kept on a temporary basis for sale by public auction.

AUTOMOTIVE ACCESSORIES SHOP, means a building or part of a building used for the sale of vehicle parts, accessories and tools but does not include an **Automotive Use**.

AUTOMOTIVE BODY REPAIR SHOP, means a building or other structure where repairs to and/or bodywork, painting of or reconditioning of **motor vehicles** is carried on, but does not include an **automotive sales establishment**, an **automotive service station**, or **salvage or wrecking and recycling yard**.

AUTOMOTIVE SALES AND SERVICE ESTABLISHMENT, means a lot, building or structure used for the display and sale of new or new and used **motor vehicles** and may include the servicing, repair, cleaning, polishing, and lubrication of motor vehicles, the sale of automotive accessories and related products; and the leasing or renting of motor vehicles.

AUTOMOTIVE SERVICE STATION, means a lot, building or other structure where goods are sold and/or services and repairs are provided, which are essential to the operation of **motor vehicles**, but does not include a **retail store**, **automotive body repair shop**, **automotive sales establishment** nor an **automotive washing establishment** as defined in this By-law. The incidental sale of refreshments to the travelling public may be permitted.

AUTOMOTIVE USE, means an **automotive service station**, an **automotive body repair shop**, an **automotive sales establishment** or an **automotive washing establishment** as defined in this By-law.

AUTOMOTIVE WASHING ESTABLISHMENT, means a building or structure used for the washing or cleaning of **motor vehicles** by automatic or self-serve washing equipment.

BAKERIES, means the use of land, buildings or structures for producing, mixing, compounding or baking bread, biscuits, ice cream cones, cakes, pies, buns, or any other bakery product of which flour or meal is the main ingredient, but does not include a restaurant or other premises where any such product is made for consumption on the premises and does not include a bake shop.

BAKESHOP, means a **retail store** where baked goods, which may be consumed on or off the premises are offered for sale. Incidental baking of products for retail sale may be permitted in association with a bakeshop.

BANQUET HALL, means a building, or part thereof, in which facilities are provided for such purposes as the gathering together of, entertaining or catering to a large group of people for functions such as meetings, charitable events, civic, cultural, educational, political, religious, or social purposes.

BASEMENT, see STOREY.

BED AND BREAKFAST ESTABLISHMENT, (Class 1 and Class 2) means a single detached residential dwelling in which the proprietor resides and supplies furnished rooms and may serve breakfast on a temporary basis to overnight guests for monetary gain. It does not include a **restaurant**, **hotel**, **motel**, **motor hotel**, and **boarding, lodging or rooming establishment** or any other form of residential dwelling as defined by this By-law. A Class 1 B&B establishment may contain up to 2 guest rooms. A Class 2 B&B establishment may contain up to 5 guest rooms.

BODY-RUB PARLOUR means 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 so to do under the laws of the Province of Ontario.

BOARDING, LODGING OR ROOMING ESTABLISHMENT, means a residential dwelling where rooms are regularly let, with or without the provision of meals, for a consideration to three or more persons, other than the owner, lessee or tenant of the residential dwelling.

BUFFER AREA OR STRIP, means a landscaped area intended to obstruct or reduce the noise, lighting glare, unsightly views or any other nuisance of one land use or property onto another and may include such screening features as a continuous row of trees or hedge row of evergreens or shrubs, a berm, a wall, or an opaque fence. (*see illustrations*).

BUILDING, means any structure temporary or permanent, which is used or intended to be used for the shelter, accommodation or enclosure of persons, animals or chattels, and shall include a tarped/coverall structure, but does not include a lawful boundary wall or fence.

BUILDING AREA, means the greatest horizontal area of a building above finished grade within the outside surface of exterior walls and the centre line of firewalls.

BUILDING INSPECTOR, means a person appointed by the municipality, who is charged with enforcing the provisions of the Building Code, Building By-law, Zoning By-law and other local by-laws, as required.

BUILDING, MAIN, means a building designated or used for the principal use of the lot.

BUILDING OFFICIAL, CHIEF means a person appointed or constituted by the Council of a Municipality who is charged with the duty of enforcing the provisions of the Ontario Building Code, the Building By-law, the Zoning By-law and other local by-laws, as may be amended.

BUILDING SETBACK, means the least horizontal distance permitted by this By-law as measured between a **lot line** of a **lot** and the nearest portion of any building, structure or open storage area excluding permitted architectural projections/encroachments.

BUILDING SUPPLY OUTLET, means a building, structure or parts thereof where building, construction or other home improvement materials are stored for the purpose of wholesale or retail and may include accessory facilities for the cutting of the finished lumber products.

BULK FUEL DEPOT, means the use of land, building or 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 of same.

BUSINESS OR PROFESSIONAL OFFICE, means a building, structure or parts thereof in which one or more persons are employed in the management, direction or conducting of a business, or where professionally qualified persons and their staff serve clients or patients who seek advice, consultation or treatment and may include the administrative offices of a not for profit or charitable organization.

BUS DEPOT, means the use of land, building or structures for the transient housing and parking of buses, and the boarding and debarking of passengers, and may include accessory uses such as ticket offices, luggage checking, rest areas and similar uses.

CAMPGROUND, means a public or privately operated facility offering overnight camping experiences from tent sites to serviced trailer sites, including accessory administrative offices, convenience store, laundry facilities, sanitary facilities and associated recreational uses, that cater to short-term guests, not to year round residents, whose accommodation is a tent, tent trailer, **recreational travel trailer, motor home**, camper van, camper pick-up.

CANOPY, means a roof that is free of enclosing walls over an entrance to a building, structure or gasoline pump island/kiosk.

CARPORT, means a building or structure with a roof and not more than two walls, or a roof supported by columns or piers, attached to a residential dwelling, which is used for the temporary parking of passenger **motor vehicles**.

CATERER'S ESTABLISHMENT, means a building, structure or parts thereof in which food products and beverages are prepared for consumption off the premises and are not served to customers on the premises or for take out.

CELLAR, see STOREY.

CEMETERY, means land set aside to be used for the interment of human remains and includes a **columbarium, mausoleum** or other structure intended for the interment of human remains, and may also include a **crematorium**.

CHURCH, means a building or part thereof used for public worship and may include a church hall, church auditorium, Sunday School, convent or parish hall or church day nursery. Within this by-law, the term church and place of Worship shall have corresponding meanings.

CLINIC, MEDICAL means a building or part thereof used by qualified physicians, dentists, osteopaths, or other drugless practitioners, including their staff and patients, for the purpose of consultation, diagnosis and office treatment. A medical clinic may include accessory uses such as waiting and treatment rooms, laboratories, dispensaries, pharmacy and administrative offices. A medical clinic does not include accommodation for overnight patient care or operating room facilities.

CLINIC, VETERINARIAN, means a building, structure or parts thereof where one or more registered veterinarian surgeons including associated staff provide examinations and surgical or medical treatment to domestic pets, animals or livestock, and may include treatment rooms, laboratories, dispensaries and associated office. Facilities for the overnight care of animals undergoing treatment may be permitted indoors and is considered incidental to the hospital use. A kennel is not permitted in association with a Veterinarian Clinic.

CLUB, COMMERCIAL, means any club other than a “private club”.

CLUB, PRIVATE, means a building or part of a building used as a meeting place for members of a chartered organization, not operated for profit, and may include a lodge, a service club, and a fraternal organization.

COMMERCIAL GREENHOUSE AND/OR NURSERY, means the use of land, buildings or structures for the growing and/or storing of flowers, fruit trees, ornamental trees, vegetable plants, shrubs, trees and similar vegetation for the purpose of transplanting, for use as stock or grafting, and includes the retail sale of such items directly from the premises/lot and includes the sale of associated items such as soil, mulch, planting mediums, fertilizers and similar materials, furnishing and supplies.

COMMERCIAL MOTOR VEHICLE, means any motor vehicle having permanently attached thereto a truck or delivery body and includes ambulances, hearses, tow trucks, small buses and farm tractors but excludes **motor homes** and **recreational trailers** as defined elsewhere in the by-law.

COMMERCIAL SCHOOL OR STUDIO, means a building, structure, or parts thereof where instruction is given for gain, but without limiting the generality of the foregoing, includes a school of fine art, dance, music, business, trade, vehicle driving and martial arts.

COMMERCIAL USE, means the use of land, building or structure for the purpose of buying and selling commodities, and supplying of services as distinguished from **industrial uses** as defined in this By-law.

COMMUNITY CENTRE, means the use of land, buildings, or structures for community activities of a social, cultural or recreational nature and operated on a non-profit basis by the municipality, local board or agency thereof, but does not include any use specifically defined in this By-law.

COMPANION ANIMAL OFFICE, means a building or part of a building wherein the diagnosis or consultation of small domestic animals and pets by a registered veterinarian is conducted and may include treatment rooms, laboratories, dispensaries, offices and facilities for a pet groomer but does not include facilities for the overnight care of animals undergoing treatment, general anesthesia, surgery or x-ray facilities.

COMPUTER PROGRAMMING ESTABLISHMENT means a use, building or structure or parts thereof where computer programs are designed and/or distributed and which may also provide for the computer training for groups or individuals, and may include accessory office uses.

CONSERVATION, means uses and use of land complementary to and compatible with the wise management, stewardship, protection and preservation of the natural environment, along with any of its significant biophysical features and ecological functions. Conservation may include uses such as reforestation, **forest management, fish and wildlife management, erosion control and flood control**.

CONSTRUCT, means to build, place, erect, reconstruct, relocate, or alter by means of an addition, enlargement or extension, or structural change; and includes any preliminary physical operation preparatory to such work including, but not limited to, excavating, filling, **grading** or drainage; and any work which requires a building permit. Constructed and construction have corresponding meanings.

CONTRACTOR'S YARD, means uses, buildings or structures or parts thereof used for the storage of building and construction materials including the storage and maintenance of heavy machinery or equipment such as cranes, ploughs, tractors and road making equipment; and may include facilities for the administration or management of the business, but does not include wholesale or retail sale of building or home improvement supplies.

CONVENIENCE STORE, means an establishment where food stuffs, tobacco, patent medicines, periodical/newspapers, stationary, sundries, hardware and other similar items of household convenience are kept for sale to the public.

COTTAGE, shall mean a dwelling constructed and used as a secondary place of residence for seasonal vacations and recreational purposes and not as the principal residence of the owner or occupant thereof.

COUNCIL, means the Council of the Corporation of the Township of Mapleton.

COUNTY, means the Corporation of the County of Wellington.

COURT, when used to describe an architectural element, means an open and uncovered space appurtenant to any building and bounded by at least two walls of the building or buildings on the lot.

CRAWL SPACE, see STOREY.

CREMATORIUM, means a building, structure or part thereof fitted with the appliances for the purpose of cremating human remains, and includes everything incidental or ancillary thereto.

CULTURAL ENTERTAINMENT FACILITY, means a building, structure or part thereof designed or utilized for presentation to the public of live theater or dance performances, musical concerts, cinemas, lectures, exhibits, various forms of art, exhibits of a cultural, academic or scientific nature and are not characterized by any emphasis on specific anatomical areas or sexual activities.

CURB WEIGHT, means the actual weight of the truck without any passengers or cargo in it. It's the base weight that is used in subtraction to calculate the total weight of the vehicle with passengers and cargo.

CUSTOM WORKSHOP, means a building, structure or part thereof, which is used by a trade, craft or guild for the manufacture, of small quantities, of made-to-measure clothes or articles and includes upholstering but does not include woodworking or furniture manufacture, or any other factory or shop production otherwise defined in this By-law. For the purposes of this By-law, a “custom workshop” is not a home occupation as defined by this By-law.

DATA PROCESSING ESTABLISHMENT, means a use, building or structure or part thereof used for the processing of facts or concepts either manually or by automated means, and may include accessory office uses.

DAY LIGHTING (SIGHT) TRIANGLE, means an area on a corner lot which is free of buildings, structures, or other features, including natural features, which may obstruct the vision of drivers and vehicles. Day lighting triangle is determined by measuring, from the point of intersection of the 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. The triangular shaped land between the intersecting street lines and the straight line joining the points the required distance along the street lines forms the Day Lighting Triangle.

DAY NURSERY, means a use, building or structure, or parts thereof duly licensed by the Province of Ontario pursuant to Child Care and Early Years Act, as amended. This definition does not include **private home day care** as defined elsewhere in this By-law.

DECK, means a structure abutting or attached to a dwelling with no roof, canopy or walls except for visual partitions and railings which are constructed on piers or a foundation above finished grade for use as outdoor living space.

DRIVE-THRU SERVICE FACILITY, means the use of a building or structure or a part thereof accessed by a designated stacking lane, where goods, products or services are offered to the public within a parked or stationary vehicle by way of a service window or kiosk. Service kiosks for parking control within a parking structure or parking are not considered to be drive-thru service facilities.

DRIVEWAY, shall mean a portion of a lot used to provide vehicular access from a street or lane to a parking space or off-street parking area or loading area located on the same lot.

DRY CLEANING DEPOT, means a building or part thereof used for the purposes of receiving and distributing articles or apparel to be dry-cleaned or otherwise treated elsewhere.

DRY CLEANING/LAUNDRY PLANT, means a building or part thereof used for the purpose of dry-cleaning, cleaning, dyeing, pressing or other similar treatment of articles or apparel and may include a dry cleaning depot for receiving and distributing said articles.

DWELLING see **RESIDENTIAL DWELLING**,

DWELLING UNIT, see **RESIDENTIAL DWELLING UNIT**,

EROSION CONTROL, means land use practices or structures necessary for the reduction or prevention of soil erosion.

EXISTING, shall mean “legally” existing on the date of the passing of this By-law.

EXTRACTIVE USE, shall mean the use of land, buildings or structures for the removal of earth, clay, marl, sand, gravel, stone, limestone, marble, fill, mineral or other similar substance and includes accessory uses such as equipment for crushing, screening or washing of sand, gravel or aggregate materials, the stockpiling and storage of said materials, and also includes a concrete batching plant and/or an asphalt plant. An extractive use does not include an excavation incidental to the erection of a building or structure.

FACTORY OUTLET, means a building or part thereof where products manufactured by a permitted industrial use are kept for wholesale or retail sale.

FAIRGROUNDS, means the use of land, buildings or structures for the purpose of holding agricultural fairs where farm produce is displayed for judging and sale, and includes exhibit areas, livestock shows, horse shows and events, and where other sports events may be held, and may include associated uses such as a midway or places of amusement, bleachers, bandstand areas, and **picnic areas**. On occasion, fairgrounds may be used for auctions, **flea markets**, concession stands and temporary overnight accommodations.

FARM, means a parcel of land, which the predominant activity is **agricultural** and includes associated buildings and structures such as **residential dwellings**, **livestock facilities**, farm implement structures, silo’s, granaries and similar buildings and structures.

FARM BUILDING CLUSTER, means the close grouping of the main buildings and structures on a farm contained within a limited area so that the remaining land is used for agriculture. Buildings and structures within the cluster shall share a common **driveway**.

FARM IMPLEMENT SALES AND SERVICE, means the use of land, buildings or structures for the sale, storage and repair of agricultural implements, equipment and machinery that are directly associated with the operation of a farm and may include the sale of accessory items.

FARMER’S MARKET, means the use of land, buildings, structures or parts thereof for the purpose of selling seasonal fresh produce by independent vendors.

FINANCIAL OFFICE, means the premises of a bank, credit union, trust company, finance company, loan or mortgage company, investment firm or financial consultants.

FINISHED GRADE, means the average elevation of the finished surface of the ground as measured at ground level on any side of a building or structure.

FISH AND WILDLIFE MANAGEMENT, means the management of species native to the immediate area. This may include stream enhancement, planting of browse or shelter species, nesting boxes, nesting islands, ponds, dugouts and den trees.

FLEA MARKET, means an occasional or periodic sales activity where groups of individual vendors offer goods, new and used, for sale to the public. This does not include private **garage sales**, which may be licensed by the municipality.

FLOOD CONTROL, means land use practices or structures deemed necessary by the Conservation Authority for the reduction or prevention of flooding.

FLOOD FRINGE, means that portion of the floodplain located between the floodway and the limit of the **Regional Storm Flood Event**. (*see illustrations*)

FLOODPLAIN, means an area of land, usually low lands, adjoining a watercourse, which has been or may be subject to flooding. (*see illustrations*)

FLOOD PROOFING, means a combination of structural changes and/or adjustments that are incorporated into the basic design and construction or alteration of buildings, structures or properties that are subject to flooding in order to reduce or eliminate possible flood damages.

FLOODWAY means the channel of a **watercourse** and that area of the **floodplain** required to pass deep, fast flowing flood waters such that it may pose a potential threat to life and damage to property. The appropriate Conservation Authority determines the limits of the floodway. (*see illustrations*).

FLOOR AREA, with reference to a building or structure, means the total floor area within a building or structure, which area is measured between the exterior faces of the exterior walls or from the centre line of a common or party wall, but excluding any attached garage, breezeway, porch, verandah, balcony, sun room, **attic, basement or cellar**.

Notwithstanding the above section, in the case of a home industry and/or accessory structure, the basement or cellar shall be included in the total floor area.

FLOOR AREA, GROUND, means that area of a lot covered or intended to be covered by the **main building(s)** on the lot, exclusive of porches, decks, accessory buildings, terraces, steps, indoor parking areas and normal building projections.

FLOOR AREA, GROSS (GFA), in the case of a residential dwelling, means the total area of all year-round **habitable rooms** located above finished grade and measured between the exterior faces of the exterior walls, but does not include garages, breezeways, and unenclosed porches, sunrooms and verandas. In the case of a building other than a **residential dwelling**, means the aggregate of the area of all floors devoted to retail sales, customer service and office use, industrial uses, recreational uses, institutional uses, as measured from the exterior faces or the exterior walls but

not including mezzanine areas, mechanical rooms, common halls, stairwells, garbage and electrical rooms and parking structures.

FLOOR AREA, GROSS LEASABLE (GLFA), shall mean in the case of a commercial or industrial building, the aggregate of the area of all floors devoted to retail sales, customer service and/or office use measured from the outside face of exterior walls but excluding storage, mezzanine areas, mechanical rooms, parking structures and similar uses ancillary to the main use.

FLOOR AREA, RETAIL, means the **floor area** of a commercial building devoted to retail purposes.

FOREST MANAGEMENT, means the management of forest resources for the production of a wide range of values including wood fibre production, erosion control, fish and wildlife habitat, rare species habitat, passive recreation, visual amenity, and education and research. This shall not include a permanent on-site sawmill.

FUNERAL HOME, means a building or part thereof used for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for internment or cremation, and may include a **place of worship**.

GARAGE, PRIVATE, means an accessory building or that part of a main building used for the temporary parking of a private **motor vehicle(s)** of the owner, tenant(s), occupant(s) of the lot upon which such garage is located but does not include a **carport**.

GARAGE SALE, shall mean an occasional use 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.

GARDEN CENTRE, means the use of land, buildings, structures, or parts thereof for the purpose of buying or selling lawn and garden equipment, furnishings and supplies.

GARDEN SUITE (i.e. Granny Flat), means a one-unit detached residential dwelling containing bathroom and kitchen facilities that is accessory to an existing **single detached residential dwelling** and is designed to be portable.

GAS BAR, means one or more fuel pump islands, each consisting of one or more fuel pumps, which may include a canopy/kiosk and 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.

GOLF COURSE, means the use of land, buildings and structures for the purpose of playing golf and may include a clubhouse, pro shop, restaurant, driving range(s), putting greens **but not a miniature golf course(s)**.

GOLF COURSE, MINATURE, means the use of land, buildings and structures as a commercial place of amusement in which facilities are provided to simulate the game of golf or any aspect of the game on a small scale, but does not include a **golf course** or **golf driving range**.

GOLF DRIVING RANGE, means a public or private area operated for the purpose of developing golfing techniques but does not include a **golf course** or **miniature golf course**.

GRAVEL PIT, shall mean any open excavation made for the removal of any soil, earth, clay, marl, sand, gravel or unconsolidated rock or mineral to supply such material for construction, industrial or manufacturing purposes. This definition does not include any excavation incidental to the construction of a building or structure for which a building permit has been issued; or any asphalt plant, cement manufacturing plant or concrete batching plant.

GREENHOUSE, means the use of land, buildings or structures for the growing of flowers, plants, shrubs, trees and similar vegetation, which may be transplanted outdoors on the same lot, and /or used as stocks for building or grafting and may include limited sale of products primarily produced on site.

GROSS VEHICLE WEIGHT (GVW), means the total weight of the loaded vehicle. This includes the vehicle itself and the cargo that is loaded within that vehicle.

GROUP HOME, 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.

HABITABLE ROOM, means a room, located within a residential dwelling unit, designed for living, sleeping, eating or sanitary facilities and can be used at all times throughout the year. A habitable room shall not be located within a cellar. A habitable room does not include any room specifically defined herein as a non-habitable room.

HAZARDOUS SUBSTANCES, means any substance, which individually or in combination with other substances are normally considered to pose a danger to public health, safety and the environment and may include substances that are toxic, ignitable, corrosive, reactive, radio-active or pathological.

HEAVY EQUIPMENT SALES AND RENTAL, means the use of land, buildings or structures in which heavy machinery and equipment are offered or kept for sale, rent, lease or hire directly from said lot.

HEIGHT or BUILDING HEIGHT, when used in reference to a building or structure, means the vertical dimension of a building or structure measured from the centre front elevation of the **finished grade** to,

- a) In the case of a flat roof, the highest point of the roof surface or parapet wall, whichever is higher. A one-slope roof having a slope of less than 20 degrees from the horizontal shall be considered a flat roof for the purposes of this By-law;
- b) In the case of a mansard roof, the deck roof line;
- c) In the case of a gabled, hip, gambrel or other type of pitched roof, the average height between the eaves and ridge;
- d) In the case of a structure not having a roof, the top part of such structure;
- e) In the case of a structure having a rounded roof, two-thirds (2/3) of the average height of the structure;
- f) Where a combustible exterior wall extends above the top of the roof of a building, the topmost part of such exterior wall. (*see illustrations*)

HOBBY BARN, means a building or structure designed, intended or used to house animals, including the boarding of horses, but excludes kennels.

HOME FOR THE AGED, REST HOME, means a “home” as defined under The Homes for the Aged and Rest Homes Act, as amended. The Act specifies that a “home for the aged” is generally for persons over the age of 60 and that a “rest home” is generally for persons over the age of 18. It does not include a “Nursing Home” as defined elsewhere in this By-law.

HOME IMPROVEMENT CENTRE, shall mean a garden centre; a furniture sales and service establishment, a floor covering sales and service establishment, a wall covering sales and service establishment, a lighting sales and service establishment, an electronics sales and service establishment, a major appliance sales and service establishment, or a swimming pool sales and service establishment.

HOME INDUSTRY, means a small scale occupation or business conducted for gain or profit as a secondary use to the main permitted use. It may include such uses as a carpentry shop, a welding shop, a **machine shop**, furniture fabrication, assembly, and repair; a tool and repair shop, and a small engine repair shop but shall not include autobody repairs or automobile sales, service and repair; automotive washing establishment, the sale of gas, a **salvage** or **wrecking or recycling facility**.

HOME OCCUPATION, means an occupation or business, which is conducted for gain or profit as a secondary use within a permitted residential dwelling or residential dwelling unit. A home occupation may include a profession or occupation such as an accountant, architect, auditor, engineer, realtor, insurance agent, planner, lawyer, doctor, dentist; a personal service such as a barber, hairdresser, beautician, seamstress, dressmaker, photographer, pet groomer, caterer’s establishment, and similar occupations or businesses.

HOSPITAL means a hospital as defined in **The Private Hospitals Act**, as amended from time to time.

HOTEL, means a building, part of a building, or a group of buildings used for gain or profit for the purposes of catering to the needs of the travelling public by supplying them with sleeping accommodation, with or without meals, but without private cooking facilities with a minimum of 6 guest rooms, and further provided that each guest room shall only be entered from the interior of the building. Without limiting the generality thereof, a hotel may include accessory uses such as dining, dancing, convention, parking and recreational. A hotel does not include a **boarding, lodging or rooming establishment, bed and breakfast establishment** or a **motel or motor hotel**.

INDUSTRY, DRY, means an industry, which by nature of its operation, process, or fabrication of raw materials or services rendered does not require a significant water supply and does not produce waste water as part of the industrial process.

INDUSTRIAL MALL, means 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 30 percent of the gross floor area of an industrial mall shall be devoted to accessory office or related commercial uses.

INDUSTRIAL USE, means, without limiting the generality thereof, the manufacturing, assembling, making, producing, preparing, inspecting, grading, ornamenting, finishing, treating, cleaning, washing, altering, repairing, restoring, processing, polishing, refinishing, packing, adapting for sale, warehousing, storing, breaking up or demolishing of goods, substances, articles or things or any part or parts thereof; or the production or storage of building or construction equipment or materials.

INSTITUTIONAL USE, means the use of land, buildings or other structures operated by a group, organization or society for the promotion of a public, social, scientific, educational or similar purpose, but does not include a **church, place of worship, school, private or commercial club** as defined in this By-law.

JUNK YARD, means any parcel of land, building or structure for which the principal or accessory use is the abandonment, collection, demolition, dismantlement, keeping, storage, salvage or sale of used, discarded, worn out or scrapped machinery, **motor vehicles**, vehicle parts, scrap metal, chains, used pipes, waste paper, rags enamelware, furniture, bottles, cans, rope, iron, copper or any other scrap or discarded materials.

KENNEL, means a place where more than 3 and 25 or less dogs are housed, groomed, bred, boarded, trained, sold or kept for hunting and includes both Boarding Kennels and Breeding Kennels, which are licensed by the Township of Mapleton under the provisions of the Keeping of Dogs and Dog Kennels By-law.

LANDFILL, means the use of land, licensed by the Ministry of the Environment, upon, into, or through which waste is deposited, processed, treated, and covered under controlled conditions and includes land, which is being used for a leachate buffer area and or gas buffer area.

LAND LEASE COMMUNITY HOME, means any residential dwelling that is a permanent structure where the owner of the residential dwelling leases the land used or intended for use as the site for the residential dwelling. Such dwelling may be modular, prefabricated or traditionally constructed but does not include a **mobile home**.

LAND LEASE COMMUNITY HOME SITE, shall mean the area of land within a Land Lease Community that is leased for the purposes of locating a **land lease community home**.

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

LANE, means a walkway, emergency access or any other passageway or right-of-way, other than a street, which is open from ground to sky and provides a secondary means of access to abutting lots, and which is not intended for general traffic circulation, but is dedicated to public use, or legally dedicated as a right-of-way for use in common by adjacent land owners.

LAUNDROMAT, means a building or part thereof, where self-serve coin operated clothes washing equipment are located and may contain one or more washers, dryers or other incidental equipment.

LIBRARY, means a library, branch library or library distributing station that is approved under The Public Libraries Act, as amended.

LIVESTOCK, means dairy, beef, swine, poultry, horses, goat, sheep, ratites, furbearing animals, deer and elk, game animals and birds.

LIVESTOCK FACILITIES, means barns, buildings or structures where animals or poultry are housed and shall also include beef feedlots and the associated manure storage facilities, but shall not include a **hobby barn** as defined elsewhere in this by-law.

LIVESTOCK HOUSING CAPACITY means the total maximum number of **livestock** that can be accommodated in a **livestock facility** at any one time.

LIVESTOCK UNIT, means the equivalent values for various types of animals and poultry based upon manure production and production cycles.

LOADING SPACE, means an off-street space on the same lot with a building or on a lot contiguous to a building or group of buildings which is used for the temporary parking of a commercial vehicle while loading or unloading of merchandise or materials.

LOT, means a parcel or tract of land:

- a)
 - i) Which is a whole lot as shown on a Registered Plan of Subdivision, but a Registered Plan of Subdivision for the purposes of this paragraph does not include a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision under a by-law passed pursuant to The Planning Act, as amended; or
 - ii) Is a separate parcel of land without any abutting lands being owned by the same owner or owners; or
 - iii) The description of which is the same as in a deed which has been given consent pursuant to The Planning Act, as amended; or
 - iv) Is the whole remnant remaining to an owner or owners after a conveyance made with consent to The Planning Act, as amended.
- b) For the purpose of this subsection, no parcel or tract of land ceases to be a lot by reason only of the fact that a part or parts of it has or have been conveyed to or acquired by the Municipality, the Township of Mapleton Her Majesty in the Right of Ontario, Her Majesty in the Right of Canada, the Grand River Conservation Authority and the Maitland Valley Conservation Authority, or Ontario Hydro.

LOT AREA, means the horizontal area within the boundary lines of a lot.

LOT CORNER, means a lot situated at the intersection of and abutting upon two or more streets; or abutting on two or more parts of the same street, the sides of which street (in the case of a curved corner, the tangents at the street extremities of the side lot lines) contain an interior angle of less than one hundred and thirty-five degrees (135 degrees). In the case of a curved corner, the corner of the lot shall be deemed to be the point of the street line nearest the point of intersection of the said tangents. *(see illustrations)*

LOT COVERAGE, means the percentage of the total lot area covered by all building(s) and structure(s), including accessory buildings and structure(s), which are located on or above ground level. The area of an outdoor swimming pool, open and unenclosed porches, uncovered decks, balconies and steps shall not be calculated in determining lot coverage. The area of an outdoor swimming pool, open and unenclosed porches, uncovered decks, balconies and steps shall not be calculated in determining lot coverage.

LOT DEPTH, means the horizontal distance between the front and rear lot lines.

- a) When the front and rear lot lines are not parallel, depth is determined by the length of a straight line joining the middle of the front lot line with the middle of the rear lot line.
- b) When there is no rear lot line, depth is determined by the length of a straight line joining the middle of the front lot line with the apex of the triangle formed by the side lot lines. *(see illustrations)*

LOT FRONTAGE, means the horizontal distance between the side lot lines measured along the front lot line, but where the front lot line is not a straight line or where the side lot lines are not parallel, the lot frontage is to be measured by a line 6.0 m (19.7 ft) back from and parallel to the chord of the lot frontage, and for the purpose of this paragraph the chord of the lot frontage is a straight line joining the two points where the side lot lines intersect the front lot line.

LOT THROUGH, means a lot other than a corner lot having separate frontages on two streets.

LOT LINE, means any line defining the boundary of a lot.

LOT LINE, FRONT, means:

- a) The line that divides the lot from the street; or
- b) In the case of a Corner Lot, the shorter street line shall be deemed to be the front lot line and the longer line shall be deemed to be the exterior side lot line; or in the case of a Corner Lot with two equal lot lines either street line may be designated as the Front Lot Line; or
- c) In the case of a Through Lot, the shorter street line shall be deemed to be the front lot line and the longer line shall be deemed to be the rear lot line; or in the case of a Through Lot with two equal lot lines either street line may be designated as the Front Lot Line.

LOT LINE REAR, means the lot line farthest from and opposite to the front lot line. In the case of a lot having four (4) more lot lines, the lot line farthest from and opposite to the front lot line shall be the rear lot line. If a lot has less than four (4) lot lines, there shall be deemed to be no rear lot line.

LOT LINE, SIDE, means a lot line other than a front or a rear lot line

LOT LINE, EXTERIOR SIDE, means a side lot line that is also a street line

LOT LINE, INTERIOR SIDE, means any side lot line other than an exterior side lot line.

MACHINE SHOP means a workshop in which work is machined to size and assembled.

MAIN BUILDING, means the building designed or used for the principal use on a lot.

MAIN USE, means uses, buildings, structures or parts thereof, which constitute the principal use(s) of a lot and which is specifically listed as a permitted use by this By-law. An accessory use or home occupation/ home industry shall not constitute the main use of a lot.

MAIN WALL, means an exterior front, side, or rear wall of a building, and all structural members essential to the support of a fully enclosed space or roof.

MAUSOLEUM, means a building or structure or part thereof, other than a columbarium, used as a place of interment of human remains in sealed crypts or compartments.

MINI-STORAGE FACILITY, means 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, materials and equipment; but shall not include the storage of hazardous chemicals, flammable substances or toxic materials.

MOBILE HOME, means any dwelling that is intended to be made mobile, constructed to be towed on its own chassis, designed and equipped for year-round accommodation for one or more persons, but does not include a **recreational travel trailer** or tent trailer or **trailer** otherwise designed.

MOBILE HOME PARK, means an area of land zoned, designed and intended to accommodate mobile homes to be used as residential dwelling units together with accessory uses such as offices, laundry facilities, storage areas, etc.

MOBILE HOME SITE, means a defined area of land within a **Mobile Home Park** intended for the location of one mobile home for the exclusive use of the occupant.

MODULAR RESIDENTIAL DWELLING UNIT, means a residential dwelling unit designed in one or more modules or boxes that can be joined together at the construction site to form a completed house. The modules contain interior walls with insulation, plumbing and electrical work installed at the factory, along with wall finishes, floor coverings, cabinetry, moldings and electrical and plumbing fixtures in place. A modular residential dwelling unit is intended to be made mobile on a temporary basis but constructed or manufactured to provide year-round accommodation. A modular residential dwelling unit does not include a **mobile home, recreational seasonal travel trailer or motor home** as defined herein.

MOTEL/MOTOR HOTEL, means a building, part of a building or a group of buildings used for the purpose of catering to the needs of the travelling public by providing sleeping accommodation with or without supplying food or other refreshments for not less than 6 guest rooms which may contain private cooking facilities and further provided that each guest room may be entered directly from the exterior of the building. A motel does not include a **boarding, lodging or rooming establishment, a bed and breakfast establishment or a hotel**.

MOTOR HOME, means any **motor vehicle** so constructed as to be 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, means an automobile, truck, motorcycle, or motorized snow or all-terrain vehicle, but does not include the cars of electric or steam railways, or other vehicles running only on rails, or on traction engine, self-propelling farm machinery or road building machinery.

MUNICIPAL DRAIN, means a drainage works as defined by the Ontario Drainage Act, as amended from time to time.

MUNICIPALITY, means the Township of Mapleton.

MUSEUM, means a building or parts thereof, used for the purpose of acquiring, conserving, studying, interpreting, assembling and exhibiting to the public such things as collections of paintings, works of art, artifacts of historical interest and significance; mechanical, scientific and/or philosophical inventions, instruments, models, designs; and together with any libraries, reading rooms, laboratories and offices.

NATURAL ENVIRONMENT, means land which is to be protected due to inherent environmental hazards such as wetlands, poor drainage, organic soils, susceptibility to flooding and/or erosion, steep slopes and other physical conditions severe enough to pose a risk of loss of life, property damage and environmental or social disruption if developed.

NEIGHBOURHOOD STORE, means a retail store which provides convenience goods and services to the immediate and surrounding neighbourhood.

NON-COMPLYING, means a use, building or structure, which is permitted by the zone in which such use, building or structure is located, but which does not comply with some or all of the specific zone regulations of said Zone, or any other applicable regulation of this By-law.

NON-CONFORMING, means a use, building, or structure which is not a permitted use of the specific zone(s) in which such use, building, or structure is located.

NON-HABITABLE ROOM, means any room located within a dwelling unit that is not a habitable room, including, but not so as to limit the generality of the foregoing, a laundry room, a pantry, a lobby, a corridor, a stairway, a closet, a sunroom, a verandah, a recreation room, a porch, a balcony, a private garage, an unfinished attic, a cellar, crawlspace, a boiler room and any space used for the service and maintenance of such dwelling or for vertical travel between storeys.

NURSERY, means a place where trees, shrubs or plants are grown or stored for the purpose of transplanting, for use as stocks for building or grafting, or for the purpose of retail or wholesale, together with the sale of soil, planting materials, fertilizers or similar materials and includes a greenhouse.

NURSING HOME, means a nursing home as defined under The Nursing Home Act, as amended, and does not include a **Home for the Aged, Rest Home** as defined in this By-law.

OFFICIAL PLAN, means the County of Wellington Official Plan.

ONE IN ONE HUNDRED (1:100) YEAR FLOOD means a flood based upon an analysis of precipitation, snow melt or a combination thereof, having a return period of 100 years on average or having a one percent (1%) chance of occurring or being exceeded in any given year. The Conservation Authority determines the elevation of the 1:100 year flood.

ON-FARM DIVERSIFIED USES, means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and energy storage systems.

OUTDOOR STORAGE, means the use of land for outdoor storage of equipment, goods or materials in the open air. It does not include storage in transport truck trailers.

PARK, means an open space area, operated by a **public agency** which may include areas for baseball diamonds, outdoor tennis courts, outdoor swimming pool, playground and similar uses, and **public** storm water management facilities, but shall not include a **mobile home park** or **campground**.

PARKING AISLE, means a portion of a **parking area** or **parking lot** which on one or more sides abuts **parking spaces** and which provides access to and from a parking space, to and from a **street** or **lane** and which is not used for the parking of **motor vehicles**.

PARKING AREA, means an area, whether or not within a building or structure, used for the temporary parking of licensed **motor vehicles** and may include aisles, parking spaces, and related entrances and exits but shall not include any part of a **street** or **lane**, nor any area wherein motor vehicles are kept or stored for sale or repair.

PARKING LOT, means a **Parking Area** forming the main use of a lot.

PARKING SPACE, means a space, which may be within a parking area or parking lot, and which is provided and maintained for the temporary parking of motor vehicles.

PARKING SPACE ANGLED, means the orientation of a parking space in such a manner that the side of a motor vehicle, when parked, is at an angle other than parallel to the drive aisle, driveway, lane, or street, which gives direct access to such parking space.

PARKING SPACE, BARRIER FREE ACCESSIBLE, means a parking space provided for the use of persons with disabilities pursuant to the Accessibility for Ontarians with Disabilities Act.

PARKING SPACE, PARALLEL, means the orientation of a parking space in such a manner that the side of a motor vehicle, when parked, is parallel to the drive aisle, driveway, lane, or street which gives direct access to such parking space.

PARKING SPACE, TANDEM, means the arrangement of two parking spaces such that it is necessary to traverse one parking space to gain access to the other from a lane, drive aisle, driveway, or street.

PARKING SPACE, VISITOR, means a parking space for the exclusive use visitors to a premise.

PARK MODEL TRAILER, shall mean a recreational vehicle that conforms to the CSA Z-241 standard.

PERSON, means an individual, association, firm, partnership, incorporated company, corporation, agent or trustee, and the heirs, executor or other legal representative of a person to whom the context applies according to law.

PERSONAL SERVICE SHOP, means a building or part of a building in which persons are employed in providing services and otherwise administering to the individual and personal needs of persons, and includes such establishments as barber shops, beauty parlours, **laundromats**, hairdressing shops, shoe repair and shoe shine shops, and **dry cleaning or laundry depots**.

PHARMACY, means a retail store that dispenses drugs by description

PIT, means a place where unconsolidated gravel, stone, sand, earth, clay, fill, mineral or other material is being or has been removed by means of an open excavation to supply material for construction, industrial or manufacturing, but does not include a wayside pit.

PIT, WAYSIDE, means a temporary pit opened and used by a public road authority solely for the purpose of a particular project or contract or road construction and not located on the road right-of-way.

PLACE OF ENTERTAINMENT, means a motion picture or other theatre, arena, auditorium, public hall, billiard or pool room, bowling alley, ice or roller skating rink or other similar forms of entertainment, which are contained within an enclosed building or structure; does not include an adult entertainment or body rub parlour.

PLACE OF RECREATION, means the use of land for such uses as private parks, playgrounds, playfields, racquetball club, tennis courts, lawn bowling greens, indoor and outdoor skating rinks, curling facilities, hockey arenas, athletic fields, field houses, recreational trails, snowmobile trails, picnic areas, swimming pools, wading pools, day camps, and similar uses, together with necessary

and accessory buildings and structures, but does not include a track for the racing of animals, motor vehicles, snowmobiles, all-terrain vehicles or motor cycles.

PLACE OF WORSHIP, means a building dedicated to religious worship and may include **churches**, chapels, temples, parish halls and synagogues, and may include accessory uses such as administrative offices, nursery schools, a school of religious education, convents, seminaries, monasteries and rectories.

PLANTING STRIP, means an area of landscaped open space located immediately adjacent to a lot or portion thereof and on which is situated one or more of the following screening devices: a continuous row of trees, a continuous row of evergreens or shrubs; a berm.

PLATFORM STRUCTURE, means an unenclosed platform intended for outdoor dining, lounging, and other similar uses. An outdoor platform structure may be ancillary to a residential or non-residential use. The platform structure may be connected to or detached from another structure or building and may provide direct access to grade.

POULTRY PROCESSING FACILITY, means the use of land, buildings or structures, or parts thereof, wherein poultry – all domestic fowl including small game birds such as Cornish hen and large birds such as EMU – are slaughtered, washed, cleaned, treated or otherwise prepared, processed and packaged, and from which such produce is shipped to a **wholesale** or **retail outlet**.

POSTAL OR COURIER OUTLET, shall mean the provision of postal and courier pick-up and drop-off services for letters and small parcels, but does not include a postal or courier distribution or terminal facility.

PREFABRICATED RESIDENTIAL DWELLING, means a building which is capable of being occupied exclusively as a permanent residential dwelling and which is comprised of components that are manufactured off-site, transported to the building site and constructed on a lot. A pre-fabricated residential dwelling is not designed nor intended to be made mobile or temporary and does not include a **modular residential dwelling unit, and mobile home or park model trailer**.

PRESCRIBED DRAINAGE FEATURE, means any work, natural or man-made, intended to concentrate, convey, detain, retain, infiltrate, or affect the flow rate of stormwater runoff to improve the topology and overall drainage characteristics of a lot or development.

PRINT SHOP, means a retail store that provides duplicating services using photocopy, blueprint and offset printing equipment, including collating of booklets and reports.

PRINTING ESTABLISHMENT, means an industrial facility used for blueprinting, engraving, stereotyping, electro-typing, printing or typesetting and may include a duplicating shop or letter-shop.

PRIVATE HOME DAY CARE, means the use of a building, structure or part thereof operated for gain or profit by providing temporary care for children within a private residence other than the home of a parent or guardian of any such child and does not include a **day nursery** as defined elsewhere in this By-law.

PUBLIC, in this By-law, means a use, building or structure used and/or owned by a **public agency** to provide a service to the general public.

PUBLIC AGENCY, means

- a) The Government of Canada, the Government of Ontario or any municipal corporation;
- b) any ministry, department, commission, corporation, authority, board but does not include a **school** as defined elsewhere in this by-law, or other agency established from time to time by the Government of Canada, the Government of Ontario or any municipal corporation;
- c) Any **public utility**; or
- d) Any railway company authorized under The Railway Act, as amended, or any successor thereto.

PUBLIC BUILDING, means any building, structure or part thereof, which is owned, leased, or occupied by the Corporation of the Township of Mapleton, the County of Wellington, the Province of Ontario or the Government of Canada.

PUBLIC UTILITY, means any agency, corporation, board, or commission providing electricity, gas, water, telegraph, telephone or television service including a communications tower, drainage, sewage or waste collection and disposal services to the public; or a use pertaining to any such agency, corporation, board or commission.

PUBLIC WORKS YARD, means a municipal, county or provincial facility used for the storage and servicing of road construction and maintenance equipment, and storage of materials including buildings or structures for such purposes.

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

QUARRY, WAYSIDE, means a temporary **quarry** opened and used by a public road authority solely for the purpose of a particular project or contract or road construction and not located on the road right-of-way.

RECREATIONAL, ACTIVE, means a recreational use or activity with buildings or requires alteration of soil or topography and includes such activities as golf courses, playing fields, trailer parks, campgrounds and conservation areas involving built structures.

RECREATIONAL, PASSIVE, means a non-intensive activity or use of land carried out for recreational purposes which does not require the construction of buildings or the alteration of soil or topography and includes open space and environmental areas. Passive Recreational uses may include nature interpretation, hiking, cross country skiing, fishing and hunting.

REGIONAL FLOODPLAIN, means the area of land that would be inundated by floodwater under a **Regional Storm Flood Event**.

REGIONAL STORM FLOOD EVENT, means a major storm of record used for flood regulation purposes. The rainfall actually experience during Hurricane Hazel combined with local conditions is used by the Conservation Authority to establish the Regional Floodplain.

REGULATORY FLOOD, means the approved standard(s) used in a particular watershed to define the limit of the floodplain and level to be applied for flood proofing purposes.

RENTAL OUTLET, means a building or part thereof where residential, industrial and commercial equipment is kept for rental to the public and may include such items as power tools, appliances, office machines, recreation equipment, lawn and garden equipment and tools, floor cleaning equipment, masonry tools, painting and decorating equipment and tools, moving equipment and tools, and similar items, but does not include a video rental outlet or the rental of **motor vehicles, trailers** or industrial equipment.

RESERVE, for the purpose of this By-law, means a 0.3m (1.0 ft) wide parcel of land held by the Corporation of the Township of Mapleton, or the Province of Ontario as a means of restricting access to a public highway or street. Where such a reserve is required, it shall be deemed not to eliminate the street line or front lot line of said lot and therefore, not compromise the calculation of lot frontage.

RESIDENTIAL, means the use of land, buildings or structures for human habitation.

RESIDENTIAL DWELLING means a building or portion thereof designed, intended, occupied or capable of being occupied as one or more **Residential Dwelling Unit(s)** and may include a traditionally constructed or prefabricated home as defined herein but does not include **a hotel, motel, institutional use, boarding, lodging or rooming house, bed and breakfast establishment, mobile home, trailer, or a motor home** as defined in this By-law.

Additional Dwelling Unit (Attached), means the use of a single detached dwelling, semi-detached dwelling unit or street townhouse dwelling unit where a separate self-contained dwelling unit is located within the principal building.

Additional Dwelling Unit (Detached), means the use of a building where a separate self-contained dwelling unit is located in a detached accessory building on the same lot as an associated single detached dwelling, semi-detached dwelling unit, or street townhouse dwelling unit. (subject to 6.1).

Apartment, means a residential dwelling that contains five or more residential dwelling units, which have a common entrance from street level and are served by a common corridor or hallway from inside.

Apartment, Seniors, means an apartment designed for, intended for and occupied exclusively by senior citizens.

Bachelor, means a residential dwelling unit with a bed sitting room combination providing therein living, sleeping, eating, food preparation, and separate sanitary facilities. Other essential facilities and services may be shared with other residential dwelling units.

Converted, means a single-detached residential dwelling existing at the time of passing of this By-law which, because of size or design, can be converted by partition and the addition of sanitary and cooking facilities into more than one residential dwelling unit.

Duplex, means a two storey residential dwelling divided horizontally into two residential dwelling units, each of which is completely on a separate storey with an independent entrance either directly from the outside or through a common vestibule.

Fourplex, means a residential dwelling divided vertically and horizontally to provide four residential dwelling units, each having independent entrances either directly from the outside or through a common vestibule.

Link or Twin Attached, means two single-detached residential dwellings of similar size and style that are completely separated from the other above finished grade, but are connected to each other below finished grade by common footings.

Semi-Detached, means two single-detached residential dwellings, divided in whole or part by a common vertical wall, each of which may be held in separate ownership, and having independent entrance either directly from the outside or through a common vestibule.

Single-Detached, means one completely self-contained residential dwelling situated on a separate lot and is not attached by any means to any other residential dwelling. For the purposes of this By-law, single-detached shall not include a mobile home or modular residential dwelling unit, unless otherwise specifically provided for in this By-law.

Split-level, means a single detached or semi-detached residential dwelling in which the first floor above the finished grade is so constructed as to create two or more different levels,

the vertical distance between such levels being always less than the full storey. For the purpose of this By-law, split-level shall be considered as a one-storey residential dwelling.

Townhouse, means a residential dwelling divided vertically to provide three or more residential dwelling units, each having independent entrances to a front and rear yard immediately abutting the front and rear walls of each dwelling unit

- i) **Townhouse, Cluster** – individual residential dwelling units do not require frontage onto a street.
- ii) **Townhouse, Street** – each residential dwelling unit shall have frontage directly onto a street.
- iii) **Townhouse, Stacked** - means a building containing two townhouse dwelling units divided horizontally, one atop the other, both with independent access to the street or courtyard. A stacked townhouse shall not be considered an apartment and shall follow the same provisions as a cluster townhouse.

Triplex, means a three storey residential dwelling divided horizontally into three separate residential dwelling units each having independent entrances either directly from the outside or through a common vestibule.

RESIDENTIAL DWELLING UNIT, means one or more habitable rooms designed, intended, occupied or capable of being occupied as a permanent residence by one or more individuals and provided with separate kitchen, sanitary facilities and sleeping accommodations and having a private entrance either from the outside of the building or through a common hallway or stairway inside the building.

RESIDENTIAL, NON-FARM, means a residential dwelling unit not located on the same lot as a farm.

RESTAURANT, means a building or part thereof, other than a **tavern**, where food or refreshments are prepared and offered for retail sale to the public for immediate consumption either on or off the premises and may include uses such as a bistro, coffee shop, dairy bar, deli, diner, ice cream parlour, snack bar, tea house, or refreshment stand. **Dining Restaurant, Drive-In Restaurant, Drive-Thru Restaurant** and **Take-Out Restaurant** are defined below for the purposes of calculating off-street parking requirements as required by Section 6.27 of this By-law.

DINING RESTAURANT, means 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 RESTAURANT, means a building or part thereof where food and drink are prepared then sold to the public for immediate consumption either within an

eating area inside or outside of the building or within the patron's own motor vehicle onsite, or for elsewhere off the premises.

TAKE-OUT RESTAURANT, means a building or part of a building where food and beverages are prepared and sold to the public for consumption off the premises. The consumption of food in the building or in the patron's motor vehicle on the premises is not permitted.

RETAIL FOOD STORE, means a building, structure or part thereof in which foodstuff, goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail, but does not include any establishment otherwise defined or classified herein.

RETAIL STORE, means a building, structure, or part thereof in which goods, wares, merchandise, substances, articles or things are offered or kept for retail sale directly to the public, but does not include any establishment otherwise classified or defined herein.

SALVAGE OR WRECKING AND RECYCLING FACILITY, means the use of land, buildings or structures for the wrecking, dismantling, storing and/or selling of used vehicles, farm equipment and parts thereof, including tires and other goods, wares or materials.

SCHOOL, means an academic school authorized under The Education Act, as amended.

SEASONAL AGRICULTURAL PRODUCE STAND, means a structure that is accessory to a farm and is used for the display and selling of fruit, vegetables, flowers or other farm produce, which is grown on that same **farm**.

SEASONAL RECREATION SITE, means a numbered and specified designated area of land to be used for the placement of one **seasonal recreational travel trailer** and other accessory approved structures.

SECONDHAND STORE, means a building or part thereof, where used clothing, books, household goods and similar articles are offered or kept for sale and may include an **antique or flea market** or pawn shop but does mean a **wrecking or salvage and recycling yard**. New products may be included as a portion of the merchandise being offered for sale.

SERVICE INDUSTRY, means a business or trade, not otherwise defined or classified in this By-law, which provides cleaning, maintenance, installation, renovation, or other similar non-personal services to the public, and may include a printing establishment; plumbing, welding, sheet metal, woodworking or **machine shop**; or vehicle inspection station.

SERVICE OR REPAIR SHOP, means a building or part thereof for the repair or service of household articles including radio, television and electronic equipment, and small household appliances, and may include small engine repair, but does not include an **industrial use or automotive body repair shop** or **automotive service station**.

SEWAGE TREATMENT FACILITY, means a use, building, structure or parts thereof, approved by the Ministry of the Environment for the treatment and disposal of domestic and industrial waste, and storm water, and includes a system of underground pipes/conduits, and wastewater lagoons.

SEWAGE TREATMENT SYSTEM, PRIVATE, means a facility designed to provide sewage treatment on a lot normally comprised of, but not limited to, a septic tank and tile weeping beds. A private sewage treatment system also includes any other means of collecting and treating of sewage effluent, acceptable to Ministry standards and approved by the municipality.

SHOPPING CENTRE, means a group of commercial uses, planned, developed, owned, managed as a unit, with common off-street parking areas and other joint facilities all provided on the same lot.

SHOPPING MALL, means a shopping centre, which provides access for the public to each individual commercial unit either from the outside through a common entrance(s) and/or from the inside through a common covered aisle(s).

SHORT TERM RENTAL, means any part of a residential dwelling unit that is used to provide temporary lodging for any rental period of less than 31 consecutive days through all or any part of a calendar year.

SIGN, means any device, lettering, figure, symbol, emblem or picture, which is affixed to or represented directly or indirectly upon a use of land, building or structure, and which directs attention to, identifies or advertises any object, product, place, activity, persons, products, organizations, institutions or businesses in such a way as to be visible to the public on any street, lane or thoroughfare.

SIGNIFICANT DRINKING WATER THREAT, means a drinking water threat that, according to a risk assessment, poses or has the potential to pose a significant risk (Clean Water Act).

SOURCE PROTECTION PLAN, means a drinking water source protection plan prepared under the Clean Water Act (Clean Water Act).

STACKING LANE, means a continuous on-site queuing lane that includes stacking spaces for motor vehicles which is separated from other vehicular traffic and pedestrian circulation by barriers, markings, or signs.

STACKING SPACE, means a rectangular space that may be provided in succession and is designed to be used for the temporary queuing of a motor vehicle in a stacking lane.

STORAGE TRAILERS, SEACANS AND SHIPPING CONTAINERS shall include any unlicensed trailer, whether or not the same is mounted on wheels; mobile storage trailers, storage structures or cargo boxes designed or once serving as commercial shipping or cargo containers; truck trailers or boxes; or the parking of tractor-trailers or separate tractors or cargo boxes. For the purpose of this definition, unlicensed trailer means a trailer which does not have a valid permit under the Highway Traffic Act R.S.O., 1990.c.H.8, as amended.

STOREY, means a horizontal division of a building from a floor to the ceiling directly above such floor, but does not include any mezzanine, gallery, balcony or other overhang, the floor area of which does not exceed 40 percent of the least dimension of the room in which the said overhang is located, and does not include a basement or cellar as defined in this By-law.

ATTIC, means the space between the roof and the ceiling of the top storey; or between a dwarf wall (i.e. a wall less than 2 m (6.56 ft)) and a sloping roof of a dwelling. Note: In the case of an accessory structure, the dwarf wall measurement is less than 2 m (6.56 ft) at its highest point.

BASEMENT, means that portion of a building below the first storey, but having less than one-half its clear height above the average finished grade; or has at least one wall from the finished floor to finished ceiling exposed above the finished grade and where a permanent point of access is provided in said wall.

CELLAR, means that portion of a basement, which is more than 60 percent below finished grade, measured from finished floor to finished ceiling.

CRAWL SPACE, means that portion of a basement which is less than 1.8 m (5.9 ft) measured from finished floor to finished ceiling.

FIRST STOREY or GROUND FLOOR, means the storey having its floor level closest to the finished grade and its ceiling more than 1.8 metres above grade.

SECOND STOREY or SECOND FLOOR, means the storey directly above the first storey.

STREET, means a public right-of-way which shall be constructed and opened and improved and maintained year round and assumed by the **Municipality, County**, or Province or other public road authority for public use. A street does not include a lane or any other private right-of-way.

STREET LINE, means the dividing line between a street and any lot.

STRUCTURE, means anything constructed either permanent or temporary, the use of which requires location on or an attachment to something having location on the ground. Manure storage/handling facilities and associated pits and lagoons are structures for the purposes of this By-law. Fences, pavement, curbs, walkways, retaining wall or signs are not considered structures for the purposes of this By-law.

SWIMMING POOL, means any body of water located outdoors or indoors, contained by artificial means and used and maintained for the purpose of swimming, wading, diving or bathing.

TAVERN, means a “tavern” as defined by the Liquor Licence Act, as amended.

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

TILLABLE HECTARES, means the total area of land including pasture that can be worked or cultivated.

TRAILER CAMP OR PARK, means any land upon which two or more trailers are used or intended to be used for human occupation on a temporary basis.

TRAILER, PARK MODEL, means a modular residential dwelling unit designed and constructed in accordance with CSA requirements which is towed on its own chassis and its running gear may be removed. It is designed and equipped for year-round occupancy containing suitable sanitary facilities including a flush toilet, shower or bathtub.

TRAILER, RECREATIONAL, means any portable 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 motor vehicle or is self propelled, and may include **seasonal recreational travel trailers**, tent trailers, camper vans, **motor homes**, camper pick-up and similar transportable accommodation but not a **mobile home or a park model trailer**.

TRAILER, SEASONAL RECREATIONAL TRAVEL, means a structure built on a single chassis mounted on wheels designed to facilitate relocation from time to time and used primarily as living quarters for seasonal camping and connected to utilities necessary for the operation of installed fixtures and appliances.

TRAILER, RECREATIONAL SALES AND SERVICE ESTABLISHMENT, means 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.

TRAILER, TRACTOR/TRANSPORT TRUCK, means a **motor vehicle** consisting of a self propelled cab and which may have temporarily attached thereto a trailer consisting of one or more axles designed to be pulled by the cab for the purpose of carrying goods or materials. This does not include a **commercial motor vehicle** as defined herein.

TRANSPORT ESTABLISHMENT, means the use of land, buildings, structures or parts thereof, where commercially licensed tractor trailers/transport trucks and buses are rented, leased, loaded or unloaded, serviced or repaired, kept for hire, stored or parked for dispatching as common carriers or where goods are temporarily stored for further shipment.

TRANSPORT TERMINAL means a building or structure used for a cross-dock facility in which there is no storage or warehousing of products, goods and materials.

U-BREW ESTABLISHMENT, means a building or part thereof used for the sale of ingredients and /or kits for beer, cider and wine making and includes the brewing and bottling of the same by the public on the premises.

USE, means the purpose for which a lot, building or structure, or any combination thereof, is designed, arranged, intended, occupied, or maintained and “uses” shall have a corresponding meaning. “Use” when used as a verb, or “to use” shall have a corresponding meaning.

WAREHOUSE, means a building or part thereof used for packaging, storage and distribution of goods, wares, merchandise, foodstuff, substances or articles and may include wholesale outlet but does not include a mini-storage establishment or **transport establishment**.

WASTE TRANSFER STATION, shall mean a place authorized by the Ministry of Environment where waste material is collected, sorted, prepared and/or transferred into containers for shipment to a land fill site, recycling facility or other waste disposal facility.

WATERCOURSE, means the natural or altered channel for a stream or water body and for the purpose of this By-law, includes the channel for intermittent streams. Isolated farm or recreational ponds, without an inlet or outlet stream, are excluded from this definition.

WATER TREATMENT FACILITY, means a building or structure approved by the Ministry of the Environment, where water is treated for human consumption and use, and includes a water pumping station.

WELLHEAD PROTECTION AREA, means an area that is related to a wellhead and within which it is desirable to regulate or monitor drinking water threats (Ontario Regulation 287/07).

WHOLESALE OUTLET, means a building, structure or part thereof used for the storage, distribution and sale of goods, wares, articles or merchandise to other wholesalers, retailers, industrial, institutional or professional users.

YARD, means a space appurtenant/adjacent to a building, structure or excavation, located on the same lot as the building, structure or excavation, and which space is open, uncovered and unoccupied from the ground to the sky except for such **accessory** buildings, structures, or uses or **yard encroachments** as are specifically permitted elsewhere in this By-law.

FRONT, means a yard extending from **side lot line** to side lot line between the **front lot line** of the lot and to the nearest **main wall** of any building or structure (existing or proposed) on the lot.

REAR, means a yard extending from side lot line to side lot line between the **rear lot line** (or apex of the side lot lines) to the nearest **main wall** of any building or structure (existing or proposed) on the lot.

REQUIRED, means a yard having the minimum **building setback** as required by the zone provisions of this By-law. A required side yard shall extend from the required front yard to the required rear yard.

SIDE, means a yard extending from the front yard to the rear yard and from the side lot line of the lot to the nearest **main wall** of any building or structure (existing or proposed) on the lot.

i) **EXTERIOR**, means a side yard immediately adjoining a **street**.

ii) **INTERIOR**, means a side yard other than an exterior side yard.

ZONE, means an area delineated on the Zoning Maps included in this By-law designated for a specific use and regulated by the specific zone provisions of this By-law.

ZONING ADMINISTRATOR, means the officer(s) or employee(s) of the **municipality** charged with the duty of administering and enforcing this By-law.

SECTION 6 – GENERAL PROVISIONS

The provisions of this Section shall apply to all zones except as otherwise indicated in this By-law.

6.1 ACCESSORY USES

6.1.1 USE

Where this By-law provides that a lot may be used or a building or structure may be constructed, altered, or used for a purpose, that purpose may include any accessory building or structure or accessory use, but shall not include:

- a) Any occupation for gain or profit conducted within a residential zone, except as may be permitted by this By-law;
- b) An accessory dwelling unit, except as may be specifically permitted by this By-law.

6.1.2 LOCATION

- a) Any accessory building or structure excluding a **private sewage treatment system** which is not an integral part of the main building shall **not be located in a required front yard** and shall comply with all other yard requirements of the zone in which such building or structure is situated.
- b) In any R1A, R1B, R1C, R2, R3, or RT Zone, all accessory buildings and structures shall be located in a rear yard or interior side yard provided it is not closer than 1.0 m (3.3 ft) to the interior or the rear lot line or any other building or structure on the property.
- c) Notwithstanding Section 6.1.2 b), on a R1A and lot subject to the reduced lot regulations of subsection 8.5, all accessory buildings and structures shall not be located in a required front or required exterior side yard and shall not be located closer than 1.0 m (3.3 ft) to the rear or interior lot line.
- d) Where an accessory building or structure is on a corner lot, the regulations specified in Section 6.7 and Section 6.37 (f) of this By-law shall apply.
- e) Notwithstanding Section 6.1.2 (a), (b) or (c), where a property is adjacent to a provincial highway, any setback regulations of the Ministry of Transportation shall prevail.

6.1.3 HEIGHT

- a) In any residential zone and in the C1- Central Commercial Zone, the height of an accessory use, building or structure shall not exceed 4.57 m (15 ft).

- b) On a lot subject to the reduced lot regulations of subsection 8.5, the maximum height of an accessory use, building or structure shall not exceed 6.7 m (22 ft). The above provisions shall not apply to agricultural buildings such as but not limited to silos, grain bins and corncribs as permitted in Section 8.1 and further defined in Section 6.4.

6.1.4 LOT COVERAGE

- a) The combined total lot coverage of all accessory buildings and structures on a lot shall not exceed 10% of the lot area, and this percentage of lot coverage for accessory buildings and structures shall be included in and contribute to the maximum lot coverage permitted in the individual zone regulations.
- b) Provided the maximum lot coverage is not exceeded for an accessory building or structure, the combined maximum floor area for all accessory buildings or structures not including a hobby barn or home industry in any residential zone and including a lot subject to the reduced lot regulations of Section 8.5 shall not exceed 185.8 m² (2,000.0 ft²) total floor area for any lot 0.4 hectares (1.0 acres) or less in size. For each additional full 0.4 hectares (1.0 acres) of lot area, an additional 41.8 m² (450 ft²) of ground floor area may be added to the accessory building, to a maximum ground floor area of 464.5 m² (5,000 ft²).
- c) The area of an outdoor swimming pool, open unenclosed porches, uncovered decks, balconies and steps shall not be calculated in determining lot coverage.

6.1.5 ESTABLISHMENT OF AN ACCESSORY BUILDING OR USE

- a) No accessory building or accessory use shall be established on any lot or site until the main building has commenced construction except as permitted by the "Temporary Use" regulations set out in Section 6.32 of this By-law, and as set out below.
- b) Notwithstanding Section 6.1.5 a), a tool shed, scaffold or other building or structure incidental to construction on the lot where the construction is permitted, may be established but only for so long as it is necessary for the work in progress and until the work is completed or abandoned. For the purposes of this section, "Abandoned" shall mean the failure to proceed with construction within the time period required by the building permit.
- c) A tarped/coverall structure, when used as an accessory structure, shall be required to comply to Section 6.1 Accessory Uses.

6.1.6 OPEN SWIMMING POOLS

Notwithstanding anything contained in this By-law to the contrary, a swimming pool is a permitted accessory use within any residential and agricultural zone, except within a Natural Environment Zone, subject to the following regulations:

- a) May be located in any interior side yard
- b) 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;
- c) Facilities for changing clothes, pumping, filtering or similar accessory use shall be in accordance with the regulations applicable to accessory buildings on such lot.

Explanatory Note: The Township of Mapleton has a separate by-law relating to swimming pools. You are encouraged to contact the Municipality to review this regulation.

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

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

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

6.2 BED AND BREAKFAST ESTABLISHMENT (B&B) AND SHORT TERM RENTAL REGULATIONS

Within those zones where bed & breakfast establishments are permitted, such uses shall be in accordance with the provisions for such zones and shall also comply with the following regulations:

- a) No more than 2 guests' rooms shall be provided within Class 1 B&B and no more than 5 guest rooms shall be provided in a Class 2 B& B.
- b) Any exterior stairways required for a B&B shall be located in a side or rear yard; and;
- c) All new B&B establishments shall comply with the requirements of this Zoning By-law, including the regulations of Section 6.29 – **Additional Dwelling Unit**, other local

by-laws, and any applicable provincial regulations such as the Ontario Building Code and Fire Code, as amended.

6.2.1 SHORT TERM RENTAL REGULATIONS

- a) A short term rental shall only be permitted within a residential dwelling.
- b) The short term accommodation shall have a maximum of three bedrooms for booking.
- c) The short term rental must be within the principal residence of the short term rental operator.
- d) Parking for the short term rental shall be provided in accordance with Section 6.27 of this By-law and may be provided in tandem with the required parking for the primary dwelling.

6.3 BUFFER AREA

Where a lot is within a Commercial, Industrial or Residential Transition (RT) zone and the interior side and/or rear lot line, or portion thereof abuts any Residential, Institutional or Open Space Zone or where a lot is within the R3-Residential Zone and the interior side and/or rear lot line or portion thereof abuts any residential zone except another R3 zone, then a buffer area shall be provided on the R3-Residential, Commercial, or Industrial lot, in accordance with the following provisions.

- a) Have a minimum width throughout of not less than 1.5 m (5.0 ft) and shall be in addition to any other yard requirement.
- b) Consist of a **planting strip** maintained at an ultimate height of not less than 1.8m (5.9 ft) immediately adjacent to the lot line or portion thereof along which the Buffer Area is required other than along a street line.
- c) Be kept free of parking spaces, buildings or structures except for a legal boundary partition and used only for the placement of trees, shrubs, similar vegetation, fencing and landscaping features.
- d) Be landscaped and maintained by the owner of land on which such buffer area is required.
- e) Notwithstanding the above and subject to site plan approval, a solid fence, wall, or other landscaping feature of equivalent height may be considered in place of a continuous 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.

6.4 BUILDING HEIGHT EXCEPTIONS

The maximum height regulations of this By-law shall not apply to prevent the construction and/or use of an ornamental dome, church spire, a belfry, cupola, steeple, a flag pole, a clock tower, a chimney, storage silos, livestock facility including a hobby barn, grain elevator, a water storage tank, an air conditioner duct, an elevator penthouse, a solar collector, or an electric or communication tower, antenna, ventilator, windmill, wind turbine or similar device.

6.5 COMMERCIAL KENNELS AND PET BOARDING ESTABLISHMENTS

As per Section 6.35.2 of this By-law, a kennel is a restricted use in all zones within the Township of Mapleton. Kennels are prohibited uses unless specifically permitted by an amendment to this By-law. Where specifically permitted by an amendment to this By-law, no land, building or structure shall be used for a kennel, unless the land, building and structure is in compliance with the approved Keeping of Dogs and Dog Kennels By-law.

6.6 COMMON AMENITY AREA

Where this By-law requires the establishment of a common **amenity area**, such an area shall be provided within the boundaries of the development and in accordance with the following provisions:

- a) An **amenity area** is an area comprised of common space designed for active or passive recreational use and may include patios, swimming pools, play areas and open landscaped areas;
- b) The minimum amenity area required shall be an aggregated amount not less than 9.3 m² (100.1 ft²) per dwelling unit for each unit up to 10. For each additional unit, not less than 4.6 m² (49.5 ft²) of **amenity area** shall also be provided;
- c) **Amenity areas** shall be designed and located so that the length does not exceed four (4) times the width;
- d) **Amenity areas** shall have direct access to/from the residential use; and
- e) **Amenity areas** may be located within any yard other than a required front yard.

6.7 DAY LIGHTING (SIGHT) TRIANGLE

- a) On a corner lot, the triangular space formed by the street lines and a line drawn from a point on one street line to a point on the other street line, which is determined by a point measuring 7.5 m (24.6 ft.) along the street line from the point of intersection of the said street lines.

- b) Where the two street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the tangents to the street lines.
- c) The provisions of this section shall also apply to land which abuts one or more unopened streets or lanes.
- d) Within any sight-line triangle, the following uses shall be prohibited:
 - i) A building or structure;
 - ii) A fence, wall, hedge, bush or any other obstruction that impedes vision above a height of 0.8m (2.6ft) above the centerline grade of the street or streets abutting a sight triangle.
 - iii) Any portion of a loading or parking space.
- e) The provisions of this Section shall not apply to land zoned Central C1 Commercial.

6.8 DEVELOPMENT ON FULL SERVICES

- a) No development of any kind within the urban areas of Drayton and Moorefield, shall be permitted within any zone, except as outlined in 6.8 b), unless serviced by municipal sewage collection facilities and municipal water supply, except that this provision shall not apply to any public use or utility which by its nature does not require such services.
- b) Notwithstanding the above, existing lots zoned Unserviced Residential Zone (R1A) and Future Development (FD), within the urban areas of Drayton and Moorefield, may be serviced by **private sewage treatment facility** and private water supply subject to the approval of the municipality.
- c) No new private wells shall be installed, to serve as a primary or an accessory water source, on any lands where a municipal water distribution system is available within a road allowance, or otherwise, abutting the property.

6.9 EXTERNAL LIGHTING

Lighting fixtures providing exterior illumination shall be so arranged as to direct light to the building face, parking area or vicinity of site. Such fixtures shall not cast glare onto adjacent properties nor onto nearby streets.

6.10 FRONTAGE ON A STREET

Except as specifically provided for in this by-law, no person shall construct a building or structure in any Zone unless the lot upon which the building or structure is constructed or proposed to be constructed, abuts or fronts on an opened, improved street maintained by the Township of Mapleton, County of Wellington or Province of Ontario, or unless said lot abuts a “reserve” which on the opposite side is a street and that said lot has legal access to the street.

A “reserve” is typically a 0.3 metre (1.0 ft.) wide parcel of land held by the Township of Mapleton, County of Wellington or the Province of Ontario as a means of restricting access to a public highway or street. 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.

6.11 GARBAGE STORAGE AREAS

Where this By-law requires a **garbage storage area**, such an area shall be provided in accordance with the following provisions:

- a) No garbage or refuse shall be stored on any lot in any zone except within
 - i) The main building; or
 - ii) Any accessory building or structure on such lot; or
 - iii) In a container in the side yard or rear yard of such lot.
- b) All garbage or refuse 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 a visual screen consisting of a fence that is a minimum of 2.0 m (6.6 ft) in height;
- c) All dumpsters or garbage containers shall be regulated in the same manner as an accessory building or structure in the zone in which it is located.

6.12 GARDEN SUITES

A garden suite may be permitted within the Agricultural Zone and R1A Zone where single detached residential dwelling units are permitted and pursuant to Section 39 of the Planning Act (Temporary Use Regulation). Upon successfully receiving a temporary use rezoning from the municipality, the establishment of a garden suite shall be subject to the following regulations:

- a) Only one garden suite may be established per lot on which a single-detached residential dwelling unit exists. Where a lot already contains a singled detached residential dwelling unit and an **additional dwelling unit** as defined in the By-law, a garden suite shall not be permitted;

- b) Garden suites in a Residential Zone shall be located in either a side yard or rear yard, and located behind or even with the front wall of the single-detached residential dwelling unit. A minimum interior side and rear yard of 1.5m (5.0 ft), and a minimum exterior side yard of 7.6 m (24.9 ft) is required;
- c) Garden suites in an Agricultural (A) Zone shall follow the regulations and provisions that apply to the establishment of Second Residential Dwelling as specified in Section 8.4.3 of this By-law;
- d) **Driveway** access to both the main residence and the garden suite shall be limited to one so that no new entrance from the street shall be created;
- e) The maximum floor area of a garden suite shall be 92.9 m² (1000.0 ft²);
- f) The maximum height of a garden suite shall be one storey or 4.5m (14.8 ft) whichever is less;
- g) No garden suite shall be located closer than 3.0m (9.8 ft) to the main residence on the lot;
- h) All garden suites shall be constructed upon suitable foundation, caissons or piers;
- i) Notwithstanding the above, garden suites may be serviced with a private sewage treatment system and well in the Agricultural Zone and R1A Zone subject to the minimum lot area requirements of the specific zone and the approval of the municipality for the proposed servicing;
- j) All garden suites shall be of a portable, pre-fabricated or modular nature and shall not include a mobile home;
- k) In addition to Section 6.12 j), mobile homes may be used as garden suites in the Agricultural Zone (A) subject to the requirements of Sections 8.2 and 8.5 of this By-law as applicable;

Pursuant to Section 39 of the Planning Act, Council may require a development agreement with the owner of the Garden Suite to deal with, among other things, the installation, maintenance and removal of the unit, the period of occupancy, the deposit of a performance bond or security, and rehabilitation of the site to its pre- garden suite condition.

6.13 GROUP HOMES

6.13.1 Permitted Group Homes

Group homes, as defined by this By-law and as specifically mentioned below, are permitted in some zones without rezoning:

- Approved Homes (psychiatric care)
- Homes for Special Care (psychiatric care)
- Supportive Housing Programs: Adult Community Mental Health Program
- Children's Residences (not including Young Offenders)
- Accommodation Services for the Developmentally Handicapped
- Satellite Residences for Seniors
- Support Service Living Units for Physically Handicapped Adults

6.13.2 Group Home Regulations

No land, building or structure shall be used and no building or structure shall be constructed, altered, enlarged or maintained for the purposes of a group home, unless in accordance with the regulations specified in that zone for the type of residential building in which the group home is to be established and in accordance with the following regulations:

- a) A group home shall only be permitted within a single detached residential dwelling as defined herein.
- b) Where permitted in a residential zone a group home shall be separated by a minimum distance of 300 m (984.5 ft.) from another group home; where permitted within an agricultural zone, a group home shall be separated by a distance of 1,000.0 m (3,280 ft) of another group home. Such distance shall be determined by measuring from lot line to lot line in a radius equal to the required separation distance;
- c) Each group home shall maintain a minimum of 23.2 m² (250 ft²) of floor area per resident; further each group home shall have no less than three residents and no more than ten residents, exclusive of supervisory staff;
- d) Each group home shall maintain a minimum of one off-street parking space per three beds provided, but not less than two parking spaces per group home; and
- e) Each group home shall comply with all other applicable regulations of this by-law.

6.14 HOME INDUSTRY REGULATIONS

Home industries, where listed as a permitted use, are subject to the following regulations:

- a) It is secondary to the main use on the lot and cannot be located on a lot of less than 10.1 ha (25 ac);

- b) It may include such uses as a carpentry shop, a welding shop, a **machine shop**, furniture fabrication, assembly, and repair; a tool and repair shop, and a small engine repair shop but shall not include autobody repairs or automobile sales, service and repair; automotive washing establishment, the sale of gas, a contractors yard, a **salvage, wrecking or recycling facility** or a use restricted in all zones in accordance with Section 6.35;
- c) Outside storage is permitted in accordance with Section 6.26;
- d) The maximum square footage of any or all buildings or structures used for a home industry shall not exceed 232.25 m² (2,500.0 ft²) of floor area, which shall include but is not limited to; generator room, lunchroom, office, mechanical room, basement area and inside storage area.
- e) Any building constructed for the purposes of a home industry shall be constructed separate from any structures on the subject lands;
- f) Not more than two (2) employees who are not permanent residents on the property shall be engaged in the Home Industry;
- g) There shall be no advertising other than a non-illuminating sign, which has a maximum size of 1.0 m² (10.8 ft²);
- h) No building or structure used for a home industry shall be located within 22.8 m (74.8 ft) of a lot line, nor within 121.9 m (400.0 ft) of a lot line of a vacant lot (less than 4.1 ha (10 ac) in size or within 121.9 m (400.0 ft) of a residence on a separate lot
- i) All buildings, structures, outside storage, parking and loading areas used in connection with a Home Industry shall not occupy an area exceeding 0.4 hectares (.98 acres) in area;
- j) The use of the premises in connection with such home industry shall in no way be offensive, obnoxious or dangerous to the neighbours or the area by reason of: the emission of light, heat, fumes, noise, vibration, gas, dust, smoke, fire, odour, air or water borne waste or pollution; interference with radio or television; or, the significant increase in vehicle traffic due to frequency of deliveries by commercial carriers or patron parking.
- k) No Home Industry shall be permitted until a Change of Use Certificate and Site Plan Control approval has been issued by the Township of Mapleton.

6.15 HOME OCCUPATIONS

Home Occupations, where listed as a permitted use, are subject to the following regulations:

- a) A home occupation shall be clearly incidental and secondary to the main residential use to which it is accessory. No exterior alterations of the dwelling unit shall be permitted in connection with such occupation which will change the character of the residential building or premises.
- b) The use of the premises in connection with such home occupation shall in no way be offensive, obnoxious or dangerous to the neighbours or the area by reason of: the emission of light, heat, fumes, noise, vibration, gas, dust, smoke, fire, odour, air or water borne waste or pollution; interference with radio or television; or, the significant increase in vehicle traffic due to frequency of deliveries by commercial carriers or patron parking.
- c) There shall be no machinery or mechanical equipment of any kind used on the premises in connection with such home occupation, except what is customarily used for household, office purposes or occupations listed under the Home Occupation definition.
- d) A home occupation shall be for the exclusive use of the householder. No employees shall be permitted.
- e) No more than twenty-five percent (25%) of the ground floor or basement area of a residence may be used for the home occupation.
- f) There shall be no outdoor storage of goods or materials in support of such home occupation. Any merchandise, material and/or equipment shall be stored within an attached or detached garage or other accessory building provided it shall not be visible from outside.
- g) In all Residential Zones, there shall be no advertising other than a plate or sign which has a maximum size 0.2 m² (2.0 ft²) and which is attached flat to the residential dwelling.
- h) In the Agricultural (A) Zone, there shall be no advertising other than a non-illuminating sign, which has a maximum size of 1.0 m² (10.8 ft²).
- i) There shall be no external display of goods, materials, wares or merchandise visible from the street.

- j) There shall be no retail sale of any goods or items other than those constructed, assembled, produced, created and finished in conjunction with the home occupation.

6.16 LOADING REGULATIONS

Where required by this By-law, the owner or occupant of any lot, building or structure used or constructed for any purpose involving the receiving, shipping, loading and unloading of goods, wares, merchandise or raw materials, shall provide and maintain on the same lot as occupied, not on a street or lane, and within the zone in which such use is located, space for the standing, loading or unloading of vehicles in accordance with Table 1 below:

- a) A loading space shall be 15.2 m (49.9 ft) long, 3.6 m (11.8 ft) wide and have a minimum vertical clearance of 4.3 m (14.1ft).
- b) All loading spaces shall be so arranged as to avoid interference with the movement of traffic on public streets. No loading spaces shall occupy any required front or required exterior side yard, any required daylighting (sight) triangle, nor be situated upon any street, lane or required parking space.
- c) All loading spaces and **driveways** providing access thereto, shall be constructed of a stable surface and treated to prevent erosion and the escape of dust and loose particles. Surface cover may consist of asphalt, approved granular material, paving brick, concrete or similar hard-surfaced materials.
- d) All loading spaces and **driveways**, shall be graded and drained so as to prevent the pooling of surface water on them or the flow of surface water onto adjacent lots.
- e) Each loading space shall be provided with one or more unobstructed **driveways** of not less than 3.5 m (11.5 ft) in width. Such driveway shall be contained within the lot on which the spaces are located and are accessible from a street or lane. No part of such driveway shall be used for the parking or temporary storage of commercial or motor vehicles.
- f) Off-street loading space(s) shall be provided and maintained in accordance with the following schedule:
- g) 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 so long as the floor area as existing at such date is not increased. Any subsequent alteration to the building or structure, which increases the floor area, shall necessitate the number of loading spaces that is required for such addition or change in use, only.

- h) Unless otherwise provided in this By-law, the Loading Regulations of this Section do not apply to land within the Central Commercial (C1) ZONE.

Table #1 – LOADING SPACE REGULATIONS

INDUSTRIAL ZONES	MINIMUM SPACES REQUIRED
0 to 464.5 m ² (5,000 ft ²)	0 space
464.5 m ² (5,000 ft ²) to 2,322.5 m ² (25,000 ft ²)	one (1) space
2,322.5 m ² (25,000 ft ²) to 10,000 m ² (107,643 ft ²)	two (2) spaces
Each additional 10,000 m ² (107,643 ft ²) or portion thereof in excess of 10,000 m ² (107,643 ft ²)	one (1) additional space
COMMERCIAL ZONES	MINIMUM SPACES REQUIRED
0 to 185.8 m ² (2,000 ft ²)	0 space
185.8 m ² to 929.0 m ² (10,000 ft ²)	one (1) space
Each additional 929.0 m ² (10,000 ft ²) or portion thereof	one (1) additional space

6.17 MINIMUM DISTANCE SEPARATION – MDS I AND II

6.17.1 MDS I – NEW NON-FARM 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 within the A Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complies with the Minimum Distance Separation (MDS I), as amended from time to time by the Province of Ontario. The above provision shall be applied to all vacant lots, existing as of the date of passing of this By-law, as follows:

- a) Shall apply to all those vacant lots created through the checkerboard process and identified on Schedule 'A' of this by-law as being zoned Agricultural Exceptions (A-31.274 and A-31.275).
- b) Shall not apply to vacant lots created through the consent (i.e. severance) process, which are less than 4 hectares (9.9 acres) in area.
- c) Shall not apply to any other vacant lots of record, not already addressed by subsections (a) or (b) above, which are less than 4 hectares (9.9 acres) in area.

6.17.2 MDS II – NEW OR EXPANDING LIVESTOCK FACILITIES AND MANURE STORAGE FACILITIES

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

6.18 MOBILE HOMES

The use of a mobile home for the purposes of residential, business, industrial or institutional, either temporarily or permanently, is prohibited within the municipality unless “mobile home” is listed as a permitted use within a particular zone of this By-law. The following regulations will then apply to the construction of a mobile home.

- a) The construction of all mobile homes shall meet the requirements of the Canadian Standard Association CSA Z-240;
- b) Shall be connected to an adequate sewage treatment system and to an adequate potable water supply; and
- c) Meet all other regulations of the zone within which the mobile home is permitted.

6.19 MORE THAN ONE USE PERMITTED

Where a lot is divided into two or more zones, buildings and structures may be constructed and used thereon provided the separate zone requirements are satisfied for each use. Where the lot is partially within the Agricultural Zone and partially within the Natural Environment Zone that portion of the lot within the Natural Environment Zone may be used in calculating the total lot area, lot frontage and yard setbacks provided the land outside of the Natural Environment Zone meets the requirements for a private sewage treatment system.

6.20 NATURAL ENVIRONMENT, WATERCOURSE AND MUNICIPAL DRAIN SETBACKS

6.20.1 Natural Environment Zone Setbacks

- a) No building or structure, including a private sewage treatment system and any associated tile weeping bed, shall be constructed closer than 30.0 m (98.4 ft) from the limit of a Natural Environment NE zone.
- b) Notwithstanding the required setbacks in subsection (a) above:
 - i) Accessory buildings/structures to existing residential dwellings, enlargements of existing buildings/structures and reconstruction of existing buildings/structures including environmental improvements

to manure storage facilities associated with an existing livestock facility but not a hobby barn are permitted provided that a setback of 3.0 m (9.8 ft) from the NE zone boundary is maintained.

- ii) Where a vacant building lot was existing on the date of passage of this By-law, a building permit may be issued for permitted buildings or structures except for new agricultural buildings and structures provided:
 - That there is no other suitable location on the lot outside of the 30.0 m (98.4 ft) setback and
 - That a setback of at least 3.0m (9.8 ft) from the NE zone boundary is maintained.
- c) Interpretation of the limits of the NE zone boundaries is governed by regulations contained in Section 2.6 of this By-law. The location of the 30.0m (98.4 ft) NE “setback” boundaries shall be adjusted accordingly in the event that the NE “zone” boundary is re-interpreted.

6.20.2 Municipal Drain Setback

- a) No building or structure shall be constructed closer than 30.0 m (98.4 ft) from the edge of an opened municipal drain or 15.0 m (49.2 ft) from the edge of an enclosed municipal drain.
- b) Notwithstanding this section, in the case of a vacant building lot existing on the date of passage of this By-law, no building or structure shall be constructed closer than 15.0 m (49.2 ft) from the edge of an opened municipal drain.
- c) Notwithstanding this section, improvements to manure storage facilities, associated with an existing livestock facility (excluding a hobby barn), that result in a net water quality improvement in the drain are permitted, provided that a setback of 3.0 m (9.8 ft.) from the drain is maintained.

6.20.3 Watercourse Setback

- a) No building or structure shall be constructed closer than 15m (49.2 ft) to the top of the bank of any watercourse that is not situated within the Natural Environment Zone.

EXPLANATORY NOTE (Not Part of this By-law): A separate permit for development may be required by the Conservation Authority in regulated areas near watercourses and wetlands.

6.21 NON-CONFORMING USES

- a) This by-law shall not apply to prevent the use of any land, building or structure for any purpose prohibited by this By-law if such land, building or structure was lawfully used for such purpose on the day of the passing of this By-law, so long as it continues to be used for that purpose.
- b) This by-law shall not apply to prevent the construction or use of any building or structure for a purpose prohibited by this By-law, the plans for which have prior to the date of the passing of this By-law been approved by the Chief Building Official, so long as a the building or structure when erected is used and continues to be used for the purpose for which it was constructed and provided that such construction is commenced within six months after the date of passing of the By-law, and such building or structure is completed within a reasonable time after the construction is commenced.
- c) Nothing in this By-law shall prevent the strengthening or restoration of a non-conforming building or structure to a safe condition so long as the strengthening or restoration does not alter the height, area, size or volume of the building or structure or change its use to other than a conforming one.
- d) Nothing in this By-law shall prevent a non-conforming building or structure, which is partially or fully destroyed by fire, flood or Act of God from being restored or reconstructed provided yard depths, height, area, size or volume of the building or structure as it existed at the time prior to the destruction are maintained or compliance with the regulations of the Zone in which the building or structure is located is not further reduced.
- e) Where, for any reason, a non-conforming use has ceased and is not resumed within a twelve (12) month period from the date of ceasing, such non-conforming use shall not be permitted to resume and any future use of land, building or structure shall thereafter conform to the permitted uses of the zone relating to the subject land.

6.22 NON-COMPLYING USES

- a) Where a use, building or structure has been lawfully established prior to the passing of this By-law, and the use, building or structure is permitted in the Zone in which such use, building or structure is located, but the use, building or structure does not comply with some or all of the specific zone regulations of that Zone such as lot area and frontage and yard setbacks, or any other applicable regulations of this By-law, then nothing in this By-law shall prevent such a non-complying use, building or structure from being enlarged, extended (either vertically or horizontally), reconstructed, repaired or renovated provided that the enlargement, extension, reconstruction, repair or renovation does not further reduce the compliance of the use, building or structure with any provision of this By-law. Notwithstanding the

above, new additions must be in compliance with the regulations of the Zone in which the building or structure is located.

- b) Where an existing building or structure is non-complying under the provisions of Section 6.22 a), and where the lot containing such building or structure is the subject of a rezoning or consent application, the provisions of Section 6.22 a) shall continue to apply such that said building or structure shall be deemed to comply with any applicable zoning provisions resulting from such rezoning or severance provided said rezoning or consent does not further reduce the non-compliance of the use, building or structure with any provision of said by-law. The provisions of this Section shall not exempt a new use from providing the required number of parking spaces or from satisfying the sight triangle requirements of Section 6.7.
- c) Notwithstanding anything in this By-law to the contrary, where an existing residential dwelling encroaches into the required front or exterior yard setback as established in this By-law, additions to the existing building may be permitted to the line of occupation, subject to all other applicable regulations of this By-law.
- d) Notwithstanding anything in this By-law to the contrary, within a residential Zone in the urban centres of Drayton or Moorefield, on any vacant lot between two lots which already contain residential dwellings, and further that the existing residential dwellings are situated between the street line and the required front yard setback as established in this By-law, a new residential dwelling may be constructed on the vacant lot and the front wall of the new residential dwelling shall have a front yard setback the same as the existing residential dwelling having the front yard setback or **building line** closest to that required by the applicable zone of this By-law.

6.23 NUTRIENT MANAGEMENT PLANS

No livestock operation or manure storage facility shall be established or enlarged until a nutrient management plan or strategy is completed where required by the Nutrient Management By-law or relevant legislation.

6.24 ONE MAIN BUILDING PER LOT

No more than one main building shall be constructed on a lot except for the following:

- a) Permitted buildings within a commercial, institutional, or industrial zone.
- b) Cluster of Townhouses or Apartment dwellings located within the R3-Residential zone.
- c) Agricultural buildings permitted in an A-Agricultural Zone.
- d) Model homes at a ratio of two model homes/hectare to a maximum of 4. A model home agreement will be required.

6.25 OUTDOOR DISPLAY AREAS

In a Highway Commercial Zone, Industrial Zone or Agricultural Commercial Zone, the outdoor display of goods, materials and equipment, which is accessory to the main use of the lot, shall be permitted in accordance with the following regulations:

- a) Shall not be located in any required yard nor within a required daylighting triangle.
- b) Not comprise more than 35% of the total lot area.
- c) Not obstruct or occupy any required parking area.
- d) Be constructed of a stable surface and treated to prevent erosion and the escape of dust and loose particles. Surface cover may consist of asphalt, approved granular material, paving brick, concrete or similar hard-surfaced material.
- e) Be graded and drained so as to prevent the pooling of surface water on them or the flow of surface water onto adjacent lots.

6.26 OUTDOOR STORAGE AREAS

In a Highway Commercial Zone, Agricultural Commercial Zone, Industrial Zone, and Rural Industrial Zone, and for a Home Industry permitted in an Agricultural Zone, the outdoor storage of goods, materials and equipment, which is accessory to the main use of the lot, shall be permitted in accordance with the following regulations:

- a) Not be located in any required yard.
- b) Not comprise more than 35% of the total lot area, except when located in an Agricultural zone will not comprise more than 35% of the 0.4 ha. which is used for the home industry.
- c) Be visually screened from view from the street and from any abutting land zoned or used for residential, institutional or open space by a buffer area or strip in accordance with the applicable regulations of Section 6.3 of this By-law.
- d) Not obstruct or occupy any required parking area.

6.27 PARKING REGULATIONS

No building or structure shall be erected, enlarged or used in any zone unless facilities are provided for off-street parking in accordance with the following regulations:

6.27.1 Size of Parking Spaces

PARKING SPACE TYPE	MINIMUM DIMENSIONS	
	WIDTH	LENGTH

Angled	2.8 m (9.0 ft.)	5.5 m (18 ft.)
Parallel	2.7 m (8.8 ft.)	6.5 m (21.3 ft.)
Private Garage – interior (excluding parking garages)	3 m (9.8 ft.)	6 m (19.6 ft.)

6.27.2 Access to Parking Spaces

Access to parking areas shall be provided from a **street** directly to a legal parking space as required under 6.27.4.

All driveways and parking aisles shall have a minimum unobstructed width of 6 m (19.6 ft.) where two-way traffic is permitted and 3 m (9.8 ft.) where one-way direction of traffic flow is permitted, which is clearly indicated by signs, pavement markings or both.

Notwithstanding the above minimum width required for any driveway accessory to a single detached, semi-detached or street townhouse dwelling shall be 2.5 metres.

6.27.3 Parking Surfaces

- a) All parking spaces and areas shall be constructed of a stable surface and treated to prevent erosion and the escape of dust and loose particles. Surface cover shall consist of asphalt, concrete, approved granular material, paving brick, or similar hard-surfaced materials.
- b) All parking spaces and areas shall be graded and drained so as to prevent the pooling of surface water on them or the flow of surface water onto adjacent lots.
- c) 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 areas**.

6.27.4 Location of Parking Areas and Spaces

- a) All parking spaces within a residential zone shall be to the rear of the front wall of the main building, except that a driveway leading directly from the street to a required parking space may be used for the temporary parking of motor vehicles.
- b) Unless otherwise prohibited by this By-law, parking may be permitted within any required side yard or any required rear yard of a residential zone.
- c) Notwithstanding paragraph one above or unless otherwise provided for elsewhere in this by-law, no off-street parking space shall be located in any required exterior side yard or any required front yard except within a R1B, R1C or R2 Zones and the provisions of Section 10.3, 11.3 and 12.3 shall apply.

- d) All parking spaces within a commercial, industrial or institutional zone may also be located within a required front yard, and required exterior side yard, except that no parking area and/or space shall be located within 1.5 m (4.9.0 ft) of a street line, or within 4.5 m (14.8 ft) of any lot or zone containing a residential use.

6.27.5 Barrier Free Parking

Barrier Free/Accessible Parking

- a) Each space shall be hard surface.
- b) Each space shall be appropriately identified by a sign which is clearly posted and visible at all times and which contains the International Symbol of Accessibility. Such sign shall be posted in a visible location other than on the parking surface.
- c) Each space is to have a minimum 1.5 m wide access aisle, extending the full length of the parking space that allows persons with disabilities to get in and out of their vehicles adjacent to the parking space. The access aisle may be shared by two accessible spaces by locating the access aisle between the spaces. All access aisle shall be marked with high tonal contrast diagonal lines, which discourages parking in them, where the surface is asphalt, concrete or some other hard surface that can be painted.
- d) Each space shall be either Type A or Type B as described below:
- Type A Parking Space: minimum width of 3.4 m and minimum length of 5.5 m and signage that identifies the space as “van accessible”
 - Type B Parking Space: minimum width of 2.4 m and a minimum length of 5.5 m
 - Where an even number of parking spaces for the use of persons with disabilities are required, an equal number of parking spaces that meet the requirements of Type A parking space and a Type B parking space must be provided
 - Where an odd number of parking spaces for the use of persons with disabilities are required, the number of parking spaces must be divided equally between parking spaces that meet the requirements of a Type A parking space and a Type B parking space, but the additional parking space, the odd-numbered space, may be a Type B parking space.
- e) The number of accessible spaces shall be determined in accordance with Table 2 below:

Table # 2 – TOTAL REQUIRED BARRIER FREE/ACCESSIBLE PARKING SPACES

TOTAL REQUIRED PARKING SPACES	NUMBER OF ACCESSIBLE PARKING SPACE
0-12	1 space – Must be Type A Parking Space
13-100	Four per cent of the total number of parking spaces.
101-200	One parking space plus an additional three per cent of parking spaces
201-1,000	Two parking spaces plus an additional two per cent of parking spaces.
Greater than 1,000	Eleven parking spaces plus an additional one per cent of parking spaces.

6.27.6 Parking for More than One Use in a Building

Where a building or structure accommodates more than one type of use, the parking space requirements for the whole building shall be the sum of the requirements of the separate parts of the building so occupied.

6.27.7 Parking Requirements for the Central Commercial (C1) Zone

The Parking Regulations of this Section do not apply to land within the CENTRAL COMMERCIAL (C1) ZONE unless such land is used for a permitted residential use, in which case off-street parking spaces shall be provided on-site in accordance with the provisions herein for the residential use.

6.27.8 Calculation of Parking Regulations

- a) Where a part of a parking space is required in accordance with this By-Law for a use listed in Table 3, such part shall be considered one parking space for the purpose of calculating the total parking requirements for the said use.
- b) In addition, where the number of parking spaces required in accordance with this By-law is based upon the capacity of a building or structure, such capacity shall be deemed to be the same as the maximum capacity for such building or structure permitted by the Ontario Building Code, the Ontario Fire Code, or where applicable, the Liquor Licensing Board of Ontario, whichever capacity is the lesser.

Table # 3 – MINIMUM NUMBER OF PARKING SPACES REQUIRED

TYPE OF USE	MINIMUM NUMBER OF PARKING SPACES
RESIDENTIAL	
Single detached	1/residential dwelling unit

Semi/Duplex	1/residential dwelling unit
Triplex/Fourplex	1/residential dwelling unit
Additional Dwelling Units	1/unit (tandem parking may be permitted)
Apartment Dwellings	1.5/unit
Townhouses/Cluster	1 space per dwelling unit; plus 1 space for each 2 dwelling units for visitors only (also see Section 6.27.9 – tandem parking)
Townhouses/Street	1/unit
Senior Citizens Apartments	1/residential dwelling unit
Bed & Breakfast	1/guest room + 1/proprietor
Boarding/Rooming/Lodging Establishments	1/building + 1/guest room
Group Home	1/3 beds
INSTITUTIONAL	
Day Nursery	3/ classroom
Elementary School	1/classroom plus the applicable parking requirement for places of assembly where the school includes an auditorium or gymnasium
Secondary School	3/classroom plus the applicable parking requirements for places of assembly where the school includes an auditorium or gymnasium
Nursing Home/Rest Homes/Home for the Aged/Hospital	1/4 beds + 1/4 employees
Places of Worship	Greater of 1/5 person or 1/9.3 m ² (1/100 ft ²) G.F.A
INDUSTRIAL	
Automotive Body/Repair	4/bay (Minimum 6 spaces)
Industrial use	1/90 m ² (1/969 ft ²) G.F.A a minimum of 5 spaces and a maximum of 3 visitor spaces for the first 15m (49.2ft) of front wall of the main building.
Industrial Mall	1/33 m ² (1/355 ft ²) G.F.A
Warehouse	1/200 m ² (1/2153 ft ²) G.F.A
Wholesale	1/80 m ² (1/861 ft ²) G.F.A
Truck Terminal	1/50 m ² (1/538 ft ²) G.F.A
COMMERCIAL	
Automotive Sales	1/46.5 m ² (1/501 ft ²) G.F.A
Automotive Service Station	4/bay (Min 6)

Automotive Car wash manual	2 spaces; plus 2 spaces for each bay and all spaces shall be in line
Automotive Car wash automatic	6 waiting spaces in line
Automotive Gas Bar	1/fuel pump island + 1/18m ² (1/194 ft ²) of Retail Commercial/Food GFA.
Billiards Parlours	1/table
Bowling Alleys	3/lane
Commercial Schools/Studios Trade School	1/20 m ² (1/215 ft ²) G.F.A
Dry cleaning/Depot	1/ 33 m ² (1/355 ft ²)G.F.A
Funeral Homes	1/5 seats or 1/10 m ² (1/108 ft ²) G.F.A as place of assembly
Hotel/Motel/Motor Hotel	1.5/guest room + additional spaces for restaurant
Medical Clinic/ Veterinary Clinic	4/practitioner/ Min 6 spaces
Offices • Banks/Financial • Business/Professional	• 1/15 m² (1/162 ft²) G.F.A • 1/28 m² (1/301 ft²) G.F.A
Places of Assembly	The greater of 1/5 person or 1/9.3 m ² (1/100 ft ²) G.F.A
Post Offices/Museums/Art Gallery/Library	1/27.9 m ² (1/300 ft ²) G.F.A
Recreational Uses (Active)	1/9.3 m ² (1/100 ft ²) G.F.A
Restaurant/Tavern	• Dining/4 person capacity • Drive-in/Drive-Thru Minimum 5 spaces + 1/4 person capacity • Take- out (no seating capacity) Minimum 5 spaces or 1/20.0 m² (215 ft²) of GFA • Tavern/Bar 1/4 person capacity
Retail Commercial	1/18m ² (1/194 ft ²)
Retail Food	1/18m ² (1/194 ft ²)
Retail Sales/Service	• Furniture/appliance 1/33 m² (1/355 ft²) G.F.A • Audio/Electronic 1/20.0 m² (1/215 ft²) G.F.A
Retail Lumber/Building Supply	• Retail floor area 1/27.9 m² (1/300 ft²) • Interior warehouse 1/50 m² (1/538 ft²)
Theaters	1/5 seats or 1/10 m ² (1/108 ft ²) G.F.A
All other commercial uses	• Plaza 1/20.0 m² (1/215 ft²) G.F.A • Uses not Retail 1/28 m² (1/302 ft²) G.F.A

- | | |
|--|--|
| | <ul style="list-style-type: none"> • All others 1/46.5 m² (1/501 ft²) G.F.A |
|--|--|

6.27.9 Non-Conforming Parking Facilities

The regulations prescribed in section 6.27 of this by-law shall not apply to prevent the addition, extension or enlargement of any use, building or structure for which parking has legally not been provided in accordance with such section on the day of passing of this by-law, provided, however, that such addition, extension or enlargement does not reduce the existing number of parking spaces, and provided further that additional parking is provided for such addition, extension or enlargement in accordance with the regulations prescribed in section 6.27.

6.27.10 Tandem Parking

Notwithstanding Section 6.27.2, every four tandem parking spaces located in a cluster townhouse development in R3 zone shall be deemed to equal one visitor parking space required by this by-law, provided that there must be a minimum of 1 visitor parking space for each dwelling units and such spaces shall be identified as being reserved for the exclusive use of such visitors.

6.28 PARKING/STORAGE OF COMMERCIAL AND RECREATIONAL VEHICLES

- a) Within any Residential Zone, the owner of a dwelling unit may use a parking space for the purpose of parking one commercial motor vehicle provided such motor vehicle does not exceed 9.14 metres (30 feet) in length or 3.65 metres (12 feet) in height.
- b) Within any Residential Zone, the parking or storing of a **tractor trailer/transport truck** is prohibited.
- c) Within the Agricultural Zone, a maximum of two school buses, which are operable and licensed may be parked or stored on any lot.
- d) No person shall, within any Residential 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:
 - i) The owner or occupant of any lot or building shall not store or park more than three of the vehicles listed above;
 - ii) The storing or parking of vehicles listed above shall only be permitted in a carport or driveway but not in a required front yard or exterior side yard;
 - iii) Notwithstanding the provisions of 6.28 d) i), 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.

6.29 RESIDENTIAL ADDITIONAL DWELLING UNITS (ARU)

6.29.1 Additional Dwelling Unit (Attached)

Notwithstanding any other provision of this by-law to the contrary, in any zone where a single detached, semi-detached, or street townhouse dwelling is a permitted use, an Additional Dwelling Unit (Attached) shall be permitted as defined herein, subject to the following:

- a) One Additional Dwelling Unit may be located in the same building as a single detached, semi-detached or street townhouse;
- b) Each dwelling unit shall have a separate private entrance;
- c) An Additional Dwelling Unit (Attached) shall have one parking space that is provided and maintained for the sole use of the occupant of the Additional Dwelling Unit. A parking space that is provided and maintained for the sole use of the occupant of an Additional Dwelling Unit may be a tandem parking space;
- d) Driveway access to both the main dwelling and the Additional Dwelling Unit (Attached) shall be limited to one access so that no new entrance from the street shall be created;
- e) Shall be permitted subject to the satisfaction of the Township of Mapleton, that the water and sewer service is capable of accommodating the Additional Dwelling Unit or demonstrate that there is adequate services available for the additional unit(s);
- f) An Additional Dwelling Unit is not permitted in a second farm dwelling as provided for in section 8.4;

6.29.2 Additional Dwelling Unit (Detached)

Notwithstanding any other provision of this by-law to the contrary, in any zone where a single detached, semi-detached or street townhouse dwelling is a permitted use, an Additional Dwelling Unit (Detached) shall be permitted as defined herein, subject to the following:

- a) One Additional Dwelling Unit (Detached) may be located on the same lot as a single detached dwelling, semi-detached dwelling unit, or street townhouse dwelling.
- b) An Additional Dwelling Unit (Detached) shall not be severed from the lot containing the single detached dwelling, semi-detached dwelling, or street townhouse dwelling.
- c) An Additional Dwelling Unit (Detached) is required to meet the accessory structure provisions of section 6.1.

- d) An Additional Dwelling Unit (Detached) shall have one parking space that is provided and maintained for the sole use of the occupant of the Additional Dwelling Unit (Detached). In accordance with section 6.27, of this by-law.
- e) Driveway access to both the main dwelling and the Additional Dwelling Unit (Detached) shall be limited to one access so that no new entrance from the street shall be created.
- f) Shall be permitted subject to the satisfaction of the Township of Mapleton, that the water and sewer service is capable of accommodating the Additional Dwelling Unit or demonstrate that there is adequate services available for the additional unit(s).
- g) An Additional Dwelling Unit (Detached) shall be located within 100.0m of the primary dwelling unit or within the existing farm cluster on the lot.
- h) The additional residential unit shall have no negative impacts on surrounding farming operations. An additional residential unit that would hinder a surrounding farm operation from building new farm buildings due to greater restrictions on MDS than what currently exists on the lands would be considered a negative impact.

6.30 SEWAGE TREATMENT PLANT SETBACKS

No new residential dwellings shall be constructed within 100.0 m (328.0 ft) of any sewage treatment facility.

6.31 STREET SETBACK STANDARDS

6.31.1 Where the regulations of a Zone include a requirement that the minimum yard of a lot or parcel of land shall be a specific number of metres “plus any applicable distance as specified in Section 6.31”, such applicable distance shall be either:

- a) 18.0 m (59.0 ft) for Provincial Highways, or
- b) 15.0 m (49.2 ft) for Wellington Roads, or
- c) 10.0 m (32.8 ft) for all Township of Mapleton Roads

6.31.2 The applicable distance shall be measured at right angles to the centerline of the street abutting such yard and commencing from the centerline in the direction of the applicable yard or such lot or parcel of land.

EXPLANATORY NOTE (Not Part of this By-law): Any development adjacent to a Provincial Highway will be carried out in accordance with the setback and frontage requirements along with access and building permit controls of the Ministry of Transportation. Any proposed access to a Provincial Highway will be subject to the prior approval of the Ministry of Transportation. Permits from the Ministry must be obtained prior to any construction and/or grading being undertaken on the site.

6.32 TEMPORARY USES, BUILDINGS AND STRUCTURES

Nothing in this By-law shall prevent the use of any land, or the construction or use of any building, mobile home, or structure for a construction camp, work camp, temporary accommodation, tool shed, scaffold or other building or structure incidental to and necessary for construction work on the lot, but only for as long as such use, building or structure is necessary for such construction work which has not been finished or abandoned or for a period of one year, whichever is lesser. The temporary use shall be subject to the retention of a valid Building Permit.

- a) A temporary commercial use, building or structure within a commercial zone which is established for the duration of less than six (6) months may be permitted with the permission of Council. An agreement or license and a site plan with the municipality may be required for the establishment of such temporary use, building or structure.
- b) Notwithstanding Section 6.27 of this by-law temporary structures may be installed on required parking facilities for the purpose of retailing seasonal products in a Commercial zone; provided that:
 - i) Such structures are not installed for a period greater than four months in a calendar year;
 - ii) Such structures shall not occupy more than 10 percent of the total required parking.”
- c) A temporary building or trailer for conducting sales of new dwelling units is permitted in any Zone provided the sales building or trailer is located within a development site. The sales building or trailer shall be setback 30 metres from the lot line of any existing residential use abutting the development site, and parking areas associated with the sales building or trailer shall be setback 6 metres from any existing residential use abutting the development site. Note: a sales trailer agreement will be required.

6.32.1 STORAGE TRAILERS, SEACANS AND SHIPPING CONTAINERS

Notwithstanding any other provisions of this By-law to the contrary, no person shall place any storage trailer, seacan or shipping container in any zone except in accordance with the following provisions:

- a) For the use of storage, as accessory only, for a permitted commercial or industrial use on lands zoned accordingly, or on agricultural zoned lands greater than 10 hectares.
- b) Unless stated elsewhere in this By-law, no more than a cumulative total of three (3) storage trailers, seacans or shipping containers, shall be permitted on any property;

- c) Shall not be permitted to locate in any minimum required yard setbacks;
- d) Shall not be located in any required parking areas and in no case shall encroach into any required minimum landscaped buffer or open space;
- e) Notwithstanding any other provision of this section to the contrary, a storage trailer seacan or shipping container on a construction site in any Zone being developed on a standalone basis or under a plan of subdivision is permitted only for the purposes of storing equipment and materials incidental to construction, subject to the following restrictions:
 - i) Shall be subject to subsection c);
 - ii) Not exceed six in number; and
 - iii) Shall be removed from the site within 60 days of completing the work
- f) Shall not be placed in any zone for the purpose of display or advertising;
- g) Shall not be used for the purposes of screening or fencing;
- h) Must be in a condition free from rust, peeling paint and any other form of visible deterioration;
- i) Shall be included in all calculations for the purpose of determining maximum lot coverage; and
- j) Notwithstanding any other provision to the contrary a storage trailer, seacan or shipping container shall not be used for the purpose of a commercial storage facility or mini storage establishment, unless the property is specifically zoned to permit that use.

6.33 UNDERSIZED LOTS AND FRONTAGE

- a) Where a lot having a lesser lot area or frontage or both 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 that all other requirements of this By-law are met.
- b) If, as a result of the legal widening of a street, a lot area is reduced so as to have the effect of creating an undersized lot, or a required front or exterior yard setback is reduced, said lot and any buildings or structures existing at the time of the legal widening shall be deemed to comply with the affected regulations of said zone.

6.34 USES PERMITTED IN ALL ZONES

- a) The use of land for a street or a public railway, including any installations, structures, appurtenant thereto.
- b) The use of any land for a public park, public playground, public walkway 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.
- c) Nothing contained in this By-Law shall prevent the Corporation, any telephone or telegraph company, any cable T.V. company, any natural gas company, any transportation system owned or operated by or for the Corporation, any Department of the Federal or County Government, or Ministry of the Provincial Government, a local hydro-electric service provider, any railway company and any local or County Board or Commission from installing or maintaining of the following utilities and services:
 - Water main, well, water tower, including any associated water treatment facility
 - Sanitary sewer main, pumping station
 - Gas main and pipeline
 - Storm water management facility, storm sewer main
 - Lighting fixture, overhead or underground electrical services
 - Cable television, internet, telegraph and telephone lines (including those of coaxial cable, twisted pair copper and fibre optics) and services (including associated tower, transformer and telecommunications shelter)
 - Communication or cellular telephone towers and antennas

Together with any installations or structures appurtenant thereto. Where a building is required for the above utilities and services, that building shall be subject to Section 6.34 (d) below.

- d) Where such a public building or structure is located above ground in a Residential Zone:
 - i) No goods, materials or equipment shall be stored in the open. However, an emergency generator required to provide continued services during power outages is permitted, provided it is properly sound-proofed and in compliance with items (ii) and (iii) below.
 - ii) The lot coverage and yard regulations prescribed for the zone in which the use is situated shall be complied with.
 - iii) Any building erected under the authority of this section shall not be used for the purpose of an office, and shall be designed and maintained in general harmony with residential buildings of the type permitted in such zone."

6.35 USES RESTRICTED IN ALL ZONES

6.35.1 Noxious Uses Prohibited

Notwithstanding any other provision of this By-law to the contrary, no use shall be permitted anywhere within the municipality which, from its nature, materials used therein or emissions issuing therefrom, is declared to be a noxious trade, business or manufacture under The Health Protection and Promotion Act, as amended.

6.35.2 Restricted Uses

The following uses are prohibited throughout the Township, either alone or in conjunction with other uses, unless such use is specifically permitted in a zone or by an amendment to this By-law:

- An abattoir, stockyard, livestock exchange, or dead stock depot;
- A track or course for the racing and/or testing of automobiles, motorcycles, dirt bikes, snowmobiles or any other motorized vehicles;
- No person shall, in any residential zone, keep or raise any livestock, bird, reptile, or wild animal including any tamed or domesticated wild animal. This provision shall not prevent the keeping of 3 dogs per Township of Mapleton keeping of dogs by-law, on one lot.
- A video or amusement arcade;
- An adult entertainment establishment or a body rub parlour;
- A landfill site/waste disposal site, **waste transfer station**/ waste separating station
- A food and/or meat processing facility;
- A salvage or wrecking and recycling facility;
- A mobile home used as a dwelling unit or for commercial use;
- A trailer or motor home used for human habitation other than for temporary accommodation in a permitted trailer park or campground;
- The establishment of 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;
- 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, benzene, 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 or, electromagnetic fields, heat, glare, nonagricultural odors, 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;
- Dog kennel (see section 6.5)

6.35.3 Unlicensed or Inoperable Vehicles

Unless specifically provided for by this By-law, no person shall provide outside storage for any motor vehicle, which is unlicensed and inoperable.

6.36 WELLHEAD PROTECTION

Within the Wellhead Protection Area Overlay shown on Schedule 'A', any use that is, or would be, a *significant drinking water threat* is required to conform with all applicable Grand River Source Protection Plan policies and, as such, may be prohibited, restricted, or otherwise regulated by that Source Protection Plan.

Explanatory Notes:

1. An application for development, redevelopment, or site alteration within a Wellhead Protection Area, where a drinking water threat could be significant, shall only be deemed complete under the *Planning Act* if submitted with a Section 59 Notice issued by the Risk Management Official, in accordance with the *Clean Water Act, 2006*, where applicable in accordance with the Grand River Source Protection Plan.
2. The County's Risk Management Official shall determine whether a new land use or activity is, or involves, a significant drinking water threat in accordance with the *Clean Water Act, 2006* and whether the use or activity is prohibited or regulated through a Risk Management Plan in accordance with the Grand River Source Protection Plan.

6.37 YARD ENCROACHMENTS

Every part of any yard required to be provided in any zone shall be open and unobstructed from the ground to the sky, except what is provided in Table #4 :

Note: No yard encroachments shall be permitted in any visibility triangles or within any prescribed drainage feature.

Table # 4 – YARD ENCROACHMENTS IN REQUIRED YARDS

STRUCTURE		YARD IN WHICH PROJECTION IS PERMITTED	MAXIMUM PROJECTION PERMITTED INTO MINIMUM REQUIRED YARDS
a)	Accessibility Ramps	All yards	No required setback provided such an access ramp meets the applicable barrier-free requirements of the Building Code.
b)	Architectural adornments including, but not restricted to, sill, belt courses, chimneys, bay windows, cornices, coves, eaves, gutters, awnings, canopies, cantilevered wall, parapets and pilasters	All yards	0.5 metres, provided any adornment that is lesser than 2.0m above grade is no closer than 0.6m to any lot line.
c)	Covered platform structure connected to a Dwelling	Required front yard and rear yard	1.5 metres provided no part of the structure is closer than 0.6m to any lot line.
d)	Open and unenclosed porches, uncovered decks, balconies and steps.	Required front and exterior side yard	3.0 m (9.8 ft), But no closer than 0.6m to any lot line.
		Required rear yard	3.7 m (12 ft) But no closer than 0.6m to any lot line.
		Required interior side yard	1.0 m (3.3 ft) But no closer than 0.6m to any lot line.
e)	Canopies above doorways.	Required front yard and exterior side yard	1.5 m (4.9 ft)
		Required side and rear lot line	Cannot be located closer than 0.5 m (1.6 ft) and not supported

		or street line.	by ground.
f)	Cantilevered exterior stair (including landing)	All	No required setback provided no portion of a base, posts, or similar structural support is closer than 0.6m to any lot line and provided the cantilevered portion of the structure does not inhibit the function of a prescribed drainage feature or access through the required yard.
g)	Fences, freestanding walls, flagpoles, light standards, hedges, trees and shrubs.	All	Must comply with day lighting (sight) triangle requirements as specified in Section 6.7 of this By-law
h)	Heat pumps, air conditioners, and/or air exchangers	All yards	1.5 metres, provided the projection is no closer than 0.6m to any lot line.
i)	Single detached, semi-detached and duplex residential dwellings.	The requirements of this by-law for a minimum interior side yard and minimum rear yard may be interchanged where such building is located on a corner lot.	

SECTION 7 – ZONES, MAPS AND BOUNDARIES

7.1 ZONE DESCRIPTIONS

For the purposes of this By-law, the following zones are hereby established and may, in the text and accompanying Schedule “A”, be referred to by the descriptive name or by the symbol as indicated below:

DESCRIPTIVE NAME OF ZONE	SYMBOL	SECTION
Agricultural	A	8
Unserviced Residential	R1A	9
Low Density Residential	R1B	10
Low Density Residential	R1C	11
Medium Density Residential	R2	12
High Density Residential	R3	13
Residential Transition	RT	14
Central Commercial	C1	15
Highway Commercial	C2	16
Neighbourhood Commercial	C3	17
Shopping Centre Commercial	C4	18
Agricultural Commercial	AC	19
General Industrial	M1	20
Light Industrial	M2	21
Rural Industrial	RIN	22
Extractive Industrial	EI	23
Institutional	IN	24
Open Space	OS1	25
Open Space Conestoga Lake	OS2	26
Future Development	FD	27
Natural Environment	NE	28
Floodway	FL	29
(f) Flood Special Policy Area	(f)	30
Exception Zones	-	31

7.2 EXCEPTIONS (SPECIAL PROVISIONS)

Where a zone symbol applying to certain land, as shown on the Schedule's, is followed by a number (e.g. 31-201), then an exception has been made to the zone regulations and special provisions will apply to such land. Section 31 – EXCEPTIONS deal with these site-specific zones. Land denoted in this manner shall be subject to all restrictions of the parent zone except as otherwise provided by the special provisions.

7.3 HOLDING PROVISIONS

Notwithstanding any other provisions of this By-law, where the Holding (H) provision is in place on a property, permitted uses and buildings are limited to those legally existing as of the date of passing of this By-law until the Holding (H) provision is lifted by Council.

Council may pass a by-law removing the holding symbol from a lot once it is satisfied that the following matters have been adequately addressed:

- Municipal water including sufficient reserve capacity is or will be made available to the land
- That the lot can be adequately serviced with a private sewage treatment system
- Storm water management issues have been addressed.

Additional conditions may be applied to a holding on a site specific basis and can be found within the Exception Section of this By-law.

Under the Planning Act, Council must give notice of its intent to remove the H symbol. A public meeting is not required and the decision to remove the H symbol is not subject to appeal procedures.”

7.4 ZONE MAPS

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

7.5 ZONE BOUNDARIES

Where any uncertainty exists as to the location of the boundary of any zone as shown on Schedule ‘A’ (Zone Maps), the following rules shall apply:

- a) Where zone boundaries are indicated as following approximately the centre line of streets or lanes or their productions, such centre lines or their productions shall be deemed to be the zone boundary.
- b) Where zone boundaries are indicated as approximately following lot lines, such lot lines shall be deemed to be the said zone boundary.
- c) Where zone boundaries are indicated as approximately parallel to any street and the distance from such street is not indicated, such zone boundary shall be construed as being parallel to such street and the distance therefrom shall be determined by the use of the scale of the said Zone Map.
- d) Where zone boundaries follow railway lines, such zone boundaries shall be deemed to be located at the boundaries of the railway right-of-way.
- e) Natural Environment (NE) zone boundaries shall be interpreted in accordance with Section 2.6.

7.6 CLOSED STREET, LANE, RAILWAY OR HIGHWAY RIGHT-OF-WAY

- a) Where a street, lane, railway or highway right-of-way, or portion thereof as shown on a Zone Map 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, lane, railway or highway right-of-way.
- b) Where the said street, lane, railway or highway right-of-way was a zone boundary between different zones, the new zone boundary shall be the former centerline of the said street, lane, railway or highway right-of-way.

SECTION 8 – A – AGRICULTURAL ZONE

8.1 PERMITTED USES

- Agricultural uses, buildings and structures
- A Single detached residential dwelling accessory to a farm
- Additional dwelling unit in accordance with Section 6.29
- Bed and Breakfast Establishment (Class 2) in accordance with Section 6.2
- Group Home in accordance with Section 6.13
- Home Occupation in accordance with Section 6.15
- Home Industry in accordance with Section 6.14
- Wayside Pits
- Wayside Quarries
- Temporary Portable Asphalt Plant
- Legally established existing uses, buildings and structures
- Recreational Trails operated by a Public Agency
- Accessory uses, buildings and structures to the above permitted uses

8.2 REGULATIONS

8.2.1	LOT AREA, Minimum	35.0 ha (86.0 ac)
	a) Notwithstanding the above minimum lot area requirement, lots legally existing as of the date of passing of the Zoning By-law and having a lot area of less than 35.0 ha (86.0 ac) but more than 10.1 ha (25.0 acres) may be allowed a permitted use including agricultural uses, buildings and structures. Lots of less than 10.1 ha (25.0 ac) may be permitted a hobby barn in accordance with the regulations of Section 8.3 of this By-law.	
	b) A new lot created by consent or new parcels created by lot line adjustment pursuant to the provisions of the Planning Act, and which parcel (severed and/or retained lands) lacks either the required frontage or area, or both the required frontage and area, shall be deemed to comply with the lot frontage and lot area regulations of Section 8.2.1 and 8.2.2.	
8.2.2	LOT FRONTAGE, Minimum	121.9 m (400.3 ft)
8.2.3	FRONT YARD, Minimum	
	a) For residential dwellings	18.3 m (60.0 ft)
	b) For livestock buildings, structures or and manure storages applicable MDS requirements whichever is greater	18.3 m (60.0 ft)
	c) For buildings accessory to dwellings	18.3 m (60 ft)
	d) For all other accessory buildings and structures excluding livestock facility	15.2 m (49.9 ft).
	e) A front yard abutting a public street shall be increased by the applicable distance required by the applicable Road Authority as specified in Section	

	6.31 of this By-law.	
8.2.4	INTERIOR SIDE YARD, Minimum	
	a) For residential dwellings	3.0 m (9.8 ft)
	b) For buildings accessory to dwellings	3.0 m (9.8 ft)
	c) For livestock buildings, structures and manure storages or applicable MDS requirements whichever is greater	18.3m (60.0 ft)
	d) For all other accessory buildings and structures excluding livestock facility	18.3 m (60.0 ft)
8.2.5	EXTERIOR SIDE YARD, Minimum	
	a) For residential dwellings	18.3 m (60.0 ft)
	b) For livestock buildings, structures and manure storages	18.3 m (60.0 ft) or applicable MDS requirements whichever is greater
	c) For all other accessory buildings and structures excluding livestock facility	15.2 m (49.9 ft)
	d) An exterior side yard for a) and b) above shall be increased by the applicable distance required by the applicable Road Authority as specified in Section 6.31 of this By-law.	
8.2.6	REAR YARD, Minimum	
	a) For residential dwellings	7.6 m (24.9 ft)
	b) For buildings accessory to residential dwellings	3.0 m (9.8ft)
	c) For livestock buildings, structures and manure storages	18.3 m (60.0 ft) or applicable MDS requirements whichever is greater
	d) For all other buildings and structures excluding livestock facility	18.3 m (60.0 ft)
	e) A rear yard abutting a public street for a) and b) above shall be increased by the applicable distance required by the applicable Road Authority as specified in Section 6.31 of this By-law.	

8.3 HOBBY BARNs

On lots of less than 10.0 ha (25.0 ac), a hobby barn is permitted as an accessory use to a single detached dwelling subject to the following:

8.3.1 GROUND FLOOR AREA, Maximum

A lot of less than 0.8 ha (2.0 ac) shall not be permitted a hobby barn. Lots 0.8 ha (2.0 ac) to 2 ha (5 ac) shall be permitted a hobby barn 92.9 m² (1000.0 ft²). For each additional full 0.4 ha (1.0 ac) beyond 2 ha (5 ac) of lot area, an additional 9.3 m² (100 ft²) of ground floor area may be added to the hobby barn.

8.3.2 SETBACKS

- a) All hobby barns must comply with Minimum Distance Separation 2 (MDS 2) requirements.
- b) Where a hobby barn is developed on a parcel which abuts a vacant lot the MDS 2 measurement, that would normally be taken to the nearest neighbours dwelling, shall be taken to the following point on the vacant lot:
 - Where the front yard setback of 100 ft intersects the nearest required side yard setback line.
- c) No dwelling on a separate lot shall be allowed within 60.0 m (196.9 ft) of a hobby barn.
- d) A hobby barn shall not be constructed closer than 30.0 m (98.4 ft) from the limit of a Natural Environment (NE) Zone.

8.4 REGULATIONS FOR ESTABLISHMENT OF A SECOND RESIDENTIAL DWELLING

See section 6.29 Residential Additional Dwelling Units (ARU).

8.5 REDUCED LOT REGULATIONS

- a) The following regulations apply to an existing vacant lot which contains less than 10.1 ha (25.0 ac), and which does not have the required minimum lot area or minimum lot frontage requirement as set out in Sections 8.2.1 and 8.2.2 of this By-law.
- b) A new lot created by consent or new parcels created by lot line adjustment pursuant to the provisions of the Planning Act, and which parcel (severed and/or retained lands) lacks either the required frontage or area, or both, and is 10 ha (25 ac) or less, shall be deemed to comply with the lot frontage and lot area regulations of Section 8.5.1 and 8.5.2.

8.5.1	PERMITTED USES • A Single detached residential dwelling on a lot • Group home in accordance with Section 6.13 Permitted Accessory uses to the main use: • Accessory uses, buildings or structures • Hobby Barn in accordance with Section 8.3 • Bed and Breakfast in accordance with Section 6.2 • Farming excluding new buildings and structures • Additional dwelling unit in accordance with Section 6.29.	
8.5.2	REGULATIONS	
	8.5.2.1 LOT AREA, Minimum	0.4 ha (1.0 ac)
	8.5.2.2 LOT FRONTAGE, Minimum	30.5 m (100.0 ft)
	8.5.2.3 FRONT YARD, Minimum	

	18.3 m (60.0 ft) plus any applicable distance required by the applicable Road Authority as specified in Section 6.31 of this By-Law.	
	8.5.2.4 REAR YARD Minimum	7.6 m (24.9 ft)
	8.5.2.5 INTERIOR SIDE YARD Minimum	3.0 m (9.8 ft)
	8.5.2.6 EXTERIOR SIDE YARD Minimum 7.6 m (24.9 ft) plus the applicable distance required by the applicable Road Authority as specified in Section 6.31 of this By-law.	
	8.5.2.7 ACCESSORY BUILDINGS AND STRUCTURES Shall be subject to the applicable regulations of Section 6.1 - General Provisions of this By-law.	

8.6 MINIMUM DISTANCE SEPARATION REQUIREMENTS

The Minimum Distance Separation Requirements – MDS 1 and MDS II – of Section 6.17 of this By-law shall apply to all permitted uses within the Agricultural Zone.

8.7 SETBACK FOR TEMPORARY PORTABLE ASPHALT PLANT

No Temporary portable asphalt plant shall be situated closer than 304.8 m (1,000.0 ft) from an institutional or residential building.

8.8 SEASONAL AGRICULTURAL PRODUCE STANDS

Seasonal agricultural produce stands may be permitted in association with an agricultural use, building or structure subject to the following:

8.8.1	LOT AREA, Minimum	10.1 ha (25.0ac)
8.8.2	FLOOR AREA, Maximum	23.0 m ² (247.6 ft ²)
8.8.3	FRONT YARD, Minimum 7.6 m (24.9 ft), plus the applicable distance required by the applicable Road Authority as specified in Section 6.31 of this By-law.	
8.8.4	OFF-STREET PARKING SPACES Driveway entrances shall meet the requirements of the applicable road authority in accordance with the applicable regulations of Section 6.27 of this By-law.	

8.9 OTHER PROVISIONS

Accessory uses, other than those specifically identified in the regulations are subject to the provisions of Section 6.1. Regulations for Residential Conversions and Bed and Breakfast Establishment are provided in Section 6 – General Provisions.

SECTION 9 – R1A – UNSERVICED RESIDENTIAL ZONE

9.1 PERMITTED USES

- One single detached residential dwelling unit
- An accessory Bed and Breakfast establishment (Class 1) in accordance with 6.2.
- Home Occupation in accordance with 6.15
- Additional Dwelling Unit in accordance with Section 6.29
- Accessory uses, buildings and structures

9.2 REGULATIONS

9.2.1	LOT AREA, Minimum	0.4 ha (1ac)
9.2.2	LOT FRONTAGE, Minimum	30.5 m (100.0 ft)
9.2.3	FRONT YARD, Minimum 9.0 m (29.5 ft) plus any applicable distance required by the applicable Road Authority as specified in Section 6.31 of this By-law.	
9.2.4	INTERIOR SIDE YARD, Minimum • No attached garage 3.0 m (9.8 ft), both sides • Attached garage One side may be 1.5m (4.9 ft) • Regulations for corner lots are specified in Section 6.37 f).	
9.2.5	EXTERIOR SIDE YARD, Minimum 7.6 m (24.9 ft), plus any applicable distance required by the applicable Road Authority as specified in Section 6.31 of this By-law.	
9.2.6	REAR YARD, Minimum	9.0 m (29.5 ft)
9.2.7	BUILDING HEIGHT, Maximum 10.5 m (34.5 ft) or two and a half (2.5) stories whichever is greater	
9.2.8	LOT COVERAGE, Maximum	30%

9.3 OTHER PROVISIONS

Regulations for off-street parking, accessory uses, Bed and Breakfast Establishments and Home Occupations are provided in Section 6 – General Provisions.

SECTION 10 – R1B - RESIDENTIAL ZONE

10.1 PERMITTED USES

- One single detached residential dwelling unit
- An accessory Bed and Breakfast establishment (Class 1) in accordance with 6.2
- Home Occupation in accordance with 6.15
- Additional Dwelling Unit in accordance with Section 6.29
- Accessory uses, buildings and structures

10.2 REGULATIONS

10.2.1	LOT AREA, Minimum	465.0 m ² (5,005.4 ft ²)
10.2.2	LOT FRONTAGE, Minimum	15 m (49.2 ft)
10.2.3	FRONT YARD, Minimum	6 m (19.68 ft)
10.2.4	INTERIOR SIDE YARD, Minimum	1.2 m (3.9 ft)
10.2.5	EXTERIOR SIDE YARD, Minimum	6 m (19.8 ft)
10.2.6	REAR YARD, Minimum	7.6 m (24.9 ft)
10.2.7	BUILDING HEIGHT, Maximum	10.5 m (34.5 ft)
10.2.8	LOT COVERAGE, Maximum	40%

10.3 LANDSCAPED AREA

- No part of any required front yard or required exterior side yard shall be used for any purpose other than a landscaped area except for a driveway leading to a private garage.
- A minimum of 55% of the required front yard and required exterior side yard shall be maintained as a landscaped area.

10.4 OTHER PROVISIONS

Regulations for off-street parking, accessory uses, Bed and Breakfast Establishments and Home Occupations are provided in Section 6 – General Provisions.

SECTION 11 – R1C – RESIDENTIAL ZONE

11.1 PERMITTED USES

- One single detached residential dwelling unit
- An accessory Bed and Breakfast establishment (Class 1) in accordance with Section 6.2
- A Group Home in accordance with 6.13
- Additional Dwelling Unit in accordance with Section 6.29
- Home Occupation in accordance with Section 6.15
- Accessory uses, buildings and structures

11.2 REGULATIONS

11.2.1	LOT AREA, Minimum	371.6 m ² (4,000.0 ft ²)
11.2.2	LOT FRONTAGE, Minimum	12.0 m (39.3 ft)
11.2.3	FRONT YARD, Minimum	6 m (19.8 ft)
11.2.4	INTERIOR SIDE YARD, Minimum	1.2 m (3.9 ft)
11.2.5	EXTERIOR SIDE YARD, Minimum	6 m (19.8 ft)
11.2.6	REAR YARD, Minimum	7.6 m (24.9 ft)
11.2.7	BUILDING HEIGHT, Maximum	10.5 m (34.5 ft)
11.2.8	LOT COVERAGE, Maximum	40%

11.3 LANDSCAPED AREA

- No part of any required front yard or required exterior side yard shall be used for any purpose other than a landscaped area except for a driveway leading to a private garage.
- A minimum of 50% of the required front yard and required exterior side yard shall be maintained as a landscaped area.

11.4 OTHER PROVISIONS

Regulations for off-street parking, accessory uses, bed and breakfast establishment and home occupations are provided Section 6 – General Provisions of this By-law.

SECTION 12 – R2 – RESIDENTIAL ZONE

12.1 PERMITTED USES

- Single detached residential dwelling
- Semi-detached residential dwelling
- Duplex dwelling
- Triplex residential dwelling
- Fourplex residential dwelling
- Three or four unit street townhouse
- An accessory Bed and Breakfast establishment (Class 2) in accordance with 6.2
- A Group Home in accordance with 6.13
- Boarding, lodging or rooming establishment not exceeding 5 rooms or dwelling units for let
- Additional Dwelling Unit in accordance with Section 6.29
- Home Occupation in accordance with 6.15
- Accessory uses, buildings and structures

12.2 REGULATIONS

12.2.1	SINGLE DETACHED RESIDENTIAL DWELLING		
	12.2.1.1	Lot Area, Minimum	371.6 m ² (4,000.0 ft ²)
	12.2.1.2	Lot Frontage, Minimum	12.0 m (39.3 ft)
	12.2.1.3	Front Yard, Minimum	6 m (19.8 ft)
	12.2.1.4	Interior Side Yard, Minimum	1.2 m (3.9 ft)
	12.2.1.5	Exterior Side Yard, Minimum	6 m (19.8 ft)
	12.2.1.6	Rear Yard, Minimum	7.6 m (24.9 ft)
	12.2.1.7	Building Height, Maximum	10.5 m (34.5 ft)
	12.2.1.8	Lot Coverage, Maximum	40%

12.2.2	SEMI-DETACHED RESIDENTIAL DWELLING		
	12.2.2.1	Lot Area, Minimum per dwelling	550.0m ² (5,920.3 ft ²)
	12.2.2.2	Lot Frontage, Minimum per dwelling	18.0 m (59.0 ft)
	12.2.2.3	Area, Minimum per dwelling unit on a separate lot	275.0m ² (2,960.2 ft ²)
	12.2.2.4	Lot Frontage, Minimum per dwelling unit on a separate lot	9.0 m (29.5 ft)
	12.2.2.5	Front Yard, Minimum	6 m (19.8 ft)
	12.2.2.6	Interior Side Yard, Minimum	1.2 m (3.9 ft)
	12.2.2.7	Exterior Side Yard, Minimum	6 m (19.8 ft)
	12.2.2.8	Rear Yard, Minimum	7.6 m (24.9 ft)
	12.2.2.9	Building Height, Maximum	10.5 m (34.5 ft)
	12.2.2.10	Lot Coverage, Maximum	45%

12.2.3	DUPLEX RESIDENTIAL DWELLING		
	12.2.3.1	Lot Area, Minimum	464.5 m ² (5,000 ft ²)
	12.2.3.2	Lot Frontage, Minimum	18.0 m (59.0 ft)
	12.2.3.3	Front Yard, Minimum	6 m (19.8 ft)
	12.2.3.4	Interior Side Yard, Minimum	1.2 m (3.9 ft)
	12.2.3.5	Exterior Side Yard, Minimum	6 m (19.8 ft)
	12.2.3.6	Rear Yard, Minimum	7.6 m (24.9 ft)
	12.2.3.7	Building Height, Maximum	10.5 m (34.5 ft)
	12.2.3.8	Lot Coverage, Maximum	45%

12.2.4	TRIPLEX RESIDENTIAL DWELLING		
	12.2.4.1	Lot Area, Minimum	650.0 m ² (6,997.0 ft ²)
	12.2.4.2	Lot Frontage, Minimum	18.0 m (59.0 ft)
	12.2.4.3	Front Yard, Minimum	6 m (19.8 ft)
	12.2.4.4	Interior Side Yard, Minimum	1.2 m (3.9 ft)
	12.2.4.5	Exterior Side Yard, Minimum	6 m (19.8 ft)
	12.2.4.6	Rear Yard, Minimum	7.6 m (24.9 ft)
	12.2.4.7	Building Height, Maximum	10.5 m (34.5 ft)
	12.2.4.8	Lot Coverage, Maximum	40%

12.2.5	FOURPLEX RESIDENTIAL DWELLING		
	12.2.5.1	Lot Area, Minimum	650.0 m ² (6,997.0 ft ²)
	12.2.5.2	Lot Frontage, Minimum	18.0 m (59.0 ft)
	12.2.5.3	Front Yard, Minimum	6 m (19.8 ft)
	12.2.5.4	Interior Side Yard, Minimum	1.2 m (3.9 ft)
	12.2.5.5	Exterior Side Yard, Minimum	6 m (19.8 ft)
	12.2.5.6	Rear Yard, Minimum	7.6 m (24.9 ft)
	12.2.5.7	Building Height, Maximum	10.5 m (34.5 ft)
	12.2.5.8	Lot Coverage, Maximum	40%

12.2.6	STREET TOWNHOUSE		
	12.2.6.1	Lot Area, Minimum per dwelling unit	232.0 m ² (2497.3 ft ²)
	12.2.6.2	Lot Frontage, Min. per dwelling unit	6.5m (21.3ft)
	12.2.6.3	Lot Frontage, Minimum corner lot	13.6 m (44.6 ft)
	12.2.6.4	Front Yard, Minimum	6 m (19.8 ft)
	12.2.6.5	Exterior Side Yard, Minimum	6 m (19.8 ft)
	12.2.6.6	Interior Side Yard, Minimum	1.2 m (3.9 ft)
	12.2.6.7	Rear Yard, Minimum	7.6 m (24.9 ft)
	12.2.6.8	Building Height, Maximum	10.5 m (34.5 ft)
	12.2.6.9	Floor Area, Minimum per Unit	as required through the O.B.C.
	12.2.6.10	Maximum number of attached units in a row	6

12.3 LANDSCAPED AREA

- i) No part of any required front yard or required exterior side yard associated with a single detached dwelling and semi-detached dwelling or a duplex dwelling shall be used for any purpose other than a landscaped area except for a driveway leading to a private garage.
- ii) A minimum of 50% of the required front yard and required exterior side yard shall be maintained as a landscaped area.
- iii) Notwithstanding ii) above a minimum of 25% of the required front yard and required exterior side yard shall be maintained as a landscaped area.

12.4 OTHER PROVISIONS

Off-street parking, accessory uses, Bed and Breakfast establishment and Home occupations shall be provided in accordance with the applicable regulations of Section 6 – General Provisions.

SECTION 13 – R3 – RESIDENTIAL ZONE

13.1 PERMITTED USES

- Street Townhouse
- Cluster/Block Townhouse
- Stacked Townhouse
- Apartments including apartments for seniors
- Accessory uses, buildings and structures
- Home Occupations permitted in townhouse units in accordance with 6.15

13.2 REGULATIONS

13.2.1	STREET TOWNHOUSE (EACH RESIDENTIAL DWELLING UNITS)		
	13.2.1.1	Lot Area, Minimum	232.0 m ² (2,497.3 ft ²)
	13.2.1.2	Lot Frontage, Minimum	6.5 m (21.3 ft)
		• Corner lot residential dwelling unit	12.5 m (41.0 ft)
	13.2.1.3	Front Yard, Minimum	6 m (19.8 ft)
	13.2.1.4	Interior Side Yard, Minimum	1.2 m (3.9 ft)
	13.2.1.5	Exterior Side Yard, Minimum	6 m (19.8 ft)
	13.2.1.6	Rear Yard, Minimum	7.6 m (24.9 ft)
	13.2.1.7	Building Height, Maximum	10.5 m (34.5 ft)
	13.2.1.8	Floor Area, Minimum	as required through the O.B.C.
	13.2.1.9	Maximum number of attached units in a row	6

13.2.2	CLUSTER TOWNHOUSE RESIDENTIAL DWELLING		
	13.2.2.1	Lot Area, Minimum	
		a) 1,393.5 m ² (15,000.0 ft ²) for the first four units b) 264.8 m ² (2,850.4 ft ²) for each additional unit thereafter	
	13.2.2.2	Lot Frontage, Minimum	20.1 m (66.0 ft)
	13.2.2.3	Front Yard, Minimum	6 m (19.8 ft)
	13.2.2.4	Rear Yard, Minimum	7.6 m (24.9 ft)
	13.2.2.5	Interior Side Yard, Minimum	6.0 m (19.7 ft)
	13.2.2.6	Exterior Side Yard, Minimum	6 m (19.8 ft)
	13.2.2.7	Building Height, Maximum	10.5m (34.5 ft)
	13.2.2.8	Floor Area, Minimum	as required through the O.B.C.
	13.2.2.9	Maximum number of attached units in a row. i) Stacked Townhouses	6 6 (12 total)
	13.2.2.10	Distances Between Cluster Townhouses	A face of a cluster townhouse block means one or the other of

		the longest walls of a said building. Each townhouse block shall be deemed to have two faces. A side of a townhouse block means one or the other of the shortest walls of a said building. Each townhouse block shall be deemed to have two sides. The following provisions shall apply when two or more townhouse blocks are situated on one lot: a) A minimum distance of 12.0 m (39.3 ft) shall be maintained between any face of a townhouse block and any face of the same or another block. b) A minimum distance of 6.0 m (19.7 ft) shall be maintained between any face of a residential townhouse block and any side of the same or another block. c) A minimum distance of 3.0 m (9.8 ft) shall be maintained between any side of a residential townhouse block and any side of the same or another block.
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13.2.3	APARTMENTS	
	13.2.3.1	Lot Area, Minimum 1,161.3 m ² (12,500.5 ft ²) of lot area for the first 5 residential dwelling units, plus 137.5 m ² (1,480 ft ²) of lot area for each additional residential dwelling unit thereafter.
	13.2.3.2	Lot Frontage, Minimum 18.0 m (59.0 ft)
	13.2.3.3	Front Yard, Minimum 6 m (19.8 ft)
	13.2.3.4	Exterior Side Yard, Minimum 6 m (19.8 ft)
	13.2.3.5	Interior Side Yard, Minimum Half (1/2) the building height but in no case less than 3.0 m (9.8 ft)
	13.2.3.6	Rear Yard, Minimum 7.6 m (24.9 ft)
	13.2.3.7	Building Height, Maximum 20.0 m (65.6 ft)
	13.2.3.8	Lot Coverage, Maximum 45%
	13.2.3.9	Floor Area Minimum per dwelling Unit as required through the O.B.C.
	13.2.3.10	Distances Between Apartment Buildings A face of an apartment means one or the other of the longest walls of a said building. Each apartment block shall be deemed to have two faces. A side of an apartment block means one or the other of the shortest walls of a said building. Each apartment block shall be deemed to have two sides.

		The following regulations shall apply when two or more apartments are situated on one lot: a) A minimum distance of 12.0 m (39.3 ft) shall be maintained between any face of an apartment and any face of the same or another apartment. b) A minimum distance of 6.0 m (19.7 ft) shall be maintained between any face of an apartment and any side of the same or another apartment. c) A minimum distance of 3.0 m (9.8 ft) shall be maintained between any side of an apartment and any side of the same or another apartment.
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13.3 COMMON AMENITY AREAS

Shall be provided for Cluster/Block Townhouse Dwellings and Apartment Dwellings in accordance with Section 6.6

13.4 OTHER PROVISIONS

Regulations for off-street parking, accessory uses and garbage storage areas are provided in Section 6 – General Provisions.

SECTION 14 – RT – RESIDENTIAL TRANSITION ZONE

14.1 PERMITTED USES

- Any use permitted within the R2 Zone subject to the provisions of Section 12
- Bed and breakfast establishment (Class 1 or Class 2) in accordance with 6.2
- A Group Home in accordance with 6.13
- Business or professional office
- Medical clinic
- Commercial school or studio
- Day nursery
- An existing church or school
- Personal service shop
- Public building

14.2 REGULATIONS

14.2.1	Minimum Lot Area	464.5 m ² (5,000 ft ²)
14.2.2	Minimum Lot Frontage	15.2 m (50.0 ft.)
14.2.3	Minimum Lot Depth	30.5 metres (100.0 ft.)
14.2.4	Minimum Front Yard	4.6 m (15.0 ft.)
14.2.5	Minimum Rear Yard	7.6 m (25.0 feet)
14.2.6	Minimum Interior Side Yard 1.5 m (4.9 ft.) on one side and 3.1 m (10.0 ft.) on the other side. On a corner lot, the minimum interior side yard shall be 1.5 m (4.9 ft.).	
14.2.7	Minimum Exterior Side Yard	4.6 metres (15.0 ft.)
14.2.8	Maximum Lot Coverage	40%
14.2.9	Minimum Landscaped Area	20%
14.2.10	BUFFER AREAS Where the rear yard or side yard abuts any land zoned Residential, Institutional or Open Space a buffer is required in accordance with 6.3.	
14.2.11	OUTDOOR STORAGE The outdoor storage of any goods, materials or equipment is not permitted in any RT Zone.	
14.2.12	RESIDENTIAL UNITS WITHIN PERMITTED COMMERCIAL BUILDINGS A building used for a permitted commercial use may also contain one or more residential dwelling units in combination with a permitted use in accordance with the following provisions: a) Each dwelling unit shall form part of the main building and shall not be located on the first floors; b) Each dwelling unit shall be fully self-contained and have a minimum floor area as determined through the O.B.C.; c) Each dwelling unit shall have direct means of access to a public street by	

	means of stairs or halls; and, d) All other requirements of this By-law shall be complied with.
14.2.13	OTHER PROVISIONS Accessory uses, off-street parking, off-street loading, buffer areas and garbage storage areas shall be provided in accordance with the applicable regulations of Section 6 – General Provisions.

SECTION 15 – C1 – CENTRAL COMMERCIAL ZONE

15.1 PERMITTED USES:

- Antique Store
- Arcade
- Art Gallery
- Artisan's market
- Automotive Accessories Shop
- Bus Depot
- Bake Shop
- Business or Professional Office
- Existing Churches/Places of Worship
- Commercial School or Studio
- Companion Animal Office
- Cultural Entertainment Facility
- Day Nursery
- Financial Office
- Existing Funeral Homes
- Hotel in accordance with section 16.5
- Library
- Medical Clinic
- Museum
- Personal Service Shop
- Places of Entertainment
- Print Shop
- Private or Commercial Club
- Restaurants (Dining, Take-out)
- Retail Food Store
- Retail Store
- Park
- Parking Lots
- Public Building
- Public Uses
- Service or Repair Shop (does not include automotive body repair shop or automotive service station)
- Tavern
- Accessory Uses, Buildings or Structures to the Above permitted uses
- Accessory Residential Dwelling Units in accordance with 15.3
- Existing single detached dwellings

15.2 REGULATIONS

15.2.1	Lot Area, Minimum	None
15.2.2	Lot Frontage, Minimum	None
15.2.3	Front Yard, Minimum	None
15.2.4	Interior Side yard, Minimum None, except where a C1 Zone is abutting a Residential Zone, the minimum interior side yard shall be 3.0 m (9.8 ft)	
15.2.5	Exterior Side Yard, Minimum	None
15.2.6	Rear Yard, Minimum	3.0 m (9.8 ft)
15.2.7	Building Height, Minimum	6.0 m (19.7 ft)

15.3 ACCESSORY RESIDENTIAL USES

A permitted commercial use or building may contain one or more accessory residential dwelling units subject to the following:

- a) Each residential dwelling unit, accessory to a permitted commercial use or building, shall be located above or to the rear of the main commercial use.
- b) Where an accessory residential dwelling unit is to be located on the ground floor area of a main commercial building, it shall not occupy any more than forty-nine percent (49%) of the ground floor area of the rear portion of the building.
- c) Each accessory residential dwelling unit shall have a minimum floor area as determined through the O.B.C.
- d) Each accessory residential dwelling unit shall be completely self-contained.
- e) Each accessory residential dwelling unit shall have a separate and direct means of access to a public street or lane via halls and /or stairs and/or across the subject property.
- f) Each accessory residential unit shall be provided with a minimum of one off-street parking space which is on the same lot as the accessory residential unit.

15.4 EXISTING SINGLE DETACHED RESIDENTIAL DWELLINGS

Subject to the regulations contained in Section 12.2.1 of this By-law, including all yard setback requirements. Compliance with Section 15.3 shall be required for a residential dwelling unit accessory to a permitted commercial use.

Where there is an existing single family dwelling in an unserviced C1 zone, there shall be no additional dwelling units permitted.

15.5 UNSERVICED COMMERCIAL

Notwithstanding Section 15.2 above, in those areas of the C1 zone which do not have full municipal services, the following lot regulations shall apply:

15.5.1	Lot Area, Minimum	0.4 ha (1ac)
15.5.2	Lot Frontage, Minimum	30.5 m (100.0 ft)
15.5.3	Front Yard, Minimum	7.6 m (24.9 ft)
15.5.4	Interior Side yard, Minimum	3.0 m (9.8 ft)
	Where it abuts a residential zone	4.5m (14.8 ft)
15.5.5	Exterior Side Yard, Minimum	7.6 m (24.9 ft)
15.5.6	Rear Yard, Minimum	7.6 m (24.9 ft)
15.5.7	Building Height, Minimum	6.0m (19.7 ft)
15.5.8	Lot Coverage, Maximum	30%
15.5.9	Notwithstanding Section 15.3 above only one accessory dwelling unit shall be permitted.	

15.6 OTHER PROVISIONS

Off-street parking, accessory uses, buffer areas shall be provided in accordance with the applicable regulations of Section 6- General provisions of this By-law.

SECTION 16 – C2 – HIGHWAY COMMERCIAL ZONE

16.1 PERMITTED USES

- Automotive Accessories Shop
- Automotive Sales and Service Establishment
- Automotive Service Station in accordance with 16.4
- Automotive Washing Establishment in accordance with 16.4
- Banquet Hall
- Beer Store
- Boat Sales and Service Establishment
- Business and/or Professional Offices
- Building Supply Outlet
- Bus Depots
- Church/ Place of Worship
- Commercial Nursery or Greenhouse
- Convenience Store
- Day Nursery
- Farm Implement Sales and Service Outlet
- Farmer's Market
- Financial Office
- Flea Market
- Funeral Home
- Gas Bar in accordance with 16.4
- Garden Centre
- Liquor Store
- Motel, Motor Hotel in accordance with 16.5
- Parking Area
- Parking Lot
- Places of Entertainment
- Places of Recreation
- Public Buildings
- Public Uses
- Recreational Trailer Sales and Service Establishment
- Rental Outlet
- Restaurants (Dining, Drive-In, Drive-Thru, Take-Out)
- Service or Repair Shop (does not include automotive body repair shop or automotive service station)
- Veterinarian Clinic
- U-Brew Establishment
- Wholesale Outlets
- Accessory Uses, Buildings and Structures to the above permitted uses
- Accessory Residential Dwelling Unit except in conjunction with an automotive use (see section 15.3)
- Incidental assembly, processing, manufacturing of products to be sold on site, which are secondary to the main commercial function.

16.2 GENERAL REGULATIONS

16.2.1	LOT AREA, Minimum	557.4 m ² (6,000.0 ft ²)
16.2.2	LOT FRONTAGE, Minimum	18.0 m (59.0 ft)
16.2.3	FRONT YARD, Minimum	

	6 m (19.8 ft) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law.	
16.2.4	INTERIOR SIDE YARD, Minimum	3.0 m (9.8 ft)
16.2.5	EXTERIOR SIDE YARD, Minimum 7.6m (24.9 ft) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law.	
16.2.6	REAR YARD, Minimum	6 m (19.8ft)
16.2.7	BUILDING HEIGHT, Maximum	12.5 m (41.0 ft)
16.2.8	LOT COVERAGE, Maximum	40%

16.3 OTHER PROVISIONS

Regulations for off-street parking, off-street loading, buffer areas, garbage storage areas, outdoor display and outdoor storage areas are subject to the applicable regulations of Section 6-General Provisions.

16.4 SPECIFIC REGULATIONS FOR AUTOMOTIVE SERVICE STATION; AUTOMOTIVE WASHING ESTABLISHMENT OR GAS BAR

16.4.1	LOT AREA, Minimum	1,393.5 m ² (15,000ft ²)
16.4.2	LOT FRONTAGE, Minimum	30.5 m (100.0 ft)
16.4.3	FRONT YARD, Minimum 6m (19.8ft) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law.	
16.4.4	INTERIOR SIDE YARD, Minimum	4.5 m (14.8 ft)
16.4.5	EXTERIOR SIDE YARD, Minimum 6 m (19.8ft) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law.	
16.4.6	REAR YARD, Minimum	7.6 m (24.9 ft)
16.4.7	BUILDING HEIGHT, Maximum	12.5 m (41.0 ft)
16.4.8	LOT COVERAGE, Maximum	40%
16.4.9	FUEL PUMP ISLANDS/GAS KIOSKS a) Minimum Building Setback is 7.6 m (24.9 ft) from the front lot line. No fuel pump island, gas bar kiosk is to be located within the required Sight triangle established by Section 6.7 this By-law. b) Despite the above, canopies over pump islands and underground storage tanks are allowed to project 1.5m (5.0ft) from the Street Line.	
16.4.10	ACCESSORY RESIDENTIAL UNITS Notwithstanding any other provisions of this By-law to the contrary, accessory dwelling units are not permitted in association with an automotive service station, automotive washing establishment or gas bar.	
16.4.11	REGULATIONS FOR ACCESS Any point of ingress and egress to an automotive service station, automotive	

	washing establishment or gas bar shall not be located within 9.0 m (29.5 ft) of a street intersection, as measured at the curb line.
16.4.12	OTHER PROVISIONS Regulations for off-street parking, off-street loading, buffer areas, outdoor display and storage areas, and accessory uses are subject to the applicable regulations of Section 6-General Provisions of this By-law.

16.5 REGULATIONS FOR HOTELS, MOTELS AND MOTOR HOTELS

16.5.1	LOT AREA, Minimum	1,393.5 m ² (15,000.0 ft ²)
16.5.2	LOT FRONTAGE, Minimum	30.5 m (100.0ft)
16.5.3	FRONT YARD, Minimum 6m (19.8ft) plus any applicable distance required by the applicable Road authority as specified in Section 6.31 of this By-law.	
16.5.4	INTERIOR SIDE YARD, Minimum Half (½) the building height but in no case less than 3.0 m (9.8 ft)	
16.5.5	EXTERIOR SIDE YARD, Minimum 6m (19.8 ft) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law.	
16.5.6	REAR YARD, Minimum	7.6m (24.9 ft)
16.5.7	BUILDING HEIGHT, Maximum	12.5 m (41.0 ft)
16.5.8	LOT COVERAGE, Maximum	40%
16.5.9	OTHER PROVISIONS Regulations for off-street parking, off-street loading, accessory uses, buffer areas, and garbage storage areas are subject to the applicable regulations of Section 6-General Provisions of this By-law.	

SECTION 17 – C3 – NEIGHBOURHOOD COMMERCIAL ZONE

17.1 PERMITTED USES

- Convenience Store
- Neighbourhood Store
- Personal Service Shops
- Day Nursery
- Accessory Uses, Buildings and Structures to the above permitted uses
- Accessory Residential Dwelling Units in accordance with section 15.3

17.2 REGULATIONS

17.2.1	LOT AREA, Minimum	557.4 m ² (6,000.0 ft ²)
17.2.2	LOT FRONTAGE, Minimum	18.0 m (59.0ft)
17.2.3	FRONT YARD, Minimum	6 m (19.8 ft)
17.2.4	INTERIOR SIDE YARD, Minimum	3 m (9.8 ft)
17.2.5	EXTERIOR SIDE YARD, Minimum	6 m (19.8 ft)
17.2.6	REAR YARD, Minimum	7.5 m (24.9 ft)
17.2.7	LOT COVERAGE, Maximum	40%
17.2.8	GROUND FLOOR AREA, Minimum	80.0 m ² (861.0 ft ²)
17.2.9	BUILDING HEIGHT, Maximum	12.0 m (39.4 ft)
17.2.10	ACCESSORY RESIDENTIAL USES A permitted commercial use or building may contain one or more accessory residential dwelling units subject to the requirements of section 15.3.	
17.2.11	OTHER PROVISIONS a) No outdoor storage areas shall be permitted. b) Regulations for off-street parking, off-street loading, accessory uses, buffer Areas and garbage storage shall be in accordance with the applicable regulations of Section 6 – General Provisions.	

SECTION 18 – C4 – SHOPPING CENTRE COMMERCIAL ZONE

18.1 PERMITTED USES

No land shall be used, and no building or structure shall be altered, constructed or used except for one or more of the following:

- Beer Store/ U-Brew Establishment
- Business or Professional Office
- Day Nursery
- Financial Office
- Gas bar
- Liquor Store
- Parking Area
- Personal Service Shop
- Retail store
- Retail food store
- Shopping centre
- Shopping mall
- Accessory uses, buildings and structures to the above permitted uses

18.2 REGULATIONS

Within any C4 Zone, no land shall be used and no building or structure shall be altered, constructed or used except in accordance with the following:

18.2.1	LOT AREA, Minimum	2.3 ha (5.7ac)
18.2.2	LOT FRONTAGE, Minimum	60.0 m (197.0 ft)
18.2.3	FRONT YARD, Minimum	6 m (19.8 ft)
18.2.4	EXTERIOR SIDE YARD, Minimum	6 m (19.8 ft)
18.2.5	INTERIOR SIDE YARD, Minimum	6.0 m (19.7 ft)
18.2.6	REAR YARD, Minimum	6.0 m (19.7 ft)
18.2.7	BUILDING HEIGHT, Maximum	10.5 m (34.5 ft)
18.2.8	BUILDING FLOOR AREA, Minimum	3,720.0 m ² (40,043.1 ft ²)
18.2.9	FLOOR AREA per commercial unit, Maximum 2,080.0 m ² (22,389.7 ft ²) or half (½) of the total building floor area whichever is greater.	

18.3 OTHER PROVISIONS

Accessory uses, off-street parking, off-street loading, buffer areas, and garbage storage areas, shall be provided in accordance with the applicable regulations of Section 6 – General Provisions.

SECTION 19 – AC – AGRICULTURAL COMMERCIAL ZONE

19.1 PERMITTED USES

- Agriculturally related Commercial or Industrial use
- Agricultural products Processing, Storing and Sales
- Commercial Greenhouse and/or Nursery
- Farm Implement Sales and Service
- Farm Supply Outlet
- Farm Produce Sales Outlet
- Fertilizer Processing Establishments
- Grain Drying Establishments
- Livestock Yards
- Veterinarian Clinic/Companion Animal Office
- Accessory residential dwelling unit
- Accessory Uses, Buildings and Structures to the above permitted uses.

19.2 REGULATIONS

19.2.1	LOT AREA, Minimum	0.4 ha (1 ac)
19.2.2	LOT FRONTAGE, Minimum	61.0 m (200.0 ft)
19.2.3	FRONT YARD, Minimum 6 m (19.8 ft) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law.	
19.2.4	INTERIOR SIDE YARD, Minimum 6.0 m (19.8 ft); 12 m (39.4 ft) abutting any residential zone	
19.2.5	EXTERIOR SIDE YARD, Minimum 6 m (19.8 ft) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law.	
19.2.6	REAR YARD, Minimum 7.5 m (24.9 ft) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law.	
19.2.7	LOT COVERAGE, Maximum	30% for the main building
19.2.8	SETBACK FROM RESIDENTIAL No Agricultural Commercial use, including outdoor storage and display areas shall be located with 121.9 m (400.0 ft) of a residence on an adjacent lot.	

19.3 ACCESSORY RESIDENTIAL USES

A single detached residential use in compliance with the yard setbacks of Section 9.2 of this By-law

19.4 MINIMUM DISTANCE SEPARATION REQUIRMENTS

The minimum distance separation requirements – MDS 1 and MDS II – of Section 6.17 shall apply to the establishment of all permitted uses within the Agricultural Zone.

19.5 OTHER PROVISIONS

Accessory uses, off-street parking, off-street loading, Buffer Areas, Garbage Storage Areas, outdoor display areas and outdoor storage areas shall be provided in accordance with the applicable General Provisions of Section 6 of this By-law.

SECTION 20 – M1 – GENERAL INDUSTRIAL ZONE

20.1 PERMITTED USES

- Manufacturing, processing, assembly, repair, fabricating, milling except for a motor vehicle recycling and salvage or wrecking facility, junk or scrap yard, fertilizer manufacturer, abattoir, rendering plant or any use considered offensive by the Public Health Act or uses restricted in all zones as per section 6.35.
- Automotive Body Repair Shop
- Bakeries
- Builder or Contractor's Yard
- Building Supply Outlet
- Bulk Fuel Depot
- Business or Professional Office
- Custom Workshop
- Day Nursery
- Dry Cleaning Plant
- Farm Machinery Sales and Service
- Feed Mill, Seed plant, Grain Elevator
- Heavy Equipment Sales and Rental
- Industrial Mall
- Mini-Storage Facility
- Parking Area
- Parking Lot
- Rental Outlet
- Research and Laboratory Facilities
- Service Industry
- Service or Repair Shop (does not include automotive body repair shop or automotive service station)
- Printing Establishment
- Public Works Yard
- Sewage Treatment Facility
- Transport Establishment
- Warehouse
- Water Treatment Facility
- Wholesale Outlet
- Accessory Uses, Buildings and Structures including cafeteria for employees, factory outlet, storage yards, showrooms and places of recreation

20.2 REGULATIONS

20.2.1	LOT AREA, Minimum	929.0 m ² (10,000.0 ft ²)
20.2.2	LOT FRONTAGE, Minimum	20.0 m (65.6 ft)
20.2.3	FRONT YARD, Minimum	7.6 m (24.9 ft)
20.2.4	INTERIOR SIDE YARD, Minimum 3.0 m (9.8 ft); 9.2 m (30.2 ft) where an M1 Zone abuts any residential zone.	
20.2.5	EXTERIOR SIDE YARD, Minimum	7.6 m (24.9 ft)
20.2.6	REAR YARD, Minimum 7.6 m (24.9 ft); 9.2 m (30.2 ft) where an M1 Zone abuts any residential zone.	
20.2.7	LOT COVERAGE, Maximum	60%
20.2.8	BUILDING HEIGHT-Maximum	12.0 m (39.4 ft)

20.3 PARKING SPACE REGULATION

In addition to the required number of parking spaces set out in Section 6.27, a maximum of three visitor parking spaces for passenger vehicles may be provided in the required front yard for the first 15.0 m (49.2 ft) of front wall of the principal building plus one additional visitor parking space for each additional 7.6 m (24.9 ft) of front wall in excess of the first 15.0 m (49.2 ft).

20.4 ACCESSORY RETAIL

Accessory retailing of products shall be permitted subject to the following regulations:

- a) A maximum of 25% of the gross floor area is used within:
 - i) The main industrial building, or
 - ii) Each individual unit in an industrial mall
- b) The products to be sold must be produced on the site.

20.5 LANDSCAPING REQUIREMENTS

A landscaping area shall be provided and thereafter maintained in the entire required front yard except where front yard parking is established under the provisions of Section 20.3 in which case the remainder of the area shall be landscaped and a planting strip shall be provided across the entire lot frontage, including exterior side yard, except for provisions of ingress and egress.

20.6 OTHER PROVISIONS

Accessory uses, off-street parking, off-street loading, Buffer Areas, Garbage Storage Areas, outdoor display areas and outdoor storage areas shall be provided in accordance with the applicable General Provisions of Section 6 of this By-law.

SECTION 21 – M2 – LIGHT INDUSTRIAL ZONE

21.1 PERMITTED USES

Within any M2 Zone, no land shall be used and no building or structure shall be constructed, altered or used except for one or more of the following:

- Automotive accessories shop
- Automotive washing establishment
- Business or professional office
- Catering service
- Cleaning service
- Commercial recreation use
- Commercial school or studio
- Computer programming establishment
- Data processing establishment
- Day Nursery
- Dry-cleaning or laundry plant
- Industrial mall
- Laboratory or research facility
- Mini-storage warehouse
- A parking lot
- Photofinishing establishment
- Printing, publishing or packaging establishment
- Private or commercial club
- Public building
- Public utility
- Rental outlet
- Service industry
- Service or repair shop (does not include automotive body repair shop or automotive service station)
- Veterinarian's clinic
- Warehouse
- Uses accessory to the foregoing permitted uses including an office, showroom, lunchroom, cafeteria or a retail outlet, which does not exceed 30% of the gross floor area of the main building, may also be permitted.

21.2 REGULATIONS

21.2.1	Lot Area, Minimum	929.0 m ² (10,000 ft ²)
21.2.2	Lot Frontage, Minimum	20.0 m (65.6 feet)
21.2.3	Front Yard, Minimum	9.2 m (30.0 feet)
21.2.4	Interior Side Yard, Minimum	

	3.0 m (9.8 feet); 9.2 m (30.2 ft) where an M2 Zone abuts a Residential or Institutional Zone.	
21.2.5	Exterior Side Yard, Minimum	9.2 m (30.0 ft.)
21.2.6	Rear Yard, Minimum 7.6 m (24.9 feet); 15.2 m (50.0 feet).where an M2 Zone abuts a Residential or Institutional Zone	
21.2.7	Lot Coverage, Maximum	40%
21.2.8	Minimum Landscaped Area	20%

21.2 ACCESSORY RETAIL

Accessory retailing of products shall be permitted subject to the following regulations:

- a) A maximum of 25% of the gross floor area is used within:
 - i) The main industrial building, or
 - ii) Each individual unit in an industrial mall.
- b) The products to be sold must be produced on the site.

21.3 OUTDOOR DISPLAY AREAS

The outdoor display of merchandise for sale or hire is permitted within the M2 Zone subject to the provisions of Section 6.25 of this By-law.

In addition to the provisions of Section 6.25, an outdoor display area within the M2 Zone may be permitted in all yards (except a required side yard or required rear yard) provided it does not comprise more than 5% of the total area of the lot and is screened from abutting land used for residential, institutional and open space purposes.

SECTION 22 – RIN – RURAL INDUSTRIAL ZONES

22.1 PERMITTED USES

- Auction Facility
- Automotive Body Repair Shop
- Automotive Service Station
- Builders or Contractors Yard
- Business or Professional Office
- Custom Workshop
- Dry Industry
- Excavator
- Feed Mill, Seed Plant, Grain Elevator
- Mini-storage Establishment
- Parking Area Lot
- Public Building
- Public Uses
- Public Works Yard
- Service or Repair Shop (does not include automotive body repair shop or automotive service station)
- Service Industry
- Septic Tank Service
- Transport Establishment
- Warehouse
- Well Driller
- Wholesale Outlet
- Existing Agricultural uses
- Accessory Uses, Buildings and Structures including offices, cafeteria, factory outlet, storage yards, showrooms and places of recreation

22.2 REGULATIONS

22.2.1	LOT AREA, Minimum	0.4 ha (1 ac)
22.2.2	LOT FRONTAGE, Minimum	30.0m (98.4 ft)
22.2.3	FRONT YARD, Minimum 7.6 m (24.9 ft) plus any applicable distance required by the applicable road authority as specified in the applicable regulations in Section 6.31 of this By-law.	
22.2.4	INTERIOR SIDE YARD, Minimum 3.0 m (9.8 ft); 9.2 m (30.2 ft) where a Rural Industrial Zone abuts any residential zone.	
22.2.5	EXTERIOR SIDE YARD, Minimum 7.6 m (24.9 ft) plus any applicable distance required by the applicable road authority as specified in the applicable regulations in Section 6.31 of this By-	

	law.	
22.2.6	REAR YARD, Minimum 7.6 m (24.9 ft); 9.2 m (30.2 ft) where a Rural Industrial Zone abuts any residential zone.	
22.2.7	LOT COVERAGE, Maximum	30%
22.2.8	BUILDING HEIGHT, Maximum	12.0 m (39.4 ft)
22.2.9	RESIDENTIAL SETBACKS No industrial activity including outdoor storage areas shall be located within 60.0 m (196.9 ft) of a residence on an abutting lot.	

22.3 OTHER PROVISIONS

Accessory uses, off-street parking, off-street loading, Buffer Areas, Garbage Storage Areas, outdoor display areas and outdoor storage areas shall be provided in accordance with the applicable General Provisions of Section 6 of this By-law.

22.4 ACCESSORY RETAIL

Accessory retailing of products shall be permitted subject to the following regulations:

- a) A maximum of 25% of the gross floor area is used within
 - i) The main industrial building, or
 - ii) Each individual unit in an industrial mall.
- b) The products to be sold must be produced on the site.

SECTION 23 – EI – EXTRACTIVE INDUSTRIAL ZONE

23.1 PERMITTED USES

- A licensed extractive pit or quarry under the Aggregate Resources Act, as amended from time to time
- Asphalt or Concrete Plant existing as of the day of the passing of the by-law within an EI Zone
- Aggregate Transfer Station
- Temporary Portable Asphalt Plant
- Processing or extracted materials within a permitted licensed pit or quarry including screening, sorting, working, crushing, storing and other similar operations
- Accessory uses, buildings and structures to the above permitted uses

23.2 REGULATIONS

23.2.1 LOT AREA, Minimum	2.0 ha (4.9 ac)
23.2.2 LOT FRONTAGE, Minimum	30.0 m (98.4 ft)

23.3 SETBACKS

- a) No building, structure, plant or product stockpile shall be located on the pit site within 30.0 m (98.4 ft) of any zone boundary nor within 100.0 m (328.0 ft) of the boundary of any Residential use or Zone on adjacent property.
- b) No pitface or quarry excavation shall be located closer than 30 m (98.4 ft) from a public road allowance or closer than 15.0m (49.2 ft) of a zone boundary. The stockpiling of berm material containing only topsoil and overburden material is permissible within the required pitface/excavation setback area.

23.4 OTHER PROVISIONS

Except for the specific regulations in Section 23.3, accessory uses shall be established in accordance with the applicable regulations of Section 6.1.

SECTION 24 – IN – INSTITUTIONAL ZONE

24.1 PERMITTED USES

- Institutional uses
- Medical Clinic
- Cemetery
- Day Nursery
- Home for the Aged
- Rest Home
- Hospital
- Nursing Home
- Places of Worship
- School
- Public Buildings
- Private Clubs
- Accessory uses, buildings and structures to the above permitted uses including auditoriums and assembly halls

24.2 REGULATIONS

24.2.1	LOT AREA, Minimum	
	With full municipal services	615.0 m ² (6,620.0 ft ²)
	With private services	0.4 ha (1.0 ac)
24.2.2	LOT FRONTAGE, Minimum	
	With full municipal services	20.1 m (66.0 ft)
	With private services	30.0 m (98.4ft)
24.2.3	FRONT YARD, Minimum 7.6 m (24.9 ft) plus any applicable distance required by the applicable Road authority regulations as specified in Section 6.31 of this By-law.	
24.2.4	INTERIOR SIDE YARD, Minimum ½ (half) the Building height; where ½ (half) the building height is less than 3.0 m (9.8 ft), the minimum interior side yard shall be 3.0 m (9.8 ft)	
24.2.5	EXTERIOR SIDE YARD, Minimum 7.6 m (24.9 ft) plus any applicable distance required by the applicable road authority regulations as specified in Section 6.31 of this By-law.	
24.2.6	REAR YARD, Minimum	7.6 m (24.9 ft)
24.2.7	LOT COVERAGE, Maximum	40%

24.3 OTHER PROVISIONS

Accessory uses, off-street parking requirements and garbage storage areas shall be in accordance with the requirements of the applicable regulations of Section 6 – General Provisions of this By-law.

SECTION 25 – OS1 – OPEN SPACE ZONE

25.1 PERMITTED USES

- Campgrounds
- Community Centre
- Fairgrounds
- Golf Course
- Golf Driving Range
- Passive Recreation
- Parks
- Parking Lots
- Places of Recreation
- Cemetery including mausoleums and crematoriums
- Storm Water Management Facilities
- Accessory uses, buildings and structures

25.2 REGULATIONS

25.2.1	LOT AREA, Minimum	None
25.2.5	LOT FRONTAGE, Minimum	None
25.2.3	FRONT YARD, Minimum 6 m (19.8 ft) plus any applicable distance required by the applicable road authority regulations as specified in Section 6.31 of this By-law.	
25.2.4	INTERIOR SIDE YARD, Minimum 3.0 m (10 ft); 9.2 m (30.2 ft) where an OS Zone abuts any residential zone.	
25.2.5	EXTERIOR SIDE YARD, Minimum 6 m (19.8 ft) plus any applicable distance required by the applicable road authority regulations as specified in Section 6.31 of this By-law.	
25.2.6	REAR YARD, Minimum	7.6 m (24.9 ft)
25.2.7	LOT COVERAGE, Maximum	40% for buildings only

25.3 OTHER PROVISIONS

Accessory uses, off-street parking requirements, and garbage storage areas shall be in accordance with the requirements of the applicable regulations of Section 6 – General Provisions of this By-law.

SECTION 26 – OS2 – CONESTOGA LAKE ZONE

26.1 PERMITTED USES

- Seasonal dwelling unit
- Campground
- Flood protection works
- Farming in accordance with Section 8
- Arboretum
- Forestry
- Wildlife sanctuary
- Recreational Uses
- Uses accessory to the foregoing permitted uses.

26.2 REGULATIONS

- a) Within a Conestogo Lake Zone (OS2), no land shall be used and no building or structure shall be erected or used except in conformity with the applicable Regulations contained in this By-law and the following:
- b) Prior to the issuance of any permits by the Township for any lands located in a OS2 Zone written approval must be obtained from the Grand River Conservation Authority and provided to the Township's Chief Building Official.
- c) Accessory structures are required to comply with Section 6.1 and are to be considered under the R1A residential provisions.

SECTION 27 – FD – FUTURE DEVELOPMENT ZONE

27.1 PERMITTED USES

- Uses, building and structures lawfully existing on the date of passing of this by-law.

27.2 REGULATIONS

As existing on the date of passing of this by-law.

SECTION 28 – NE – NATURAL ENVIRONMENT ZONE

28.1 PERMITTED USES

- Agricultural uses excluding:
 - New buildings and structures
 - New hobby barns
- Conservation uses including:
 - Forest Management
 - Fish and wildlife management
 - Flood control
 - Erosion Control
- Municipal drains
- Passive recreation
- Existing uses, buildings and structures permitted as of the date of passing of this By-law
- Minor buildings/structures accessory to an existing residential dwelling, permitted as of the date of passing of this By-law.

28.2 REGULATIONS

Within any NE Zone, no land shall be used and no new building or new structure shall be constructed, altered or used except in accordance with the following regulations:

- a) No alteration or disturbance to watercourses or to municipal drains associated with open watercourses will be permitted without the prior written approval of the Conservation Authority having jurisdiction in the area.
- b) Maintenance of existing **driveways** within the natural environment shall be permitted. New **driveways** and improvements will require prior written approval from the Conservation Authority having jurisdiction in the area.
- c) Any cutting or destruction of trees shall be subject to the requirements of the County of Wellington Forest Conservation By-law.
- d) Non-habitable buildings and structures accessory to a Conservation or Passive Recreation use shall meet front, rear and side yard requirements of the Agricultural Zone.
- e) Related Natural Environment Setbacks are contained within the applicable regulations of Section 6-General Provisions of this By-law.
- f) Interpretation of the limits of NE zone boundaries shall be governed by Section 2.6 of this By-law.

- g) Existing uses shall be subject to the provisions of Section 8.2.

28.3 ACCESSORY BUILDINGS/STRUCTURES

Buildings/structures accessory to an existing residential dwelling, permitted as of the date of passing of this By-law, shall be permitted subject to the following regulations:

- a) All accessory buildings/structures are subject to the provisions of Section 6.1, provided c) is obtained prior.
- b) Accessory buildings or structures shall not be located in a required front or required exterior side yard and shall not be located closer than 3.0 m (9.8 ft) to the rear or interior lot line.
- c) Prior written approval of the Conservation Authority having jurisdiction in the area is required to ensure that the risk to life and property are not adversely affected and to ensure that there will be no significant environmental impacts.
- d) Section 6.20.1 is applicable as it applies to setbacks to the NE zone.

SECTION 29 – (FL) – FLOOD WAY ZONE

No person shall within any Flood Way Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

29.1 PERMITTED USES

- a) A conservation use including structures associated with flood or erosion control;
- b) A Park but does not including building or structures;
- c) Uses and structures associated with non-essential municipal services and public utilities subject to the provisions of subsection 24.2 (Institutional); and
- d) Existing agricultural, residential, commercial or industrial uses, buildings and structures

29.2 REGULATIONS

- a) Existing buildings or structures located in the Flood Way Zone, if damaged, may be permitted to reconstruct provided flooding did not cause the damage and approval from the Conservation Authority is obtained prior to issuance of a building permit.
- b) All reconstruction of existing buildings and structures shall maintain the same ground floor area and gross floor area as the original building or structure and will incorporate appropriate flood proofing measures approved by the Conservation Authority.
- c) No placement of fill will be permitted, except that required for minor landscaping, flood and erosion control, non-essential municipal utilities and services and subject to the prior written approval of the Conservation Authority.

SECTION 30 – (f) – SPECIAL POLICY AREA ZONE

Where a zone symbol on Schedule A – 2 – Drayton, contains the suffix **(f)**, no land shall be used and no building or structure shall be constructed, altered or used except in accordance with the regulations prescribed in this By-law for the Zone in which such land is located and the following provisions:

30.1 GENERAL REGULATIONS

- i) Where practical, all new buildings will be floodproofed to the Regulatory Flood level. Any new building or structure shall be designed such that its structural integrity is maintained during a Regional Storm. The minimum floodproofing level acceptable is to 401.8 metres G.S.C.
- ii) The construction or erection of a building or structure on the footprint of a previous structure which has been destroyed or demolished by fire or natural causes may be permitted subject to the written approval of the Grand River Conservation Authority and the of Township of Mapleton.
- iii) New development associated with substances of a chemical, hazardous or toxic nature which may pose an unacceptable threat to public safety if damaged as a result of flooding or failure of floodproofing measures, shall not be permitted to locate in the Special Policy Area.
- iv) New nursing homes, hospitals, homes for the aged, senior citizen apartments, group homes for the physically or mentally handicapped, day care centres, or other similar uses for which flooding could pose a significant danger to the inhabitants shall not be permitted to locate in the Special Policy Area.
- v) Redevelopment and major renovation/addition of non-residential institutional development, such as churches and libraries shall be subject to the policies outlined in the Commercial Uses section below.
- vi) No new basements or expansion to existing basements shall be permitted.
- vii) New building services such as electrical and heating systems should be located above the Regulatory Flood elevation, but where this is not feasible, building services shall be floodproofed to the Regulatory Flood level.
- viii) New protective services such as police, fire, utility and public works yards and major electrical substations shall not be located in the Special Policy Area. Existing facilities will not be permitted to expand or extend without the approval from the Township of Mapleton the Grand River Conservation Authority, and any major

renovation shall meet the Provincial requirements for safe access/egress for emergency vehicles.

30.2 COMMERCIAL USES

Commercial development, redevelopment and major renovation/addition of new commercial structures shall be permitted provided:

- a) The building is floodproofed to the highest extent practical and the building is designed such that structural damage will not result in the event of a Regional Storm.
- b) The minimum floor level shall be 401.8 metres G.S.C.:
- c) New mechanical, electrical, heating and air conditioning equipment will be located above the Regulatory Flood level or floodproofed to the Regulatory Flood level.
- d) Minor renovation/additions to existing commercial uses shall be permitted subject to Floodproofing will be to the satisfaction of the GRCA and in no case will the proposed floor level be lower than the existing ground floor level.
- e) New residential uses in upper stories along Wellington Street (on the east side between Main and Wood Streets and on the west side between Main Street and the R.O.W.) shall be permitted in keeping with the existing streetscape provided the habitable floor space shall be located above the Regulatory Flood elevation.

30.3 RESIDENTIAL USES

Residential development, redevelopment or major renovation/addition to residential structures will be permitted provided the structure is floodproofed to the Regulatory Flood Level and;

- a) The habitable floor space elevation of any residential dwelling unit is located above the Regulatory Flood level.
- b) Safe access and safe parking can be achieved.
- c) Mechanical, electrical, heating and air conditioning equipment are located above the Regulatory flood level.
- d) Renovations to increase the number of new residential units will only be permitted where the above noted policies can be achieved.
- e) Minor renovations/additions to existing buildings used solely for residential purposes shall be permitted provided floodproofing will be to the satisfaction of the

GRCA and in no case will the proposed floor level be lower than the existing ground floor level.

30.4 DEFINITIONS

100 year flood means the flood which has a return period of 100 years on average or which has a 1% chance of occurring or being exceeded in any given year, as determined by the Grand River Conservation Authority.

Development shall mean the construction, erection or placing of new buildings or structures on land and includes such site related activities as grading.

Floodproofing means a combination of structural changes and/or adjustments incorporated into the basic design and/or construction of individual buildings, structures or properties subject to flooding so as to reduce or eliminate flood damages.

Minimum Floodproofing elevation is 401.8 metres G.S.C. (i.e. Geodetic Survey of Canada Datum). This is the equivalent of the higher of the 100 year storm and 1.5 metres below the Regulatory Flood level.

Habitable floor space means any room or space in a dwelling unit designed for living, sleeping, or the preparation of food, and includes hotels and motels for overnight accommodation.

Major addition or renovation shall mean the alteration to an existing building or structure that increases the size of a building or structure by 50% or more of the existing ground floor area or substantially increases the value of a building.

Minor addition or renovation shall mean the alteration to an existing building or structure that increases the size of a building by less than 50% of the existing ground floor area and which does not substantially increase the value of the building.

Redevelopment shall mean the removal of buildings or structures from land and the construction or erection of new buildings or structures.

Regional Storm is a Hurricane Hazel design event.

Regulatory Flood means the flood resulting from the Hurricane Hazel storm centred event, as determined by the Grand River Conservation Authority.

Safe Access means pedestrian and vehicular access/evacuation routes direct or elevated pursuant to the Provincial Flood Plain Planning Policy Statement. In this case where the depth of the flood water during a Regulatory storm is less than or equal to 0.8 m (2.6 ft).

Safe Parking means that parking facilities shall be designed to the satisfaction of the Township and the Grand River Conservation Authority so as to minimize flood damages and to not interfere with flood flows.

SECTION 31 – EXCEPTION ZONE

The following provisions apply to the area within the Township of Mapleton and as shown in Schedule “A” – Map of this By-law.

The following provisions shall have effect notwithstanding anything else in this By-law and other provisions of this By-law shall be deemed to be amended insofar as is necessary to give effect thereto:

SITE SPECIFIC ZONING EXCEPTIONS

ROLL NUMBER CIVIC/LEGAL	SECTION AND DESCRIPTION
000 – 01006950.0000 8083 CONCESSION 6 CON 7 E PT LOT 16 RP 60R1848 PART 1	31.1 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: a) A commercial slaughterhouse where animals are killed for food but does not include the operation of a rendering plant and operations related to the recycling of wastes. (Snider)
01010600.0000 8570 Concession 8 CON 8 E PT LOT 4	31.2 Notwithstanding any other provisions of this By-law, the lands shall be considered to be a permitted and conforming lot to the same extent as if created by a conveyance and the barn located on these lands shall be considered a permitted and conforming use. (Brubacher)
000 – 01204005.0000 7294 WELLINGTON RD 11 CON 11 PT LOT 19 RP 60R1526 PART 1	31.3 Notwithstanding any other provisions of this By-law, the lands may be used for the erection and operation of a veterinarian clinic. (Drayton Veterinary Clinic)
000 – 01007500.0000 8199 CONCESSION 6 CON 7 W PT LOT 14 (Maryborough)	31.4 Notwithstanding any other provisions of this By-law, a single family dwelling unit and second dwelling unit in the form of a mobile home are permitted on the lands. (Huberts 2016-059)
000 – 00901000.0000 6368 SIDEROAD 15 CON 1 E PT LOT 15 RP 60R1760 PART 2	31.5 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) Banquet hall; b) Gas pump island; c) A single family detached home; d) Workshop and storage; e) Restaurant, coffee shop, delicatessen Subject to the following:

	i) Minimum lot area – 0.81 hectares (2 acres); ii) Minimum lot width – 55.9 metres; iii) All uses permitted by this By-law as additional permitted uses shall be conducted entirely within the existing buildings; v) A concrete curb traffic island is required within the parking area of the restaurant in accordance with the Office of the County Engineer’s specifications; vi) A single detached dwelling shall maintain a separation distance from the barn across the road to the east, equal to or greater than the existing separation of the mobile home. (Wideman)
000 – 00901005.0000 6400 SIDEROAD 15 CON 1 E PT LOT 15 RP 60R1283 PART 1 RP 60R1760 PART 1 RP 60R1760 PART 1	31.6 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) An implement shed subject to the following: i) Minimum lot area – 2.39 hectares; and minimum lot width – 80.6 metres. (Bowman)
Surplus Farm Dwelling	31.7 Notwithstanding any other section of this By-law to the contrary, a residential dwelling shall be prohibited in this zone. Other agricultural uses, that are not accessory to a dwelling, are permitted. This restriction is a result of the subject lands obtaining a surplus farm dwelling severance to remove the existing dwelling from the overall farm parcel. It is intended to ensure that the lands are only used for agricultural purposes. (Housekeeping 2019-092)
000 – 01014750.0000 6968 SIDEROAD 15 MARYBORO CON 8 E PT LOT 15	31.8 Notwithstanding any other provisions of this By-law, a second dwelling unit in the form of a mobile home may be erected on the lands. Said dwelling unit shall not be located within 27.4 metres from the centre line of the right-of-way of any public street nor within 12.1 metres of the existing residential unit situated on the said lot nor within 9.1 metres of any side or rear lot line. (Gleeson Farms Ltd)
000 – 01005100.0000 6838 SIDEROAD 6 CON 6 E PT LOT 6	31.9 Notwithstanding any other provisions of this By-law, a second dwelling unit in the form of a mobile home may be erected on the lands. Said dwelling unit shall not be located within 27.4 metres from the centre line of the right-of-way of any public street nor within 9.1 metres of any side or rear lot line but may be located within 3.0 metres of the existing residential unit situated on the said lot. (Brubacher)
000 – 01209500.0000	31.10 Notwithstanding any other provisions of this By-law, a second

8499 CONCESSION 12 CON 13 PT LOT 6	dwelling unit in the form of a mobile home may be erected on the lands. Said second dwelling unit shall not be located within 9.1 metres of any side or rear lot line nor within 27.4 metres from the centre line of the right-of-way of any public road. (Flewelling)
000 – 01204400.0000 8052 CONCESSION 12 MARYBOROUGH CON 12 PT LOT 17	31.11 Notwithstanding any other provisions of this By-law, a second one family dwelling may be erected on the subject lands. (Black)
000 – 01008900.0000 8433 CONCESSION 6 CON 7 PT LOT 7 PT LOT 8	31.12 Notwithstanding any other provisions of this By-law, a second dwelling unit in the form of a mobile home may be erected on the lands. Said dwelling unit shall not be located within 27.4 metres from the centre line of the right-of-way of any public street nor within 12.1 metres of the existing residential unit situated on the said lot nor within 9.1 metres of any side or rear lot line. (Olliff)
Part of Lot 9, Concession 9 (Peel) 7076 Wellington Road 12	31.13 Notwithstanding Section 6.1.4 b) or any other section of this by-law, the existing accessory structure on the day of passing of this by-law may have the following maximum ground floor area of 390 m ² (4198 ft ²). Subject to the following conditions: a) Enlargement of any accessory structure is not permitted. b) Additional accessory structures are not permitted including a hobby barn. (Rickeen By-law 2023-021)
000 – 01101500.0000 8531 CONCESSION 8 CON 9 E PT LOT 5	31.15 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) A contractor's warehouse, workshop and office; and, b) Uses accessory to the foregoing permitted uses which shall include off-street parking area(s) off-street loading area(s), washrooms and storage areas Subject to the following: i) That the contracting warehouse, shop and office be restricted to a maximum ground floor area of 930 m ² (approximately 10,000 ft ²) and a maximum total floor area of 1,325 m ² (14,263 ft ²) (Martin – By-law 2004-015)
Lot 14, Concession IX	31.16 Notwithstanding any other provisions of this By-law, the lands,

	may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) a second one family dwelling unit and uses accessory to the foregoing permitted use subject to the following: i) The said second one family dwelling unit may have a 3.0 metre side yard along the lot line between the east and west half of Lot 14, Concession IX.
000 – 00909850.0000 6581 WELLINGTON RD 10 CON 3 PT LOT 10 RP 60R1638 PART 1	31.17 Notwithstanding any other provisions of this By-law, the subject lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) An electrical contractors yard; b) Uses accessory to an electrical contractors yard which shall include off-street parking area, off-street loading area, washrooms, indoor storage area, and the storage and repair of trucks and equipment directly associated with the electrical contractors yard but shall not include retail sales; Subject to the following: i) That all new buildings or structures associated with the electrical contractors yard permitted by this By-law shall exceed a total ground floor area of 670 square metres (7,212.05 ft²). (Bowman)
000 – 01120100.0000 8506 WELLINGTON RD 8 CON 10 W PT LOT 6	31.18 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) The sale, storage and repair of used trucks subject to the following: i) That all buildings or structures associated with the sale, storage and repair of used trucks shall not exceed a total ground floor area of 141.0 m². (Holborn)
000 – 00900302.0000 8003 WELLINGTON RD 86 CON 1 PT LOT 19	31.19 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use, in addition to those uses permitted in the Highway Commercial (C2) zone: a) Contractor's Yard, subject to the following regulations: i) The provisions of Section 6.26, Outdoor Storage, shall apply, except that outdoor storage may occur in the required rear yard. ii) Pursuant to 6.26 I, a buffer strip shall be required in the front yard as well as in the rear yard.

	iii) Other industrial uses are not permitted on the property or within the building. (Bowman By-law 2011-064)
000 – 01200300.0000 8669 WELLINGTON RD 8 CON 11 W PT LOT 2	31.20 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) The sale, storage and repair of used cars and/or trucks Subject to the following: i) That all buildings or structures associated with the sale, storage and repair of used cars and/or trucks shall not exceed a total ground floor area of 111.48 m² (Balan Farms Limited)
000 – 01009150.0000 6880 SIDEROAD 6 CON 7 PT LOT 6 RP 61R6653 PART 1	31.21 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) A mobile home as a second dwelling unit Subject to the following: i) That the mobile home be erected and placed on the subject lands in accordance with the applicable provisions of this By-law. (Kuper)
000 – 01010500.0000 8588 CONCESSION 8 MARYBORO CON 8 W PT LOT 4	31.22 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: a) A water pump repair operation and uses accessory thereto; Subject to the following: i) That the above noted additional permitted use be conducted within a building having a maximum total ground floor area of 232.25 m² (2,500 ft²). (H. Frey)
000 – 00903902.0000 Part Lot 1, Con 1, Part 1, RP61R20374 6369 Wellington Rd 9	31.23 Notwithstanding any other provisions of this By-law, the lands may be used for the following uses in addition to those uses permitted in the zone within which the parcel lies: 1. An eight unit residential dwelling Subject to the following: a) Maximum of 8 residential dwelling units are permitted. b) All units must be contained in one building. 2. A four unit residential dwelling Subject to the following: a) The above noted permitted use shall be contained entirely within the existing “four unit residential dwelling”

	b) Minimum ground floor area: 60 m² per unit c) Parking required 1.5 spaces per unit and in accordance with the applicable regulations of Section 6 of this By-law d) One additional residential unit is permitted in the basement. Note: For the purposes of MDS calculations from surrounding livestock facilities current or proposed, these uses are considered Type A.
000 – 01213000.0000 8406 WELLINGTON RD 7 CON 13 PT LOT 8 PT LOT 9	31.24 Nothing in this By-law shall be deemed to forbid or restrict the use and operation of a rendering plant and operation related to the recycling of wastes on the subject lands. All such operations to be conducted in accordance with the provisions of sub-section 20.2 and all other applicable regulations contained in this By-law. Note: Any additions, alterations and/or expansions to existing facilities shall, prior to the issuance of a building permit for said addition, alteration and/or expansion, first receive the approval of a local, county, provincial or federal agency having jurisdiction over the operation of the said rendering plant and operations related to the recycling of wastes. (Rothsay – Maple Leaf Mills Ltd)
000 – 01105400.0000 58 MCGIVERN ST CON 9 PT LOT 10 DES INC RP 60R1871 PART 2 DES INC RP 60R2565 PART 1	31.25 Notwithstanding any other provisions of this By-law, the lands may be developed in accordance with the following regulations: a) The subject land may only be used for a grain and feed mill and expansion or alteration thereto. In addition, accessory uses normally occurring with a grain and feed mill are also permitted subject to the following: i) A 1.5 metre (4.92 feet) solid planting strip shall be required along the entire northern interior side yard of the subject land. ii) A 6.0 metre (19.69 feet) setback area shall be required along the entire northern interior side yard of the subject land, in which, no buildings, structures, parking or storage shall occur. iii) A 20.0 metre (65.62 feet) setback area shall be required along the entire northern interior side yard of the

	subject, in which, no buildings or structures shall occur. iv) A 3.1 metre (10.0 feet) interior side yard shall be required along the southern boundary of the property, except that the metal clad unloading building shall be permitted in its current location.” (Spectrum Feeds)
000 – 01102200.0000 8435 CONCESSION 8 CON 9 W PT LOT 8	31.26 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: a) The operation of a dog kennel, Subject to the following: i) That the area of the proposed kennel operation be restricted to a building with a maximum area of 71.3 m². (Bourne)
00 – 01114900.0000 12 MAUDSLEY ST MARBY SVY MOORES LOTS 7-16, 59-61 CON 9 PT LOT 9 DES INC RP 61R8117 PARTS 1-4 RP;60R2556 PARTS 5,6,9	31.27 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) The retail sales of hardware and building supplies; b) Notwithstanding Section 3.48, on the two properties making up this zone, a single Vegetable Food Processing Plant shall be permitted. Provided total water usage does not exceed 400 imperial gallons per day; c) A Christian bookstore; and, d) Uses accessory to the foregoing permitted uses; Subject to the following: i) Notwithstanding the provisions of this By-law, the lands may have erected or constructed a building located within 5.0 metres of either side of the centre line of any watercourse, municipal and award drain located on the said lands; ii) All buildings and structures existing on the lands shall be deemed to be in conformity with the Regulations contained in this By-law; iii) No new buildings or structures shall be erected or constructed within 3.66 metres of the rear lot line (Former limit of the Canadian National Railway lands); and, iv) The storage of goods and materials shall not be permitted in the front yard setback between the street line and the building nor in the rear yard setback as defined in this By-law. (Christian Aid Ministries By-law 2012-044)

000 – 01213500.0000 8718 WELLINGTON RD 7 CON 14 PT LOT 1 RP 61R6194 PART 3 PART 4 PART 5	31.28 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) A manufacturing operation except for those prohibited of this By-law; b) A retail or wholesale commercial establishment where goods are sold and services are rendered to the local trade but shall not include the following uses: i) A restaurant ii) A drive-in restaurant iii) A variety or convenience commercial store c) Buildings and structures and uses accessory to the foregoing permitted uses which may include retail sales, off-street parking areas, off-street loading areas, office space, outdoor storage areas and washroom facilities subject to the following: ii) That the main building permitted by this By-law not exceed 700 square metres in total ground floor area; iii) That any accessory building permitted by this By-law not exceed a ground floor area greater than five per cent (5%) of the total lot area and be located in accordance with the provisions of this By-law; (Wellingdale Construction)
000 – 00903100.0000 8519 WELLINGTON RD 86 CON 1 W PT LOT 6	31.29 Notwithstanding the provisions of this By-law the minimum side yard requirement may be reduced to not less than 0.5 metres on the east side and to not less than 3.0 metres on the west side of the lands. In addition to the uses permitted in Section 8.5, the lands may also be used for the sale of motor vehicles, subject to the following conditions and special provision: i) Notwithstanding Section 8.5.2.5 the existing 116m² (1,250 ft²) building shall be permitted a minimum interior side yard (westerly) setback of 0.75m (2.5 ft). (Tralee Kitchens By-law 2011-085)
000 – 00902790.0000 6362 SIDEROAD 6 CON 1 PT LOT 6 RP 60R254, PART 1 PART 2	31.30 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) A one family dwelling unit subject to the following: i) That the one family dwelling unit be located above the permitted commercial use(s);

	ii) Minimum floor area equal 74.3 m²; iii) That all other requirements of this By-law be complied with; and, iv) The extension of use and special regulations authorized by this By-law shall be permitted for a period of not more than three (3) years from the date of final passing hereof. (Donkers)
000 – 01105400.0000 62 MCGIVERN ST CON 9 PT LOT 10 DES INC RP 60R1871 PART 2 DES INC RP 60R2565 PART 1	31.31 In addition to other Central Commercial (C1) uses permitted in Section 15.1, an office building for the neighbouring industrial use shall be permitted subject to the following: i) A 1.5 metre (4.92 feet) solid planting strip shall be required along the entire northern interior side yard of the subject land. ii) A 6.0 metre (19.69 feet) setback area shall be required along the entire northern interior side yard of the subject land, in which, no buildings, structures, parking or storage shall occur. (Spectrum Feed Services Ltd.)
000 – 00911405.0000 8029 CONCESSION 3 CON 3 PT LOT 17 PT LOT 18	31.32 Notwithstanding any other provisions of this By-law, a girl guide campground is a permitted use on the subject lands. (Girl Guides of Canada)
000-01110-105.0000 ADAM-BROWN ST CON 9 E PT LOT 9 RP 60R2556; PART 2	31.33 Notwithstanding any other provisions of this By-law the subject lands may be developed subject to the following: i) A front yard (northerly) set back of 4.57 metres; and, ii) A zero metre easterly side yard (Brouwer)
Plan 61M74, Lot 37 83 River Run Road, Drayton	31.34 In addition to the uses permitted in the Low Density Residential (R1C) zone, an accessory apartment (Second Unit) is permitted within the basement of the main dwelling. (Thompson By-law 2020-048)
000 – 00908100.0000 LOGEL CLARENCE P 8649 CONCESSION 3 CON 3 E PT LOT 2	31.35 Notwithstanding any other provisions of this By-law, the subject lands may only be used for the following specific uses: agricultural uses, agricultural drainage contractor, manufacture of agricultural drainage tile (i.e. tubing), and uses accessory to the foregoing, including a single detached dwelling. Subject to the following conditions: i) That the agricultural drainage contractor and manufacture of agricultural drainage tile shall be subject to the requirements of Section 19.2. ii) That agricultural buildings and structures, as well as the

	single detached dwelling shall be subject to the requirements of Section 8.2. iii) That the above-noted agricultural drainage contractor and the manufacture of agricultural drainage tile uses shall not occupy an area of operation exceeding 2.3 hectares (5.7 acres), and shall be subject to site plan control. (Weber By-law 2016-022)
000 – 01011000.0000 8488 CONCESSION 8 MARYB CON 8 E PT LOT 6	31.36 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) A trucking service including storage and repair of trucks, subject to: i) All uses permitted by this By-law as additional permitted uses shall be conducted entirely within the buildings and/or structures existing on the said lands at the time of the passing of this By-law and no additions, extension or enlargements of the said existing buildings shall be permitted nor shall additional buildings be constructed in connection with such additional permitted uses. (Blancke)
000 – 01013710.0000 7026 SIDEROAD 12 CON 8 E PT LOT 12	31.37 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) An auto body repair shop subject to the following: i) All uses permitted by this By-law as additional permitted uses shall be conducted entirely within the buildings and/or structures existing on the said lands at the time of the passing of this By-law and no additions, extension or enlargements of the said existing buildings shall be permitted nor shall additional buildings be constructed in connection with such additional permitted uses. (Klaassen/Schnute)
000 – 01101700.0000 7054 SIDEROAD 6 CON 9 E PT LOT 6	31.38 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) An insulation business subject to the following: i) All uses permitted by this By-law as additional

	permitted uses shall be conducted entirely within the buildings and/or structures existing on the said lands at the time of the passing of this By-law and no additions, extension or enlargements of the said existing buildings shall be permitted nor shall additional buildings be constructed in connection with such additional permitted uses. (Schott)
000 – 01310100.0000 8182 CONCESSION 16 CON 16 W PT LOT 14	31.39 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to the uses permitted in the zone within which the parcel lies: a) The manufacture, sale and installation of agricultural equipment for swine operations including feeding systems, ventilation and flooring systems, warehousing, office space and outdoor storage, subject to the following: i) That all buildings used in conjunction with the above noted additional use be restricted to a ground floor area of 650 m² (7,000 ft²) (Kraayenbrink)
000 – 01310700.0000 7647 WELLINGTON RD 10 CON 16 PT LOT 10 CON 15 PT LOT 10	31.40 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) Livestock equipment, sales and manufacturing; b) Uses accessory thereto; (K. Reid)
000 – 01119318.0000 122 MCGIVERN ST CON 10 S PT LOT 10 PCL 2	31.41 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) An electrical contractor subject to the following: i) All uses permitted by this By-law as additional permitted uses shall be conducted entirely within the buildings and/or structures existing on the said lands at the time of the passing of this By-law and no additions, extension or enlargements of the said existing buildings shall be permitted nor shall additional buildings be constructed in connection with such additional permitted uses. (Scholten)
000 – 01118100.0000 7194 SIDEROAD 15 CON 10 N PT LOT 15	31.42 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) A contractor's yard subject to the following:

	i) All uses permitted by this By-law as additional permitted uses shall be conducted entirely within the buildings and/or structures existing on the said lands at the time of the passing of this By-law and no additions, extension or enlargements of the said existing buildings shall be permitted nor shall additional buildings be constructed in connection with such additional permitted uses. (Schieck)
000 – 01204165.0000 SCENIC DR MARYBOROUGH CON 12 PT LOTS 18 & 19 RP WAR1002 PART 29PT RP 61R9092 PARTS 1 TO 6	31.43 Notwithstanding any other provisions of this By-law lots 2, 13, 16, 17 and 18 may be developed in accordance with the following regulations: a) Minimum lot frontage 17 metres b) Minimum lot width 19 metres (Elcano)
000 – 00713500.0000 138 WELLINGTON ST N DRAYTON PL BOLTONS PT LT 383 MARYB CON 11 PT LOTS 18,19	31.44 Notwithstanding the provisions of the Agricultural Zone (A), the subject lands may be used for the following additional uses: a) An uncovered earthen manure storage pit or retention pit. Subject to the following conditions: ii) That the uncovered earthen manure storage pit or retention pit permitted by this By-law shall only be permitted as a use accessory to the farming use. (Martin)
000 – 01211101.0000 8035 CONCESSION 12 CON 13 PT LOT 18 PARCEL 1 PARCEL 2	31.45 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: a) A metal working shop and welding business; Subject to the following: i) That the above noted additional permitted use operate in accordance with section 6.14 of this By-law; ii) That the operation of the above noted metal working shop be restricted to products and materials of an agriculturally related nature; and, iii) That notwithstanding section 6.14 d) all buildings used for the operation of the above noted metal working shop be restricted to a maximum ground floor area of 464.5 m² (5,000 ft²). (Schwarze)
000 – 01204600.0000 8098 CONCESSION 12	31.46 Notwithstanding any other provisions of this By-law, the lands may be used for the following uses in addition to those uses

CON 12 PT LOT 16	permitted in the zone within which the parcel lies: a) The manufacture, repair and sale of agriculturally-related equipment Subject to the following: i) All uses permitted by this By-law as additional permitted uses shall be conducted entirely within the buildings existing on the day of passing of this by-law (Veldhuis)
000 – 01006300.0000 8210 CONCESSION 6 CON 6 E PT LOT 13	31.47 Notwithstanding any other provisions of this By-law, a mobile home is a permitted use on the lands (Koster)
000 – 01311100.0000 8171 CONCESSION 16 CON 17 E PT LOT 14	31.48 Notwithstanding any other provisions of this By-law, the lands may be used for the following uses in addition to those uses permitted in the zone within which the parcel lies: a) A principal residential dwelling (one unit) in the form of a mobile home Subject to the following: i) That the existing entrance driveway to the mobile home is from Concession Road No. 16; ii) That pursuant to Section 39 (2) of The Planning Act, R.S.O. 1990, the temporary use is permitted until May 1, 1998. Council may grant further periods of time during which this temporary use is authorized. (Hamilton)
000 – 01212000.0000 7434 WELLINGTON RD 10 ROTHSA Y PARK LOT 3 PARK LOT 4	31.49 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: a) A second residential dwelling unit provided the additional unit take the form of a garden suite as defined by this By-law; Subject to the following: i) That the garden suite be located in accordance with the minimum distance separation requirements of this By-law; ii) That the existing entrance driveway be used for access to the garden suite; and iii) That pursuant to Section 39 .1 (4) of the Planning Act, R.S.O. 1990, c.P.13 as amended, the temporary use is

	permitted until November 13, 2017. (McBeth By-law 2013-022)
000 – 01213510.0000 7525 WELLINGTON RD 9 CON 14 PT LOT 1 RP 61R6194 PART 1 PART 2	31.50 In addition to the uses permitted in the Industrial (M1) zone, the following uses will also be permitted: a) A public garage, including motor vehicle safety inspections as well as the repair of agricultural and heavy equipment; b) Accessory sales of vehicles and parts; c) An accessory single detached dwelling to be occupied by the owner/operator of the industrial use. Subject to the following: i) Notwithstanding any other provisions of this by-law to the contrary, for the smaller accessory building located in the southwest corner of the property: • The building line, may be reduced to not less than 16.3 metres (53.48 feet) from the centre line of the right-of-way of Wellington Road No. 9, as widened; • The building may be located closer to the street line than the front wall of the principle or main building ii) Use of the property for a salvage or impounding yard is prohibited. (Bailey – By-law 2008-059)
West half Part Lot 1, Concession 2 (P) 6499 Wellington Rd 11	31.51 Notwithstanding Section 6.1.4 b) or any other section of this by-law, the existing accessory structure on the day of passing of this by-law may have the following maximum ground floor area 296.17 m² (3188 ft²). Subject to the following conditions: a) Enlargement of any accessory structure is not permitted. b) Additional accessory structures are not permitted including a hobby barn. (Schill By-law 016)
000 – 01118500.0000 8172 WELLINGTON RD 8 CON 10 E PT LOT 14	31.52 Notwithstanding any other provisions of this By-law, the lands may be used for the following uses in addition to those uses permitted in the zone within which the parcel lies: a) The operation of a garden centre and nursery Subject to the following: i) That a sufficient number of parking spaces be provided based on the following: a) One space for each 18.0 m² of commercial floor area devoted to retail sales or merchandising; and,

	b) One space for each 30.0 m² of commercial floor area not devoted to retail sales or merchandising. (McFadden)
000 – 01107500.0000 53 MCGIVERN ST SURVEY MOORE LOT 1 LOT 2, PT LOT B, PT LOT 3 PT LOT 4 CON 9 PT LOT 9 RP;60R2556 PART 1 PART 10	31.53 Notwithstanding any other provisions of this By-law, the lands may be used for the sale of used cars in addition to those uses permitted in the zone within which the parcel lies. And further any addition or expansion to the existing garage shall not be located closer to McGivern St/Muir St (County Road 10) than the front wall of the existing building. (Brouwer)
000 – 01211137.0000 8016 WELLINGTON RD 7 CON 13 PT LOT 18 PARCEL 30A	31.54 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) An air conditioning sales and repair service and; b) The sale of compact agricultural tractors and related equipment including the sale and repair of related parts. Subject to the following: i) That the operation of the air conditioning business be restricted to the sale, repair and installation of air conditioning systems for farm-related equipment, including tractors and combines; ii) There shall be no outdoor storage and all buildings used in conjunction with the above noted additional uses be restricted to a maximum ground floor area of 223 m² (2,400 ft²); iii) Parking shall be provided in accordance with the requirements of Section 6 of the Zoning By-law; and, iv) That access to the subject lands be provided in accordance with the requirements of the County of Wellington. (Bogaert)
000 – 00909800.0000 6532 WELLINGTON RD 10 CON 3 E PT LOT 9	31.55 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: a) The operation of a sheet metal fabricating shop and uses accessory thereto; Subject to the above noted additional permitted use be conducted within a building having a maximum total ground floor area of 44.6 m² (480.0 ft²). (Vollmer)

000 – 00510000.0000 7351 WELLINGTON RD 7 7352 FOURTEENTH LINE CON 14, PT LOT 17	31.56 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: a) A second residential dwelling (1 unit) provided that the second dwelling unit take the form of a mobile home. Subject to the following conditions: i) That the existing entrance driveway be used for access to the mobile home; ii) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, the temporary use is permitted until October 10, 2016 (Elroy Martin)
000 – 00110900.0000 7562 THIRD LINE CON 2 E PT LOT 11	31.57 Notwithstanding any other provisions of this By-law, the lands, may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: a) A second residential dwelling (1 unit) provided that the second dwelling unit take the form of a mobile home. For the purpose of this amendment the residential dwelling unit is considered a granny flat. Subject to the following conditions: i) That the existing entrance driveway be used for access to the mobile home (granny flat); ii) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, the temporary use is permitted until May 26, 2006. (K. Martin)
PART OF LOT 18, CONCESSION 3, 7283 THIRD LINE, YATTON (Abner Weber)	31.58 In addition to the uses permitted in the Unserviced Residential (R1A) zone, Section 9.1, the following additional uses are permitted: a) A horse stable and horse-drawn buggy garage subject to the following: • That no more than two horses be permanently housed within the stable; and • That the permitted barn be restricted to a ground floor area of not more than 60 m² (645.8 ft²) b) A home industry subject to the following regulations: • Is located within the attached garage and is secondary to the main residential use of the lot; • Permitted uses are limited to: a

	woodworking/carpentry shop, cabinet making, furniture fabrication, assembly, and repair; • No outdoor storage is permitted; • The maximum floor area used for the home industry shall not exceed 187 m² (2,015 ft²) • Not more than two (2) employees who are not permanent residents on the property shall be engaged in the Home Industry; • There shall be no advertising other than a non-illuminating sign, which has a maximum size of 1.0 m² (10.8 ft²) • No Home Industry shall be permitted until a Change of Use Certificate and Site Plan Control approval has been issued by the Township of Mapleton as may be required. (Weber By-Law 2018-051)
000 – 00113100.0000 6378 YATTON SIDEROAD CON 1 PT LOT 18 RP 61R10583 PART 1	31.59 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: a) A horse stable and horse-drawn buggy garage Subject to the following: i) That no more than six horses be permanently housed within the stable. ii) That the permitted barn be restricted to a ground floor area of not more than 297.28 m² (3,200 ft²). (S. Bauman)
000 – 00407400.0000 7688 WELLINGTON RD 8 PEEL CON 10 E PT LOT 8 INCL RP 60R1877 PART 1	31.60 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: a) The storage, sale and processing of lumber. Subject to the following: i) That any building(s) constructed in conjunction with the above noted additional permitted use not exceed a maximum floor area of 780 m² (8,400 ft²). (H. Weber)
000 – 00102900.0000 7469 WELLINGTON RD 86 CON 1 PT LOT 13 PT LOT 14	31.61 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) A second residential dwelling (1 unit) provided that the

	dwelling unit take the form of a mobile home. Subject to the following conditions: i) That the existing entrance driveway be used for access to the mobile home ; ii) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, the mobile home (farm help) is permitted until January 26, 2007. (S. Bowman) (By-Law 2004-004)
000 – 00306100.0000 7818 SIXTH LINE PEEL CON 6 PT LOT 5	31.62 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) A second residential dwelling (1 unit) provided that the second dwelling unit take the form of a mobile home together with a 34.8 m² (375 ft²) single storey addition. Subject to the following conditions: i) That the existing entrance driveway be used for access to the mobile home; ii) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, the mobile home is permitted until June 28, 2021. (W Brubacher By-law 2004-17, 2012-075 & 2016-050)
000 – 00311800.0000 7432 EIGHTH LINE CON 8 PT LOT 15	31.63 In addition to the uses permitted in the Agriculture (A) zone, section 8, the following additional use is permitted: a) A second residential dwelling (1 unit) provided that the dwelling unit take the form of a mobile home.; subject to the following conditions and special provisions: i) The mobile home will be located within 45.7m (150 ft.) of the main residence; ii) The mobile home shall have a maximum floor area of 139.7 m² (1504 ft²); iii) the mobile home be located to the east of the main residence; iv) That the existing entrance driveway be used for access to the mobile home; v) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the mobile home is permitted until January 24, 2027. (Martin)
000 – 00114110.0000 6385 YATTON SR	31.64 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those

CON 1 PT LOT 19 RP 60R2449 PART 1 PART 2	uses permitted in the zone within which the parcel lies; 1. A small barn to accommodate horses and buggies that are utilized by the residents of the property as their primary mode of transportation. Subject to the following conditions: a) That the maximum ground floor area of the barn shall not exceed 168 m² (1808 ft²). 2. Two accessory structures with a combined floor area not exceeding 288 m² (3100 ft²). 3. Notwithstanding any other provisions of this By-law the subject property may have a minimum lot frontage of 19.7m (64.6 ft.). 4. All other provisions of section 9.1 and 6.1 shall be applicable. (Bauman By-law 2023-054)
000 – 00612901.0000 7629 WELLINGTON RD 109 CON 18 PT LOT 2	31.65 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) A public garage; and, b) A single family residential dwelling. (Douglas)
000 – 00407100.0000 7630 WELLINGTON RD 8 7191 WELLINGTON RD 12 CON 10 W PT LOT 10	31.66 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) The sale and service of used cars and trucks. Subject to the following conditions: i) The outside storage of partially dismantled, junked, salvaged, scrapped or wrecked equipment, implements, cars or trucks is not permitted. (Flewwelling)
000 – 00102200.0000 7367 WELLINGTON RD 86 CON 1 E PT LOT 16	31.67 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) A machine shop and the manufacturing of agricultural feeders. (Bauman)
000 – 00501700.0000 7268 TWELFTH LINE CON 12 PT LOT 19	31.68 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) The manufacture, service and repair of engine and generator systems and the sale of the systems as a power source.

	(Horst)
000 – 00303850.0000 7364 SIXTH LINE CON 6 E PT LOT 16 RP 60R1969 PART 1	31.69 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) The manufacture of cook stoves; b) The sale of dry cement in bags; and, c) Metal fabricating Subject to the following: i) That the additional uses permitted by this By-law be conducted entirely within the buildings as existing on day of passing of this by-law. (Noah Gingrich)
000 – 00517114.0000 7207 HIGHWAY 6 CON A PT LOT 7 PCL C	31.70 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) The cutting, wrapping and retail sale of meat. Subject to the following conditions: i) The floor area of the shop shall not exceed 232.25 m² (2,500 ft²); and, ii) There shall be no killing or slaughtering of animals on the property. (Favero)
000 – 00112700.0000 6522 YATTON SIDEROAD CON 2 E PT LOT 18	31.71 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) The grinding, painting and assembly of parts for water bowls; b) The packing and shipping of water bowl parts; and, c) Light metal fabricating and woodworking, including the wholesaling and retailing of products. Subject to the following: i) That the additional uses permitted by this By-law be conducted entirely within the buildings as existing on the day of passing of this by-law (D. Frey)
000 – 00115103.0000 7123 WELLINGTON RD 86	31.72 Notwithstanding any other provisions of this By-law, the lands may also be used for a small trucking operation subject to the following provisions:

PEEL CON 1 PT LOT 22 GORE	a) The building(s) used for the above use cannot exceed a total floor area of 355 m² (3821 ft²). b) The business can include, administrative offices and storage, as accessory to the trucking operation only. c) maintenance and repair of vehicles and equipment exclusively used by the trucking business only, is permitted. (Brubacher By-law 2024-029)
000 – 00108620.0000 35 SOUTH MILL ST SURVEY SUTHERLAND LOTS 56 TO 61 LOTS 78 TO 83 RP 60R2308 PART 1 S/S GEORGE N/S	31.73 Notwithstanding any other provisions of this By-law, specifically Section 6.10, “Frontage on Public Street”, one single family dwelling may be permitted in the zone within which the parcel lies. (Vultur)
000 – 00501400.0000 7206 TWELFTH LINE CON 12 E PT LOT 20 DES INC RP 60R1484 PART 1 PT	31.74 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) The painting, repair and welding of automobiles, trucks and farm equipment including sandblasting and storage. Subject to the following condition: i) No outside storage of materials, equipment or vehicles will be permitted. ii) That the above noted additional permitted uses be conducted entirely within the existing 297 m² (3,200 ft²) building. (J. Martin)
000 – 00207700.0000 7456 FOURTH LINE CON 4 PT LOT 14	31.75 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) The painting, repair and welding of automobiles, trucks and farm equipment. Subject to the following condition: i) No outside storage of partially dismantled, junked, salvaged, scrapped or wrecked equipment, implements, trucks or cars will be permitted. (Kraemer)
000 – 00515660.0000 7732 SIDEROAD 21 CON B PT LOT 5 PCL 59	31.76 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) The indoor storage and repair of trucks owned by the

	occupant of the lands. Subject to the following conditions: i) The maximum floor area of the building permitted for the storage and repair of trucks owned by the occupant shall not exceed 278.70 m² (3,000 ft²); ii) Not more than two trucks and one twenty-five (25) ton truck may be stored on the lands. iii) Save and except for the storage of fuel for personal use, there shall be no outside storage of materials nor the outdoor storage of partially dismantled, junked, salvaged, scrapped or wrecked equipment, implements, cars or trucks. (Strauss)
000 – 00408000.0000 7790 WELLINGTON RD 8 CON 10 W PT LOT 6	31.77 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies. A second residential dwelling (1 unit) provided that the dwelling unit take the form of a mobile home. Subject to the following conditions: a) That the existing entrance driveway be used for access to the mobile home; b) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, the mobile home is permitted until June 8, 2007. (Erla Martin) (By-law 2004-28)
6486 WELLINGTON RD 11 CON 3, W LOT 1 PEEL	31.78 a) A second residential dwelling unit, provided the additional unit take the form of a garden suite as defined by this By-law; Subject to the following: i) That the garden suite comply with the regulations of Section 6.12 of this by-law; ii) Notwithstanding Section (i) above, or any other section of this zoning by-law to the contrary, a second driveway access is permitted onto Sailing Club Road. iii) 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 January 28, 2034. (Wideman By-law 2014-004)
Part Lot 12, Concession 5 (Peel),	31.79 Notwithstanding any other provisions of this By-law to the contrary, a cemetery and church may be permitted on the

7555 Fourth Line	subject lands. (Olivet Mennonite Church By-law 2019-107)
000 – 00402000.0000 7055 WELLINGTON RD 12 CON 9 W PT LOT 10 RP 61R5824 PART 2	31.80 Notwithstanding any other provision of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) The operation of a farm equipment engine and mechanical repair business Subject to the following: i) That the area of operation for the additional uses as described in a) including any building(s), outside storage and parking areas not exceed 8924.86 m ² (2.2 acres) of the subject lands, ii) That the building used for the additional permitted uses not exceed a ground floor area of 1,048.8 m ² (11,289 ft ²). (Andrew Martin By-law 2005-062)
000 – 00402400.0000 7563 EIGHTH LINE PEEL CON 9 E PT LOT 11	31.81 Notwithstanding any other provisions of this By-law, the lands may have a lot frontage of 7.54 m (24.75 ft). (Edward Metzger)
000 – 00517119.0000 7185 HIGHWAY 6 CON A PT LOT 6 PCL 26	31.82 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) The repair of farm equipment. Subject to the following condition: i) All uses permitted as additional uses shall be conducted entirely within the buildings as existing as of the day of passing of this by-law. (Carton)
000 – 00601100.0000 7629 WELLINGTON RD 7 CON 14 W PT LOT 10	31.83 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) A custom furniture woodworking shop which may include the manufacture, restoration, refinishing and retail sale of furniture. (Marquardt)
000 – 00102600.0000 7429 WELLINGTON RD 86 CON 1 W PT LOT 15 CON 2 W PT LOT 15	31.84 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

	a) The operation of a woodworking shop Subject to the following: i) That the additional permitted use be conducted entirely within a shop which may have a maximum floor area of 789.65 m² (8,500 ft²). Temporary Use b) A second residential dwelling (1 unit) provided that the second unit take the form of a mobile home. For the purposes of this amendment, the residential dwelling unit is considered a granny flat. Subject to the following conditions: i) That the existing entrance driveway be used for access to the mobile home (granny flat); ii) That pursuant to Section 39 of the Planning Act, R.S.O. 1990, c.P.13, as amended, the mobile home is permitted until August 23, 2019. (Weber By-law 2005-056, 2014-012, 2016-064 and 2016-076)
000 – 00410000.0000 WELLINGTON RD 8 CON 11 S PT LOT 4 RP 61R9615 PARTS 6 TO 8	31.85 Notwithstanding any other provisions of this By-law, the lands zoned Industrial Zone M1, may be used for the following specific uses only: a) The operation of high pressure wash equipment sales and service, including warehousing of supplies and equipment; i) A showroom, office, lunchroom or retail sales outlet may also be permitted as an accessory use to the above permitted use, provided such accessory use does not exceed 25% of the gross floor area. b) A HVAC business; c) Warehouse storage area for lease which is limited to 10% of the gross floor area; The operation of the dairy equipment use is permitted until November 23, 2011.” (Norwell Dairy Systems) By-law 2010-084
000 – 00114200.0000 6393 YATTON SIDEROAD CON 1 W PT LOT 19	31.86 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) The manufacture of farm livestock drinking bowls; b) Light manufacturing, assembly, processing and maintenance;

	c) Wholesale and transportation facilities; and, d) Uses accessory to the foregoing. Subject to the following conditions: i) That the above noted additional permitted uses be conducted entirely within the buildings existing on the day of passing of this by-law; and, ii) Nothing in the foregoing shall be deemed to permit any uses which may become offensive through sight, noise, odour, effluent or smoke; and, iii) That any new or revised access to the subject property meet the requirements of the Township of Mapleton Roads Department; and, iv) That any new buildings or structures, built in conjunction with the above noted permitted uses, be located no closer to Township Sideroad No. 18 than the front wall of the existing building. (Credit Valley)
000 – 00112000.0000 7388 THIRD LINE CON 2 W PT LOT 16 RP 60R3163 PART 1	31.87 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) The manufacturing and retail selling of furniture. Subject to the following condition: i) That the building used for the additional permitted use not exceed a ground floor area of 371.6 m² (4,000 ft²). (Martin)
000 – 00409810.0000 7257 SIDEROAD 16 CON 11 N PT LOT 4 DES INC RP 60R2968 PART 1	31.88 Notwithstanding any other provisions of this By-law, the lands may be used for the repair and painting of automobiles, truck and farm implements. Subject to the following conditions: i) That the building used for the additional permitted use not exceed a ground floor area of 162 m² (1,741 ft²).; ii) That the area of operation shall be screened with a solid wooden fence not less than 1.5 metres (4.92 feet) in height; and, iii) That all equipment to be repaired or painted or waiting to be repaired or painted shall be stored within a screened area. (Knarr/Weber)
00– 00505800.0000 5 RAGLAN ST N	31.89 Notwithstanding any other provision of this By-law, the lands may be used for the following specific uses in addition to those

ALMA LOT 221 LOT 222 PT LOT 223 PLAN 134	uses permitted in the zone within which the parcel lies: a) The operation of a bait shop Subject to the following: i) That the additional permitted use be conducted entirely within the buildings existing at the time of passage of this By-law. (Meyers)
000 – 00115100.0000 7111 WELLINGTON RD 86 CON 1 PT LOT 22 GORE PT RD ALLOW RP 61R6623 PART 1	31.90 Notwithstanding any other provision of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) A carriage supply shop; b) The manufacturing of livestock drinking bowls, bird feeders and toy wagons; and, c) Light manufacturing, assembly, processing and uses accessory. Subject to the following: i) That the building used for the additional permitted use not exceed a ground floor area of 743 m² (8,000 ft²).; ii) That all equipment and machinery associated with the above-noted additional permitted uses will be located within an enclosed, insulated structure. (Martin Woodturnings Inc.)
000 – 00501100.0000 7252 WELLINGTON RD 17 CON 11 PT LOT 20 PT LOT 21	31.91 Notwithstanding any other provision of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) the operation of a dog grooming business and kennel Subject to the following: i) That the additional permitted use be conducted entirely within the building(s) existing at the time of passage of this By-law. (Biehn)
Concession 13, Part Lot 14, 7452 WCR 7	31.92 Notwithstanding any other provision of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) The sale of new and used farm equipment and parts Subject to the following:

	i) That the additional permitted use be conducted entirely within the building(s) existing at the time of passage of this By-law; and ii) A minimum setback of 13.8 m (45 ft) is permitted to a residence on an adjacent lot. b) A communication tower and a 9.3 m² (100 ft²) communication equipment shed. (Shantz By-law 2020-049)
000 – 00606600.0000 7708 SIXTEENTH LINE CON 16 W PT LOT 8	31.93 Notwithstanding any other provision of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) The packaging, processing, sale and distribution of seeds Subject to the following: i) That the additional permitted use be conducted entirely within the building(s) existing at the time of passage of this By-law. (Beer)
000 – 00606410.0000 7686 SIXTEENTH LINE CON 16 E PT LOT 8 DES INC RP 60R1364 PART 1	31.94 Notwithstanding any other provision of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) A stable manufacturing operation Subject to the following: i) That the additional permitted use be conducted entirely within the building(s) existing at the time of passage of this By-law. (Canarm Ltd)
000 – 00200650.0000 6554 YATTON SIDEROAD PEEL CON 3 PT LOT 18 RP 60R1655 PART 1	31.95 Notwithstanding any other provision of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) A motor vehicle oil spraying operation Subject to the following: i) That the additional permitted use be conducted entirely within the building(s) existing at the time of passage of this By-law. (Shantz/Kuepfer)
000 – 00306300.0000 6857 SIDEROAD 16 CON 6 W PT LOT 4	31.96 Notwithstanding any other provision of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

	a) The retail sale of yard goods and materials Subject to the following: i) That the building used for the additional permitted use not exceed a ground floor area of 425 m² (4,574 ft²); Temporary use b) A second residential dwelling (one unit) provided that the second dwelling unit take the form of a mobile home. Subject to the following: i) that the existing entrance driveway be used for access to the mobile home; ii) That pursuant to Section 39(2) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the temporary use is permitted until June 1, 2002. (Martin)
West Part Lot 14, Con 6 (P) 7468 Sixth Line	31.97 Notwithstanding Section 6.14 d) of this by-law, a maximum floor area of 929 m² (10,000 ft²) for all buildings is permitted for an on farm diversified use which shall include but is not limited to; generator room, lunchroom, office, mechanical room, basement area and inside storage areas. (Gingrich By-law 2022-043)
000 – 00304000.0000 7378 SIXTH LINE CON 6 W PT LOT 16	31.98 Notwithstanding any other provision of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) The operation of a harness shop and shoe repair shop, and the retail sale of shoes and groceries Subject to the following: i) That the building used for the additional permitted uses not exceed a ground floor area of 260.12 m² (2,800 ft²); and, ii) That all equipment and machinery associated with the above-noted additional permitted uses will be located within an enclosed, insulated structure. b) A second residential dwelling (one unit) provided that the second dwelling unit take the form of a mobile home Subject to the following: i) That the existing driveway(s) be used for access to the mobile home;

	ii) That the mobile home be located within the general area of the buildings existing on the subject lands; and, iii) That pursuant to Section 39(2) of the Planning Act, R.S.O. 1990, c. P.13, as amended, the mobile home is permitted until January 24, 2027. (Amon Martin)
000 – 00415901.0000 7321 WELLINGTON RD 11 CON 12 PT LOT 1	31.99 Notwithstanding any other provision of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) A plumbing and heating contracting business Subject to the following: i) That the additional permitted use be conducted entirely within the building existing at the time of passage of this By-law. (Cunningham)
000 – 00602600.0000 7484 SIDEROAD 16 CON 14 S PT LOT 3	31.100 Notwithstanding any other provision of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) The manufacture, sale and storage of culverts Subject to the following: i) That the additional permitted use be conducted entirely within the building(s) existing at the time of passage of this By-law. (Radstake)
000 – 00600600.0000 7523 SIDEROAD 18 CON 14 W PT LOT 13	31.101 Notwithstanding any other provision of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) The sale and service of washer systems Subject to the following: i) That the additional permitted use be conducted entirely within the building(s) existing at the time of passage of this By-law. (Weber)
000 – 00509550.0000 7453 SIDEROAD 20 CON 13 PT LOT 19 PARCEL 7	31.102 Notwithstanding any other provision of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

	a) A hairdresser Subject to the following: i) That the additional permitted use be conducted entirely within the building(s) existing at the time of passage of this By-law. (Van de Ven)
000 – 00607460.0000 7958 SIXTEENTH LINE CON 16 W PT LOT 2	31.103 Notwithstanding any other provision of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) A barn painting business Subject to the following: i) That the additional permitted use be conducted entirely within the building(s) existing at the time of passage of this By-law. (Zonne Gloren Farms Inc)
000 – 00606900.0000 7810 SIXTEENTH LINE CON 16 E PT LOT 5	31.104 Notwithstanding Section 6.1.4b or any other section of this by-law, the existing accessory structure on the day of passing of this by-law may have the following maximum ground floor area of 300 m2 (3229 ft2). Subject to the following conditions: a) Enlargement of any accessory structure is not permitted. b) Additional accessory structures are not permitted including a hobby barn. c) The shed cannot be used for commercial or industrial purposes. (Musselman By-law 2026-018)
000 – 00515900.0000 7230 HIGHWAY 6 CON B E PT LOT 8	31.105 Notwithstanding any other provision of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) The sale of trailers and parts Subject to the following: i) That the additional permitted use be conducted entirely within the building(s) existing at the time of passage of this By-law. (Bradley)
000 – 00114000.0000 6377 YATTON	31.106 Notwithstanding any other provision of this By-law, the lands may be used for the following specific uses in addition to those

SIDEROAD CON 1 PT LOT 19 RP 61R7044 PART 3	uses permitted in the zone within which the parcel lies: a) The operation of a harness shop Subject to the following: i) That the above noted additional permitted use be conducted within buildings having a total ground floor area of 557.4 m² (6,000 ft²) and a total operating area of 1,424 m² (15,326 ft²); and, ii) That the building line setback for the above noted additional permitted use may be 14.9 m (49 ft); and, iii) That the off-street parking area, including parking spaces and aisles, provided for the above noted additional permitted use, may be located 1.5 metres (5 feet) from the front lot line. (H. Brubacher)
CON 2 S, PT LOT 19 (Peel), 7253 Blind Line	31.107 In addition to the uses permitted in the Agricultural (A) zone, the following additional uses are permitted: A kennel operated in accordance with the regulations of the Township of Mapleton Dog kennel Licensing and Regulation By-law No. 2019-034, as amended. (Martin By-law 2020-077)
000 – 00102500.0000 6370 SIDEROAD 19 PEEL CON 1 E PT LOT 15 TGTHR WITH ROW	31.108 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: a) the sale and prefabrication of metal products and uses accessory thereto; b) the operation of a woodworking shop and uses accessory thereto, Subject to the following: i) That the additional permitted use be conducted entirely within the building(s) existing at the time of passage of this By-law. (Noah Frey)
000 – 00112900.0000 YATTON SIDEROAD PEEL CON 1 PT LOT 18 RP 61R9614 PARTS 7	31.109 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: a) The operation of a log storage, cutting and sorting yard, planing mill and sawmill, drying kiln, lumber shed, and uses accessory thereto, including the planing and milling of lumber, retail and wholesale sale of logs, lumber, firewood and wood and bark mulch.

	(Matthews Place) (By-law 2013-53)
PART LOTS 20 & 21, CONCESSION 2 (PEEL), 7212 THIRD LINE	31.110 Notwithstanding Section 6.14 d) of this By-law, a maximum floor area of 464.5 m² (5,000 ft²) for all buildings is permitted for an on farm diversified use which shall include but is not limited to; generator room, lunchroom, office, mechanical room, basement area and inside storage areas. Notwithstanding Section 6.14 f) of this By-law, a maximum of five (5) employees who are not permanent residents on the property shall be engaged in the Home Industry. (Bauman by-law 2020-083)
000 – 00306200.0000 7860 SIXTH LINE CON 6 E PT LOT 4	31.111 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: i) A Provincially licensed abattoir Subject to the following: a) that the total maximum ground floor area of the abattoir, including office, storage and any ancillary floor area to the facility, be restricted to 4608m² (49,611 ft²). b) that the minimum setback to the NE zone is reduced to 0 m for the 2022 addition only. (Leroy Martin & Peel Sausage) (By-laws 2003-79, 2011-033, 2016-040 & 2022-018)
000 – 00206800.0000 6631 WELLINGTON RD 12 PEEL CON 4 S PT LOT 10	31.112 Notwithstanding the provisions of this By-law, the lands may be used for the following use in addition to those uses permitted in the zone within which the parcel lies: i) a second residential dwelling (1unit) provided that the second dwelling unit take the form of a mobile home Subject to the following: a) the mobile home may be attached to the main residence; b) the mobile home shall have a maximum floor area of 84.5 m² (910 ft²); c) that the mobile home be located to the west of the main residence; d) that the existing entrance driveway be used for access to the mobile home; e) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the mobile home is permitted until January 9, 2017. (L. Metzger) (By-law 2007-04)

7806 SIXTH LINE CON 6 PT LOT 5 PEEL	31.113 Notwithstanding any other provisions of this By-law, the subject lands zoned AC-31.113 may only be used for the following specific uses: a) Manufacture of stoves, furnaces and related heating equipment b) Fabrication of metal products, including building trim c) Sales of the above d) Accessory single detached residential dwelling Subject to the following conditions: i) That the ground floor area of the main industrial building shall not exceed 2,043 sq. m. (22,000 sq. ft.). ii) That the industrial uses shall be subject to the requirements of Section 19.2. iii) That the accessory residential use shall be subject to the requirements of Section 8.2. iv) That the proposed expansions to the operation shall be subject to site plan control. v) That Section 19.2.8, Setback from Residential, shall not apply to the land zoned AC-31.113. (Frey By-Law 2016-035)(2016-048)
000 – 00112600.0000 7284 THIRD LINE CON 2 PT LOT 18	31.114 In addition to the uses permitted in the Unserviced Residential (R1A) zone (Section 8), the following additional uses are permitted: a) Bakeshop (including store, bakery and storage area) b) Existing Hobby Barn The Bakeshop shall comply with the following requirements: i. Maximum floor area for any and all buildings or structures used for the bakeshop shall not exceed 164 m² (1,765 ft²) ii. No outdoor storage is permitted. (Bowman)(Martin By-Law 2018-084)
000 – 00114410.0000 7226 BLIND LINE CON 1 N PT LOT 20 RP 60R1151 PART 1	31.115 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: a) The operation of a farm drainage business and uses accessory thereto; Subject to the following: i) That the above noted additional permitted use be conducted within a building having a total ground floor area not exceeding 285.4 m² (3,072 ft²);

	ii) The operation of a dog kennel, including the breeding dogs: Subject to the following: i) The area of operation for the proposed kennel (breeding) operation be restricted to the proposed 33.44 m² (360 ft²) building and associated dog runs ii) That the kennel operate in accordance with the regulations of the Township of Mapleton Dog and Dog Kennel Licensing and Regulation By-law, Bylaw 2002-14 as amended. (Frey)
7206 SIDEROAD 18 PART LOT 12, CON 10 E (PEEL)	31.116 In addition to the other uses permitted for this property, a temporary, second residential dwelling unit in the form of a garden suite as defined by this By-law is permitted, subject to the following regulations: i) The garden suite shall comply with the regulations of Section 6.12 of this by-law ii) 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 January 5, 2041. (Bauman By-law 2020-084)
000 – 00419100.0000 7998 WELLINGTON RD 7 CON 13 N PT LOT 1	31.117 Notwithstanding any other provision of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) An excavating contractor Subject to the following: i) That the building used for the additional permitted use not exceed a ground floor area of 185.8 m² (2,000 ft²). (Schnieders)
6522 WELLINGTON RD 11 CON 3 W PT LOT 2	31.118 In addition to the uses permitted in the Agricultural (A) zone and notwithstanding any other sections of this By-law to the contrary, the land zoned A-31.118 may be permitted one additional single detached dwelling to allow a total of two dwellings on the property. Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies. a) Buggy and farm wagon manufacturing and repair

	Subject to the following: i) That the shop proposed to be constructed in conjunction with the additional uses permitted by this By-law shall not exceed a ground floor area of 223 m² (2,400 ft²) (Reist By-law 2019-071)
000 – 00605900.0000 7550 SIXTEENTH LINE CON 16 LOT 12	31.119 Notwithstanding section 8 of the Agricultural Zone, a 19.3 hectare (47.6 ac.) parcel, resulting from a lot line adjustment, shall be deemed to comply with the by-law. (C. Schneider By-law 2010-020)
000 – 00112800.0000 6464 YATTON SIDEROAD CON 2 E PT LOT 18	31.120 Notwithstanding the provisions of this By-law, the lands may be used for the following use in addition to those uses permitted in the zone within which the parcel lies: a) The manufacture of springs and general repairs to agriculturally related equipment Subject to the following: i) That the additional permitted use be conducted entirely within the building(s) existing at the time of passage of this By-law. (Weber)
000 – 00612550.0000 7711 WELLINGTON RD 109 CON 18 PT LOT 4 CON 19 PT GORE LOT 4 RP 61R5630 PT4 PT RD ALLOWS	31.121 Notwithstanding any other provisions of this By-law, a residential unit will not be permitted on the subject lands. (Henry)
000 – 00509600.0000 7312 WELLINGTON RD 7 CON 13 W PT LOT 18	31.122 Notwithstanding the provisions of this By-law, the lands may be used for the following use in addition to those uses permitted in the zone within which the parcel lies: a) The establishment of a repair shop for the purpose of making mechanical repairs to cars, buses, trucks and the operation of a vehicle inspection station Subject to the following: i) That the additional permitted use be conducted entirely within the building(s) existing at the time of passage of this By-law. (Dunn)
000 – 00612210.0000 7782 EIGHTEENTH LINE	31.123 Notwithstanding the provisions of this By-law, the lands may be used for the following use in addition to those uses

CON 18 W PT LOT 6 RP 60R1688 PART 1	permitted in the zone within which the parcel lies: a) The retail sale of crafts, flowers and giftware b) The offering of instructional classes for flower arranging and the making of crafts Subject to the following: i) That the additional permitted use allowed by this amendment being described as contained within the residence on the premises, in an area fourteen feet by thirty-four feet (476 ft²) and an office ten feet by twelve feet (120 ft²). (Green)
000 – 00100200.0000 7169 WELLINGTON RD 86 CON 1 E PT LOT 21	31.124 Notwithstanding the provisions of this By-law, the lands may be used for the following use in addition to those uses permitted in the zone within which the parcel lies: a) The manufacture of farm livestock drinking and feeding systems and parts; b) Light manufacturing, assembly, processing and maintenance of agricultural related products; c) Wholesale and transportation facilities d) Retailing e) Uses accessory to the foregoing Subject to the following conditions: i) That all buildings(s) containing the permitted uses be restricted to a ground floor area of 1,068.35 m² (11,500 ft²), and; ii) That the above-noted additional uses be allowed to employ six (6) off-site employees. (Bauman By-law 2008-16) (Bauman By-law 2013-89)
000 – 00102100.0000 7351 WELLINGTON RD 86 CON 1 PT LOT 17 RP 60R2833 PART 1 PART 2	31.125 Notwithstanding the provisions of this By-law, the lands may be used for the following use in addition to those uses permitted in the zone within which the parcel lies: a) The manufacture and sale of wood furniture Subject to the following: i) That the additional permitted use be conducted entirely within the building(s) existing at the time of passage of this By-law. (A. Martin)
000 – 00200202.0000	31.126 Notwithstanding the provisions of this By-law, the lands may

6547 YATTON SIDEROAD CON 3 S PT LOT 19 RP 60R2247 PART 1 PART 2	be used for the following use in addition to those uses permitted in the zone within which the parcel lies: a) An excavating contractor Subject to the following: i) That the additional permitted use be conducted entirely within the building(s) existing at the time of passage of this By-law. (Weber)
PART LOTS 19 & 20, CONCESSION 2 (PEEL), 7242 THIRD LINE	31.127 Notwithstanding Section 6.14 d) of this By-law, a maximum floor area of 731.6 m² (7,875 ft²) for all buildings is permitted for an on farm diversified use which shall include but is not limited to; generator room, lunchroom, office, mechanical room, basement area and inside storage areas. Notwithstanding Section 6.14 f) of this By-law, a maximum of six (6) employees who are not permanent residents on the property shall be engaged in the Home Industry. (Bauman By-law 2021-004)
000 – 00105405.0000 6366 SIDEROAD 16 CON 1 E PT LOT 3	31.128 Notwithstanding the provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) The manufacturing of towing equipment b) The operation of a general welding repair service which may include some autobody repair and a machine shop Subject to the following: i) That the building used for the additional permitted use not exceed a ground floor area of 232 m² (2,500 ft²). (Metzger)
000 – 00201100.0000 7297 THIRD LINE PEEL CON 3 W PT LOT 18	31.129 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: a) a hobby barn and storage shed; b) silo repair, storage and sale operation Subject to the following conditions: i) For the purposes of this By-law a silo repair, storage and sale operation shall be defined as “uses, buildings or structures or parts thereof used for the repair and or storage and sale of silo construction and related

	building materials including the storage and maintenance of heavy machinery or equipment such as trucks, trailers, skid steers, forklifts; and may include facilities for the administration or management of the business, but does not include wholesale or retail sale of building or home improvement supplies”; ii) That the silo repair, storage and sale operation be located within the residence/hobby barn & storage shed cluster, and that the existing entrance driveway be used for access to the silo, repair, storage & sale operation; iii) That all buildings used in conjunction with the silo repair and storage operation, be restricted to a maximum ground floor area of 390m² (4,220 ft²); iv) That the lands within the defined cluster shall comply with Section 6.26 of this By-law as it pertains to the outside storage of materials; v) That the silo repair and storage use on the subject lands be adequately screened in accordance with Section 6.26 c); and, vi) That the stable portion of the hobby barn/storage shed permitted by this amendment be restricted to a maximum ground floor area of 55.7 m² and that a maximum of two (2) horses are permitted to be housed within the hobby barn. (Gingrich)
000 – 00301800.0000 7585 FOURTH LINE CON 5 PT LOT 10 PT LOT 11	31.130 Notwithstanding the provisions of this By-law, the lands may be used for the following use in addition to those uses permitted in the zone within which the parcel lies: a) A second residential dwelling (one unit) provided that the second dwelling unit take the form of a mobile home Subject to the following: i) That pursuant to Section 39(1.1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, the temporary use is permitted until January 22, 2016. ii) That pursuant to Section 39.1 (4) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the mobile home is permitted until July 25, 2020. (Martin – By-law 2005-001, 2013-005 & 2017-079)
000 – 00201400.0000 7341 THIRD LINE CON 3 PT LOT 17	31.131 Notwithstanding the provisions of this By-law, the lands may be used for the following use in addition to those uses permitted in the zone within which the parcel lies:

	a) A second residential dwelling (one unit) provided that the second dwelling unit take the form of a mobile home Subject to the following: i) That pursuant to Section 39(2) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the temporary use is permitted until October 6, 2001. ii) That the existing entrance driveway be used for access to the mobile home. (R. Shantz)
000 – 00110600.0000 6506 WELLINGTON RD 12 CON 2 & 3 PT LOT 9 PT RD	31.132 Notwithstanding the provisions of this By-law, the lands may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: i) The operation of a woodworking shop. Subject to the building used for the additional permitted use not exceed a ground floor area of 386.5 m² (4,160 ft²). (Metzger)
000 – 00303300.0000 6730 YATTON SIDEROAD CON 5 N PT LOT 18	31.133 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: a) A second residential dwelling (one unit) provided that the second dwelling unit take the form of a mobile home Subject to the following: i) That the existing driveway be used for access to the mobile home; ii) That pursuant to Section 39(2) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the temporary use is permitted until May 4, 2002. (Martin)
000 – 00300950.0000 7793 FOURTH LINE CON 5 W PT LOT 6	31.134 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: a) A second residential dwelling (one unit) provided that the second dwelling unit take the form of a mobile home. Subject to the following: i) That the existing entrance driveway be used for access to the mobile home; ii) That pursuant to Section 39(2) of the Planning Act,

	R.S.O. 1990, c.P.13, as amended, the temporary use is permitted until April 22, 2005 (By-law 2002-32). (Xaviar Mettler)
000 – 00500800.0000 7226 WELLINGTON RD 17 CON 11 S PT LOT 20	31.135 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: a) An agricultural research facility including agronomy, agricultural, chemical, plant breeding, plant biotechnology, seed production and seed sales. Subject to the following: i) That the additional permitted use be conducted entirely within the building(s) existing at the time of passage of this By-law. (MacGowan)
000 – 00513146.0000 7092 SIXTEENTH LINE CON 16 N PT LOT 22 PCL I	31.136 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: a) A kennel, including the boarding and breeding of dogs and the breeding and raising of horses. Subject to the following: i) That the additional permitted uses be conducted entirely within the building(s) existing at the time of passage of this By-law. (Hatch)
000 – 00102800.0000 7467 WELLINGTON RD 86 CON 1 W PT LOT 14	31.137 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to the uses permitted in the zone within which the parcel lies: a) The manufacture of agriculturally related products, including, the manufacture of horse harnesses, the sale of produce from greenhouses; and the operation of a woodworking shop. Subject to the following: i) That the additional permitted use be conducted entirely within the building(s) existing at the time of passage of this By-law. (E. Frey)
000 – 00308000.0000 6875 SIDEROAD 17	31.138 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to those

CON 7 W PT LOT 7 W PT OF E PT LOT 7	uses permitted in the zone within which the parcel lies: a) A second residential dwelling (one unit) provided that the second dwelling unit take the form of a mobile home. Subject to the following conditions: i) That the existing entrance driveway be used for access to the mobile home; ii) That pursuant to Section 39(2) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, the temporary use is permitted until June 1, 2002. iii) That the minimum required building line setback for the mobile home may be reduced to 8.5 metres. (Murrel Martin)
Pt Lt 16, 17 & 18, Con 1 (P) 6428 Yatton Sideroad	31.139 A home industry is permitted subject to the following criteria: 1. Notwithstanding Section 6.14 d) of this By-law, a maximum floor area of 1308 m² (14,080 ft²) for a home industry is permitted, which shall include but is not limited to; a generator room, lunchroom, office, mechanical room and inside storage areas. The floor area also includes a separate power skid building and any mezzanine space. 2. Notwithstanding Section 6.14 f) of this By-law, not more than 5 off site employees shall be engaged in the home industry. 3. All uses associated with the home industry shall be contained in an area of operation that does not exceed an area of 0.7 ha (1.7 ac). (Bauman By-law 2022-050 & 2025-050)
000 – 00114600.0000 7203 BLIND LINE CON 2 S PT LOT 20 7350 FOURTH LINE	31.140 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: a) A second residential dwelling (one unit) provided that the second dwelling unit take the form of a mobile home. Subject to the following: i) That the existing entrance driveway be used for access to the mobile home; ii) That pursuant to Section 39.1(4) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the temporary use is permitted until September 13, 2008 (by-law 2005-040) (Naamon and Salema Martin)
CON 1, PT LOT 21,	31.141 Notwithstanding Section 6.14 d) of this By-law, a maximum

7191 WELLINGTON RD 86	floor area of 604.6 m² (6,508 ft²) for all buildings is permitted for a home industry which shall include but is not limited to; generator room, lunchroom, office, mechanical room, basement area and inside storage areas. (Martin By-law 2021-005)
000 – 00115004.0000 6516 WOOLWICH-PEEL TLI PEEL CON 2 PT LOT 21 RP 60R1534 PART 1 AND RP 61R10174 PART 1	31.142 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: a) The manufacture of farm livestock drinking bowls, bird feeders, toy wagons; b) Light manufacturing, assembly and processing; and, c) Uses accessory to the foregoing. Subject to the following: i) nothing in the foregoing shall be deemed to permit any uses which may become offensive through sight, noise, odour, effluent or smoke; and, ii) That the building used for the additional permitted uses not exceed a ground floor area of 353 m² (3,800 ft²). (M. Bauman)
000 – 00601600.0000 7730 FOURTEENTH LINE CON 14 PT LOT 7 PT LOT 8	31.143 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) A second residential dwelling (1 unit) provided that the second dwelling unit take the form of a mobile home. Subject to the following: i) The mobile home may be located within 28.5m (94 ft.) of the main residence; ii) The mobile home may have a maximum floor area of 109.3m² (1,176 ft²); iii) That the mobile home be located to the northeast of the main residence; iv) That the existing entrance driveway be used for access to the mobile home; v) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the mobile home is permitted until October 23, 2015. (Glenn Becker)
000 – 00102700.0000 7449 WELLINGTON RD 86	31.144 A home industry is permitted subject to the following criteria

CON 1 E PT LOT 14	1. Notwithstanding Section 6.14 d) of this By-law, a maximum floor area of 597 m² (6426 ft²) for a home industry is permitted, which shall include but is not limited to; a generator room, lunchroom, office, mechanical room and inside storage areas. The floor area also includes a separate power skid building and any mezzanine space. 2. Notwithstanding Section 6.14 e) of this By-law, the home industry building may be attached to a farm shed. 3. Notwithstanding Section 6.14 f) of this By-law, not more than four (4) off-site employees shall be engaged in the home industry. 4. All uses associated with the home industry shall be contained in an area of operation that does not exceed an area of 0.35 ha (0.8% of lot area). (M. Frey 2023-039)
000 – 00114601.0000 7235 BLIND LINE CON 2 W PT LOT 20 SUBJ TO ROW	31.145 Notwithstanding any other provisions of this By-law, the lands, may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) The manufacturing of livestock drinking bowls, bird feeders, toy wagons, light manufacturing, assembly, processing and uses accessory Subject to the following: i) That the additional permitted use be conducted entirely within the building(s) existing at the time of passage of this By-law. ii) That all equipment and machinery associated with the above-noted additional permitted uses will be located within an enclosed, insulated structure. b) A hobby barn, not to exceed a ground floor area of 111.5 m². (Martin)
000 – 00115005.0000 MARTIN IVAN H MARTIN ELSIE 7204 THIRD LINE CON 2 PT LOT 20	31.146 Notwithstanding any other provisions of this By-law, the lands, may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) A hobby barn, not to exceed a ground floor area of 74.32 m² (800 ft²). Subject to the following: i) A minimum required side yard of 7.62 metres (25 ft). (Martin)

000 – 00104760.0000 BEARINGER IRVIN BEARINGER MIRIAM 6439 SIDEROAD 17 CON 1 PT LOT 7 CON 2 E PT LOT 7 RP 61R6517 PARTS 3 TO PART 5	31.147 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) The operation of a woodworking shop Subject to the following: i) That the additional permitted use be conducted entirely within the building(s) existing at the time of passage of this By-law.and, ii) That all equipment and machinery associated with the above-noted additional permitted uses will be located within an enclosed, insulated structure. (C. Bearinger)
Pt Lt 16 & 17, Con 1 7321 Wellington Rd 86	31.148 A home industry is permitted subject to the following criteria: 1. Notwithstanding Section 6.14 d) of this By-law, a maximum floor area of 1060 m2 (11,413 ft2) for a home industry is permitted, which shall include but is not limited to; a generator room, lunchroom, office, mechanical room and inside storage areas. The floor area also includes a separate power skid building and any mezzanine space. 2. Notwithstanding Section 6.14 f) of this By-law, not more than 4 off site employees shall be engaged in the home industry. 3. The outdoor storage area not exceed 0.24 ha (0.6 ac.). 4. All uses associated with the home industry shall be contained in an area of operation that does not exceed an area of 0.74 ha (1.8 ac) (2% of lot area). (S. Bauman By-law 2022-030)
000 – 00310100.0000 6907 SIDEROAD 19 PEEL CON 7 W PT LOT 16	31.149 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: a) The operation of a dog kennel; Subject to the following conditions: i) That the kennel operate in accordance with the regulations of the Township of Mapleton Dog and Dog Kennel Licensing and Registration By-law, By-law No. 99-33, as amended; (Bauman – By-law 2004-23) Temporary Use b) A second residential dwelling (1 unit) provided that the dwelling unit take the form of a mobile home.

	Subject to the following conditions: i) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, the mobile home is permitted until January 22, 2016. (Frank & Erma Bauman) (By-law 2004-016 & 2013-008)						
000 – 00413000.0000 7435 WELLINGTON RD 8 CON 11 W PT LOT 15 RP 60R2648 PART 1	31.150 Notwithstanding any other provisions of this By-law, the lands may be used for following specific use in addition to those uses permitted in the zone within which the parcel lies: a) The operation of a millwright/metal manufacturing operation. Subject to the following: i) That the additional permitted use be conducted entirely within the building(s) existing at the time of passage of this By-law. (Freeman)						
000 – 00712950.0000 101 WELLINGTON ST N PLAN BOLTON'S PT LOT 546 RP 61R5982 PARTS 1 & 2 000 – 00811430.0000 121 WELLINGTON ST S CON 10 E PT LOT 1 RP 60R1428 PART 4	31.151 Notwithstanding any other provisions of this By-law, the lands indicated on the map forming Schedule 'A-2' – Drayton to this By-law may be serviced with private sewage and water supply facilities or with partial municipal services subject to the approval of the municipality. (Noecker) (Horst)						
000 – 00811600.0000 84 WELLINGTON ST S PLAN DRAYTON PT LOT 547 RP60R1203 PART 1	31.152 Notwithstanding any other provisions of this By-law, the lands indicated on the map forming Schedule 'A-2' – Drayton to this By-law may be used for an existing mobile home park subject to the following special provisions: <table> <tr> <td>Minimum size of Mobile Home Site</td><td>325.2 m² (3,500 ft²)</td></tr> <tr> <td>Minimum size of Mobile Home</td><td>41.8 m² (450 ft²)</td></tr> <tr> <td>Distance between Mobile Homes</td><td>7.6 metres (25 ft)</td></tr> </table> (McIntosh)	Minimum size of Mobile Home Site	325.2 m ² (3,500 ft ²)	Minimum size of Mobile Home	41.8 m ² (450 ft ²)	Distance between Mobile Homes	7.6 metres (25 ft)
Minimum size of Mobile Home Site	325.2 m ² (3,500 ft ²)						
Minimum size of Mobile Home	41.8 m ² (450 ft ²)						
Distance between Mobile Homes	7.6 metres (25 ft)						
000 – 00700900.0000 74 MAIN ST E PLAN BOLTON'S LOT 236 & 237	31.153 Notwithstanding any other provisions of this By-law, the lands indicated on the map forming Schedule "A-2" – Drayton to this By-law may be used for an existing school bus parking area and for minor repairs subject to the applicable regulations of this By-law. (Ellis)						
PLAN 425 PT BLK 34	31.154 Notwithstanding the requirements of Section 13.2, or any						

RP 61R5845 PARTS 1 to 18 32,34,36,38,40,42,44,46 & 48 St. Andrews Drive	other provisions of this By-law, the lands indicated on the map forming Schedule A-2 – Drayton to this By-law may be used for an existing 9 unit street townhouse complex subject to the applicable regulations of this By-law and the following special provisions: a) Minimum lot frontage – 5.3 metres (17.5 feet)
00– 00702710.0000 00– 00710900.0000 10 & 22 Main Street E PLAN BOLTON'S PT LOTS 218, 219,422 & 423 RP 61R6159 PART 11 TOG WITH ROW 22 MAIN ST E	31.155 In addition to the permitted uses of the C1 Zone, the lands indicated on the map forming Schedule 'A-2' – Drayton to this By-law may be used for an existing automotive service station, automotive repair shop and bus storage, subject to the applicable regulations of this By-law except that the provisions of Section 6.3 are not required (Cherrey)
000 – 00705810.0000 59 WOOD ST PLAN BOLTON'S PT LOT 232 N/S MAIN ST RP 60R1596 PART 1 RP 60R1596 PART 1	31.156 In addition to the permitted uses of the RT Zone, the lands indicated on the map forming Schedule 'A-2' – Drayton to this By-law may be used for light manufacturing, assembly and sales of wood products subject to the applicable regulations of this By-law. (Carere)
000 – 00714000.0000 54 WELLINGTON ST N 24 WORTLEY ST & 44 MAIN ST W DRAYTON PLAN BOLTON'S LOTS & STREETS MINTO CON 11 PT 18	31.157 Notwithstanding the requirements of Section 20 or any other provisions of this By-law, the lands indicated on the map forming Schedule "A-2" – Drayton to this By-law may be used for any of the permitted uses of the M1 Zone and may also be used for the purposes of horticulture and nursery gardening subject to the applicable regulations of this By-law and the following special provisions: The front yard and the minimum building setback from Wortley Street shall be a distance of 62.5 m (205.0 ft). (Inland Co-operative Inc.)
000 – 00805500.0000 24 SPRING ST BOLTON'S SVY PT LOT 121 PT LOT 122	31.158 In addition to the uses permitted in Section 11, the existing single detached dwelling, on the lands indicated on the map forming Schedule A-2 – Drayton to this By-law, may be used for a catering enterprise subject to the following requirements: i) That the catering enterprise be restricted to an area of not more than 50% of the ground floor area of the dwelling; ii) That no exterior alterations shall be made to the premises in connection with the catering enterprise. iii) That no permanent signs relating to the catering enterprise be permitted on the subject lands. (Johnston)

000 – 00714300.0000 44 WELLINGTON ST N PLAN DRAYTON PT LOT 415 PT LOT 416 RP 60R2260 PART 1 & PART 2	31.159 In addition to the uses permitted in Section 27, the lands indicated on the map forming Schedule “A-2” – Drayton may also be permitted a hobby barn, subject to the following requirements: i) that the hobby barn be established in accordance with the following regulations: • Maximum ground floor area of 90 m² (968.8 ft²) and a maximum height of 5.0 metres (16.4 ft.); • be placed to the rear of the dwelling unit, entirely outside of the Flood Way Zone. The Minimum Distance Separation II requirements of the Ministry of Agriculture Food and Rural Affairs will be utilized to determine the location of the hobby barn and the number of animal units permitted to be housed within the hobby barn. (Martin)
00– 01502600.0000 6 ALEXANDER ST PLAN 134 LOT 132 TO 133 ALMA	31.160 Notwithstanding the provisions of Sections 6.1.2 b) the minimum yard abutting Alexander Street shall be 4.57 metres (15 feet) for one garage on the lands illustrated on the map forming Schedule A-4 – Alma to this By-law. (Beam)
000 – 01502350.0000 6974 WELLINGTON RD 7 CON 1 PT LOT 2 WOGR RP 61R9323 PART 2 & 3	31.161 Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming Schedule A-4 – Alma, may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: • Automobile repair shop • Hardware store • Custom workshop • Banquet hall • Retail sale of appliances, furniture and other household furnishings • Rental outlet • Taxi or courier service • School bus depot • Financial institution • Personal service shop • Medical centre or clinic • Undertaker’s establishment • Offices • Self storage and warehousing enterprise

	Subject to the following: Notwithstanding the provisions of Section 6.3, screening in the form of a 1.52 metre (5 feet) high solid wood fence of a solid coniferous planting shall be provided along the side lot line where the sideyard is used for outdoor storage other than the display of goods for retail sales. (Wildgoose Investments) (Alma) (Pilk)
00 01411200.0000 3 ELORA ST S CON 11 PT LOT 1 ALMA	31.162 In addition to the uses permitted in Section 15, the lands indicated on the map forming Schedule A-4 – Alma may also be used for an existing automobile repair shop and an existing automobile sales establishment. (Buehler Automotive)
000 – 01413100.0000 CON 11 PT LOT 1 RP 61R7483 PART 1	31.163 Notwithstanding the provisions of Section 8, the lands may be used for permitted uses, buildings and structures accessory thereto but excluding: • Buildings and structures used for the raising in excess of 50 pigs, or poultry in excess of 500 birds or mink or other fur-bearing animals, and for the growing of mushrooms, • Commercial greenhouses, and, • Lagoons or structures for the storage of liquid animal wastes. (Lichty)
00– 00508900.0000 13 ELORA ST N ALMA PLAN 134 LOT 155 PT LOT 154	31.164 Notwithstanding the provisions of this By-law, the lands may be used for the following use in addition to those uses permitted in the zone within which the parcel lies: a) A duplex and a single family dwelling within the two buildings existing on the property as of the date of the passing of this by-law: Subject to the following regulations: i) That notwithstanding Section 6.27.8, a total of 5 parking spaces shall be required on-site. (Thiesson – Alma)
000 – 00510800.0000 73 ELORA ST N CON 14 PT LOT 21	31.165 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to the uses permitted in the zone within which the parcel lies: a) The servicing and repair of automotive testing equipment; and, b) An accessory building containing a maximum ground floor area of 204.38 m² (2,200 ft²), Subject to the following conditions:

	i) That the service and repair enterprise be conducted entirely within the accessory building. (D. Groff – Alma)
000 – 00409000.0000 Lot 1, Conc. X	31.166 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to the uses permitted in the zone within which the parcel lies: a) The operation of a dog kennel Subject to the following conditions: i) That the area of the dog runs be restricted to 37m² (400 ft²); ii) That the area of the dog kennel be restricted to 46 m² (500 ft²); iii) That a 1.8 metre (6.0 ft.) solid wooden privacy fence be constructed along the perimeter of the dog run; iv) That the kennel operate in accordance with the regulations of the Township of Mapleton Dog and Dog Kennel Licensing and Registration By-law, By-law No. 99-33, as amended; and, v) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, the dog kennel is permitted until November 7, 2003. Council may grant further periods of time during which this temporary use is authorized. (Beisel)
000 – 00208000.0000 6656 SIDEROAD 19 CON 4 E PT LOT 15	31.167 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: A second residential dwelling (1 unit) provided that the dwelling unit take the form of a mobile home. Subject to the following conditions: i) That the existing entrance driveway be used for access to the mobile home; ii) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, the mobile home is permitted until March 26, 2006. (A. Brubacher)
000 – 00112100.0000 7370 THIRD LINE CON 2 E PT LOT 16	31.168 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:

	a) A second residential dwelling (1 unit) provided that the dwelling unit take the form of a mobile home. Subject to the following conditions: i) That the existing entrance driveway be used for access to the mobile home; ii) The mobile home can be joined to the main residence by a breezeway; and, iii) That pursuant to Section 39 (3) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the temporary use is permitted until March 28, 2027, (Nelson Martin) (By-Law 2004-005) (By-Law 2008-050)(By-Law 2017-038)
000 – 00303900.0000 7368 SIXTH LINE CON 6 PT LOT 16 PT LOT 17	31.169 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: i) A woodworking shop Subject to the following conditions: a) That the woodworking shop be restricted to a maximum ground floor area of 278.7 m²; (3,000 ft²); and (Gingrich)
000 – 00904700.0000 8546 CONCESSION 3 MARYBOROUGH CON 2 W PT LOT 5	31.170 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: a) The operation of a millwrighting and fabricating operation; and, b) Uses accessory to the foregoing. Subject to the following conditions: i) That the millwrighting and fabricating operations be restricted to a maximum ground floor area of 773 m² (8,320 ft²) (O’Grady)
000 – 01304810.0000 7506 WELLINGTON RD 11 CON 14 S PT LOT 18 S PT LOT 19	31.171 Notwithstanding any other provisions of this By-law, the lands may only be used for the following specific uses: a) A farm and dairy equipment supply operation; and, uses accessory to the foregoing, including a single detached dwelling.

	Subject to the following conditions: i) That all buildings constructed in conjunction with the above-noted farm and dairy equipment supply operation not exceed a maximum combined ground floor area of 3,251.5 m² (35,000 ft²). (Struyk – By-law 2013-048)
000 – 00310300.0000 7353 SIXTH LINE PEEL CON 7 W PT LOT 17	31.172 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to the uses permitted in the zone within which the parcel lies: i) The operation of a dog kennel. Subject to the following conditions: a) That the additional permitted use be located entirely within the barn located on the subject property; b) That the kennel operate in accordance with the regulations of the Township of Mapleton Dog and Dog Kennel Licensing and Registration By-law, By-law No. 99-33, as amended, c) That the kennel be subject to a maximum of twelve (12) adult dogs. (Gingrich)
PART OF LOT 16 S, CON 13 E 7370 WELLINGTON RD 7	31.173 Notwithstanding Section 6.1.4b or any other section of this by-law, the existing accessory structures (shop and garage) on the day of passing of this by-law may have the following maximum ground floor area: a) Shop – 193 m² (2,077 ft²) b) Garage – 107 m² (1,152 ft²) Subject to the following conditions: a) Enlargement of any accessory structure is not permitted. b) Additional accessory structures are not permitted including a hobby barn. (Wiersma – By-law 2021-016)
00– 01119321.0000 3 HILLWOOD DR MARYBOROUGH CON 10 PT LOT 10 RP 61R8477 PART 1	31.174 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to the uses permitted in the zone within which the parcel lies: a) Business and/or professional offices Subject to the following conditions: i) That the applicable regulations of Section 15 – Central Commercial (C1) Zone apply to the establishment of the

	additional permitted uses. (Alma Poultry Farm Inc.)
000 – 00301500.0000 6711 WELLINGTON RD 12 CON 5 PT LOT 10	31.175 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to the uses permitted in the zone within which the parcel lies: a) The manufacture of wooden chairs Subject to the following conditions: i) That no retail sales will be allowed from the subject property; and, ii) That the operation of the chair manufacturing operation be restricted to the existing 161.8 m² (1,742 ft²) shop. (Boese)
000 – 00314950.0000 7011 WELLINGTON RD 11 PEEL CON 8 PT LOT 1 RP 60R2868 PART 1 PT RP 61R8260 PART 1	31.176 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to the uses permitted in the zone within which the parcel lies: a) The operation of a trailer rental business Subject to the following conditions: i) That the seasonal outdoor display and storage of trailers be restricted to an area of 297.28 m² (3,200 ft²); ii) The off-season indoor storage of trailer be restricted to the existing 190.26 m² (2,084 ft²) accessory building (Kraal)
000 – 01303940.0000 8309 WELLINGTON RD 7 CON 14 PT LOT 11 RP 60R2499	31.177 In addition to the uses permitted in the Agriculture (A) zone, the following additional uses are permitted: a) A “secondary use” operation making wood products including garden sheds, lawn furniture and storage sheds; b) An “agriculture-related use” involving the construction of agricultural buildings, including livestock run-in shelters and modular barns. Included in this use is a contracting business, transporting and assembling these products on other properties off-site. These two uses shall be subject to the following regulations: i) The two uses shall be housed in two, existing buildings which shall not exceed the following maximum ground floor areas:

	• Shed “A” 534 m² (5,748 ft²) • Shed “B” 850.6 m² (9,156 ft².) ii) Usage within Shed “A” shall be approximately as follows: • Material Storage 236.1 m² (2,541 ft²) • Equipment Storage 297.9 m² (3,207 ft²) (including road trailers, lift tractors, trucks, etc.) iii) Usage within Shed “B” shall be approximately as follows: • Office 92.9 m² (1,000 ft²) • Construction of “secondary use” items 232.3 m² (2,500 ft²) • Construction of “agriculture-related” buildings 325.2 m² (3,500 ft²) • Storage 200.3 m² (2,156 ft²) iv) The display of products manufactured on-site may occur on the property. No signage or products shall encroach upon the road allowance. v) The combined operation shall be subject to site plan control. c) A temporary, second residential dwelling unit, provided the additional unit take the form of a garden suite as defined by this By-law and subject to the following regulations: i) That the garden suite comply with the regulations of Section 6.12 of this by-law; ii) That the garden suite may serve as a display unit for Denco products; iii) That notwithstanding Section (i) above and Sections 6.12 I and 8.4.3 of this zoning by-law, the garden suite must maintain an interior side yard setback of at least 3.0 metres (9.8 feet); and, iv) 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 March 10, 2035. (Denco Storage) (Denco Garden Suite – By-law 2015-023)
000 – 00109900.0000 6516 SIDEROAD 17 CON 2 PT LOT 6	31.178 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to the uses permitted in the zone within which the parcel lies: a) A second residential dwelling (1 unit) provided that the dwelling unit take the form of a mobile home. For the purposes of this amendment the residential dwelling unit is

	considered a granny flat. Subject to the following conditions: i) That the existing entrance driveway be used for access to the mobile home (Granny Flat); ii) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, the mobile home is permitted until March 8, 2022. b) A commercial welding operation. Subject to the following conditions: i) There shall be no outdoor storage and all buildings used in conjunction with the above noted additional uses be restricted to a maximum ground floor area of 371.6 m² (4,000 ft²). (Brubacher)
Part of Lot 18, Concession 6 6866 Yatton Sideroad Yatton (Ivan B. & Mary Martin)	31.179 Notwithstanding any other provisions of this By-law, the land may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: a) The manufacture, repair and sale of horse harnesses and horse blankets, and shoe repair as an accessory use. Subject to the following conditions: i) That all buildings used in conjunction with the above noted additional use be restricted to a maximum ground floor area of 348 m² (3,750 ft²). ii) That the building be located within the building cluster. b) A second residential dwelling (1 unit) provided that the dwelling unit take the form of a mobile home. Subject to the following conditions and special provisions: i) The mobile home can be joined to the main residence by a breezeway; ii) The mobile home shall have a maximum floor area of 112.9m² (1,216 ft²); iii) That the existing entrance driveway be used for access to the mobile home; iv) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the mobile home is permitted until June 9, 2029. (Martin – By-law 2009-052)(Martin – By-law 2018-071)

000 – 00313000.0000 7668 EIGHTH LINE CON 8 W PT LOT 9	31.180 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses, in addition to those uses permitted in the zone within which the parcel lies; a) The operation of a seed, fertilizer and spray operation; Subject to the following conditions: i) That all buildings used in conjunction with the additional permitted use be restricted to a maximum ground floor area of 591 m² (6,360 ft²). (Frey)
000 – 00908600.0000 8557 CONCESSION 3 CON 3 W PT LOT 5	31.181 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: a) A seed storage and sale operation; Subject to the following conditions: i) That the seed operation be restricted to a ground floor area of 371.6 m² (4,000 ft²) ii) That all buildings or structures proposed for the subject property be located a minimum of 30.0 metres from the edge of the municipal drain, in accordance with the regulations of Section 6.20.2 of the Township Zoning By-law (Horst)
7438 Sideroad 15 Part Lot 15, Con 13 E	31.182 In addition to the other uses permitted for this property, a temporary, second residential dwelling unit in the form of a garden suite as defined by this by-law is permitted, subject to the following regulations: i) The garden suite shall comply with the regulations of Section 6.12 of this by-law; ii) 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 13, 2041. (Reibel – By-law 2021-029)
000 – 00600500.0000 7487 WELLINGTON RD 7 CON 14 E PT LOT 13	31.183 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to the uses permitted in the zone within which the parcel lies: i) The operation of a dog kennel; Subject to the following conditions:

	a) That the kennel operate in accordance with the regulations of the Township of Mapleton dog and Dog Kennel Licensing and Regulation By-law, By-law 2002-4, as amended. (1581715 Ontario Ltd)
000 – 01401900.0000 86 NESBITT ST PLAN 61M46 LOT 15 ALMA	31.184 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to the uses permitted in the zone within which the parcel lies; a) Street fronting townhouse – 4 units. (Newland Holdings Inc. – OMB Order PL030903)
000 – 00206000.0000 6625 SIDEROAD 16 CON 4 S PT LOT 4	31.185 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to the uses permitted in the zone within which the parcel lies: a) The operation of a dog breeding kennel; Subject to the following conditions: i) That the kennel operate in accordance with the regulations of the Township of Mapleton dog and Dog Kennel Licensing and Regulation By-law, By-law 2002-4, as amended. (Brubacher – By-law 2004-024)
Part Lot 19, Con 1 (P), Part 3, RP60R2449 6381 Yatton Sideroad	31.186 1. Notwithstanding Section 9.2.1 of this By-law, a minimum lot area of 0.34 ha (0.84 ac.) shall be permitted. 2. The existing 177 m2 (1905 ft2) horse and buggy barn shall be permitted for the housing of 3 horses and 3 buggies that are used as the primary mode of transportation. No additions shall be permitted. (S. Bauman By-law 2023-049)
000 – 00304800.0000 7544 SIXTH LINE CON 6 W PT LOT 12	31.187 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific use in addition to those uses permitted in the zone within which the parcel lies: a) A third residential dwelling (1 unit) provided that the dwelling unit take the form of a mobile home. Subject to the following conditions: i) That the existing entrance driveway be used for access to the mobile home; ii) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, the mobile home is permitted until August 10, 2007.

	(Brubacher – By-law 2004-039 and)
PART LOT 18, CONCESSION 17 (M), RP 61R10962 & 61R21695 PART 1 7515 WELLINGTON RD 109	31.188 Notwithstanding the provisions of section 19 an agriculture commercial building may be setback a minimum of 106.68 m (350 ft.) from a residence on an adjacent lot. (L Brubacher By-law 2024-006)
000 – 00311200.0000 7328 EIGHTH LINE PEEL CON 8 E PT LOT 17	31.189 In addition to the uses permitted in the Agriculture (A) zone, the following additional use is permitted: a) A second residential dwelling (1 unit) provided that the dwelling unit take the form of a mobile home. Subject to the following conditions and special provisions: i) The mobile home will be located within 45.72m (150 ft) of the main residence; ii) The mobile home shall have a maximum floor area of 118.9m ² (1,280 ft ²); iii) That the mobile home be located to the west of the main residence; That the existing entrance driveway be used for access to the mobile home; iv) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the mobile home is permitted until March 22, 2015. (Martin By-Law 2005-016)
000 – 00906400.0000 8250 CONCESSION 3 CON 2 E PT LOT 12	31.190 In addition to the uses permitted in the Agriculture (A) zone, the following additional use is permitted: a) The operation of a woodworking shop to make furniture; subject to the workshop being located within the existing building which is situated approximately 29m southwest of the existing dwelling. (Peter Bowman By-law 2005-028)
00100500 Part of Lot 20, Concession 1 (P)	31.191 Notwithstanding the provisions of Sections 9 the following provisions shall apply: i) That the minimum lot frontage is 25.6 metres; ii) That the minimum lot area is 0.13 hectares. (Martin – By-law 2005-029)
001004100 Part of Lot 20, Concession 1 7215 Wellington Road 86, Wallenstein (BSM Holdings Inc.)	31.192 Notwithstanding the provisions of the By-law the following provisions shall apply: i) That the buffer strip/visual screen required along the westerly property line is not required; ii) That the parking aisle setback abutting the residential zone

	is 0m; iii) That the minimum lot frontage is 10.9m. iv) One temporary portable office is permitted on the subject lands until May 24, 2019, pursuant to Section 39 (3) of the Planning Act, R.S.O. 1990, c.P.13, as amended. v) A take-out restaurant in a mobile kitchen trailer is permitted on the property subject to the following provision: a) Seven parking spaces shall be provided; and, b) A minimum side yard setback of 1.1 m (3.6 ft) is required for the kitchen trailer. (Martin Drainage – By-law 2005-029) (By-law 2016-39)(By-law 2018-014)
000 – 00902210.0000 6436 WELLINGTON RD 10 CON 1 PT LOT 9 RP 61R10116 PART 2	31.193 In addition to the uses permitted in the Agriculture (A) zone, section 8, the following additional use is permitted: a) A second residential dwelling (1 unit) provided that the dwelling unit take the form of a mobile home; Subject to the following conditions and special provisions: i) the mobile home will be located within 305 m (1,000 ft.) of the main residence; ii) the mobile home shall have a maximum floor area of 91 m² (980 ft²); iii) That the mobile home be located to the west of the main residence; iv) That pursuant to Section 39 (3) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, the mobile home is permitted until June 14, 2008. (Frey Part of Lot 9 – By-law 2005-031)
000 – 00112904.0000 6408 SIDEROAD 18 PEEL CON 1 PT LOT 18 RP 61R9614 PARTS 2 TO 6	31.194 Notwithstanding the uses permitted in the Industrial (M1) zone, section 20, the following additional regulations shall apply: a) The total area devoted to any type of manufacturing shall not exceed 500 m² (5,382.13 ft²) of floor area. b) Transport truck trailers may be used for materials, parts and finished product storage on a temporary basis, for a period not to exceed one year; the period starting from the date of approval of Amending By-law number 2012-024 – April 10, 2012. It is Council's intention that this shall be the final extension of the temporary use and that the owner will have to construct a building for future storage. (Millside Industries – By-law 2005-042 & 2012-024)
000 – 01209931.0000	31.195 Notwithstanding section 6.1, the maximum height for an

7405 WELLINGTON RD 10 CON 13 PT LOT 10 PCL 25	accessory building will be 5.8 metres (19 ft.) (Coverdale By-law 2005-069)
000 – 00704300.0000 48 MAIN ST W MARYBOROUGH CON 11 PT LOT 18 DRAYTON PLAN BOLTON'S PT LOT 192 RP 60R2113 PART 1	31.196 Notwithstanding the uses permitted in the Industrial (M1) zone, Section 20, only the following uses shall be permitted: i) Mini-storage warehouses ii) Warehouses iii) Agriculture, except that the keeping and raising of livestock is not permitted Notwithstanding section 6.8, Development on Full Service, of this by-law, the above-noted permitted uses may be developed without connection to municipal sewage collection and municipal water supply. Development using a private septic system and private well is not permitted. (Donkersgoed Mini – ZBA 2005-063)
0101321000 7019 Wellington Rd 10, (M) Part of Lot 10, Con 8	31.197 Notwithstanding any other provisions of this By-law, the lands may be used for residential purposes subject to the following conditions: i) That only one residence be permitted on the subject lands; ii) That the minimum lot area of 2,787 m ² (30,000 ft ²) be maintained; iii) That a minimum lot frontage of 60.96 metres (200 feet) be maintained; iv) That the keeping of livestock be prohibited; v) That the size of any accessory building not exceed 70 m ² (753.5 ft ²) and that all accessory buildings are built in accordance with Section 6.1; That notwithstanding Section 6.17, the requirements of Minimum Distance Separation shall not be applied in order to permit the development of a single detached dwelling and accessory uses. (Harron By-law 2006-019)
7571 Fourth Line East Part of Lot 11, Con 5 (P)	31.198 In addition to the uses permitted in the Agriculture (A) zone, section 8, the following additional use is permitted: a) A second residential dwelling (1 unit) provided that the dwelling unit take the form of a mobile home; Subject to the following conditions and special provisions:

	i) The mobile home will be located within 9.14m (30 ft.) of the main residence; ii) The mobile home shall have a maximum floor area of 55.7m² (600 ft²); iii) That the mobile home be located to the northeast of the main residence; iv) That the existing entrance driveway be used for access to the mobile home; v) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the mobile home is permitted until April 25, 2016. (Gingrich – By-law 2006-015)
00604500 Lot 7, Concession 15 (Peel) 7729 Fourteenth	31.199 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to the uses normally permitted in the Agriculture (A) zone, Section 8,: a) A second farm dwelling (1 unit) provided that the dwelling unit take the form of a mobile home; Subject to the following conditions and special provisions: i) The mobile home will be located within 51.8m (170 ft) of the main residence; ii) The mobile home shall have a maximum floor area of 112.9m² (1,216 ft²); iii) That the mobile home be located to the northwest of the main residence; iv) That the existing entrance driveway be used for access to the mobile home; v) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the mobile home is permitted until May 9, 2009. (Haaije and Hieke Bijlsma)
Plan 141 Lots 70-72,85-87,42-50 and Pt.Lots 66-69,84,20-26 and 28, 8292 Concession 8 (Maryborough)	31.200 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to the uses normally permitted in the Agricultural zone, Section 8, subject to the following: a) A second residential dwelling in the form of a (rental apartment) not exceeding 88.4 m² (952 ft²); b) The dwelling remain clearly secondary to the principle residence (Ian and Helen Williams)
Part Lot 13 Concession 13	31.201 Notwithstanding the uses permitted in the Agricultural Commercial (AC) zone, Section 19.1, only the following uses

(Maryborough) 7425 Sideroad 12) (Weberway Inc.)	shall be permitted on the property: a) Grain Auger Manufacturing Business i. The use including but not limited to buildings, parking and loading areas, and outdoor storage/display areas may occupy a maximum of 1.0 ha (2.47 acres) in land area; b) Agricultural Uses, Buildings and Structures; and, c) Accessory Uses, Buildings and Structures to the above permitted uses. (Michael Weber By-law 2018-037)
012-06900 Part of Lot 7, Concession 12	31.202 In addition to the uses permitted in the Agriculture (A) zone, section 8, the following additional use is permitted: a) A single wind turbine Subject to the following conditions: i) That the wind turbine is situated in compliance with the following minimum setbacks: • From an on-site residential use – 1.25 times the height of the wind turbine. • From an off-site residential dwelling – 300 m (984 ft) (John and Elaine Luymes (Maryborough))
8360 Concession 8 (Former Moorefield Tire)	31.203 In addition to the uses permitted in the Highway Commercial (C2) zone, the following additional uses are permitted: a) A woodworking/finishing shop; (Brubacher By-Law 2019-014 & Housekeeping 2025)
8248, 8250 and 8252 Concession 12 Pt Lot 12, Concession 12,	31.204 The lands are within a Minimum Distance Separation (MDS 1) Arc, created by the livestock operation located on lands to the west at 8260 Concession 12 (M) in the township of Mapleton. The following regulations apply: That no buildings, structures or uses are permitted that would place MDS 2 constraints on the farmer's ability to expand the existing livestock operation. (Jotic and Milosavljevic,)
7874 Sideroad 21 Part of Lots 6 and 7, Concession A	31.205 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to the uses normally permitted in the Agricultural zone, Section 8,: a) A Family Home Outreach Site; and,

	b) Uses accessory to the foregoing. Subject to the following conditions and special provisions: i) That the Family Home Outreach Site shall be subject to the provisions as set out in Section 6.13; ii) The building containing the Family Home Outreach Site shall have a maximum floor area of 243.7 m² (2,623 ft²); iii) For the purposes of this by-law, “Family Home Outreach Site” is defined as: “a single dwelling unit shared by two nuclear families operating as one extended family unit for the purpose of providing shelter, guidance and life instruction in partnership with local faith communities, for a maximum of up to six pregnant or female parenting youths”; iv) For the purposes of this by-law, “Family Outreach Site” shall not include: any residential facility which is licensed, approved, or supervised under the Nursing Homes Act, Homes for the Aged or Rest Homes Act, Homes for the Retarded Persons Act, group homes for the exclusive purpose of the rehabilitation of law offenders, half-way houses, alcohol or drug addiction centres, or crisis facilities for battered women. v) That no more than 4 licensed vehicles may be stored on the property; vi) That the proposed addition to the current domicile be in keeping with the overall character of dwellings in the neighbourhood; vii) That no distinguishing markings or signage shall be erected on the property which would suggest anything other than the use of the subject property for a detached residential dwelling; viii) That a maximum of six non-related teenage children may be accommodated in addition to the owners/operators of the facility and their children. (Clark and Sharon Ruth MacDonald)
001-04300 6384 Wellington Rd 12	31.206 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to the uses normally permitted in the Agriculture (A) zone, Section 8: a) A meat processing home business Subject to the following conditions and special provisions: i) That the meat processing business shall be defined as the processing, and packaging of meat including

	preparation of sausage and other such meat products, but shall not include rendering or further processing into other by-products; ii) The building containing the meat processing business shall have a maximum ground floor area of 319.5 m² (3440 ft²); iii) The meat processing business may employ up to a maximum part time employees ; iv) That the meat processing facility shall not include any slaughtering of animals; v) That except as provided for above, the meat processing business shall operate in accordance with the regulations outlined in Section 6.14; and vi) That the applicant enter into a Site Plan Agreement with the Municipality. (Enos Frey Meat Processing Lot 9, Concession 1 (Peel))
Part Lot 7, Concession 2, (M)	31.207 Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to the uses normally permitted in the Agriculture (A) zone, Section 8: a) A dog kennel business Subject to the following conditions and special provisions: i) That the dog kennel business shall be defined as set out in By-law 2002-14; ii) Notwithstanding Section 4.3 the kennel shall be permitted on the subject lands and shall have a maximum ground floor area of 29.7 m² (320 ft²); iii) That the applicant locate this kennel within the farm cluster and that the kennel remain 154.5m (507 ft) away from the nearest dwelling; iv) That except as provided for above, the kennel business shall operate in accordance with the regulations outlined in By-law 2002-14 v) That the applicant enters into a Site Plan Agreement with the Municipality. b) A garden suite to be located on southeast side of the main dwelling. Subject to the following regulations: i) That the garden suite complies with the regulations of Section 6.12 of this by-law, except as otherwise provided below;

	ii) Notwithstanding Section 6.12 (e), a maximum floor area of 120.8 m² (1,300 ft²) shall be permitted for the garden suite; iii) Notwithstanding Section 6.12 (g), the garden suite may be attached to the main dwelling with a breezeway; iv) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c.P.13 as amended, the garden suite is permitted for a 20 year period until March 4, 2034. c) A second, existing garden suite located on northwest side of the main dwelling Subject to the following regulations: i) Notwithstanding Section 6.12 (a) or any other provision to the contrary in this by-law, a second garden suite, as existing, is permitted only for the period of time required by the Mother of Abram Bowman. ii) Once vacated by the Mother of Abram Bowman, the garden suite shall immediately be removed from the property. (Abram Bowman) (Bowman – By-law 2014-011)
012-08800 Part of Lot 2, Concession 13 (M)	31.208 In addition to the uses permitted in the Agriculture (A) zone, section 8, the following additional use is permitted: a) A single wind turbine Subject to the following conditions: That the wind turbine is situated in compliance with the following minimum setbacks: • From an on-site residential use – 1.25 times the height of the wind turbine • From an off-site residential dwelling – 400 m (1,312 ft) (By-law 2007-016)
Part of Lot 10, Con 14 7609 Wellington Rd 7	31.209 Notwithstanding Section 6.1.4 b) or any other section of this by-law, the existing accessory structures (shop and shed) on the day of passing of this by-law, may have the following maximum ground floor area: a) Shop – 302 m² (3,250.7 ft²) b) Shed – 112 m² (1,205.5 ft²) Subject to the following: a) Enlargement of any accessory structure is not permitted.

	b) Additional accessory structures are not permitted including a hobby barn. Pursuant to Section 39(2) of the Planning Act R.S.O 1990, C.P.13 and, notwithstanding Section 8.1 or any other section of this by-law, the existing woodworking/cabinetry business is permitted until May 11th, 2023. (Bijlsma – By-law 2021-033)
002-03200 Part of Lot 8, Concession 3)	31.210 In addition to the uses permitted in the Agriculture (A) zone, section 8, the following additional use is permitted: a) A second residential dwelling (1 unit) provided that the dwelling unit take the form of a mobile home; Subject to the following conditions and special provisions: i) The mobile home will be attached to the main residence; ii) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the mobile home is permitted until March 14, 2027.
006-03900 E. Part of Lot 4, Concession 15	31.211 In addition to the uses permitted in the Agriculture (A) zone, section 8, the following additional use is permitted: a) The operation of a dog kennel for the keeping and rehabilitation of disabled dogs; Subject to the following conditions: i) Shall be subject to the regulations of Section 8 of the Agriculture (A) zone, ii) that the kennel operate in accordance with the regulations of the Township of Mapleton Dog and Dog Kennel Licensing and Regulation By-law, By-law No. 2002-14, as amended.
013-06600 Part of Lots 1 & 2, Concession 15	31.212 In addition to the uses permitted in the Agriculture (A) zone, section 8, the following additional use is permitted: a) The operation of a woodworking shop to make furniture as per the Home industry regulations section 6.14. Subject to the following conditions: a) That notwithstanding Section 6.14 d) the woodworking shop be restricted to a maximum ground floor area of 334.5 m² (3,600 ft²); and, b) That the workshop be located within the existing

	building which is situated approximately 70 m east of the existing dwelling. (By-law 2007-056)
012-13200 Part of Lots 5 & 6, Concession 13	31.213 In addition to the uses permitted in the Agriculture (A) zone, section 8, the following additional uses are permitted: a) A demonstration barn not exceeding 92.9 m² (1,000 ft²) for the purposes of educational tours related to organic farming practices; b) A retail store and café with a floor area not exceeding 111 m² (1,200 ft²), for the sale of food and products grown on the farm including but not limited to dairy products, sandwiches and soups. (Mapleton Organics)
011-06200 Part Lot 9 Concession 9 Survey Moore's Part Park lot 58, RP 60R3423 Part 1	31.214 Within any Residential RM Zone, no land shall be used and no building or structure shall be constructed, altered or used except for one or more of the following uses: • A single family dwelling- in accordance with Section 12.2.1 • A semi-detached dwelling- in accordance with Section 12.2.2 • A duplex dwelling- in accordance with Section 12.2.3 • A triplex dwelling- in accordance with Section 12.2.4 • A fourplex dwelling- in accordance with Section 12.2.5 • A street townhouse- in accordance with Section 12.2.6 • A cluster townhouse- in accordance with Section 13.2.2 • A group home- in accordance with Section 6.13 • A park • A home occupation- in accordance with Section 4.15 • Accessory uses- in accordance with Section 6.1 Subject to the following conditions: i) The maximum number of units in a row for a street townhouse is 7, and; ii) That the maximum number of units in a row for a cluster townhouse is 7, and; iii) That the maximum number of units on the subject lands is 210, and; iv) That a minimum of 20% of the units are a mix of semi-detached and townhouse dwellings, and; v) That the removal of the H is contingent on the Township confirming that municipal water and sewage services are or shall be available for the subject lands,

	and an revised plan of subdivision has been submitted and approved and the conditions satisfied, or a servicing agreement entered into as part of the subdivision process related to the resubmission of a revised plan of subdivision to the satisfaction of the Township; vi) Notwithstanding Section 25.1 – OS1 permitted uses – only passive recreational uses, as defined in this by-law, shall be permitted on the lands zoned OS1(31.214); vii) Notwithstanding any other provisions of this by-law, no additional buffers to the lands zoned OS1 (31.214) shall be imposed on the lands zoned residential (RM-31.214) other than the normal yard setbacks required under the residential zone, when those residential lands are developed. (Murray Group) (Hustonville Sand and Gravel OMB orders PL070806 & PL101361)
009-09500 Pt.Lot 8, Concession 3 (Maryborough)	31.215 In addition to the uses permitted in the Agricultural (A) zone, and notwithstanding any other sections of this by-law to the contrary, the land shall be permitted an Old Order Mennonite Church and Cemetery. The use shall be subject to Institutional provisions under Section 24. (Old Order Mennonite Church and Cemetery)
001-14520 7173 Blind Line Part of Lot 19, Con 2	31.216 In addition to the uses permitted in the Agriculture (A) zone, the following additional use is permitted: a) A shed for the housing of up to 3 horses for the owners of the dwelling, as well as temporary shelter for horses of visiting guests. The horse shed shall be subject to the following regulations: i) The maximum ground floor area of horse shed shall be 111.48 m² (1,200 ft²). ii) Notwithstanding Section 6.17.2, Minimum Distance Separation II, the horse shed may be situated within the MDS II arc, provided that its southeast corner is not closer than 21 metres (68.9 ft.) to the residence on the neighbouring property to the east, and its southwest corner is not closer than 25 metres (82.0 ft.) to the residence on the neighbouring property to the west. iii) Notwithstanding the definition of “hobby barn” in, the horse shed shall not be considered a hobby barn and shall not be subject to the regulations of Section 8.3, Hobby

	Barns, of this by-law. iv) The required minimum rear yard shall be 2.0 metres (6.6 ft.). v) The outdoor storage of manure shall not be permitted. vi) Use of the horse shed shall be restricted to the housing of horses and carriages required for transportation, and uses directly accessory to this use. vii) Other than above, development on the property shall be subject to the applicable regulations of the Agriculture (A) zone. (Fermon Martin)
7571 Wellington Rd 86 Part of Lot 11, Concession 1 E (Peel)	31.217 Notwithstanding Section 6.14 d) of this By-law, a maximum floor area of 448.4 m² (4,826 ft²) for all buildings is permitted for a home industry which shall include but is not limited to; generator room, lunchroom, office, mechanical room, basement area and inside storage areas. Notwithstanding Section 6.14 b) of this By-law, a woodworking operation includes metal work. (Amos Frey – By-law 2020-069)
7812 Wellington Rd 45, Lot 9 and Pt Lt 10, Concession 9	31.218 The minimum lot area for the subject land shall be 1,858 m² (20,000 ft²) (Donkers – By-law 2008-048)
6767 Wellington Road 9 Pt Lt 1, Concession 5 N	31.219 Notwithstanding the uses permitted in the Agricultural Industrial (AC Zone), Section 19.1, only a farm equipment fabrication and sales facility is permitted on the subject lands. Subject to the following additional requirements: • Maximum Area of Use: 1.99 ha (4.93 ac) Notwithstanding Section 19.2.8, the farm equipment fabrication and sales facility use including outdoor storage and parking areas is permitted to locate at a minimum of 80 m (262.5 ft) from the existing residential dwelling located at 6780 Wellington Road 9. Screening shall be provided along the west lot line adjacent to 6780 Wellington Road 9 in accordance with Section 6.3 a) to e) of the Zoning By-law. (Bear Claw – By-law 2021-028)
8609 Concession 6 Pt Lt 4, Con 7	31.219 In addition to the uses permitted in the Agricultural (A) zone, a kennel is permitted to operate in accordance with the regulations of the Township of Mapleton by-law to Regulate and License the Keeping of Dogs, Dog Kennels and Dangerous Dogs (By-law 2019-034). (Rumph – By-law 2021-042)

Lot 8, Concession 12	31.220 Notwithstanding the Agricultural Zone, a 4.37 hectare (10.8 ac.) retained parcel, resulting from a lot line adjustment, shall be deemed to comply with the by-law. In addition to the uses permitted in the Agricultural (A) zone, the following additional use is permitted: a) The manufacturing of kitchen cabinet doors (use); Subject to the following regulations: i) The use shall operate in accordance with Section 6.14, Home Industry, except as provided for below; ii) The use shall be secondary to the main residential use. The operator of the use is required to reside in the dwelling located on the property; iii) Notwithstanding Section 6.14 d), the use and associated storage may be located within the existing 3,600 ft² barn, and, iv) Notwithstanding Section 4.6 f), not more than 4 employees, who are not permanent residents on the property, shall be engaged in the use. (Deboer)
Part of Lot 10, Con 14	31.221 Notwithstanding the provisions of the Agricultural (A) Zone the following uses are permitted: 1) Farm Produce Outlet. For the purposes of this Special Provision, a “Farm Produce Outlet” shall mean an establishment or premises where meat processing (but not Slaughter) is permitted and where the farm products of the local farming community are sold at retail to the general public. 2) One accessory residential unit, located on the second floor of the existing building. 3) An accessory Restaurant for the sale of meat and produce sold at the Farm produce outlet; Subject to the following conditions: i) The total floor area whether located indoor or outdoor shall not exceed 37.16 m² (400 ft²) ii) Notwithstanding section 5 (definitions) a drive-in/drive-thru or take-out restaurant is not permitted. (Marquardt)
001 07800 000 Centre Street, GA	31.222 The minimum lot area for the subject land shall be 3,065 m² (33, 000 ft²).

Lot 17, 18 and 19, Con 9	(Donkers – By-law 2008-048)
Part of Lot 7, Con 3 (M)	31.223 In addition to the uses permitted in the Agriculture (A) zone, section 8, the following additional use is permitted: a) The operation of a dog kennel; Subject to the following conditions: i) Shall be subject to the regulations of Section 8 of the Agriculture (A) zone, ii) That the kennel operate in accordance with the regulations of the Township of Mapleton Dog and Dog Kennel Licensing and Regulation By-law, By-law No. 2002-14, as amended, (Runstedler)
Part of Lot 1, Concession 11	31.224 In addition to the uses permitted in the Agriculture (A) zone, the following additional use is permitted: a) The operation of a dog kennel Subject to the following conditions: i) Shall be subject to the regulations of Section 8 of the Agriculture (A) zone, ii) That the kennel operate in accordance with the regulations of the Township of Mapleton Dog and Dog Kennel Licensing and Regulation By-law, By-law No. 2002-14, as amended. (Lambkin)
Part of Lot 11, Concession 3	31.225 In addition to the uses permitted by Section 14, Residential Transition Zone, the subject property may also be used for the following uses: • Residential on the second floor. • Thrift retail store on basement walk-out floor. (Clemmer –By-law 2008-079)
Part of Lot 11, Concession 3 (P)	31.226 Notwithstanding the provisions of section 6.17.1, Minimum Distance Separation (MDS1) will not apply to the development of the subject lands for a residence. (Mennonite Society BNA – By-law 2008-080)
83 McGivern (Moorefield) Part Lot 9, Con 9	31.227 Notwithstanding the provisions of this By-law, the lands identified on Schedule A-3 – Moorefield to this By-law may be used for the following use in addition to those uses permitted in the zone within which the parcel lies: a) The operation of a contractors yard, including the following accessory uses to the business:

	i) A repair and machine shop; and ii) An automotive/truck service station. (TMGL – By-law 2009-002)
Part of Lot 21, Concession 2 (P)	31.228 a) In addition to the uses permitted in the Agriculture (A) zone, a home industry shall be permitted, subject to the following conditions: i) The home industry shall be entirely contained within the existing building and shall not occupy more than 78 m² (839 ft²) of area; ii) No employees who are not permanent residents on the property shall be permitted. iii) Notwithstanding Section 6.17.2, Minimum Distance Separation II, the 55.74 m² (600 ft²) expansion of the existing horse barn and the establishment of a 29.73 m² (320 ft²) covered manure storage area shall be permitted. b) Section 8.3, Hobby Barns, shall not apply to the horse barn expansion and the covered manure storage area. (George & Neomi Martin – By-law 2009-028 & 2022-003)
95 Wellington Street North	31.229 Notwithstanding Section 11 of the by-law, or any other section to the contrary, two single detached dwelling units shall be permitted on the subject lands, subject to the following regulations: i) Notwithstanding Section 6.8 of the by-law, the second, newer dwelling established on the property shall be serviced by its own septic system and well. ii) All development shall also be subject to the requirements of the Residential R1C zone. iii) Notwithstanding Section 6.20.1 or any other section of this by-law to the contrary, a setback of 15 metres (49.2 feet) shall be maintained from the Floodway (FL) zone, in which no buildings or structures shall be permitted, unless written permission is provided by the Grand River Conservation Authority. Portions of the access driveway and landscape vegetation may be located within the setback. iv) The entire length of the bed of the former railway shall maintain an elevation of at least 403.9 metres (1,325.13 feet) above sea level.
Part Lot 4, Con 11, 8505 Wellington Rd 8	31.230 In addition to the uses permitted in the Agricultural (A) zone, the following uses are also permitted: • Culvert and tile drainage operation including storage/parking of dump trucks, flat bed, topsoil screener, wheel loader and

	skid steer vehicles associated with the business. • Servicing of equipment associated with the business. • Administrative offices associated with the business • 4 employees • Processing/screening of topsoil. • Storage and sale of sand. • Storage and sale of mulch, stone and gravel. • Large scale composting, with organic matter originating from on site. (Reinders – By-law 2021-048)
Part Lot 17, Con 5 (P), 7329 Fourth Line	NE -31.231 Notwithstanding Section 6.17.2, MDS II, or any other section of this by-law to the contrary, the minimum setback between the liquid manure tank and the neighbouring dwelling located at 7313 Fourth Line shall be 205 m (672.5 ft). A- 31.231 Notwithstanding Section 6.17.2, MDS II, or any other section of this by-law to the contrary, the minimum setback between the liquid manure tank and the neighbouring dwelling located at 7313 Fourth Line shall be 205 m (672.5 ft). (Martin – By-law 2020-022 & Housekeeping 2025)
Part of Lot 4, Con 2 (P)	31.232 Notwithstanding any other provisions of this By-law, the lands may be used for the following temporary use in addition to the uses permitted in the zone within which the parcel lies: a) A second residential dwelling unit, provided the additional unit take the form of a garden suite as defined by this By-law; b) The following uses accessory to the garden suite shall be permitted: a building entrance that is 3.05 x 6.10 m. (10 x 20 ft.) in size, a cellar under the entrance, and a breezeway to the main farmhouse. Subject to the following: i) That the garden suite comply with the regulations of Section 6.12 of this by-law; ii) Notwithstanding Section 6.12 e), a maximum floor area of 120.8 m² (1,300 ft²) shall be permitted for the garden suite; iii) 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 January 26, 2030. (Weber) (Bearinger – By-law 2013-46)

	31.233 In addition to the uses permitted in the Agriculture (A) zone, Section 8, a parochial school is also permitted, serving a local community that relies extensively on horse drawn vehicles as their sole means of transportation, subject to the following regulations: i) That the Minimum Distance Separation Formulae (MDS 1 and 2) shall not apply between the barn and parochial school, which are located on the same property; ii) That the school shall be considered a Type “A” land use with respect to the MDS 1 and 2, and livestock facilities on neighbouring properties; iii) That notwithstanding Section 6.17.1, MDS 1, or any other section of this by-law to the contrary, the minimum setback between the school and the barn situated on the West Part of Lot 12, Concession 1 shall be 210.3 m (690 ft). (Bowman – By-law 2010-10)
Part of Lot 4, Concession 11 (P)	31.234 a) Notwithstanding any other section of this by-law to the contrary, the only uses permitted on the subject lands shall be: i) The establishment of warehousing and outdoor storage areas for the abutting building supply outlet. Notwithstanding, Section 19.3.2 the coverage of the outdoor storage area is increased to a maximum of 35% of total area. ii) Agriculture-Related Use as defined in the Provincial Policy Statement. Prior to a building permit being issued, the following studies shall be prepared to the satisfaction of the County Engineer’s Office: i) Traffic Impact Study ii) Stormwater Management Report (Norwell Dairy–By-law 2009-009) (Norwell Dairy–By-law 2010-072)
Part Lot 19, Concession 2 (Peel) 6515 Yatton Sideroad	31.235 A home industry is permitted subject to the following criteria: 1. Notwithstanding Section 6.14 d) of this By-law, a maximum floor area of 589 m² (6339.9 ft²) for a home industry is permitted, which shall include but is not limited to; a generator room, lunchroom, office, mechanical room and

	inside storage areas. The floor area also includes a separate power skid building and any mezzanine space. 2. Notwithstanding Section 6.14 e) of this By-law, the home industry building may be attached to a farm shed. 3. Notwithstanding Section 6.14 f) of this By-law, not more than five (5) off site employees shall be engaged in the home industry. 4. All uses associated with the home industry shall be contained in an area of operation that does not exceed an area of 0.29 ha (2% of lot area). 5. No outside storage related to the home industry will be permitted. (Frey – By-law 2010-054, 2016-071 and 2023-042)
Part of Lot 15, Con 10 (P)	31.236 In addition to the uses permitted in the Agriculture (A) zone, a parochial school is also permitted, serving a local community that relies extensively on horse drawn vehicles as their sole means of transportation, subject to the following regulations: i) That the school shall be considered a Type “A” land use with respect to MDS I and MDS II, and livestock facilities on neighbouring properties; ii) That notwithstanding Section 6.17.1, MDS 1, or any other section of this by-law to the contrary, the minimum setback between the parochial school lands and the livestock facility located on Part of Lot 15, Concession 10 shall be 157 m (515 ft) (Weber/Brubacher – By-law 2010-011)
Part of Lot 15, Con 10 (P)	31.237 Notwithstanding Section 6.17.2, MDS 11 requirements from the neighbouring parochial school playing field (excluding building) located on Part of Lot 16, Concession 10, Part 1, RP60R1985 shall not be applied for new livestock buildings or structures, or expansions to existing livestock buildings or structures on the subject lands. However, the MDS II shall be applied to all other neighbouring land uses and the existing parochial school building. (Weber/Brubacher – By-law 2010-011)
Pt Lt 19, Con 3 (P) 7247 Third Line	31.238 Notwithstanding Section 6.14 d) of this By-law, a maximum floor area of 595 m² (6400 ft²) for a home industry is permitted, which shall include but is not limited to; generator room, lunchroom, office, mechanical room and inside storage areas.

	Notwithstanding Section 6.14 f) of this By-law, not more than 4 off site employees shall be engaged in the home industry. (Brubacher – By-law 2021-053)
Pt Lt 5, Con .2 (M) 8534 Concession 3	31.239 Notwithstanding Section 6.14 d) of this By-law, a maximum floor area of 600 m² (6460 ft²) for a home industry is permitted, which shall include but is not limited to; a generator room, lunchroom, office, mechanical room and inside storage areas. And further the minimum interior side yard setback to the home industry structure shall be 12m (39.3 ft). (Reist - By-law 2021-054)
John Street (D) Part Lot 488, RP 11289	31.240 Notwithstanding Section 27 of the by-law, or any other section to the contrary, a single detached dwelling unit shall be permitted on each of the two properties, subject to the following regulations: i) Each single detached dwelling may be serviced by its own septic system and private well. ii) All development within the zone is to be done in compliance with the Tree Saving and Compensation Plan. iii) The two parcels comprising the zone shall have the minimum lot area sizes: 0.40 ha. (.98 ac.) and 1.15 ha. (2.84 ac.). iv) The two dwellings shall be sited as per the setbacks identified in the required Development Agreement. (Beausoleil/Madill – By-law 2010-047)
Part Lot 5 & 6, Moore Survey 41 Adam Brown	31.241 R2 In addition to the provisions of 12.2.2 for a semi-detached dwelling only, the following provisions are also applicable: a) 12.2.2.1 - Minimum lot area 414.9 m² (4465.9 ft²) b) 12.2.2.3 - Minimum lot area (per unit) 201 m² (2163.5 ft²) c) 12.2.2.5 - Front yard setback of 3.74 m (12.2 ft). d) 12.2.2.7 - Exterior Side yard setback 4.39 m (14.4 ft) e) 12.2.2.8 - Rear yard setback of 3.61 m (11.8 ft). f) 6.27.4 a) - Parking location may be located in front of main wall. All other uses permitted in the R2 zone are permitted on the property and must comply to the associated requirements. The exceptions above only apply to a semi-detached dwelling as permitted under section 12.2.2. (Township of Mapleton By-law 2024-020)
West Part Lot 19, Concession 1 6415 Yatton Sideroad	31.242 Notwithstanding section 27.1 of the Future Development Zone, the following permitted uses and regulations shall apply:

	<u>Permitted Uses</u> All of the uses permitted under Section 8.5.1. A home-occupation shall <u>not</u> include a home industry, as defined in this by-law. In addition, the zone may be used for the keeping of horses to be used for personal transportation purposes. <u>Regulations</u> a) The Residential zone regulations of Section 8.5.2 shall apply. b) Notwithstanding Section 6.1.4 and Section 8.3 of this by-law, an accessory building with a ground floor area of up to 232.25 m² (2,500 ft²) shall be permitted. A portion of this building may be devoted to the housing of up to 3 horses to be used for transportation. c) Notwithstanding Section 6.13 of this by-law, the maximum permitted height of the accessory building in (b) above, shall be 5.18 m. (17ft.). d) Notwithstanding Section 6.1.4 of this by-law, a second accessory building with a ground floor area of up to 341.8 m² (3680 ft²) shall be permitted. The building is not permitted a home industry or livestock and is only permitted one floor. Note: This property is permitted a maximum of two accessory structures (Martin By-law 2010-57; S Bauman By-law 2024-005)
2332000010136000000 PLAN HUSTONVILLE LOTS 1-19A;27 N WATER ST PT LTS 20- 26;28-41A 65 65A MILL ST MARKET; ST RP 61R6578 PTS 3-4	31.243 The subject lands are permitted to be developed in accordance with section 8.5 of the zoning by-law, notwithstanding section 6.10 – frontage on a Public Street and section 8.5.2.2 – minimum frontage. (Steve Murray)
2332000004096000000 7937 Wellington Rd 8 Part Lot 2 & 3, Concession 11	31.244 Notwithstanding Section 8.1 or any other section of this by-law, the subject lands are permitted a seasonal outdoor ice rink subject to the following criteria: 1. The rink is to be utilized by a local Mennonite hockey league only, and shall not be used for general public commercial purposes. 2. As accessory to this rink a changeroom space is permitted with a maximum floor area not exceeding 102 m² (1100 ft²), which shall include but is not limited to; washroom(s), mechanical room, storage area etc.

	3. Road side signage or advertising shall not be permitted. (Webton Farms, Martin Weber 2023-05)
Part of Lot 18, Concession 12 WAR 1023 (M)	31.245 The lands are subject to the requirements of section 8.5, and cannot be developed without direct access and frontage on an open a maintained street as required under section 6.10.
7941 Fourth Line, Part of Lot 2, Concession 5	31.246 In addition to the uses permitted in the Agriculture (A) zone, the following additional use is permitted: a) A second residential dwelling (1 unit) provided that the dwelling unit take the form of a mobile home; Subject to the following conditions and special provisions: i) That the existing entrance driveway be used for access to the mobile home; ii) That pursuant to Section 39.1 (3) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the mobile home is permitted until March 9, 2031. (Valenta By-law 2010-087)(Valenta By-law 2021-021)
7589 Third Line West Part Lot 11, Con 3 (P),	31.247 Notwithstanding Section 6.17.2, MDS 11, or any other section of this by-law to the contrary, the minimum setback between the livestock facility and the Third Line road allowance can be reduced to 20m. (Martin By-law 2026-019)
Part Lot 10, Concession 7	31.248 Notwithstanding Section 6.1 or any other section of this by-law to the contrary, one existing accessory building with a floor area not exceeding 387 m² (4,166 ft²) shall be deemed to comply with the accessory building requirements. (Benjamins OMB order PL110258 & By-law 2013-090)
Part of Lot 13, Concession 7	31.249 In addition to the uses permitted in the Agriculture (A) zone, the following additional use is permitted: a) A second residential dwelling (1 unit) provided that the dwelling unit take the form of a mobile home.; Subject to the following conditions and special provisions: i) Notwithstanding Section 6.12 g) the mobile home will be attached to the main residence by way of a breezeway; ii) That the existing entrance driveway be used for access to the mobile home; iii) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the mobile home is permitted until May 10, 2021.

	(Martin By-law 2011-047)
7764 & 7766 Wellington Rd 45, Glen Allan	31.250 Notwithstanding Section 9 or any other section of this by-law to the contrary, the lands are permitted 2 dwelling units. The second dwelling unit (existing) shall not exceed 500 ft ² (Magolan By-law 2012-12)
Part of Lot 6, Concession 4	31.251 In addition to the uses permitted in the Agricultural zone, the lands may also be used for a commercial greenhouse and/or nursery. (Latter Bylaw 2011-049)
Part of Lot 9, Concession 5	31.252 Notwithstanding any other section of this by-law to the contrary, a cemetery shall not be permitted on the subject lands. (Markham Mennonite Church By-law 2011-070)
Part of Lot 12, Concession 2	31.253 In addition to the uses permitted in the Agriculture (A) zone, the following additional use is permitted: a) A second residential dwelling (1 unit) provided that the dwelling unit take the form of a mobile home.; Subject to the following conditions and special provisions: i) Notwithstanding Section 6.12 e) the mobile home shall have a maximum floor area of 118.9m ² (1,280 ft ²); ii) Notwithstanding Section 6.12 g) the mobile home will be attached to the main residence by way of a breezeway; iii) That the existing entrance driveway be used for access to the mobile home; iv) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the mobile home is permitted until November 8, 2031 . (Martin By-law 2011-095)
Pt Lt 20, Con .1 7231 Wellington Rd 86	31.254 Notwithstanding Section 6.14 d) of this By-law, a maximum floor area of 750 m ² (8072.93 ft ²) for a home industry is permitted, which shall include but is not limited to; a generator room, lunchroom, office, mechanical room and inside storage areas. Notwithstanding Section 6.14 f) of this By-law, not more than 4 off site employees shall be engaged in the home industry. (Brubacher By-law 2022-002)
Concession 1, E Part Lot 12 7531 Wellington Rd 86	31.255 A home industry is permitted subject to the following criteria: 1. Notwithstanding Section 6.14 d) of this By-law, a maximum floor area of 418 m ² (4500 ft ²) for a home industry is

	permitted, which shall include but is not limited to; a generator room, lunchroom, office, mechanical room and inside storage areas. The floor area will also include any separate power skid buildings and any mezzanine space. 2. Notwithstanding Section 6.14 e) of this By-law, the home industry building may be attached to a farm shed. (A Weber By-law 2024-018)
Part of Lot 10, Concession 13, Parcels 1 to 15, Rothsay Park Lots 1 to 6 and Part of Lot 10, Concession 12	31.256 In addition to the uses permitted in Section 9, the lands may also be permitted a hobby barn subject to the provisions of Section 8.3. (Rothsay By-law 2012-035)
Part Lot 2, Concession 1 (Peel) Part 1, RP 61 R9323 6982 Wellington Rd 7	31.257 Notwithstanding the provisions in section 9.2.1 the lot area shall be a minimum of 0.3 ha (0.74 ac.). (Bauman By-law 2023-003)
Part Lot 2, Concession 1 (Peel) Part 1, RP 61 R9323 6982 Wellington Rd 7	31.258 Notwithstanding the provisions in section 6.21.1 a) the minimum setback to the NE zone may be reduced to 9m for a residential dwelling. (Bauman By-law 2023-003)
Part Lot 18, Concession 1 (Peel) 7307 Wellington road 86, Wallenstein	31.259 In addition to the regulations of Section 22, the following regulations shall apply: a) Transport trucks are prohibited from using the entrance on Yatton Side Road. b) Notwithstanding Section 22.2.9, the required setback between a dwelling on an abutting lot and the driveway, leading from the parking lot to Yatton Side Road, may be reduced to 30m (98.4ft). c) As per Sections 22.3 and 6.3 a landscaped planting strip shall be required on the Rural Industrial property where it abuts residential uses. However, where the property line abuts linear, Kissing Bridge Trailway (KBT Right-of-Way), a landscaped planting strip is not required and a 0m setback is permitted for the parking area and storage of trucks and vehicles only. Note, a 0.76m (1.5ft) landscaped planting strip consisting of shrubs and groundcover is required between the recreational trailway (KBT) and the vehicle parking on the adjacent property. Notwithstanding Section 6.20, Natural Environment Setbacks, a septic system, including tile field, shall be

	permitted within this zone at less than 30 metres setback from the Natural Environment zone. d) Notwithstanding Sections 22.2.4 and 22.2.6 a 3.0 m (9.8 ft) minimum side and rear yard setback is permitted for a stormwater reservoir and treatment facility e) Notwithstanding Section 6.20 a 0 m (0 ft) setback is permitted for all buildings or structures from the NE zone and from watercourses not located in the NE Zone; and, f) Notwithstanding Sections 6.1, and 22.2.4, a 0 m (0 ft) setback is permitted for a weigh scale/scale house from the southern property line along the former rail line property. (Wallenstein By-law 2012-078 & Wallenstein By-law 2015-088 & Wallenstein By-law 2019-039)
Part of Lot 9, Concession 4	31.260 Notwithstanding any other section of this by-law to the contrary, a residential dwelling shall be prohibited in this zone. Other agricultural uses that are not accessory to a dwelling are permitted subject to MDS 11 conformity; AND further that the barn existing on the day of passing of this by-law is deemed to comply with the requirements under section 8 and is restricted from housing livestock unless it can be demonstrated that MDS 11 can be met. (Schill By-law 2012-076)
Part of Lot 9, Concession 4	31.261 Notwithstanding Section 8.5 or any other section of this by-law to the contrary, minimum lot size shall be 0.3 ha (0.7 ac.) as per consent B10/12. (Schill By-law 2012-076)
Part Lot 10, Con 2 6471 Wellington Rd 12	31.262 A home industry is permitted subject to the following criteria: 1. Notwithstanding Section 6.14 d) of this By-law, a maximum floor area of 820 m² (8826.6 ft²) for a home industry is permitted, which shall include but is not limited to; a generator room, lunchroom, office, mechanical room and inside storage areas. The floor area also includes any separate power skid buildings and any mezzanine space. 2. Notwithstanding Section 6.14 e) of this By-law, the home industry building may be attached to a farm shed. 3. Notwithstanding Section 6.14 f) of this By-law, not more than 5 off site employees shall be engaged in the home industry.

	(A. Bauman – By-law 2022-057)				
W Part Lot 11, Con 1 8309 Wellington Rd 86	31.263 A home industry is permitted subject to the following criteria: 1. Notwithstanding Section 6.14 d) of this By-law, a maximum floor area of 668.8 m2 (7200 ft2) for a home industry is permitted, which shall include but is not limited to; a generator room, lunchroom, office, mechanical room and inside storage areas. The floor area will also include any separate power skid buildings and any mezzanine space. 2. Notwithstanding Section 6.14 e) of this By-law, the home industry building may be attached to a farm shed. (Edgar Martin – By-law 2022-058)				
Lot 18, Concession 1 (P)	31.264 In addition to the permitted uses of Section 9.1, the following uses shall be permitted: • A small barn for horses for transportation • A home industry, as limited by the regulations below The home industry shall comply with the following regulations: • Notwithstanding Section 6.14 (b), the home industry use shall be limited to the assembly and repair of leather products and the use of machines for embroidering blankets, leather and other fabric. • Notwithstanding Section 6.14 (d), the home industry shall not occupy a building area exceeding 92.9 m² (1,000 ft²). • Notwithstanding Section 6.14 (f), only employees who are permanent residents on the property shall be engaged in the home industry. • Notwithstanding Section 6.14 (h), the shed containing the home industry shall be permitted in its current location at 5 m. (16.4 m.) from the southern side lot line. (Brubacher By-law 2012-086)				
Glenaviland Subdivision (Drayton)	31.265.1 R1C – Notwithstanding Section 11.2, or any other section of this by-law to the contrary, single detached residential dwellings shall be subject to the following regulations: <table><tr><td>a) Minimum Lot Area</td><td>350 m² (3,767.49 ft²)</td></tr><tr><td>b) Minimum Interior Side Yard</td><td> • One side 1.5 m. (4.92 ft.) </td></tr></table>	a) Minimum Lot Area	350 m ² (3,767.49 ft ²)	b) Minimum Interior Side Yard	• One side 1.5 m. (4.92 ft.)
a) Minimum Lot Area	350 m ² (3,767.49 ft ²)				
b) Minimum Interior Side Yard	• One side 1.5 m. (4.92 ft.)				

	<table><tr><td colspan="2">• One side with attached garage 0.6 m. (1.96 ft.)</td></tr><tr><td>c) Exterior Side Yard</td><td>4.5 m. (14.76 ft.)</td></tr><tr><td>d) Minimum Rear Yard</td><td>20% lot depth, not to exceed 7.6 m. (24.93 ft.)</td></tr><tr><td>e) Maximum Lot Coverage</td><td>55%</td></tr><tr><td colspan="2">f) Off Street Parking Spaces</td></tr><tr><td colspan="2">• 2 tandem per dwelling unit, one in garage</td></tr><tr><td colspan="2">• Each space minimum 6.5 m. (21.32 ft.) long</td></tr><tr><td colspan="2">g) All other requirements of Section 11.2 apply</td></tr></table>	• One side with attached garage 0.6 m. (1.96 ft.)		c) Exterior Side Yard	4.5 m. (14.76 ft.)	d) Minimum Rear Yard	20% lot depth, not to exceed 7.6 m. (24.93 ft.)	e) Maximum Lot Coverage	55%	f) Off Street Parking Spaces		• 2 tandem per dwelling unit, one in garage		• Each space minimum 6.5 m. (21.32 ft.) long		g) All other requirements of Section 11.2 apply							
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	31.265.2 R3 – Notwithstanding Section 13.2.2, or any other section of this by- law to the contrary, each street townhouse dwelling unit shall be subject to the following regulations: <table><tr><td>a) Minimum Lot Area</td><td>178.4 m² (1,920 ft²)</td></tr><tr><td colspan="2">b) Minimum Interior Side Yard (end unit) 1.5 m. (4.92 ft.)</td></tr><tr><td colspan="2">c) Exterior Side Yard</td></tr><tr><td colspan="2">• Public street 4.5 m. (14.76 ft.)</td></tr><tr><td colspan="2">• Private street 3.6 m. (11.91 ft.)</td></tr><tr><td>d) Minimum Rear Yard</td><td>20% of lot depth, not to exceed 7.6 m (24.93 ft.)</td></tr><tr><td>e) Maximum Lot Coverage</td><td>60%</td></tr><tr><td colspan="2">f) Off Street Parking Spaces</td></tr><tr><td colspan="2">• 2 tandem per dwelling unit, one in garage</td></tr><tr><td colspan="2">• Each space 6.5 m. (21.32 ft.) long</td></tr><tr><td colspan="2">x) All other requirements of Section 13.2.1 apply.</td></tr></table> (Glenaviland By-law 2013-02 & Housekeeping 2025)	a) Minimum Lot Area	178.4 m ² (1,920 ft ²)	b) Minimum Interior Side Yard (end unit) 1.5 m. (4.92 ft.)		c) Exterior Side Yard		• Public street 4.5 m. (14.76 ft.)		• Private street 3.6 m. (11.91 ft.)		d) Minimum Rear Yard	20% of lot depth, not to exceed 7.6 m (24.93 ft.)	e) Maximum Lot Coverage	60%	f) Off Street Parking Spaces		• 2 tandem per dwelling unit, one in garage		• Each space 6.5 m. (21.32 ft.) long		x) All other requirements of Section 13.2.1 apply.	
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x) All other requirements of Section 13.2.1 apply.																							
Pt Lt 18, Con 1 6444 Yatton Side Road	31.266 A home industry is permitted subject to the following criteria: - Notwithstanding Section 6.14 d) of this By-law, a maximum floor area of 880 m2 (9472.24 ft2) for a home industry is permitted, which shall include but is not limited to; a generator room, lunchroom, office, mechanical room and inside storage areas. The floor area also includes a separate power skid building and any mezzanine space. - Notwithstanding Section 6.14 f) of this By-law, not more than 4 off site employees shall be engaged in the home industry. - The outdoor storage area not exceed 1540 m2 (16.576 ft2). - All uses associated with the home industry shall be contained in a area of operation that does not exceed an area of 0.44 ha (1 ac) (2% of lot area). (Mathews Place – By-law 2022-019)																						
7061 Highway 6 Part of Lots 2 & 3,	31.267 Notwithstanding Section 6.1 or any other section of this by-law																						

Concession A	to the contrary, the existing 405 m² (4,359.5 ft²) accessory building shall be permitted in this zone, for the building's lifetime. When the building is eventually demolished, all provisions of the zoning by-law for accessory buildings shall be complied with, should new accessory buildings be constructed. The accessory building shall only be used for personal use accessory to the primary residential use of the property. (Ristov By-law 2013-019)
West Part Lot 18 Concession 1 (M) 8033 Wellington Rd 86	31.268 In addition to the other uses permitted for this property, a temporary, second residential dwelling unit in the form of a garden suite / mobile home as defined by this By-law is permitted, subject to the following regulations: 1. The garden suite shall comply with the regulations of Section 6.12 of this By-law; 2. 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 September 1, 2043. (Horst By-law 2023-043 & housekeeping 2025)
Part of Lots 16 & 17, Concession 9	31.269 Notwithstanding section 8 of this by-law, the permitted uses shall also include sewage lagoon, conduits for the conveyance of sanitary and storm sewage, lagoon discharge and appurtenance uses to serve a sewerage system for Drayton. (Housekeeping By-law 2013-092)
Part of Lot 19, Concession 1	31.270 In addition to the uses permitted in the Unserved Residential (R1A) zone, Section 9.1, the following additional use is permitted: a) A shed for the housing of up to a total of 2 horses. This includes the owner's horse(s), as well as a horse of visiting guests. The horse shed shall be subject to the following regulations: i) The maximum ground floor area of the horse shed shall be 61.3 m² (660 ft²). ii) Notwithstanding section 6.17.2, Minimum Distance Separation II, the horse shed may be situated within the MDS II arc, provided that its Southwest corner is not closer than 18 metres (59ft) to the residence on the neighbouring property to the south, and its Northwest corner is not closer than 24 metres (78.7 ft) to the residence on the neighbouring property to the north. iii) Notwithstanding the definition of "hobby barn" in

	section 5.115, the horse shed shall not be considered a hobby barn and shall not be subject to the regulations of section 8.3, Hobby barns of this bylaw. iv) The required minimum interior side yard shall be 1 metre (3.2 ft) and not 3 metres (9.8 ft) as required by section 6.1.2 c) of the by-law. v) The outdoor storage of manure shall not be permitted. vi) Usage of the horse shed shall be restricted to the housing of horses and carriages required for transportation, and uses directly accessory to this use. vii) Other than above, development on the property shall be subject to the applicable regulation of section 9.2 of the Unserved Residential (R1A) zone. (Martin By-law 2013-85)
Part of Lot 12, Concession 10 7192 Sideroad 18	31.271 Notwithstanding any other section of this by-law to the contrary, a residential dwelling shall be prohibited in this zone. Other new agricultural uses that are not accessory to a dwelling are permitted subject to MDS 11 and Section 8 conformity; AND further the existing 82 ft. x 38.6 ft. drive shed may have a reduced setback of 0.3 m (1.3 ft.) to the easterly property line. AND further the existing barn will be deemed to comply with MDS setbacks subject to the following conditions: 1. The MDS exemption will only apply to the 103 ft. x 60.5 ft. bank barn existing on the day of passing of this by-law. 2. Removal of the existing barn or removal of the livestock prior to the expiration of the temporary use date, shall void this provision. 3. Any new livestock facilities or any expansion to the existing bank barn are required to comply with MDS provisions. 4. That pursuant to Section 39 of the Planning Act, R.S.O. 1990, c.P.13 as amended, the existing barn is permitted to house livestock until January 1, 2017. (Weber By-law 2014-037)
Part of Lot 12, Concession 10 7192 Sideroad 18	31.272 Notwithstanding Section 6.17.1 or any provisions to the contrary, MDS 1 will not be applied to the existing residence located on the subject lands. (Weber By-law 2014-037)
Part of Lots 1, 2, 3, Lot 5 & Part Lot 20 Kings Survey (M), 60R-1301	31.273 (H) R3-31.273(H) Notwithstanding any other section of the by-law to the contrary, the subject lands are required to have a minimum density of 10 dwelling

Part 1, with frontage on Booth Street E.	units. Residential Additional Dwelling Units do not count towards the minimum number of required dwelling units. Council may pass a By-law removing the holding symbol once it is satisfied that the following matters have been adequately addressed: a) Adequate municipal services are available to the lands. b) Prior to any development or site alteration the GRCA will require that a slope stability assessment is completed. In addition, a floodplain analysis will be required to confirm the extents of the floodplain on the subject property in consultation with the GRCA. The study will include a topographic survey delineating the floodplain boundary based on site-specific elevations, as well as showing the limits of the watercourse, staked top of bank, physical toe of slope, stable top of slope, erosion access allowance, development setbacks, and the regulated allowances associated with GRCA's regulated features. Development will need to be demonstrated to be outside of the natural hazard features and applicable development setbacks. Once the natural hazard feature boundaries are confirmed, the natural hazard areas and applicable setbacks should be rezoned from Residential to Natural Environment (NE) zoning. c) The lands have merged in title as per the conditions of B67/24 and are registered and consolidated and described as Part Lots 20, 1, 2 3 and 5. (Sinclair By-law 2026-022)
	31.274 All of the lots within this zone are Vacant Checkerboard Lots, created previous to 1970 and the enactment of subdivision control in the Planning Act. A building permit under the Reduced Lot Regulations of the Agricultural Zone, Section 8.5, may be issued provided the following requirements are met: - Compliance with Minimum Distance Separation (1) - Frontage on an open, year round maintained road - Safe access onto road - Sufficient lot area and appropriate soils for septic system and well - All other requirements of the General Provisions [Section 6] and Reduced Lot Regulations of the Agricultural Zone [Section 8.5] are met.

	(Mapleton By-law 2014-26)
	31.275 All of the lots within this zone are Vacant Checkerboard Lots, created previous to 1970 and the enactment of subdivision control in the Planning Act. Prior to being issued a building permit under the Reduced Lot Regulations of the Agricultural Zone, Section 8.5, a rezoning shall be required to insure that the vacant lot is suitable for development. Consideration will be given to the following and any other matters deemed appropriate by Council. - Compliance with the Minimum Distance Separation (1) - Frontage on an open, year round maintained road - Safe access onto road - Sufficient lot area and appropriate soils for septic system and well - All other requirements of the General Provisions [Section 6] and Reduced Lot Regulations of the Agricultural Zone [Section 8.5] are met. (Mapleton By-law 2014-26)
5 Snyder Avenue, Glen Allan Lot 5, Plan 27240d (Peel)	31.276 In addition to the uses permitted in the Unserviced Residential (R1A) zone, Section 9.1, an accessory apartment is permitted, subject to the following regulations: a) Notwithstanding Section 9.1.3, the minimum front yard setback shall be 5.18 metres (17 feet). Except as provided for above, all other requirements of Section 9 shall be complied with. (Frey By-law 2014-028)
7253 Wellington Rd 86 Part Lot 19, Concession 1 E (Peel)	31.277 Notwithstanding Section 8.4.1, a second residential dwelling may be established on this property subject to the following regulations: a) Minimum Lot Area 29.13 ha. (72 ac.); b) Situated within the farm building cluster; c) Access gained via the same lane as for the primary dwelling; d) Satisfactory septic system and water supply; and e) Except for as set out above, all other requirements of the Agricultural zone and General Provisions apply. (Brubacher By-law 2014-057)
Lots 34-46, Lots 62-77,	31.278

Donald Sutherland's Survey, Part Lot 5, Concession 2	Notwithstanding, section 9.2.1 and 9.2.2, the land zoned R1A 31.278 shall be subject to the following regulations: a) Minimum Lot Area - 0.20 ha (0.49 ac). b) Minimum Lot Frontage - 21 m (68.89 ft.) Subject to the following provision: All lots will require the installation of level 4 treatment units (tertiary systems) to be installed, monitored, and maintained as per the Ontario Building Code (OBC). (Glen Allan By-law 2023-002)
Lots 34-46, Lots 62-77, Donald Sutherland's Survey, Part Lot 5, Concession 2	31.279 Notwithstanding, section 9.2.2 the land zoned R1A 31.279 may be permitted a Minimum Lot Frontage of 10 m (32.8 ft.). (Glen Allan By-law 2023-002)
6369 Wellington Rd 9 Part Lot 1, Concession 1 (Maryborough)	31.280 Notwithstanding any other section of this by-law to the contrary, a residential dwelling shall be prohibited in this zone. Other agricultural uses that are not accessory to a dwelling are permitted subject to MDS II conformity. AND further that the existing 40ft. x 64ft. metal clad building may have a reduced interior side yard setback of 7.8m (25.6ft) to the southerly property line. (David Bowman Martin By-law 2014-065)
22 Alma St N Lot 141, Plan 134 (Peel)	31.281 The permitted uses of the R1A zone are permitted on the subject land subject to the following regulations: a) Notwithstanding Section 9.2.1, the minimum lot area shall be 809.34 m² (8,712 ft²). b) Notwithstanding Section 9.2.2, the minimum lot frontage shall be 20 m. (66 ft.). c) Notwithstanding Section 9.2.3, the minimum front yard shall be 7.62 m. (25 ft.). d) Notwithstanding Section 9.2.5, the minimum exterior side yard shall be 4.57 m. (15 ft.). e) All other requirements of Section 9.2 and Section 9.3 shall apply. (Thiessen By-law 2014-066)
6408 Yatton Side Road Lot 18, Concession 1 (Peel)	31.282 Notwithstanding Section 27.1, Future Development, or any other section of this by-law to the contrary, a new barn may be constructed on the property, subject to the following regulations: a) The maximum floor area of the new barn shall not exceed 245.3 m² (2,640 ft²). b) The new barn shall be set back at least 158 m. (518.3 ft.)

	from the front lot line. c) The existing 483.1 m² (5,200 ft²) barn shall be demolished. d) A covered manure storage area shall be required. This structure may be located on the east side of the new barn, provided that it is setback at least 148.8 m. (488.3 ft.) from the front lot line. e) Notwithstanding Section 6.17.2, or any other section of this by-law to the contrary, the maximum livestock housed in the new barn shall be limited to 25 beef feeders (7-16 months) and 5 medium framed horses (mature). Other livestock types than above may be substituted, provided that the Minimum Distance Separation (2) does not increase as a result. f) Other than as set out above, the FD-31.282 zone shall be subject to all requirements of Section 27, Future Development, and Section 6, General Provisions. (Martin By-law 2014-076)
7443 Fourth Line Part Lot 14, Concession 5	31.283 In addition to the uses permitted in the Agriculture (A) zone, a parochial school is also permitted, serving a local community that relies extensively on horse drawn vehicles as their sole means of transportation, subject to the following regulations: a) That the school shall be considered a Type “A” land use with respect to MDS I and MDS II, and livestock facilities on neighbouring properties; b) That notwithstanding Section 6.17, MDS 1, or any other section of this by-law to the contrary, the minimum setback between the parochial school lands and the livestock facilities and manure storage areas located at 7440, 7456 and 7470 Fourth Line are deemed to comply. (Cleason Martin By-law 2015-036)
7074 16 th Line North Part Lot 22, Concession 16 (Peel)	31.284 In addition to the other uses permitted for this property, a temporary, second residential dwelling unit in the form of a garden suite as defined by this by-law is permitted, subject to the following regulations: i) That notwithstanding Section 6.12 (e), the maximum size of the garden suite permitted shall be 120.77 cu. M. (1,300 ft²) ii) Other than (i) above, the garden suite shall comply with the regulations of 6.12 of this by-law; iii) 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 28, 2035.

	(Whittaker By-law 2015-078)
Lot 236, Plan Bolton's Survey 74 Main Street E	31.285 Notwithstanding the provisions in section 13.2.1 the street townhouse is permitted the following: 1. Front yard setback of 5.48 m (18 ft). 2. Rear yard setback of 3.65 m (12 ft). 3. Minimum lot area (per unit) of 206.7 m² (2225 ft²). (By-law 2022-032)
Part Lot 18, Concession 1 (Peel), Wallenstein Former Rail Line	31.286 In addition to the uses permitted in the Agricultural (A) and Rural Industrial (RIN) zone, the truck and vehicle parking from the adjacent Wallenstein Feed and Supply operation is permitted and a 0.76m landscaped buffer consisting of shrubs and ground cover is required between the parking area and the Kissing Bridge Trailway on the subject lands (the former Railway Right-of-Way). A 0 m (0 ft) setback is permitted for a weigh scale/scale house from the northern property line along the Wallenstein Feed property. A minimum 0.76 m (2.5 ft) setback is required for the weigh scale/scale house from the Kissing Bridge Trail on the property. (Prov. of Ontario By-law 2015-089 & Wallenstein By-law 2019-039)
Part Lot 17, Con 13 (P) 7335 12th Line	31.287 In addition to the uses permitted in the Agricultural zone, the operation of a meat processing facility is also permitted subject to the following conditions: 1. The total floor area of the building used for meat processing shall not exceed 371.6 m² (4000 ft²). 2. The slaughter of animals (abattoir) is not permitted. (H. Brubacher – By-law 2022-053)
7850 Wellington Rd 7 East Part Lot 4, West Part Lot 5 Concession 13 (Peel)	31.288 Notwithstanding Section 6.1 or any other section of this by-law to the contrary, the existing metal clad building 3680 ft² (341.8 m²), shall be deemed to comply with the accessory building requirements including setbacks. And further no other accessory structures will be permitted on the property without an amendment to this by-law. (Rumph's Dairy & Poultry By-law 2015-098)
7445 Wellington Road 109 East Part Lot 16, Concession 17 (Maryborough)	31.289 In addition to the uses permitted in the Extractive Industrial zone, the following additional use shall be permitted within this zone: recycling of used asphalt, concrete, brick and similar materials and blending with sand and gravel. (Moorefield Excavation By-law 2015-077)
7849 Wellington Road 86, Lot 22,	31.290 In addition to the other uses permitted for this property, a temporary, second residential dwelling unit in the form of a

	garden suite as defined by this By-law is permitted, subject to the following regulations: i) That the garden suite shall comply with the regulations of Section 6.12 of this By-law; ii) 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 February 1, 2036. (Wideman By-law 2016-007)
8494 Concession 12 Lot 6, Concession 12 (Maryborough)	31.291 Notwithstanding any other provisions of this By-law, the subject lands may only be used for the following specific uses: agricultural uses, tractor and farm equipment repairs and sales, and uses accessory to the foregoing, including a single detached dwelling. Subject to the following conditions: i) That the tractor and farm equipment repair shop shall be subject to the requirements of Section 19.2. ii) That notwithstanding Section 6.35.2, Uses Restricted in All Zones, the outdoor storage and refurbishing of used tractors and other farming equipment shall be permitted, provided that it is adequately buffered as per Section 6.3 of this by-law. iii) That agricultural buildings and structures, as well as the single detached dwelling shall be subject to the requirements of Section 8.2. iv) That the above-noted tractor and farm equipment repairs and sales use is subject to site plan control, and that if the use is expanded in the future, it shall require amendments to the site plan and associated agreement. (Bearinger By-law 2016-012)
	31.292 Deleted by Housekeeping 2019 (2019-092)
Part of Lot 12 & 13, Concession A (P)	31.293 Notwithstanding Section 6.1 or any other section of this by-law to the contrary, the two existing accessory buildings (250 m² and 445 m²) with a combined floor area of 695 m² (7,481 sq. ft.), shall be deemed to comply with the accessory building requirements including setbacks. And further, no other accessory structures or a hobby barn will be permitted on the property without an amendment to this by-law. (JDT Farms By-law 2016-016)
7291 Third Line Part Lot 18, Concession 3	31.294 In addition to the uses permitted in the Unserved Residential (R1A) zone, a retail butcher shop is also permitted subject to the following regulations: a) The total floor area of the building used for meat

	processing shall not exceed 55.7 m² (600 ft²). b) Limited retail sales are permitted. c) The slaughter of animals (abattoir) is not permitted. d) Other than above, development on the property shall be subject to the applicable regulation of section 9.2 of the Unserved Residential (R1A) zone (Brubacher By-law 2025-056)
Part Lot 5, Concession 1 8521 WCR 86	31.295 In addition to the uses permitted in section 8.5, an off season storage facility use is also permitted. Notwithstanding Section 6.1.4 b) or any other section of this by-law, the barn on the day of the passing of this by-law may have a maximum floor area of 453.7 m² (4,884 ft²). Subject to the following conditions: a) Enlargement of this building is not permitted b) The barn is restricted from housing livestock AND, notwithstanding Section 6.1.4 b) or an other section of this by-law, the accessory structure/shed may have a maximum floor area (including mezzanine) of 292.6 m² (3,150 ft²) used for personal storage. All other provisions of the by-law shall apply as applicable including Section 8.3.1 (Hobby Barn Maximum Ground Floor Area). (Haverkamp By-law 2016-049) (Schartner By-law 2019-070)
Part Lot 11, Concession 14	31.296 In addition to the uses permitted in the Agricultural zone, the following additional use is permitted: a) The operation of a meat processing facility subject to the following conditions: i) The total floor area of the building used for meat processing shall not exceed 278.7 m² (3,000 ft²). ii) Total number of external employees shall not exceed 4. iii) The slaughter of animals (abattoir) is not permitted. (Oelschlagel By-law 2016-051)
7981 Wellington Road 86 Part Lot 1, Concession 1 (Peel)	31.297 a) In addition to the uses permitted in the Agricultural zone, the operation of a food processing facility shall also be permitted and shall be subject to the following home industry provisions 6.14 d), e) f), g) & j) (Bowman By-law 2016-073)
70 Head Street W,	31.298 In addition to the uses permitted in the Institutional zone, two

Rothsay Lots 157 & 158 (Maryborough)	residential units may be permitted within the existing church building (Spies By-law 2016-080)
Part Lot 21 & 22, Concession 13 (P), Part 1, RP 60R1890	31.299 Notwithstanding the M1 (section 20) provisions of the By-law the following uses are also permitted on the lands zoned 31.299: a) one single family dwelling subject to the provisions of section 9. b) one additional residential unit (ARU) detached, subject to the provisions of 6.29.2. (W Grose By-law 2024-012)
7275 Sideroad 16 Part Lot 4, Concession 11 (Peel)	31.300 In addition to the uses permitted in the Agricultural zone the following additional uses are permitted on the subject lands: a) Township of Mapleton administrative offices and maintenance facility. b) County of Wellington maintenance facility. And further the following exemptions are permitted: i) The Township of Mapleton Maintenance facility be permitted a rear yard setback of 4m (13ft.); ii) The County of Wellington lands be permitted a frontage of 21.2 m (70ft.). (County Works Garage By-law 2017-001)
8450 Concession 3 E Part Lot 7, Concession 2 (Maryborough)	31.301 The AC-31.301 zone has a depth of 137.16 m. (450 ft.) and a width of 76.2 m. (250 ft.). The western boundary of the zone is situated 51.21 m. (168 ft.) east of the western property boundary. Notwithstanding any other provisions of this By-law, the subject lands may only be used for the following specific uses: Agricultural uses, Tractor and Farm Implement Sales and Service, and uses accessory to the foregoing. Subject to the following regulations: i) That the tractor and farm implement service use shall be subject to the requirements of Section 19.2 ii) That notwithstanding Section 6.35.2, Uses Restricted in All Zones, the outdoor storage and refurbishing of used tractors and other farming implements shall be permitted to the rear of the shop, within the AC-31.301 zone, and provided that it is adequately buffered as per Section 6.3 of

	this by-law. iii) That the above noted tractor and farm equipment repairs and sales use is subject to site plan control, and that if the use is expanded in the future, it shall require amendments to the site plan and associated agreement. (Bowman By-law 2016-090)
West Part Lot 2, Concession 9 (Peel)	31.302 In addition to the uses permitted in the Agriculture (A) zone, and notwithstanding any other sections of this by-law to the contrary, the land zoned A-31.302 may be permitted a parochial school and accessory uses such as playgrounds, ball diamonds, and parking areas, subject to the following: a) The lands shall further be subject to the regulations under Section 8.5 Reduced Lot Regulations. b) That notwithstanding Section 6.17, MDS 1, or any other section of this by-law to the contrary, the minimum setback between the parochial school lands and the livestock facilities and manure storage areas located at 7951, 7950 and 7921 Eighth Line are deemed to comply. (Bowman By-Law 2017-024)
South Part Lot 3, Concession 16 (Maryborough)	31.303 In addition to the uses permitted in the Agricultural (A) zone and notwithstanding any other sections of this by-law to the contrary, the land zoned A-31.303 may be permitted one additional accessory dwelling unit within an accessory garage on the property, subject to the following: a) The accessory dwelling unit will be limited to 1,200 ft² of total floor area and located entirely on the second level of the accessory garage existing as of March 2017; and b) A temporary garden suite is not permitted on the site or an additional dwelling unit within the house will not be permitted without a further amendment to the zoning by-law. (Ross By-Law 2017-036)
75 Dales Drive	31.304 In addition to the uses permitted in the Residential (R2) zone, Section 12.1, an accessory basement apartment is permitted, subject to the regulations of Section 12.2.2, Semi-Detached Dwelling. (Robinson By-Law 2017-052 & 2018-058)
Part Lot 16, Concession 11	31.305 In addition to the uses permitted in the Agricultural (A) zone the following additional use is permitted: a) A second residential dwelling (1 unit) provided that the

	dwelling unit take the form of a mobile home; subject to the following regulations: i) Notwithstanding Section 6.12 e) the mobile home may have a maximum floor area of 154.59 m² (1,664 ft²). ii) That the existing driveway entrance be used for access to the mobile home; iii) 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 May 9, 2037. (Martin By-Law 2017-062)
Part Lot 6, Concession 4 (Maryborough)	31.306 In addition to the uses permitted in the Agricultural Commercial (AC) zone and notwithstanding any other sections of this by-law to the contrary, the land zoned A-31.306 may be permitted one additional single detached dwelling to allow a total of two dwellings on the property, subject to the following: a) The second dwelling may be located 110 m from the main dwelling. b) Both dwellings shall share one common driveway. (Dekker By-Law 2017-066)
West Part Lot 2, Concession 9	31.307 In addition to the uses permitted in the Agricultural (A) zone, and notwithstanding any other sections of this by-law to the contrary, the land zoned A-31.307 may be permitted a Place of Worship subject to the following: a) The lands shall further be subject to the regulations under Section 24.2 and 24.3 (Institutional) of the By-law. (Weber By-Law 2017-086)
Part Lot 10, Concession 1 (Peel)	31.308 A home industry is permitted subject to the following criteria: 1. Notwithstanding Section 6.14 d) of this By-law, a maximum floor area of 708.3 m² (7625 ft²) for a home industry is permitted, which shall include but is not limited to; a generator room, lunchroom, office, mechanical room and inside storage areas. The floor area also includes a separate power skid building and any mezzanine space. 2. Notwithstanding Section 6.14 e) of this By-law, the home industry buildings may be attached to a farm shed. 3. Notwithstanding Section 6.14 f) of this By-law, not more than five (5) off site employees shall be engaged in the home industry. 4. All uses associated with the home industry shall be contained in an area of operation that does not exceed an area of 1 ha.

	5. No outside storage related to the home industry will be permitted. (Macton Manufacturing By-law 2025-043)
Part Lot 9, Concession 1 (Peel) 7669 Wellington Road 86	31.309 Notwithstanding Section 6.14 d) of this By-law a maximum floor area of 672 m² (7,233.3 ft²) for all buildings is permitted for a home industry which shall include but is not limited to; generator room, lunchroom, office, mechanical room, basement area and inside storage areas. Notwithstanding Section 6.14 f) of this By-law, a maximum of six (6) employees who are not permanent residents on the property shall be engaged in the Home Industry. (Bauman By-Law 2017-095)(Bauman By-Law 2021-022)
Part Lot 10, Concession 9 (Maryborough), Wellington Road 10 (McGivern St.) Moorefield Moorefield Tire	31.310 Notwithstanding any other provisions of this by-law to the contrary an Automotive Tire Shop may be permitted in the zones within which the parcel lies subject to the following regulations: 1. Tire storage must be located behind the front wall of the building and setback a minimum of 15 m (50 ft.) from all property lines. 2. Tires and/or rims stored on racks are permitted a maximum height of 4.3 m (14.0 ft.) to the top of any tire, rim, or rack and must be setback a minimum of 15 m (50 ft.) from all property lines. Rims stored on the ground may be located closer than 15 m (50 ft.) to the property lines. 3. Front Yard Setback: a) 36.57 m (120 ft.) maximum setback to the main wall of the building; and, b) 3.0 m (9.8 ft) minimum setback. 4. Notwithstanding Section 6.16 b) Loading Regulations, a loading door/dock is permitted on the front wall of the building and the corresponding loading space is permitted in front of the door/dock. 5. Notwithstanding Section 6.26 Outdoor Storage Areas, accessory outdoor storage is permitted in the rear yard subject to the following regulations: a) Shall not be located in any required yard; b) Shall not compromise more than 35% of the total lot area; c) Screening shall be provided in accordance with Section 6.3 a) to d) of the Zoning By-law and shall be provided along the entire interior and rear yards (perimeter); d) Shall not obstruct or occupy any required parking area. 6. The repair and servicing of all vehicles including cars, trucks, trailers, agricultural equipment, and construction equipment must be conducted within the building or outside behind the

	front face of the building (i.e., not in the front yard.). 7. Vehicles under repair or awaiting repair shall not be parked in the front yard. 8. Notwithstanding Section 6.27.7, the parking regulations of the Zoning By-law shall apply. 9. Water supply for firefighting purposes will be required in accordance with the requirements and calculations in the O.B.C. 10. An unimpeded fire route shall be provided at all times and designated by by-law (as shown on the approved site plan). 11. Notwithstanding Section 6.8 a), a private septic system may be used on a temporary basis until servicing capacity becomes available in Moorefield and is allocated to the property by Council. (Van Andel By-Law 2017-127 and 2544304 ON Inc By-law 2023-055)
Lots 1 to 3, NE/S Main St. (Peel), 7839 Wellington Road 45, Glen Allan (Ray & Elise Brubacher)	31.311 In addition to the uses permitted in the Unserved Residential (R1A) zone, Section 9.1, a shed for the housing of total 2 horses is permitted subject to the following regulations: i) The provisions of Section 6.1 Accessory Uses shall apply to the horse shed. ii) Notwithstanding Section 6.1.2, the horse shed may be located in the front yard, but not within the required front yard setback for the Zone. iii) Notwithstanding Section 6.1.4, a maximum ground floor area of 103.7 m² (1,116.0 ft²) is permitted for the horse shed. iv) Notwithstanding the definition of “hobby barn” in section 5.115, the horse shed shall not be considered a hobby barn and shall not be subject to the regulations of section 8.3, Hobby Barns of this by-law. v) Usage of the horse shed shall be restricted to the housing of horses and carriages required for transportation, uses directly accessory to this use, and personal storage. Manure must be stored indoors or within a bin/container. An outdoor manure pile is not permitted on the property. vi) Other than above, development on the property shall be subject to the applicable regulation of section 9.2 of the Unserved Residential (R1A) Zone. (Brubacher By-Law 2018-008)
	31.312 Deleted by Housekeeping 2019 (2019-092)
Part of Lot 11, Concession 10 8351 Wellington Road 8	31.313 Notwithstanding Section 6.1.4 b) or any other section of this By-law, the accessory building on the day of the passing of this By-law may have a maximum floor area of 300 m² (3,229.2 ft²).

(De-Jo Farms Ltd.)	Subject to the following conditions: a) Enlargement of this building is not permitted. b) Additional accessory structures are not permitted including a hobby barn or building under the home industry provisions. c) Removal of the existing building shall void this provision. (De-Jo Farms By-Law 2018-024)
West Part of Lot 11, East Part of Lot 10, Concession 9, Maryborough (Village Crest Farms Ltd.)	31.314 In addition to the uses permitted in the Agricultural (A) zone, Section 8, the following additional use is permitted: a) The operation of a commercial dog kennel; Subject to the following conditions: i) Shall be subject to the regulations of Section 8 of the Agricultural (A) zone; ii) That the kennel operate in accordance with the regulations of the Township of Mapleton Dog and Dog Kennel Licensing and Regulation By-law, By-law No. 2002-14, as may be amended; iii) That the kennel be located within the existing 144 m² (1,550 ft²) accessory building which is situated in the farm building cluster. (Village Crest Farms c/o Walter By-Law 2018-027)
Part Lot 152, Bolton's Plan (Peel), 18 & 20 High St., Drayton (George & Ruth Ann Mitchell)	31.315 In addition to the uses permitted in the Low Density Residential (R1C) zone, Section 11.1, a semi-detached residential dwelling is permitted subject to the following regulations: i) The minimum lot area per dwelling unit on a separate lot shall be 271 m² (2,917.1 ft²). ii) The minimum lot frontage per dwelling unit on a separate lot shall be 9.5 m (31.2 ft). (Mitchell By-Law 2018-025)
Part Lot 6, Concession 4 (Peel), 6626 Sideroad 16 (Kraemer Woodworking)	31.316 Notwithstanding Section 6.14 d) of this By-law, a maximum floor area of 1,682 m² (18,100 ft²) for all buildings is permitted for a home industry which shall include but is not limited to; generator room, lunchroom, office, mechanical room, basement area and inside storage areas. Notwithstanding Section 6.14 f) of this By-law, not more than fifteen (15) employees shall be engaged in the home industry; Notwithstanding Section 6.14 h) of this By-law, the minimum setback for buildings or structures from a lot line shall be 18.0

	m (59.0 ft). (Kraemer By-Law 2020-056)
West Part of Lot 13, Concession 10 (Driscoll/Hensall Co-operative)	31.317 Notwithstanding Section 19.2.8 (Setback from Residential), the following setbacks are permitted: • No Agricultural Commercial use, including outdoor storage and display areas shall be located within 30 m (98.4 ft) of a residence on an adjacent lot (Driscoll By-Law 2018-052)
Part Lot 3, Con 10, PCL 26, 27, 28 & 29 (M) 7200, 7202 & 7204 Wellington Rd 10	31.318 Notwithstanding Section 8.6 and 6.17, MDS I setbacks are deemed to be met to the livestock facility (barn) at 7199 Wellington Road 10. Notwithstanding Section 8.5.2.1, a minimum lot area of 0.39 ha (0.98 acres) is permitted. (Soestdale Holsteins Inc. By-Law 2018-077 & 2022-009)
Part Lot 3, Con 10, PCL, 29, 23-25 (M) 7206 Wellington Rd 10 & Lots 18 & 19, Con 12 (M) Part Lot 9, Con 10	31.319 Notwithstanding Section 8.6 and 6.17, MDS I setbacks are deemed to be met to the surrounding livestock facilities. (Soestdale Holsteins Inc. & Maude Group- BL 2018-077 & 2022-010)
Part Lot 3, Parcel B, Con B, 7090 Highway 6	31.320 In addition to the uses permitted in the Agricultural (A) zone, the following uses are also permitted: 1. A breeding kennel is permitted to operate in accordance with the regulations of the Township of Mapleton by-law to Regulate and License the Keeping of Dogs, Dog Kennels and Dangerous Dogs (By-law 2019-034). 2. Short term rental accommodation may be provided within the existing detached ARU. Furthermore, the following provisions are applicable to the subject lands: 1. Accessory structures may have a combined total floor area of 472.1 m² (5082 fl²) maximum and shall include the area for all kennel buildings and detached ARU. 2. Hobby barn/animal shelters may have a combined total floor area of 161.9 m² (1743 ft²). Subject to the following conditions: a) Enlargement of any accessory building or hobby barns/shelters is not permitted. b) Additional accessory structures are not permitted including a hobby barn or building under the home industry provisions. c) Removal of the existing buildings shall void this provision. (C Martin By-law 2024-010)

Part Lot 20, Con 10, 7158 Wellington Rd 17	31.321 In addition to the uses permitted in the Agricultural (A) zone, the wholesale distribution of the products grown on the farm as well as limited retail sales as accessory to this use shall be permitted. (Whiffletree By-law 2021-047)
Part Lot 10, Concession 10 (Maryborough) RP61R8477, Parts 2 & 3, 5 – 7 Hilwood Drive, Moorefield	31.322 Notwithstanding the uses permitted in the Light Industrial (M2) Zone, Section 21.1, only the following uses are permitted: a) Automotive accessory shop b) Business and professional offices c) Brewery with an accessory restaurant and retail store d) Catering service e) Commercial recreation use f) Commercial school or studio g) Computer programming establishment h) Distillery with an accessory restaurant and retail store i) Warehousing j) Mini-storage k) Private or commercial club l) Public building m) Rental outlet n) Service or repair shop o) Veterinarian clinic p) Uses accessory to the foregoing permitted uses including an office, showroom, lunchroom, cafeteria, or retail outlet which does not exceed 30% of the gross floor area of the main building, may also be permitted. Subject to the following additional requirements: i) Prior to the establishment of any of the above permitted uses a Drinking Water Threat Report must be submitted to the satisfaction of the Risk Management Official. ii) The use, handling storage, and warehousing of hazardous substances, chemicals, flammable substances, and toxic materials including, but not limited to, commercial fertilizer, pesticides, road salt, organic solvents, dense non-aqueous phase liquids and fuel as defined as significant drinking water threats by the Clean Water Act are prohibited. iii) Private wells and vertical geo-thermal systems are not permitted. iv) Small engine repair is not permitted as part of a service or repair shop. v) A trade school is not permitted as part of a commercial school or studio.

	vi) A warehouse use shall not house goods, wares, merchandise, foodstuff, substances or articles which include hazardous substances, chemicals, flammable substances, and toxic materials including, but not limited to, commercial fertilizer, pesticides, road salt, organic solvents, dense non-aqueous phase liquids and fuel as defined as significant drinking water threats by the Clean Water Act. (Township of Mapleton By-Law 2018-075 & 2018-094)
East Part Lot 12, Concession 11 & East Part Lot 12, Concession 12 (Peel) 7443 Wellington Road 8	31.323 In addition to the uses permitted in the Agricultural (A) zone, Section 8, the following additional use is permitted: a) The operation of a commercial dog kennel Subject to the following conditions: - Shall be subject to the regulations of Section 8 of the Agricultural (A) zone; - That the kennel operate in accordance with the regulations of the Township of Mapleton Dog and Dog Kennel Licensing and Regulation By-law, By-law No. 2002-14, as may be amended. (Martin By-Law 2018-085)
Part Lot 17 & 18, Concession 10 Drayton Ridge Agri-hood	31.324 In addition to the Permitted uses set out in Section 25.1, the following uses are also permitted: An agri-hood community including, but not limited to, a community market, farm-to-table eater, a local brewery, a golf academy and meeting rooms, an event barn, vegetable gardens, tree nursery, fruit trees and in-ground crops such as hops, pumpkin patches, and sunflower fields, a lookout peak and recreational trails, practice golf greens and a golf driving range. (Glenaviland Development By-Law 2019-015)
Part Lot 7, Concession 4 (Peel) 6625 Sideroad 17	31.325 In addition to the uses permitted in the Agricultural (A) zone, Section 8, the following additional use is permitted: a) The operation of a commercial dog kennel subject to the following conditions: - Shall be subject to the regulations of Section 8 of the Agricultural (A) zone; - That the kennel operate in accordance with the regulations of the Township of Mapleton Dog and Dog Kennel Licensing and Regulation By-law, By-law No. 2002-14, as may be amended. (Bauman By-Law 2019-026)
Part Lot 9, Concession 8 (Maryborough)	31.326 Notwithstanding Section 6.20 a) or any other Section of this By-law, a minimum setback to the NE zone is not required.

33 Booth Street W, Moorefield	(Spectrum Feed Services By-Law 2019-031)
Part Lot 13 & 14, Concession 4 (Peel) 4140 Fourth Line	31.327 In addition to the uses permitted in the Agricultural (A) zone, Section 8, the following additional use is permitted: a) The operation of a commercial dog kennel. Subject to the following conditions: - Shall be subject to the regulations of Section 8 of the Agricultural (A) zone; - That the kennel operate in accordance with the regulations of the Township of Mapleton Dog and Dog Kennel Licensing and Regulation By-law, By-law No. 2002-14, as may be amended. (Brubacher By-law 2019-072)
Part Lot 135, Plan 134 (Peel) 3 Peel Street W, Alma	31.328 In addition to the other uses permitted in the Central Commercial (C1) zone, the sale of alcohol and a bottle return is permitted. (Patel By-law 2019-091)
	31.329 Deleted housekeeping 2025
Part Lots 1 & 2, Concession 14 (Luymes)	31.330 Notwithstanding Section 6.1.2 c) or any other Section of this By-law, the accessory building on the day of passing of this By-law may be permitted in the required front yard. Subject to the following conditions: - Enlargement of this building is not permitted - Additional accessory structures are not permitted including a hobby barn or building under the home industry provisions. - Removal of the existing building shall void this provision. (Luymes By-law 2019-101)
Part Lot 6, Concession 2 (Maryborough), 6492 Sideroad 6	31.331 In addition to the uses permitted in the Agricultural (A) zone, Section 8, the following additional use is permitted: 31) The operation of a commercial dog kennel. Subject to the following conditions: - Shall be subject to the regulations of Section 8 of the Agricultural (A) zone; - That the kennel operate in accordance with the regulations of the Township of Mapleton Regulation and License the Keeping of Dogs, Dog Kennels and Dangerous Dogs By-law Number 2019-034, as may be amended. (Huber By-law 2019-100)
Part Lots 11 & 12, Concession 13 (Klavan Farms)	31.332 Notwithstanding Section 6.1.4 b) or any other Section of this By-Law, accessory structures may have a maximum combined

	floor area of 390 m² (4,200 ft²) used for personal storage. (Klavan Farms By-law 2019-103)
	31.333 Deleted housekeeping 2025
Part Lot 17, Concession 11 (Maryborough), 25 Industrial Drive, Drayton	31.334 In addition to the uses permitted in the General Industrial (M1) zone, Section 20, the following additional use is permitted: a) A fitness facility. Subject to the following conditions: i. Shall be subject to the regulations of Section 20 of the General Industrial (M1) zone. (2546113 Ontario Inc. By-law 2019-109)
Survey Loughran, Part Lot 6 (Maryborough), 38 McGivern St., Moorefield	31.335 In addition to the other uses permitted in the Central Commercial (C1) zone, the sale of alcohol is permitted. (Rumph By-law 2020-014B)
Part Lot 1, Concession 11, Part Lot 486, Plan Bolton's Survey 75 John St	31.337 In addition to the uses permitted in the R1C zone the following additional uses are permitted: 1. The retail sales of home décor and furniture, accessory to the main residential use. 2. Limited keeping of livestock. Subject to the following criteria: a. The retail use is conducted within an accessory structure and meets the provisions of 6.1 and all other provisions for the retail component (ie. parking, loading, garbage). b. The livestock units are limited to 5. c. Manure storage is managed or removed from the property. d. No livestock facility is permitted except a mobile shelter. (Knetsch By-law 2025-002)
Part Lot 8, Concession 5 (Peel) 7705 Fourth Line.	31.338 Notwithstanding any other provisions of the By-law, the lands may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: A Provincially licensed abattoir, Subject to the following: Notwithstanding Section 19.2.8 of this By-law, the use, including outdoor storage may be located 25m from a residence on an adjacent lot. (Martin By-law 2024-025)

Part Lot 3, Concession A (P), Part 1 RP 60R1355 7090 Jones Baseline Rd	31.338 In addition to the uses permitted in the Agricultural (A) zone, the following uses are also permitted: 1. Healing arts barn offering naturopathic medicine, massage therapy, hydrotherapy, pilates/yoga, sound healing, tea ceremonies, workshops, and relaxation. 2. Accessory to the above use, 5 ARU's (approximate size 386 ft²) are permitted for the exclusive use of overnight guests utilizing the services of the healing arts barn. The ARU's would be considered short term accommodation. Subject to the following conditions: a) Large gatherings such as weddings, conferences, parties etc. are not permitted. b) The ARU's require septic systems and access to water. c) Overnight accommodation is intended for people utilizing the services of the healing arts barn and is a maximum of 10 guests. d) Site plan approval is required. e) No additional ARU's are permitted without an amendment to the By-law. (Frank By-law 2025-013)
Part Lot 8, Concession 5 (Peel) 7705 Fourth Line.	31.339 The following provisions will apply to the lands: 1. Notwithstanding Section 8.2.4 (interior side yard) of this By-law, the following setbacks shall apply: a. 5m (16.4 ft.) from an existing buggy shed. b. 0.8m (2.62 ft.) from an existing storage shed. New structures or additions to existing structures are required to comply with required setbacks. (Martin By-law 2024-025)
Part Lots 19 & 20, Concession 3 (Peel), 6601 Yatton Side Road	31.339 A home industry is permitted subject to the following criteria: Notwithstanding Section 6.14 d) of this By-law, a maximum floor area of 557.4 m² (6000 ft²) for a home industry is permitted, which shall include but is not limited to; a generator room, lunchroom, office, mechanical room and inside storage areas. The floor area will also include any separate power skid buildings and any mezzanine space.

	Notwithstanding Section 6.14 f) of this By-law, the home industry building may be permitted up to five (5) off site employees. (Eby By-law 2025-016)
Con 10, Part Lot 13 7516 Wellington RD 8	31.340 The existing church building may be converted into two residential units and the building is deemed to comply with the agricultural zone provisions under section 8.5 and 8.6. (Goldstone Church By-law 2024-046 & Housekeeping 2025)
Part Lot 1, 8700 Concession 4 (M)	31.341 In addition to the uses permitted in the Natural Environment (NE) zone, a livestock facility is permitted in accordance with Maitland Valley Conservation Authority (MVCA) approval. (Martin By-law 2025-038)
Part Lot 6, Con 11 (M), 7268 Sideroad 6	31.342 Notwithstanding Section 6.1.4b or any other section of this by-law, the existing accessory structure on the day of passing of this by-law may have the following maximum ground floor area of 371 m² (4000 ft²). Subject to the following conditions: a) Enlargement of any accessory structure is not permitted. b) Additional accessory structures are not permitted including a hobby barn. (Kalbfleisch By-law 2025-044)
Part Lot 21, Concession 14 (P) 7184 Fourteenth Line	31.344 In addition to the uses permitted in the Agricultural (A) zone, and notwithstanding any other sections of this by-law to the contrary, the land zoned A-31.344 may be permitted a Place of Worship and an associated school, subject to the following: a) The lands shall further be subject to the regulations under Section 24.2 and 24.3 (Institutional) of the By-law; b) That the church shall be considered a Type “A” land use with respect to MDS I and MDS II, and livestock facilities on neighbouring properties; c) That notwithstanding Section 6.17.1, MDS 1, or any other section of this by-law to the contrary, the minimum setback between the church lands and the livestock facility located on 7175 14th Line shall be 143 metres. (Frey By-Law 2026-008)

SECTION 32 - APPROVAL OF NEW BY-LAW

32.1 REPEAL OF OLD BY-LAW

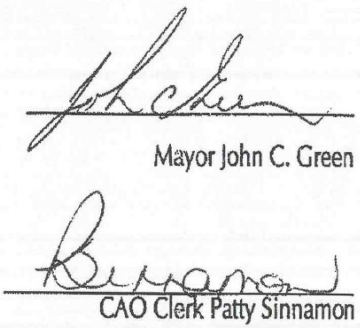
Zoning By-law Number 2000-84 and all associated Zoning Schedules and all subsequent amendments as it pertains to the Township of Mapleton are hereby repealed;

32.2 EFFECTIVE DATE OF NEW BY-LAW

By-law Number 2010-080 including all Schedules hereto, shall come into effect on the final passing thereof by the Council of The Corporation of the Township of Mapleton, subject to compliance with the provisions of The Planning Act.

READ A FIRST AND SECOND TIME THIS 12th DAY OF OCTOBER 2010.

READ A THIRD TIME AND PASSED THIS 12th DAY OF OCTOBER 2010.



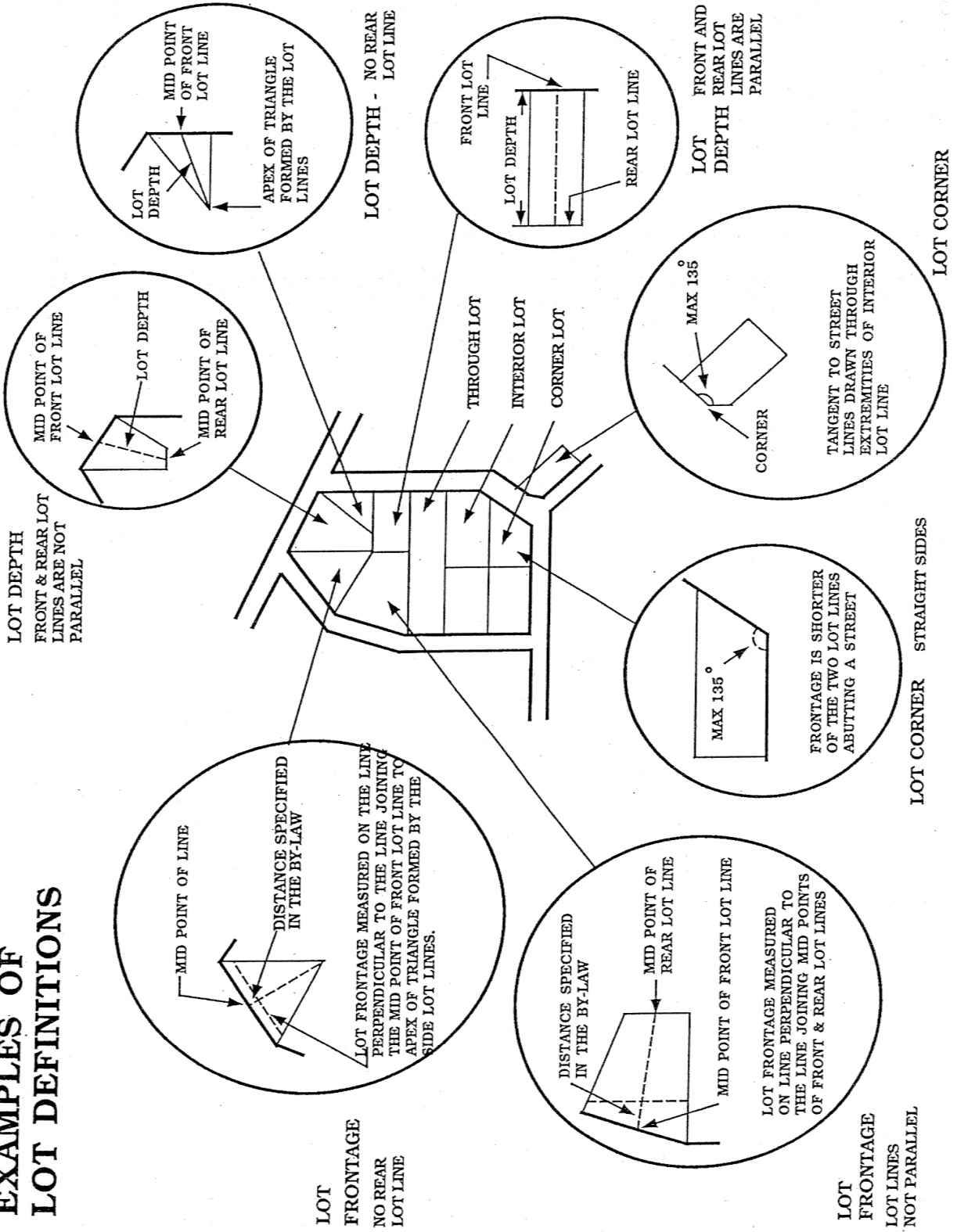
The image shows two handwritten signatures on a document. The top signature is in cursive and appears to read 'John C. Green'. Below it, the text 'Mayor John C. Green' is printed. The bottom signature is also in cursive and appears to read 'Patty Sinnamon'. Below it, the text 'CAO Clerk Patty Sinnamon' is printed.

APPENDIX A

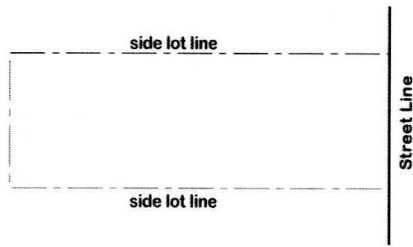
ILLUSTRATIONS OF DEFINITIONS AND PROVISIONS

Note: The diagrams and illustrations on the following pages are for the purposes of illustration only and do not form part of the Zoning By-law

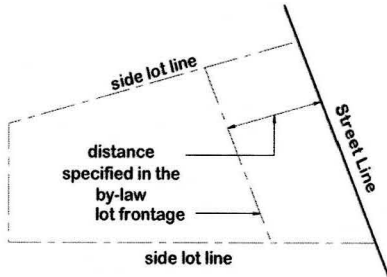
EXAMPLES OF LOT DEFINITIONS



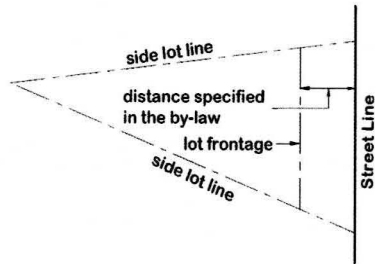
Lot Frontages



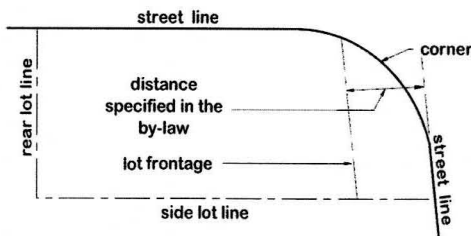
- A**
SIDE LOT LINES ARE PARALLEL; STREET IS STRAIGHT
 the lot frontage is measured along the street line between the side lot lines



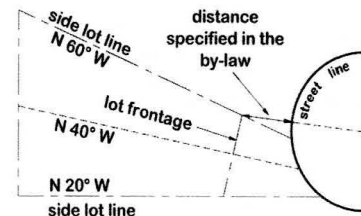
- B**
FRONT AND REAR LOT LINES ARE NOT PARALLEL
 the lot frontage is measured along a line drawn between the side lot lines parallel to the front lot line at the distance specified in the by-law for the minimum front yard



- C**
NO REAR LOT LINE
 the lot frontage is measured along a line drawn between the side lot lines parallel to the front lot line at the distance specified in the by-law for the minimum front yard

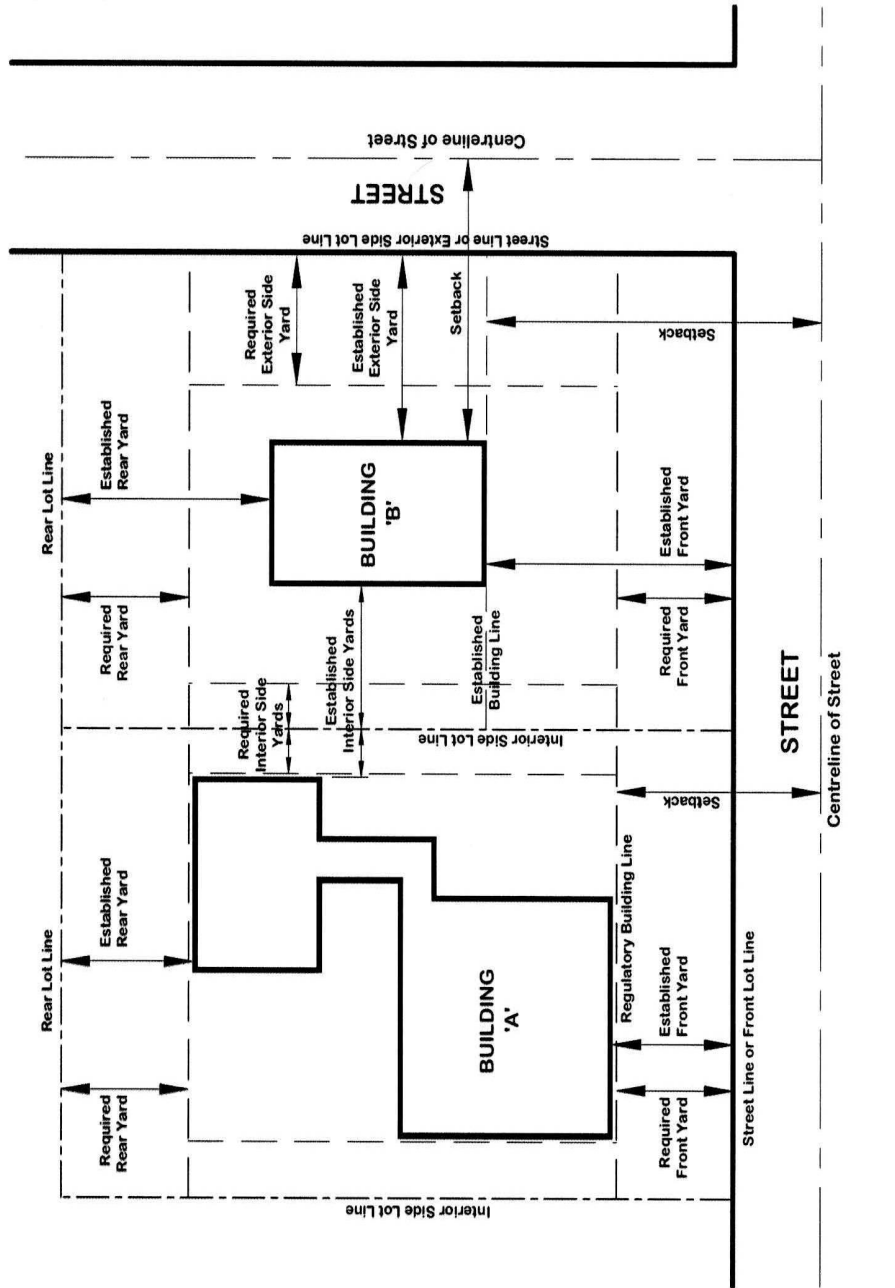


- D**
CORNER OR INTERIOR LOT ON A CURVE
 the lot frontage is measured along a line drawn parallel to the tangent of the front lot line at the distance specified in the by-law for the minimum front yard



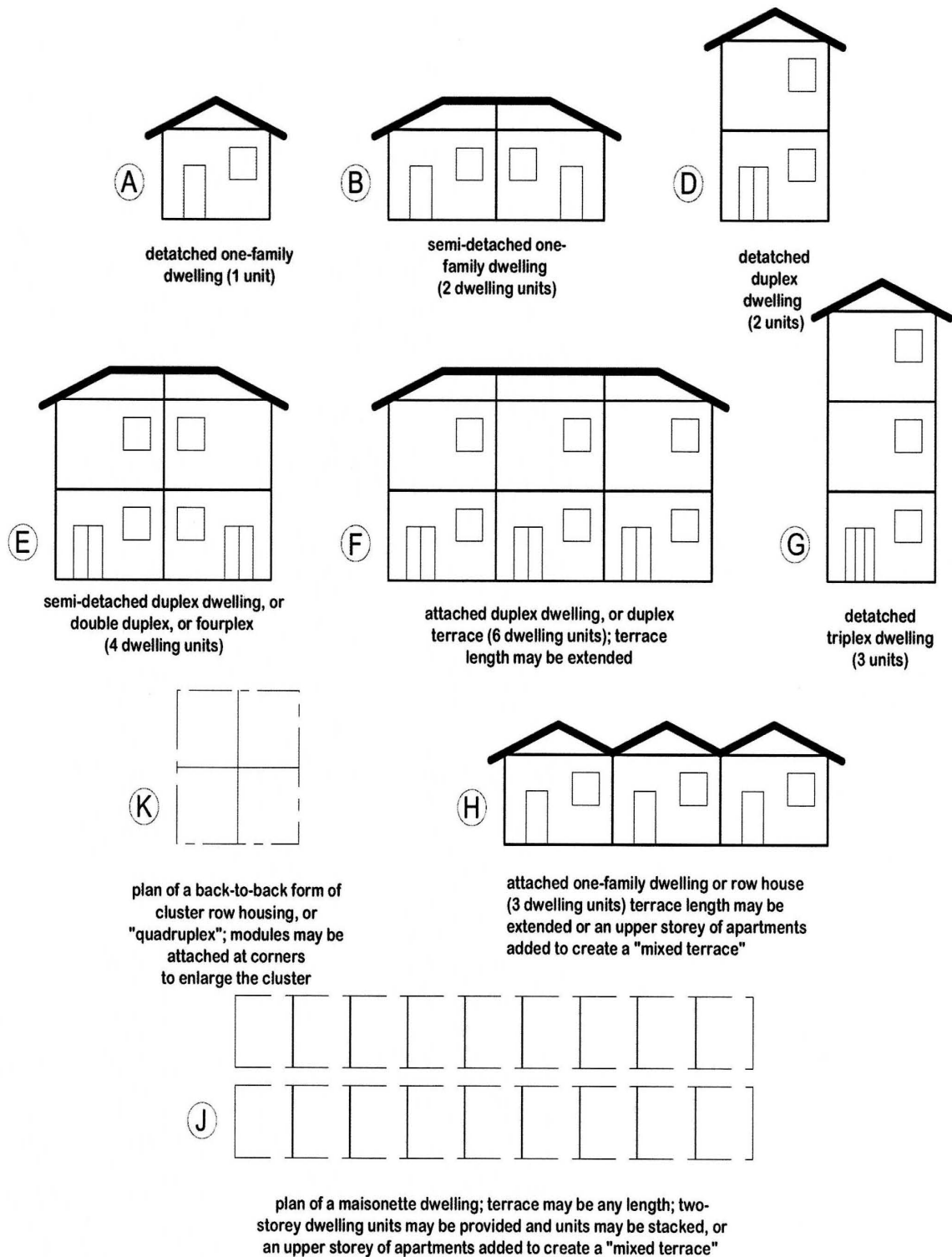
- E**
LOT ON A CUL-DE-SAC OR EYEBROW
 the lot frontage is measured along a line drawn perpendicular to the mean bearing of the side lot lines the radial distance of which line, at it's closest point to the street line, is not less than the distance specified in the by-law for the minimum front yard.

Yards and Setbacks

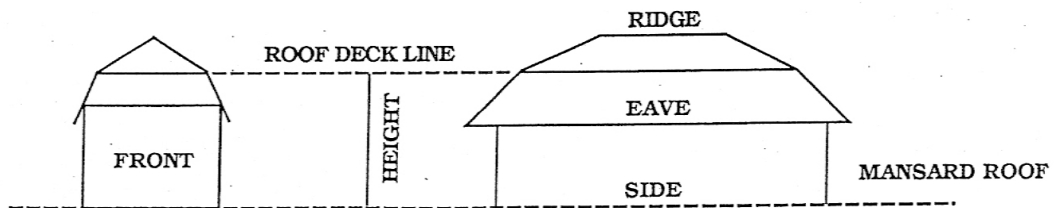
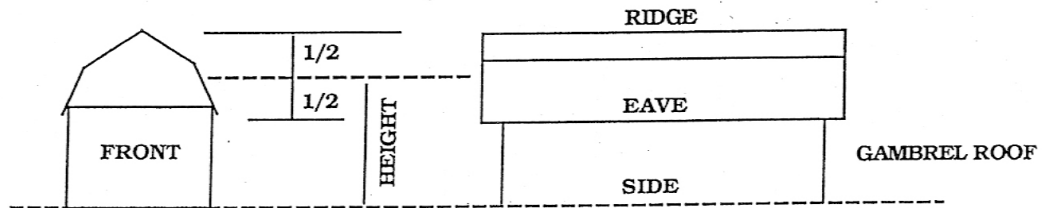
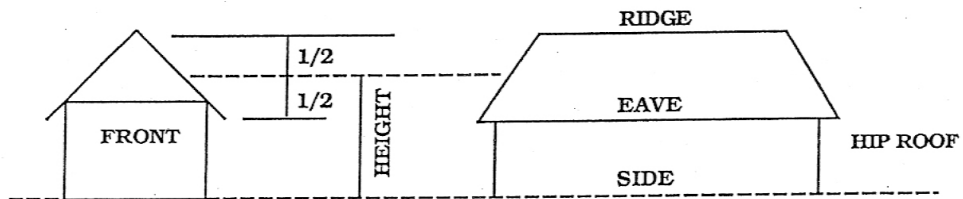
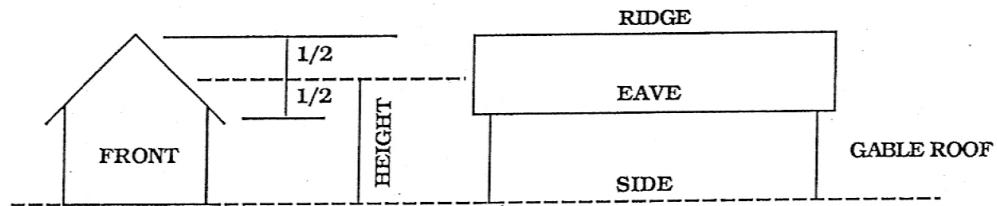
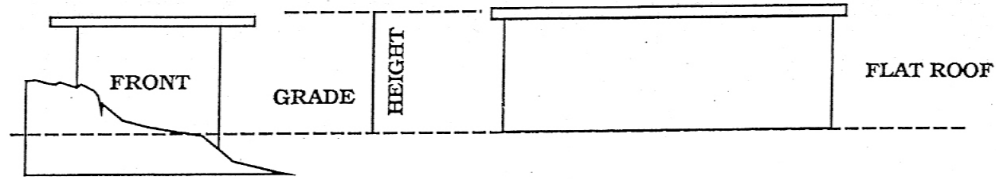


Building 'A' meets the minimum requirements for front yard, side yards, rear yard and setback.
 Building 'B' has voluntarily increased all yards and setbacks beyond the required minimum.

Typical Dwelling Types



GUIDE TO HEIGHT DEFINITIONS



BASEMENT AND CELLAR DEFINITIONS

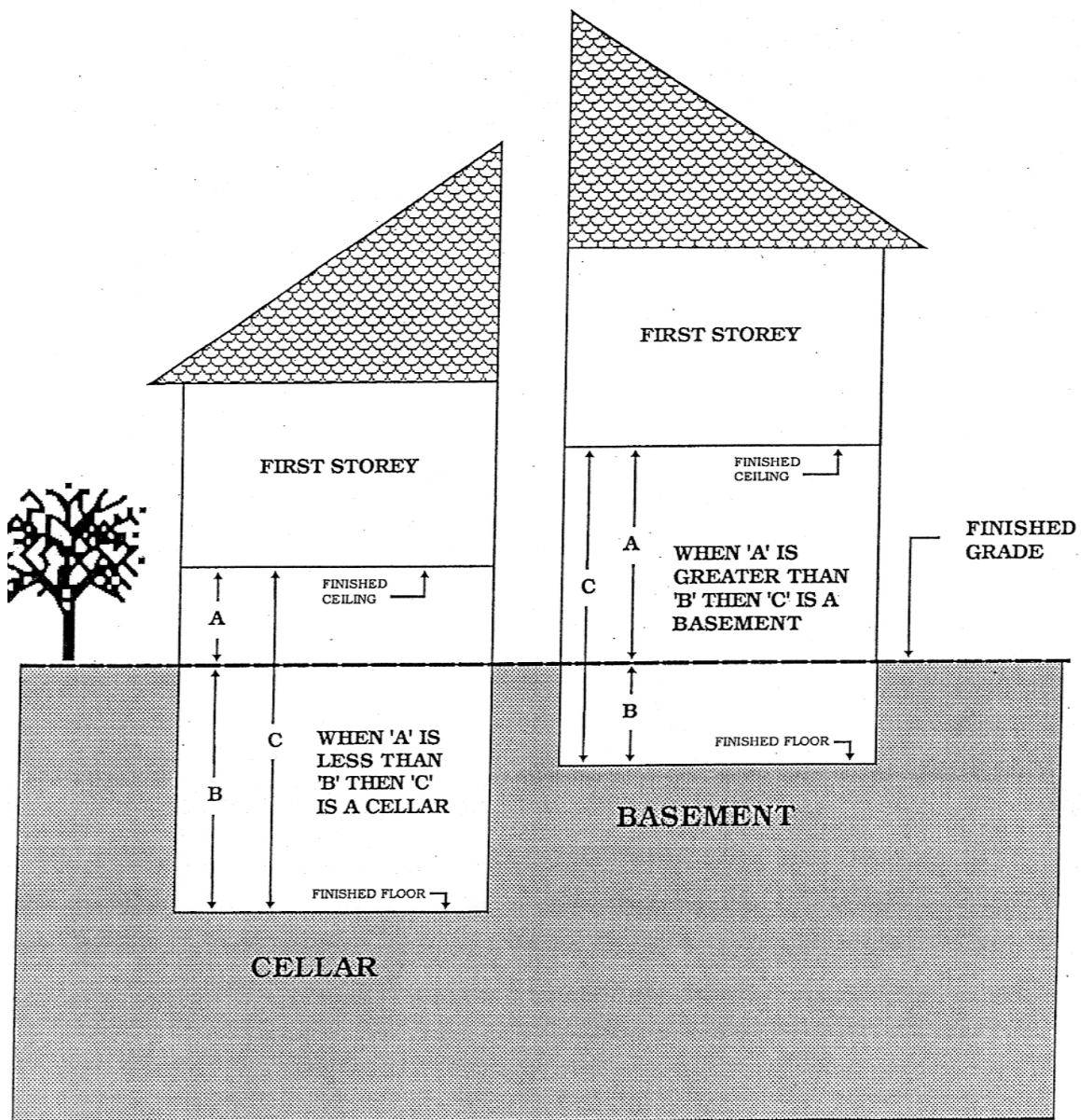


ILLUSTRATION OF FLOODWAY, FLOOD PLAIN, AND FLOOD FRINGE

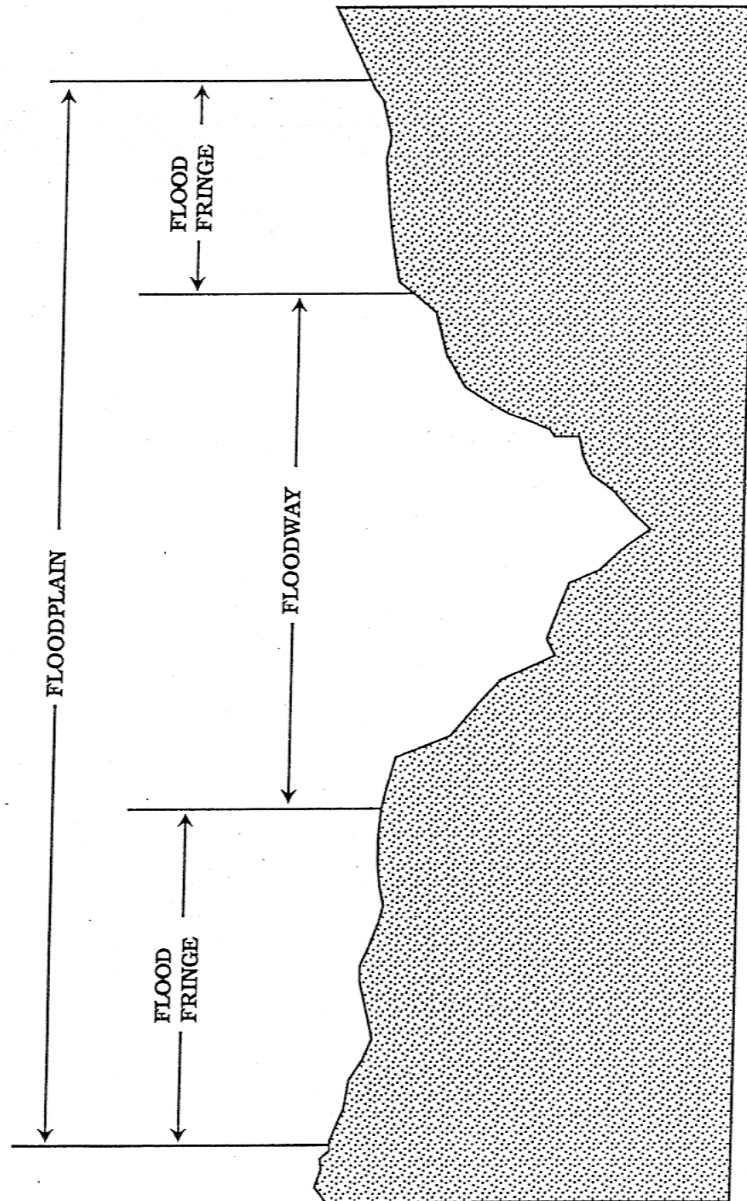
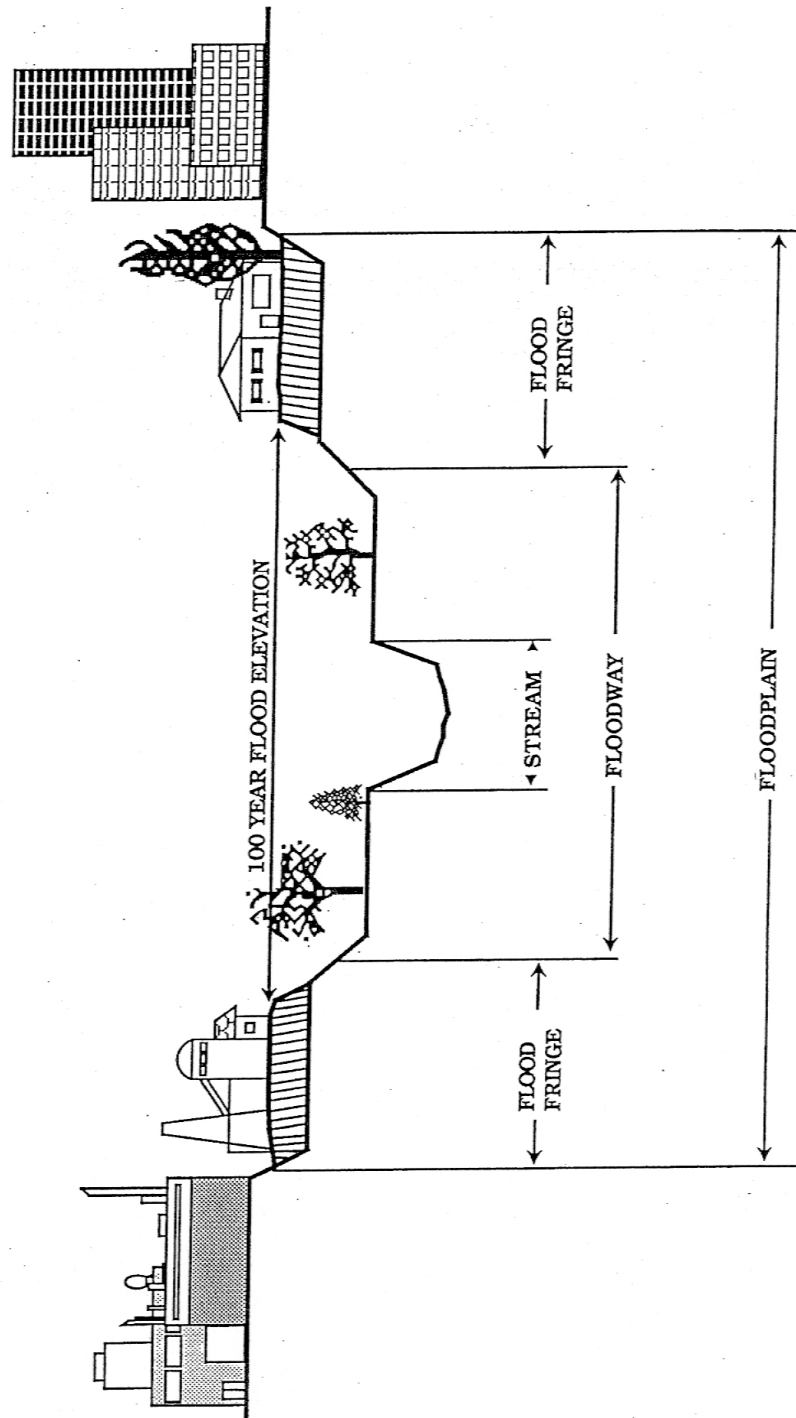


ILLUSTRATION OF 100 YEAR FLOOD ELEVATION



BUFFER AREA

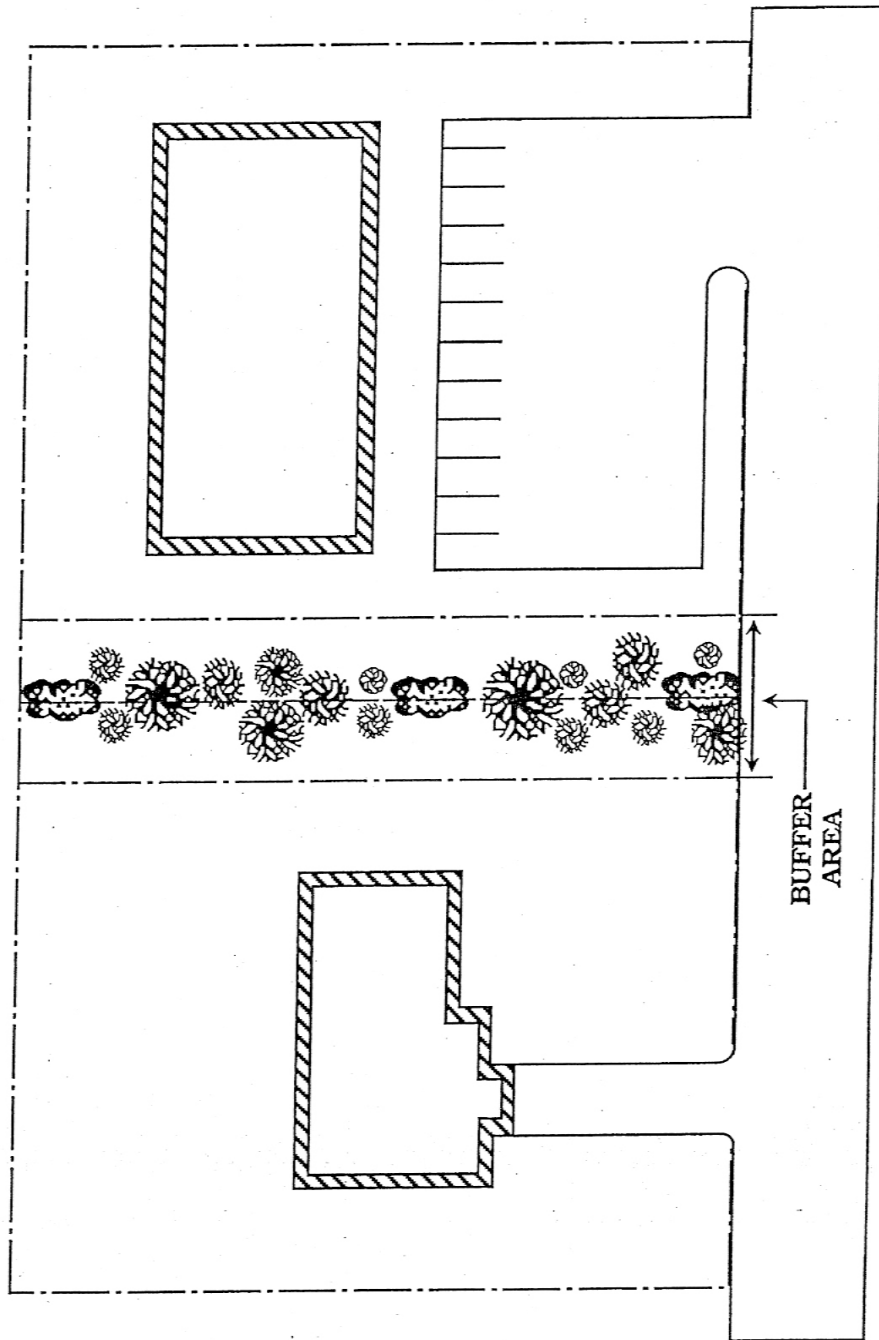
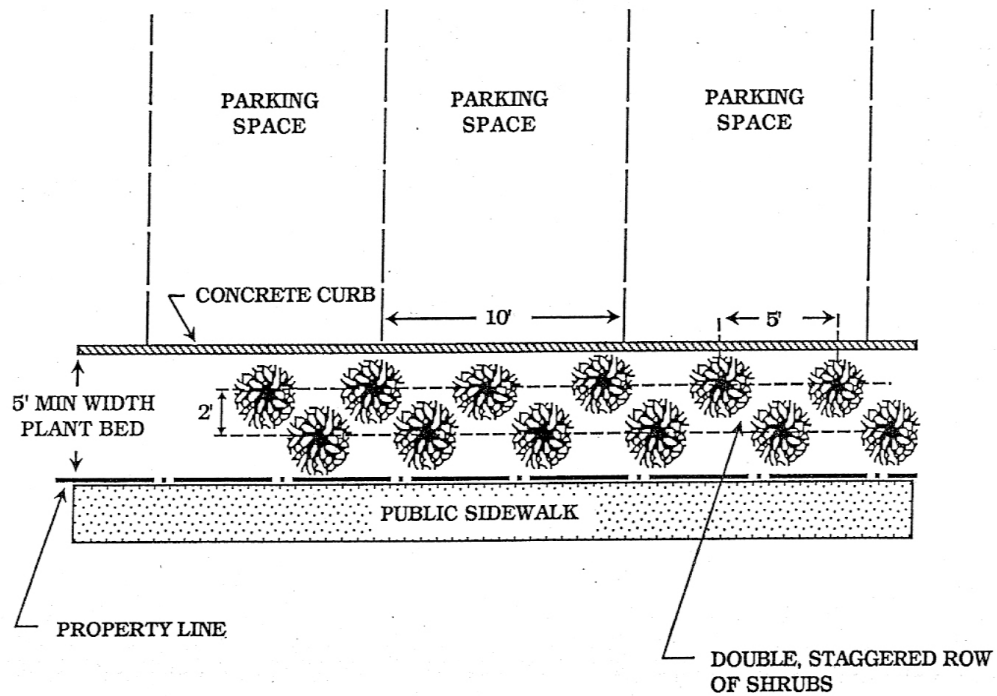


ILLUSTRATION OF PARKING AREA BUFFER



PLANTING STRIP AND FENCING REQUIREMENTS

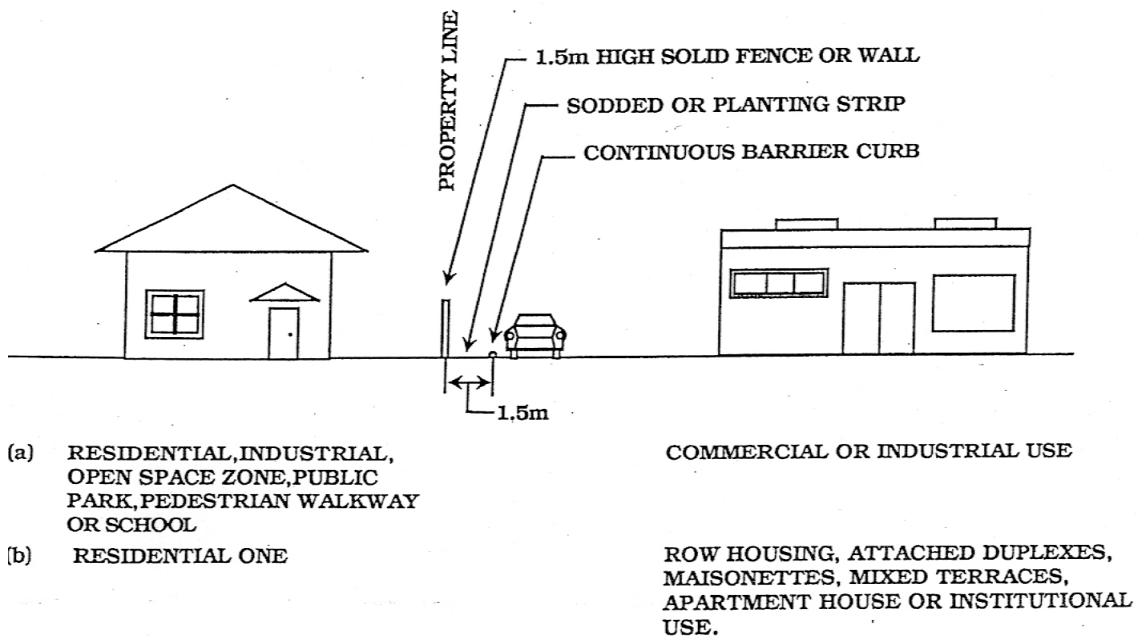
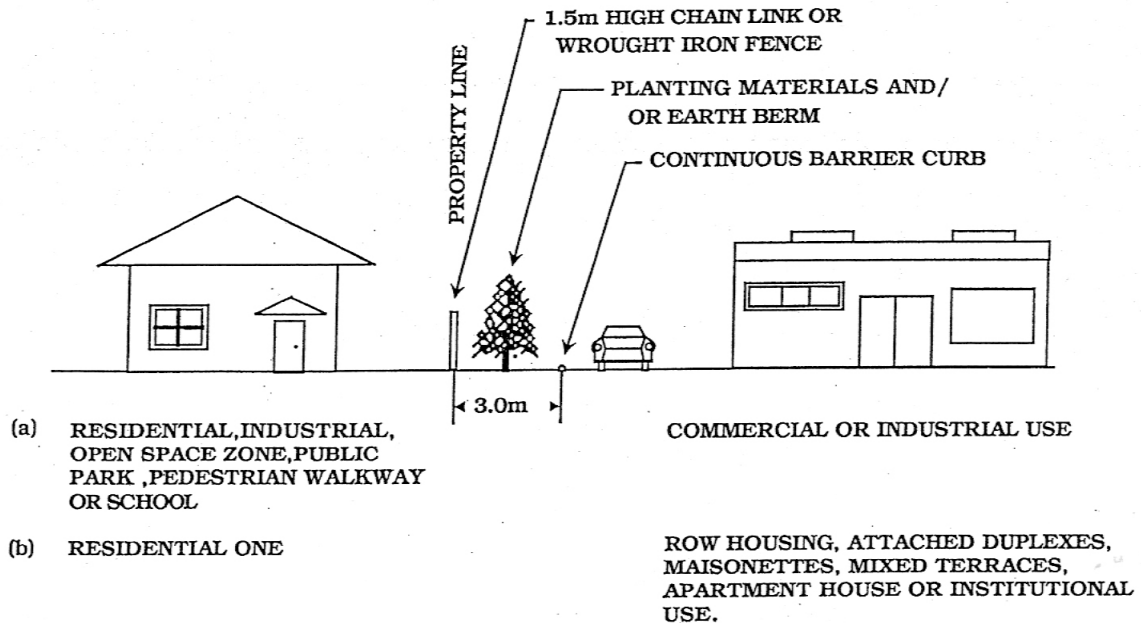


ILLUSTRATION OF SIGHT TRIANGLES

