

25.1 USES PERMITTED

No person shall within any REC Zone use any lot or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the REC *uses* presented in Table 25.1:

TABLE 25.1: USES PERMITTED
an arena;
a community centre;
a <i>conservation project</i> ;
a <i>converted dwelling</i> in accordance with the provisions of Section 5.4 of this Zoning By-Law;
a flood control structure;
a <i>golf course</i> ;
a <i>home occupation</i> , in accordance with Section 5.14 of this Zoning By-Law;
a museum;
an <i>outdoor commercial recreation facility</i> ;
a <i>park</i> ;
a picnic area;
a playground;
a <i>public use</i> , in accordance with the provisions of Section 5.21 of this Zoning By-Law;
a <i>recreation or athletic facility or club</i> ;
a <i>single detached dwelling</i> if occupied by the owner or an employee of the recreational <i>use</i> on the lot;
a sportsfield;
a <i>trailer camp</i> , existing on the date of passing of this Zoning By-Law;
a <i>wayside sand or gravel pit</i> or <i>stone quarry</i> , outside of a designated settlement, in accordance with the provisions of Section 5.32 of this Zoning By-Law.

July 24/09

25.2 ZONE PROVISIONS

No person shall within any REC Zone use any lot or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 25.2. The *lot area* and *lot frontage* provisions for residential *uses* in Table 25.2 are cumulative with the *lot area* and *lot frontage* provisions for non-residential *uses* in Table 25.2 when such residential *use* is located on the same *lot* with a permitted non-residential *use*.

TABLE 25.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
Number of Single Detached Dwellings per Lot, Maximum	1	No Provision
Lot Area, Minimum, where sanitary sewers are not available	2,800 m² (30,140 ft ²)	3,700 m² (39,828 ft ²)
Lot Area, Minimum, where served by both sanitary sewers and public water supply	450 m² (4,844 ft ²) or 600 m² (6,458.6 ft ²) in the case of a <i>corner lot</i>	2,000 m² (21,528.5 ft ²)
Lot Frontage, Minimum, where sanitary sewers are not available	30 m (98.4 ft)	40 m (131.2)
Lot Frontage, Minimum, where served by both sanitary sewers and public water supply	15 m (49.2 ft) or 20 m (65.6 ft) in the case of a <i>corner lot</i>	30 m (98.4 ft)
Lot Depth, Minimum, where sanitary sewers are not available	No Provision	92.5 m (303.5 ft)
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	10 m (32.8 ft)	10 m (32.8 ft)
Rear Yard, Minimum Depth	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Interior Side Yard, Minimum Width	3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side	7.5 m (24.6 ft)
Setback, Minimum Distance from the Centreline of a County Road	23 m (75.5 ft) within a designated settlement and 26 m (85.3 ft) outside of a designated settlement.	
Height of Building, Maximum	11 m (36.1 ft)	15 m (49.2 ft) or in accordance with the provisions of Section 5.30 of this Zoning By-Law
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5 of this Zoning By-Law.	

July 24/09

25.2.1 SINGLE DETACHED DWELLING AND NON-RESIDENTIAL BUILDING ON THE SAME LOT

When a permitted *single detached dwelling* is erected, altered or used on the same *lot* in a REC Zone as a permitted non-residential building, a **1.5 m** (4.9 ft) yard is required between such *buildings*.

25.2.2 LOCATION OF RECREATIONAL USE

Any new recreational *use*, or any *existing* recreational *use* hereafter enlarged, which is located outside of a designated settlement, as listed in Section 2.7.2.1, except a *conservation project*, a *wayside sand or gravel pit*, or *stone quarry*, a public *use* or a flood control structure, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)* in accordance with Section 2.7 of this Zoning By-Law.

(Amended by By-Law 85-07)

(Amended by By-Law 31-09)

25.2.3 LOCATION OF NEW BUILDINGS OR STRUCTURES

Single detached dwellings or other *buildings* or *structures* hereafter *erected* outside of a designated settlement, listed in Section 2.7.2.1, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)* in accordance with Section 2.7 of this Zoning By-Law.

(Amended by By-Law 85-07)

(Amended by By-Law 31-09)

25.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (REC-C)

In accordance with the provisions of Section 5.5, all REC-C zoned *lots* shall contain a *converted dwelling* and may contain a *home occupation* or any non-residential *use* permitted in Section 25.1, in accordance with the provisions of Section 25.2 of this Zoning By-Law.

May/09

25.4 SPECIAL PROVISIONS

25.4.1 Location: Lot 25, Concession 1 (West Zorra), REC-1 (Key Map 26)

25.4.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any REC-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

- a conservation project;*
- a converted dwelling*, in accordance with the provisions of Section 5.4 of this Zoning By-law;
- a flood control structure;*
- a home occupation*, in accordance with the provisions of Section 5.14 of this Zoning By-law;
- an outdoor commercial recreation facility* accessory to a *trailer camp* on the *lot*;
- a park* accessory to a *trailer camp* on the *lot*;
- a picnic area* accessory to a *trailer camp* on the *lot*;
- a playground* accessory to a *trailer camp* on the *lot*;
- a recreation or athletic facility or club* accessory to a *trailer camp* on the *lot*;
- a single detached dwelling*, if accessory to a permitted *use* on the *lot*;
- a sportsfield* accessory to a *trailer camp* on the *lot*;
- a tree farm;*
- a trailer camp*, existing on the date of passing of this Zoning By-Law.

25.4.1.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any REC-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

25.4.1.2.1 LOT FRONTAGE

Minimum **591 m** (1,939 ft)

25.4.1.2.2 LOT AREA

Minimum **48 ha** (118.6 ac)

25.4.1.2.3 That all the other provisions of the REC Zone in Sections 25.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

May/19

(Deleted and Replaced by By-Law 22-19)

25.4.2 Location: Part Lot 11, Concession 4 (West Zorra), REC-2

25.4.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any REC-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 25.1 to this Zoning By-Law;
estate auction sales;
consignment sales; and
flea market sales.

25.4.2.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any REC-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions:

25.4.2.2.1 That all the other provisions of the REC Zone in Sections 25.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

25.4.3 Location: Part Lot 22, Concession 1 (North Oxford), REC-3

25.4.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any REC-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 25.1 to this Zoning By-Law;
estate auction sales;
consignment sales; and
flea market sales.

25.4.3.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any REC-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions:

25.4.3.2.1 That a planting strip, as defined in Section 5.20 to this Zoning By-Law, be established along the entire northern lot line of those lands zoned REC-3.

Jun. 30/19

25.4.3.2.2 That the "Estate Auction Sales', 'Consignment Sales' and 'Flea Market Sales' shall be located entirely within a *building* existing at the date of passing of this Zoning By-Law.

25.4.3.2.3 That all the other provisions of the REC Zone in Sections 25.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

25.4.4 Location: Part of Lots 23 & 24, Concession 1 (North Oxford), REC-4

25.4.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any REC-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

- a *single detached dwelling*, if *accessory* to a permitted *use* on the *lot*;
- a mini-lodge; and
- all other *uses* permitted in Section 25.1 to this Zoning By-Law.

25.4.4.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any REC-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions:

25.4.4.2.1 NUMBER OF SINGLE DETACHED DWELLINGS

Maximum 3

25.4.4.2.2 NUMBER OF MINI-LODGES

Maximum 2

25.4.4.2.3 DEFINITION OF A MINI-LODGE

A "mini-lodge" is a *building* used to house a maximum of 16 beds with a common washroom and lounge facilities and is not occupied continuously for human habitation as a year round permanent *dwelling*.

Jun. 30/19

25.4.4.2.2 That all the other provisions of the REC Zone in Sections 25.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

25.4.5 **Location: Part Lot 25, Concession 1 (West Zorra), REC-5**

25.4.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any REC-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

an accessory trail system to the main recreational *use* located in the adjoining 'REC-1' Zone, provided that no *buildings* or *structures* of any kind shall be permitted.

25.4.5.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any REC-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

25.4.5.2.1 That all the provisions of the REC Zone in Section 25.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 42-03)

25.4.6 **Location: Lot 25, Concession 1 (West Zorra), REC-6 (Key Map 26)**

25.4.6.1 Notwithstanding any provisions of this Zoning By-Law, no *person* shall within any REC-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a 9-hole golf course accessory to a *trailer camp* on the *lot*;

25.4.6.2 That all the provisions of the REC Zone in Section 25.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 22-19)

May/19

25.4.7 Location: Lot 25, Concession 1 (West Zorra), Part 1, Plan 41R-9518, REC-7 (Key Map 26)

25.4.7.1 Notwithstanding any provisions of this Zoning By-Law, no *person* shall within any REC-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a trailer camp, occupied continuously year round;
a recreation hall and indoor pool accessory to a *trailer camp* on the *lot*;

25.4.7.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any REC-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

25.4.7.2.1 REAR YARD FOR STRUCTURES EXISTING AS OF MAY 1, 2019

Minimum Depth **3 m (9.8 ft)**

25.4.7.2.2 NUMBER OF TRAILER SITES ON THE LOT

Maximum **96**

25.4.7.2.3 AREA OF TRAILER SITES

Minimum **418 m² (4,500 ft²)**

25.4.7.2.4 FRONTAGE OF TRAILER SITES

Minimum **18.3 m (60 ft)**

25.4.7.2.5 DEPTH OF TRAILER SITES

Minimum **22.9 m (75 ft)**

25.4.7.2.6 COVERAGE OF STRUCTURES ON EACH TRAILER SITE

Maximum **40%**

May/19

25.4.7.2.7 INTERIOR SIDE YARD FOR EACH TRAILER SITE

Minimum Width **3 m** (9.8 ft) on one side and **1.5 m** (4.9 ft) on the narrow side, provided that where a garage or *carport* is attached to the main *building* or the lot is a *corner lot*, the minimum width of the *interior side yard* shall be **1.5 m** (4.9 ft)

25.4.7.2.8 EXTERIOR SIDE YARD FOR EACH TRAILER SITE

Minimum Width **3.0 m** (9.8 ft)

25.4.7.2.9 REAR YARD FOR EACH TRAILER SITE WITH AN EXISTING STRUCTURE AS OF MAY 1, 2019

Minimum Depth **1.5 m** (4.9 ft)

25.4.7.2.10 REAR YARD FOR EACH TRAILER SITE

Minimum Depth **5 m** (16.4 ft)

25.4.7.2.11 FRONT YARD FOR EACH TRAILER SITE

Minimum Depth **5 m** (16.4 ft)

25.4.7.2.12 PARKING FOR EACH TRAILER SITE

Minimum, per trailer site **2 spaces**

25.4.7.2.13 That all the other provisions of the REC Zone in Sections 25.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 22-19)

May/19