

10.1 USES PERMITTED

No person shall within any RE Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the RE uses presented in Table 10.1:

TABLE 10.1: USES PERMITTED	
•	a converted dwelling, in accordance with the provisions of Section 5.5 of this Zoning By-Law;
•	a garden suite, in accordance with the provisions of Section 5.10 of this Zoning By-Law;
•	a home occupation, in accordance with the provisions of Section 5.13 of this Zoning By-Law;
•	a public use, in accordance with the provisions of Section 5.22 of this Zoning By-Law;
•	a single detached dwelling;
•	a wayside sand or gravel pit in accordance with the provisions of Section 5.33 of this Zoning By-Law.

10.2 ZONE PROVISIONS

No person shall within any RE Zone use any lot or erect, alter or use any building or structure except in accordance with the provisions presented in Table 10.2:

TABLE 10.2: ZONE PROVISIONS	
Zone Provision	All Uses
Number of Single Detached Dwellings Per Lot, Maximum	1
Lot Area, Minimum	Existing at the date of passing of this Zoning By-Law or created by a <i>boundary adjustment</i>
Lot Frontage, Minimum	Existing at the date of passing of this Zoning By-Law or created by a <i>boundary adjustment</i>
Front Yard, Minimum Depth	10.0 m (32.8 ft)
Exterior Side Yard, Minimum Width	
Rear Yard, Minimum Depth	7.5 m (24.6 ft)
Interior Side Yard, Minimum Width	1.2 m (3.9 ft).
Setback, Minimum Distance from the Centreline of a County Road	26.0 m (85.3 ft)
Lot Coverage, Maximum	30% of the <i>lot area</i>
Landscaped Open Space, Minimum	30% of the <i>lot area</i>
Gross Floor Area, Minimum	93.0 m ² (1,001 ft ²)

TABLE 10.2: ZONE PROVISIONS	
Zone Provision	All Uses
Height of Building, Maximum	11.0 m (36.1 ft)
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5 of this Zoning By-Law.

(Amended by By-Law 2021-09)

10.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (RE-C)

In accordance with the provisions of Section 5.5, all RE-C zoned *lots* may contain a *converted dwelling*, or a *use permitted* in Section 10.1, in accordance with the provisions of Section 10.2 of this Zoning By-Law.

10.4 SPECIAL PROVISIONS FOR A GARDEN SUITE (RE-G)

In accordance with the provisions of Section 5.10, all RE-G zoned lots may contain a *garden suite* or any *use permitted* in Section 10.1, in accordance with the provisions of Section 10.2. Upon expiry of the temporary *use* by-law, the *garden suite* shall be removed unless an application is submitted for an extension of the *use* and approved by the *Corporation* pursuant to Section 39 of the Planning Act.

10.5 SPECIAL PROVISIONS

10.5.1 LOCATION: PART LOT 6, CONCESSION 14 (EAST ZORRA), RE-1 (KEY MAP 44)

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

all *uses permitted* in Section 10.2 of this Zoning By-Law;
an *animal kennel*, exclusive of any outdoor runs.

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

10.5.1.2.1 SPECIAL PROVISIONS FOR AN ANIMAL KENNEL

10.5.1.2.1.1 An *animal kennel* shall be permitted with an *accessory building*. No outside runs shall be *permitted*.

(Amended by By-Law 2003-34)

(Deleted and Replaced by By-Law 2020-25)

(Deleted and Replaced by By-Law 2022-11)

April/22

10.5.1.2.1.2 NUMBER OF ANIMALS *PERMITTED*

A maximum of 10 adult animals shall be *permitted*.

10.5.1.2.2 SPECIAL PROVISIONS FOR AN *ACCESSORY BUILDING*10.5.1.2.2.1 *GROSS FLOOR AREA*

Maximum **192.4 m²** (2,070.9 ft²)

10.5.1.2.2.2 *ACCESSORY BUILDING HEIGHT*

Maximum **6.7 m** (19.7 ft)

10.5.1.3 That all provisions of the 'RE' Zone in Section 10.2 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*.

(Amended by By-Law 2003-34)

(Deleted and Replaced by By-Law 2020-25)

(Deleted and Replaced by By-Law 2022-11)

10.5.2 **Location: Part Lot 36, Concession 14 (East Zorra), RE-2 (Key Map 10)**

(Amended by By-Law 2021-09)

10.5.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'RE-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 10.1 to this Zoning By-Law.

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

10.5.2.2.1 BUILDINGS OR STRUCTURES ACCESSORY TO A RESIDENTIAL USE

(i) Maximum Floor Area **293.0 m²** (3,154.0 ft²)

(ii) Maximum Height **5.8 m** (19.0 ft)

10.5.2.2.2 That all provisions of the 'RE' Zone in Section 10.2 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*.

April/22

(Added by By-Law 2012-33)

10.5.3 Location: Part of Lot 7, Concession 14 (East Zorra), RE-3(T), (Key Map 44)

10.5.3.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RE-3(T) Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 10.1 of this Zoning By-Law.

10.5.3.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RE-3(T) Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

10.5.3.2.1 SPECIAL PROVISIONS FOR A SINGLE DETACHED DWELLING

10.5.3.2.1.1 NUMBER OF SINGLE DETACHED DWELLINGS

Maximum **2**

10.5.3.2.1.2 TIME PERIOD

Notwithstanding any other provision of this Zoning By-law to the contrary, 2 single detached dwellings shall be *permitted* from August 2, 2017 to August 2, 2020, after which only 1 accessory single-detached dwelling shall be *permitted*.

(Added by By-Law 2017-29)

10.5.4 LOCATION: PART LOT 11, CONCESSION 13 (EAST ZORRA), RE-4 (KEY MAP 37)

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

all uses permitted in Section 10.1 of this Zoning By-Law;
a garden suite.

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

10.5.4.2.1 SPECIAL PROVISIONS FOR A GARDEN SUITE

10.5.4.2.1.1 GROSS FLOOR AREA

Minimum **34 m² (376 ft²)**

(Added by By-Law 2021-06)

January/21

10.5.4.2.1.2 TIME PERIOD FOR A GARDEN SUITE

Maximum January 20, 2021 to January 20, 2031

10.5.4.3 That all provisions of the 'RE' Zone in Section 10.2 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 2021-06)

10.5.5 LOCATION: PART LOT 12, CONCESSION 13 (EAST ZORRA), RE-5 (KEY MAP 37)

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

*All uses permitted in Section 10.1 of this Zoning By-law;
A converted dwelling.*

10.5.5.2 Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any RE-5 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

10.5.5.2.1 SPECIAL PROVISIONS FOR A CONVERTED DWELLING

10.5.5.2.1.1 LOT AREA

Minimum Where Sanitary
Sewers Are Not Available **0.3 ha** (0.9 acres)

10.5.5.2.1.2 GROSS FLOOR AREA FOR SECOND DWELLING UNIT

Maximum **123.9 m²** (1,334.1 ft²)

10.5.5.3 That all the provisions of the RE Zone in Section 10.2 to this Zoning By-law, as amended, shall apply, and further that all the 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 2021-05)

January/21