

6.1 USES PERMITTED

No person shall within any A1 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the A1 uses presented in Table 6.1:

TABLE 6.1: USES PERMITTED
• an animal kennel;
• a communications structure;
• a conservation project;
• a converted dwelling, in accordance with the provisions of Section 5.4;
• a farm, , but does not include a regulated farm as defined in this Zoning By-Law;
• a garden suite, in accordance with the provisions of Section 5.10;
• a group home, in accordance with the provisions of Section 5.13;
• a home occupation, in accordance with the provisions of Section 5.14 ;
• an on-farm dead stock composting facility, as defined in this Zoning By-Law;
• an on-farm diversified use, in accordance with the provisions of Section 5.18;
• a public use, in accordance with the provisions of Section 5.21;
• a seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the farm on which the outlet is located;
• a single detached dwelling if accessory to a farm;
• a wayside sand or gravel pit or stone quarry in accordance with the provisions of Section 5.32.

(Amended by By-Law 42-02)

(Amended by By-Law 85-07)

(Amended by By-Law 31-09)

6.2 ZONE PROVISIONS

No person shall within any A1 Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions presented in Table 6.2:

TABLE 6.2: ZONE PROVISIONS			
Zone Provision	Livestock Barns & Manure Storage Buildings & Structures	Sales Outlets for Farm Produce	All Other Buildings and Structures
<b>Lot Area, Minimum</b>	<i>Existing at the date of passing of this Zoning By-Law, or created through a boundary adjustment.</i>		
<b>Number of Nutrient Units, Maximum</b>	2.5 Nutrient Units per Tillable Hectare (1 Nutrient Unit per Tillable Acre)		
<b>Lot Frontage, Minimum</b>	<i>Existing at the date of passing of this Zoning By-Law, or created through a boundary adjustment.</i>		
<b>Front Yard, Minimum Depth</b> <b>Exterior Side Yard, Minimum Width</b>	Greater of <b>30 m</b> (98.4 ft) or such minimum distance from the <i>front</i> or <i>exterior side lot line</i> as determined through the application of the <i>Minimum Distance Separation Formula II (MDS II)</i> .	<b>5 m</b> (16.4 ft)	<b>10 m</b> (32.8 ft)
<b>Rear Yard, Minimum Depth</b> <b>Interior Side Yard, Minimum Width</b>	Greater of <b>10 m</b> (32.8 ft) or such minimum distance separation from the <i>rear</i> or <i>interior side lot line</i> as determined through the application of the MDS II.	<b>7.5 m</b> (24.6 ft)	
<b>Setback, Minimum Distance from the Centreline of a Provincial Highway or a County Road.</b>	Greater of <b>45 m</b> (148 ft) or the sum of <b>16 m</b> (52.5 ft) plus the front or <i>exterior side yard</i> measure determined through the application of the MDS II.	<b>21 m</b> (68.9 ft)	<b>26 m</b> (85.3 ft)
<b>Height of Building, Maximum</b>	<b>15 m</b> (49.2 ft) or in accordance with the provisions of Section 5.31 of this Zoning By-Law.		
<b>Parking and Accessory Buildings, Etc.</b>	In accordance with the provisions of Section 5 of this Zoning By-Law.		

(Amended by By-Law 85-07)

(Amended by By-Law 31-09)

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**6.2.1 MINIMUM DISTANCE SEPARATION REQUIREMENTS FOR LIVESTOCK BARN AND STRUCTURES**

In addition to the minimum *yard* and *setback* requirements contained in Table 6.2 above, agricultural *buildings* and *structures* hereafter *erected*, *altered* and/or used for the housing of livestock shall meet the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula II (MDS II)* in accordance with Section 2.7 of this Zoning By-Law.

(Amended by By-Law 42-02)

(Amended by By-Law 85-07)

**6.2.2 MINIMUM DISTANCE SEPARATION REQUIREMENTS FOR MANURE STORAGE STRUCTURES**

In addition to the minimum *yard* and *setback* requirements contained in Table 6.2 above, manure storage structures *erected*, or *altered* shall meet the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula II (MDS II)* in accordance with Section 2.7 of this Zoning By-Law.

(Amended by By-Law 42-02)

(Amended by By-Law 85-07)

**6.2.3 NUMBER OF ACCESSORY DWELLINGS AND GARDEN SUITES PER LOT**

*Single detached dwelling*, Maximum

1, except that up to a maximum of 2 *accessory single detached dwellings* may be located on a *farm* subject to the approval of the Committee of Adjustment.

*Converted dwelling*, Maximum

1, with a maximum of 2 *dwelling units*, in accordance with the provisions of Section 5.4.

*Garden suites*, Maximum

1, in accordance with the provisions of Section 5.10.

**6.2.4 MINIMUM GROSS FLOOR AREA FOR A SINGLE DETACHED DWELLING**

Minimum

**93 m<sup>2</sup>** (1,001 ft<sup>2</sup>)

**6.2.5 LOCATION OF NEW FARM RESIDENCES**

New farm *dwellings*, including temporary *dwellings*, 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, or not further reduce an *existing* insufficient *setback*.

(Amended by By-Law 85-07)

(Amended by By-Law 31-09)

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**6.2.6 SPECIAL PROVISIONS FOR AN ON-FARM DEAD STOCK COMPOSTING FACILITY**

*On-farm dead stock composting facilities* shall be required to satisfy the following requirements:

- 6.2.6.1 The facility will require a concrete floor with runoff containment, solid walls not less than **1.5 m** (4.9 ft) in height consisting of a closed wooden, metal and/or concrete wall constructed of rot-proof materials and unpierced except for gates necessary for access, and a roof constructed with permanent all-weather materials; and
- 6.2.6.2 In addition to the minimum *yard* and *setback* requirements contained in this Zoning By-Law, *on-farm composting facilities erected and altered* shall meet the application of Minimum Distance Separation requirements determined through the application of the *Minimum Distance Separation Formula II (MDS II)* or shall not further reduce an *existing* insufficient *setback*. For the purposes of calculation, an *on-farm composting facility* based on the capacity of the *existing* livestock or poultry housing on the *farm*; and
- 6.2.6.3 The facility shall require engineered drawings submitted at the time of application for building permit; and
- 6.2.6.4 The sizing and design of the facility shall be in accordance with best management practices and standards for type of animal published from time to time by the Ontario Ministry of Agriculture, Food and Rural Affairs.  
(Added by By-Law 42-02)  
(Amended by By-Law 31-09)

**6.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (A1-C)**

In accordance with the provisions of Section 5.4, all A1-C zoned *lots* shall contain a *converted dwelling* and may contain a *home occupation*, or any non-residential *use permitted* in Section 6.1, in accordance with the provisions of Section 6.2.

**6.3.1 LOCATION: PART LOT 24, CONCESSION 2 (NORTH DORCHESTER), A1-C-1**

- 6.3.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-C-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 6.1 of this Zoning By-Law;  
a *converted dwelling* to a maximum of two (2) *dwelling units*.
- 6.3.1.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-C-1 Zone *use any lot*, or *erect, alter* or *use any building* or *structure* except in accordance the following provisions:

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## 6.3.1.2.1 DWELLING SIZE:

Maximum

1.4 times the *gross floor area* of the *dwelling existing* on the date of passage of this by-law, or a total combined maximum *gross floor area* for both *dwelling units* of **313.0.m<sup>2</sup>** (3,369.2 ft<sup>2</sup>).

6.3.1.2.2 That all the provisions of the A1 Zone in Section 6.2 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 36-09)

6.4 SPECIAL PROVISIONS6.4.1 Location: Part Lot 12, Concession 5 (West Zorra), A1-1

6.4.1.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-1 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a *single-detached dwelling* and *buildings existing* at the date of passing of this Zoning By-Law; a *home occupation*;  
a woodlot;  
a *farm* for the purpose of growing field crops or trees and the keeping of horses.

6.4.1.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-1 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

## 6.4.1.2.1 LOT FRONTAGE

No *lot frontage* required

## 6.4.1.2.2 LOT AREA

Minimum **9.5 ha** (23.5 ac)

## 6.4.1.2.3 NUMBER OF NUTRIENT UNITS

Maximum 4

(Amended by By-Law 85-07)

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6.4.1.2.4 That all the other provisions of the A1 Zone in Section 6.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

6.4.2 **Location: Part Lot 7, Concession 5 (North Oxford), A1-2**

6.4.2.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-2 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 6.1 to this Zoning By-Law.

6.4.2.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-2 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

6.4.2.2.1 LOT AREA

Minimum **1.5 ha** (3.7 ac)

6.4.2.2.2 NUMBER OF NUTRIENT UNITS

Maximum **5**

(Amended by By-Law 85-07)

6.4.2.2.3 SETBACK FROM RAILWAY RIGHT-OF-WAY

Minimum **30 m** (98.4 ft)

6.4.2.2.4 That all the other provisions of the A1 Zone in Section 6.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

6.4.3 **Location: Part Lot 17, Concession 4 (West Zorra), A1-3**

6.4.3.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-3 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 6.1 to this Zoning By-Law.

6.4.3.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-3 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

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6.4.3.2.1 LOT AREA

Minimum **0.81 ha (2.0 ac)**

6.4.3.2.2 NUMBER OF NUTRIENT UNITS

Maximum 10

(Amended by By-Law 85-07)

6.4.3.2.3 TYPE OF ANIMAL UNITS PERMITTED

Horses

6.4.3.2.4 NUMBER OF DOGS PERMITTED ON PROPERTY

The kennel shall be limited to 10 adult dogs and their associated offspring up to an age of 6 months.

6.4.3.2.5 That all the other provisions of the A1 Zone in Section 6.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

6.4.4 Location: Part Lot 36, Concession 7 (West Zorra), A1-4

6.4.4.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A1-4 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 6.1 to this Zoning By-Law.

6.4.4.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-4 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

6.4.4.2.1 NUMBER OF NUTRIENT UNITS

Maximum 2  
(Amended by By-Law 85-07)

6.4.4.2.2 TYPE OF NUTRIENT UNITS PERMITTED

Horses

6.4.4.2.3 That all the other provisions of the A1 Zone in Section 6.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

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6.4.5 Location: Part Lot 3, Concession 5 (West Zorra), A1-5

6.4.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-5 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 6.1 of this Zoning By-Law.

6.4.5.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-5 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

## 6.4.5.2.1 LOT FRONTAGE

Minimum **65 m** (213.3 ft)

## 6.4.5.2.2 LOT AREA

Minimum **3.6 ha** (8.9 ac)

## 6.4.5.2.3 LOCATION OF DWELLING

No *dwelling* shall be *setback* greater than **45 m** (147.6 ft) from the *front lot line*.

6.4.5.2.4 That all the provisions of the A1 Zone in Section 6.2 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 21-00)

6.4.6 Location: Part Lot 11, Concession 5 (West Zorra), A1-6

6.4.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-6 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 6.1 to this Zoning By-Law.

6.4.6.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-6 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

## 6.4.6.2.1 LOT AREA

Minimum **9.3 ha** (23.0 ac)

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6.4.6.2.2 That all the provisions of the A1 Zone in Section 6.2 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 15-06, as approved by OMB Order 1120)

6.4.7 **Location: Part Lot 8, Concession 4 (North Oxford), A1-7**

6.4.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-7 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 6.1 of this Zoning By-Law.

6.4.7.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-19 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

6.4.7.2.1 LOT AREA

Minimum **3.6 ha** (8.9 ac.)

6.4.7.2.2 That all the provisions of the A1 Zone in Section 6.2 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 61-08)

6.4.8 **Location: Part Lot 25, Concession 13 (East Nissouri), A1-8**

6.4.8.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-8 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 6.1 of this Zoning By-Law.

6.4.8.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-8 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

6.4.8.2.1 LOT AREA

Minimum **3.1 ha** (7.7 ac)

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6.4.8.2.2 That all the provisions of the A1 Zone in Section 6.2 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 19-09)

6.4.9 LOCATION: PART LOT 30, CONCESSION 2 (WEST ZORRA), A1-9

6.4.9.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any A1-9 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

all uses permitted in Section 6.1 of this Zoning By-Law.

6.4.9.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any A1-9 Zone use any lot, or erect, alter or use any building or structure except in accordance the following provisions:

6.4.9.2.1 LOT FRONTAGE

Minimum As existing on the date of passage of this Zoning By-Law.

6.4.9.2.2 LOT AREA

Minimum As existing on the date of passage of this Zoning By-Law.

6.4.9.2.3 That all the provisions of the A1 Zone in Section 6.2 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 34-09)

6.4.10 LOCATION: PART LOT 20, CONCESSION 4 (NORTH OXFORD), A1-10

6.4.10.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any A1-10 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

all uses permitted in Section 6.1 of this Zoning By-Law.

6.4.10.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any A1-10 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

## 6.4.10.2.1 NUMBER OF NUTRIENT UNITS

Maximum	2
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## 6.4.10.2.2 LIVESTOCK BUILDING SETBACK

Rear Yard (minimum)	as existing on date of passage of this Zoning By-Law.
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Interior Side Yard (minimum)	as existing on date of passage of this Zoning By-Law.
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6.4.10.2.3 That all the other provisions of the A1 Zone in Section 6.2 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 71-09)

**6.4.11 LOCATION: PART OF LOT 20, CONCESSION 2 (N. DORCHESTER), A1-11 (KEY MAP 81)**

6.4.11.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-11 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted in Section 6.1 of this Zoning By-Law;  
a garden suite.*

6.4.11.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-11 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

## 6.4.11.2.1 SPECIAL PROVISIONS FOR A GARDEN SUITE

## 6.4.11.2.1.1 TIME PERIOD FOR A GARDEN SUITE

Maximum	October 1, 2013 to October 1, 2023
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## 6.4.11.2.1.2 REMOVAL

The garden suite shall be removed from the subject lands at the conclusion of the ten (10) year period, unless a request for time extension is submitted to and approved by Council pursuant to Section 39 of the Planning Act, R.S.O. 1990, as amended.

6.4.11.3 That all the provisions of the A1 Zone in Section 6.2 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 49-13)

6.4.12 LOCATION: PART LOT 32, CONCESSION 1 (WEST ZORRA), A1-12 (KEY MAP 5)

6.4.12.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-12 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted in Section 6.1 of this Zoning By-Law;*  
*a regulated farm*

6.4.12.2 Notwithstanding the provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-12 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

6.4.12.2.1 LOT AREA

Minimum **11.3 ha** (27.9 ac)

6.4.12.2.2 NUMBER OF NUTRIENT UNITS

Maximum 15

6.4.12.2.3 LIVESTOCK BUILDING SETBACK

North Lot Line (Minimum) **35 m** (115 ft)

6.4.12.2.4 MANURE STORAGE SETBACK

North Lot Line (Minimum) **35 m** (115 ft)

6.4.12.2.5 That all the provisions of the A1 Zone in Section 6.2 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 05-16)

6.4.13 LOCATION: PART LOT 24, CONCESSION 1 (NORTH OXFORD), A1-13 (KEY MAP 75)

6.4.13.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A1-13 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

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all *uses permitted* in Section 6.1 of this Zoning By-law;  
a *group home*.

6.4.13.2 That all the provisions of the A1 Zone in Section 6.2 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 46-16)

6.4.14 **LOCATION: PART LOT 1, CONCESSION 2 (WEST ZORRA), A1-14 (KEY MAP 71)**

6.4.14.1 Notwithstanding any provisions of By-Law Number 35-99 to the contrary, no person shall within any A1-14 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 6.1 of this By-Law;  
a commercial automobile repair shop

6.4.14.2 That all the provisions of the A1 Zone in Section 6.2 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 55-20)