

Section 4

Rural and Environmental Zones

No person shall, within any Agricultural (AG), Environmental (ENV), Flood Hazard (FH), Oak Ridges Moraine - Countryside (ORM-C), Oak Ridges Moraine - Linkage (ORM-L), or Oak Ridges Moraine - Natural Core (ORM-NC) Zone, use any land, or erect, alter or use any building or structure, except in accordance with the following:

4.1 Permitted Uses, Buildings and Structures

Permitted Uses, Buildings and Structures	AG (1)	ENV Outside Oak Ridges Moraine Area (1)	ENV Oak Ridges Moraine Area	ENV Stouffville/ Ballantrae Musselman's Lake Settlement Area (11)	FH (11)	ORM-C	ORM-L	ORM-NC
Accessory Farm Dwelling Unit	✓(5)	✓(5)				✓(5)	✓(5)	✓(5)
Accessory Residential Unit	✓(22)					✓(22)		
Accessory uses, buildings and structures	✓	✓	✓(4)			✓(14)	✓(14)	✓(14)
Agricultural uses, buildings and structures	✓(9)	✓(9)	✓(1)(4)		✓(1)(9)	✓(1)	✓(1)	✓(1)
Agricultural uses, no buildings or structures	✓	✓	✓(4)		✓(1)	✓	✓	✓
Bed and Breakfast Establishment	✓(8)	✓(8)	✓(7)(8)			✓(7)(8)	✓(7)(8)	✓(7)(8)
Cannabis, Indoor Cultivation (15)(16)(17)(21)								
Cannabis, Outdoor Cultivation (15)(16)(17)(20)(21)								
Cannabis Processing (15)(16)(17)(18)(19) (21)								
Farm Produce Sales Outlet	✓(10)	✓(10)				✓(10)	✓(10)	✓(10)
Farm Vacation Home	✓	✓	✓(7)			✓(7)	✓(7)	✓(7)
Fish, Wildlife, Forestry Management		✓	✓	✓		✓	✓	✓
Group Home	✓(3)	✓(3)	✓(3)(7)			✓(3)(7)	✓(3)(7)	✓(3)(7)
Home Industry	✓(12)	✓(12)	✓(12)			✓(12)	✓(12)	✓(12)
Home Occupation	✓(13)	✓(13)	✓(13)			✓(13)	✓(13)	✓(13)
Low Intensity Recreation uses				✓		✓	✓	✓
Park				✓				
Plant Nursery	✓(1)	✓(1)				✓(1)	✓(1)	✓(1)
Private Home Daycare	✓	✓	✓(7)			✓(7)	✓(7)	✓(7)
Single Detached Dwelling	✓	✓	✓(4)			✓(4)	✓(4)	✓(4)
Unserviced Park					✓(6)	✓	✓	✓

(2011-115-ZO) (2013-111-ZO) (2020-059-ZO)

4.1.1 Qualifying Notes to Permitted Uses

- (1) No agricultural use, building or structure, including a plant nursery, shall be permitted on any lot less than 0.8 ha in area or on any lot within a registered plan of subdivision or on a lot or taking access from a road in a registered plan of subdivision.
(2011-152-ZO)
- (2) NOT IN USE **(2013-111-ZO)**
- (3) No group home shall be located within 800 m of another group home.
- (4) The indicated uses are permitted subject to Sections 3.18, 3.19 and 3.20.
- (5) Accessory farm dwellings shall, subject to Section 3.5, be permitted, provided that they do not negatively impact the ecological integrity of the area.
- (6)
 - i) Permitted Uses
No building or structure shall be erected, nor shall any existing building or structure be modified or changed, nor shall the placing or removal of fill be permitted in any area zoned Flood Hazard (FH) except where such building, structure or fill is used for purposes of flood or erosion control.
 - ii) Land Partially Zoned
Where land under one ownership is only partially zoned Flood Hazard (FH), the part of such land that is so zoned may be used in the calculation of the minimum lot area and lot frontage requirements for another zone on that land.
- (7) The indicated uses are permitted only in single detached dwellings permitted by Sections 3.18, 3.19 and 3.20 of this By-law.
(2013-111-ZO)
- (8)
 - i) The owner of a bed and breakfast establishment must establish to the satisfaction of the Town the adequacy of water and wastewater services.
 - ii) Every bed and breakfast establishment must provide a minimum of 37 m² of outdoor amenity space, which may consist of landscaped area, patio, verandah, porch, pool, or any combination thereof. **(2013-111-ZO)**
- (9) The indicated uses are permitted subject to obtaining a permit from the Conservation Authority having jurisdiction.
- (10) The maximum size of a farm produce sales outlet shall be 100 m² and is subject to a minimum lot area of 25 ha. A maximum of 25%

of the sales area of a farm produce sales outlet may be devoted to the sale of produce and food products produced off the farm.

- (11) ENV and FH Zones in Stouffville and Ballantrae – Musselman's Lake are subject to Section 3.20.3 of this By-law.
- (12) Home industries are subject to the regulations in Section 3.26.
(2011-115-ZO)
- (13) Home occupations are subject to the regulations in Section 3.27.
(2011-115-ZO)
- (14) The maximum lot coverage of all accessory buildings shall not exceed 5% of the lot area, to a maximum gross floor area of 200m²
(2016-143-ZO)
- (15) **(2022-099-ZO)**
 - i) Retail as accessory to cannabis indoor cultivation, cannabis outdoor cultivation, or cannabis processing shall be prohibited.
 - ii) Cannabis cultivation shall not be permitted on any lot containing a dwelling unit.
 - iii) Indoor cannabis cultivation and outdoor cannabis cultivation shall not be permitted on a lot with a lot area less than 0.8 ha.
- (16) This use shall not be permitted within 1000.0 m of the following uses, as measured from the nearest lot line **(2022-099-ZO)**:
 - i) Any Traditional Residential Zone
 - ii) Day Care Centre
 - iii) Group Home
 - iv) Hospital
 - v) Library
 - vi) Long Term Care Facility
 - vii) Low intensity Recreational Uses
 - viii) Park
 - ix) Place of Worship
 - x) Private Home Daycare
 - xi) Private Park
 - xii) School
 - xiii) Senior Citizens Home; and
 - xiv) Unserved Park
- (17) This use shall not be permitted within 1000.0 m from the nearest lot line of any New Residential Zone **((2022-099-ZO)**
- (18) In no case shall this use be located closer than 1000.0 m from another Indoor Cannabis Cultivation, Outdoor Cannabis Cultivation, or Cannabis Processing use, as measured between the nearest lot lines. **(2022-099-ZO)**

- (19) This use shall only be permitted as accessory to Indoor Cannabis Cultivation and Outdoor Cannabis Cultivation. **(2022-099-ZO)**
- (20) A maximum of one accessory building that is required to support outdoor cultivation uses for the packing, labelling, storage, sampling, disposing, and testing for pesticides shall be permitted. Accessory buildings shall be subject to Section 3.6 of this by-law. **(2022-099-ZO)**
- (21) Outdoor Storage shall be prohibited as accessory to cannabis cultivation and processing uses
- (22) Additional Residential Units are subject to the regulations in Section 3.28.

4.2 Regulations

ZONE	Minimum Lot Area	Minimum Lot Frontage	Minimum Front Yard	Minimum Exterior Side Yard	Minimum Interior Side Yard	Minimum Rear Yard	Maximum Lot Coverage	Maximum Building Height
AG (1)(2)	10 ha	100 m	15 m	15 m	15 m	15 m	2 ha or less -10% more than 2 ha - 5%	12 m
ORM – C (2)	10 ha	100 m	15 m	15 m	15 m	15 m	2 ha or less – 10% more than 2 ha – 5%	12 m
ORM – L (2)	10 ha	100 m	15 m	15 m	15 m	15 m	2 ha or less – 10% more than 2 ha – 5%	12 m
ORM-NC (2)	10 ha	100 m	15 m	15 m	15 m	15 m	2 ha or less – 10% more than 2 ha – 5%	12 m
ENV (1) (2)	N/A	N/A	15 m	15 m	15 m	15 m	2 ha or less – 10% more than 2 ha – 5%	12 m
FH (2)	N/A	N/A	15 m	15 m	15 m	15 m	2 ha or less – 10% more than 2 ha – 5%	12 m

(2011-115-ZO) (2020-059-ZO)

4.2.1 Qualifying Notes to Regulations

- (1) In an AG (Agricultural) Zone and ENV Zones outside the Oak Ridges Moraine Conservation Plan Area, the following regulations shall apply to single detached dwellings on lots less than 2 ha:
 - i) Minimum Interior Side Yard shall be 4.5 m
Minimum Exterior Side Yard shall be 4.5 m
Minimum Rear Yard shall be 15 m
 - ii) Maximum building height for a dwelling shall be 11 m
 - iii) A dwelling legally existing prior to the passage of this by-law, and/or an accessory building, shall be permitted to expand, provided that the dwelling or accessory building, as enlarged, complies with all other provisions of this By-law that are applicable to the zone in which it is located.
 - iv) Accessory uses, buildings and structures shall be permitted to expand, provided that the maximum lot coverage of all accessory buildings or structures shall not exceed 5% of the lot area.
- (2) The following regulations shall apply to cannabis outdoor cultivation, cannabis indoor cultivation and cannabis processing: **(2022-099-ZO)**

- i) Minimum Interior Side Yard shall be 30.0 m
- ii) Minimum Exterior Side Yard shall be 30.0 m
- iii) Minimum Front Yard shall be 30.0 m
- iv) Minimum Rear Yard shall be 30.0 m

4.3 Exceptions

4.3.1 Exceptions to the ORM-C Zone

4.3.1.1 ORM-C(1) Lot 5, Concession 8, 5572 Bethesda Road, Schedule 47

1. Permitted Uses

The retail sale of wine, produced from fruit, including grapes, grown or processed on the subject lands shall be an additional use permitted on the subject lands.

4.3.1.2 ORM-C(2) Lot 2, Con 6, 12442 McCowan Road, Schedule 45

1. Permitted Uses

The retail sale of wine, produced from fruit, including grapes, grown or processed on the subject lands shall be an additional use permitted on the subject lands.

4.3.1.3 ORM-C(3) Lot 5, Concession 7, 12917 McCowan Road, Schedule 46

1. Permitted Uses

A motor vehicle body repair shop and motor vehicle repair shop shall be additional uses permitted on the subject lands.

2. Regulations

- i) The total GFA of the motor vehicle body repair shop and the motor vehicle repair shop shall not exceed 541 m²
- ii) The minimum lot area shall be 9.6 ha

4.3.1.4 ORM-C(4) Lot 34, Concession 7, 12045 McCowan Road, Schedule 54

1. Permitted Uses

An office in an accessory building shall be an additional use permitted on the subject lands.

2. Prohibited Uses

Retail Stores are prohibited on the subject lands.

3. Regulations

- i) The accessory building shall be located no closer to McCowan Road than 400 m, and no closer to the northerly lot line than 150 m
- ii) The land area supporting the accessory building shall not exceed 2612 m², having dimensions not exceeding 61 m by 43 m.

- iii) The maximum GFA of the office shall be 326 m²
- iv) Outdoor storage of goods, materials or equipment associated with the office shall not be permitted on the subject land
- v) The parking area shall have a paved surface of asphalt or concrete or similar material
- vi) A minimum of 18 parking spaces shall be provided for the office
- vii) Home industry uses and home occupations are not permitted in the dwelling on the subject lands
- viii) Only one office is permitted on the subject lands

4.3.1.5 ORM–C(5) Lot 2, Concession 3, Woodbine Ave, Schedule 43

1. Permitted Uses

The only permitted uses on the subject lands shall be a cemetery and the following accessory uses: office, chapel, columbarium, crematorium, mausoleum, reception centre and service building.

2. Regulations

- i) The minimum side yard shall be 3.6 m plus an additional 1.2 m for every storey above 2 storeys
- ii) The maximum lot coverage shall be 15%
- iii) In-ground graves containing interred human remains shall be located at least 30 m from all property boundaries
- iv) A minimum of 80 parking spaces shall be provided on the subject lands. The location of the parking will not necessarily be coincident with the building or use for which it is required

3. Definitions

In this Section:

- i) Cemetery means land set aside to be used for the interment of human remains and includes a mausoleum, columbarium, and other structures intended for the interment of human remains
- ii) Chapel means a building or part of a building used for services, introspection, reflection or worship
- iii) Columbarium means a building or part of a building designed for the purpose of interring cremated human remains in sealed compartments
- iv) Crematorium means a building or part of a building fitted with appliances for the purpose of cremating human remains and includes everything incidental and ancillary thereto
- v) Mausoleum means a building or part of a building or structure other than a columbarium, used as a place for the interment of human remains in crypts or compartments

- vi) Reception centre means a building or part of a building used for the purposes of receiving or entertaining an assembly of people at, or in connection with, a cemetery and related uses
- vii) Service building means a building or part of a building in which vehicles and machinery required for the maintenance and operation of the cemetery and related uses located on site are stored

4. Co-incident Exceptions

The provisions of this Section shall also apply to Exceptions ORM-L(2) and ENV(2) (also shown on Schedule 43).

4.3.1.6 ORM-C(6) 6165 Vivian Road, Schedule 8

1. Permitted Uses

A medical assessment facility located within the dwelling existing as of April 15, 2003, which facility includes an attached indoor swimming pool and the grounds of the property on which the dwelling is located, but does not include the garage and second floor of the dwelling, shall be an additional use permitted on the subject lands.

2. Regulations

- i) The dwelling shall provide accommodation only for the owner and/or employees of the medical assessment facility
- ii) The maximum number of medical practitioners shall be two physicians
- iii) The maximum GFA of the medical assessment facility, including the indoor swimming pool, shall be 775 m²

3. Definition

In this Section, a medical assessment facility shall be a building or structure where members of the medical profession, including support staff, provide assessment and diagnosis of the physical and mental ability of individuals and their cognitive awareness and ability to function in a home-style environment. Overnight accommodation and the preparation or serving of meals for clients or patients are not permitted activities. No surgical procedures are permitted within the facility. The facility shall include the swimming pool and ancillary uses and the grounds of the property on which the building or structure is located.

4.3.1.7 ORM-C(7) north side of Stouffville Road, west of Highway 48, Schedule 46

1. Permitted Uses

An office shall be an additional permitted use on the subject lands.

4.3.1.8 ORM-C(8) 3769 Stouffville Road, Schedule 52 **(2016-038-ZO)**

1. Permitted Uses

The existing uses, within the buildings and structures existing on the subject lands on April 19, 2016 shall be additional uses permitted on the subject lands

2. Regulations

The following regulations shall apply to the portion of the subject lands comprising the westerly 72 m of frontage on Stouffville Road:

- i) Minimum Lot Area 0.6 ha
- ii) Minimum Lot Frontage 72 m
- iii) Minimum Easterly Interior Side Yard 7.5 m
- iv) Minimum Westerly Interior Side Yard 44 m
- v) Maximum Lot Coverage 16%

The following regulations shall apply to the portion of the subject lands comprising the easterly 48 m of frontage on Stouffville Road:

- vi) Minimum Lot Area 0.6 ha
- vii) Minimum Lot Frontage 48 m
- viii) Minimum Easterly Interior Side Yard 20 m
- ix) Minimum Westerly Interior Side Yard 7.5 m
- x) Maximum Lot Coverage 16%

4.3.1.9 ORM-C(9) 5485 St John's Sideroad, CON 8 PT LOT 25, Schedule 21
(2026-056-ZO)

Notwithstanding any other provision of this By-law to the contrary, the following shall apply to the lands shown in Schedule 1 of this By-law:

1. Permitted Uses:

- i. All permitted uses listed in Section 4.1 in the ORM-C Zone
- ii. Kennel
- iii. Veterinary clinic

2. Special Regulations:

- i. The parking required for a kennel shall be 2 parking spaces for each 100 square metres of GFA.
- ii. The following regulations shall apply to any building or structure used for the purposes of a kennel, including any outdoor dog run area:

- a. Minimum easterly interior side yard setback 21 metres
- b. Minimum westerly interior side yard setback 30 metres
- c. Minimum rear yard setback 30 metres
- d. Minimum front yard setback 60 metres

4.3.2 Exceptions to the ORM-L Zone

4.3.2.1 ORM-L(1) Lots 6 and 7, Concession 6, 4280 Bethesda Road, Schedule 39

1. Regulations

The subject lands shall not be required to front on a street.

4.3.2.2 ORM-L(2) Lot 2, Concession 3, Woodbine Ave, Schedule 43

See ORM-C(5)

4.3.2.3 ORM-L(3) 13441 Highway 48, Schedule 41

1. Regulations

A single detached dwelling may be constructed on the subject lands, subject to the following regulations:

- xi) Minimum Lot Area 1800 m²
- xii) Minimum Frontage 30 m
- xiii) Minimum Front Yard Setback 10 m
- xiv) Minimum Rear Yard Setback 12 m
- xv) Minimum Side Yard Setbacks 1.5 m on one side
3.5 m on other side
- xvi) Maximum Lot Coverage 15%

4.3.2.4 ORM-L(4) 5538 Bloomington Road, Schedule 34

1. Permitted Uses

A farm produce sales outlet with a maximum GFA of 150 m², of which up to 25% of the sales area may be devoted to the sale of produce and food products, not grown or produced on the subject lands, shall be an additional use permitted on the subject lands.

4.3.2.5 ORM-L(5) 13835 Kennedy Road, Schedule 32 (2013-111-ZO)

1. Permitted Uses

An antique outlet with a maximum GFA of 450 m² shall be an additional permitted use. No outdoor storage or display shall be permitted.

2. Parking and Loading Areas Relating to the Antique Outlet

- i) Maximum number of parking spaces – 26 parking spaces
- ii) Driveway access shall be off of Kennedy Road

3. Building Location of Antique Outlet

- i) Distance from Kennedy Road:
Minimum - 151 m
Maximum - 187 m
- ii) Distance from Bloomington Road
Minimum - 27 m
Maximum - 70 m

4.3.2.6 ORM-L(6) 6482 Bloomington Road, (Schedule 36) **(2023-050-ZO)**

1. Permitted Uses

- i) A Rehabilitation Treatment Centre with respect to the property municipally known as 6482 Bloomington Road shall be an additional permitted use on the subject property.

2. Regulations

- i. Minimum Lot Area 6.0 hectares
- ii. Minimum Lot Frontage 29 metres

3. Definitions

For the property municipally known as 6482 Bloomington Road the following definition shall apply

- i. Rehabilitation Treatment Centre:

A single detached dwelling which offers supervised specialized care, treatment and/or rehabilitation services on an in-patient basis for individuals who are addicted to chemical substances and/or alcohol and require 24-hour residential accommodation, and sheltered, specialized group care

4.3.2.7 ORM-L(7) 6432 Bloomington Road, CON 9 PT LOT 11, Schedule 36 **(2026-037-ZO)**

1. Permitted Uses

Notwithstanding any other provisions of this By-law to the contrary, the following shall apply to the lands shown in Schedule 1 of this By-law:

- i. All permitted uses listed in Section 4.1 of the ORM-L Zone; and
- ii. An Animal Rehabilitation Facility shall be considered an on-farm diversified use and shall be an additional permitted use with respect to the property municipally known as 6432 Bloomington Road

2. Special Regulations

- i. An Animal Rehabilitation Facility shall only be permitted as an accessory use to an agricultural use.
- ii. The maximum permitted lot area devoted to the Animal Rehabilitation Facility is 2,140 square metres.
 - a. A 50% deduction to the calculation for the permitted lot area devoted to the Animal Rehabilitation Facility may be applied to buildings existing prior to 2014
 - b. Existing or shared driveways may be deducted from the calculation for the permitted lot area devoted to the Animal Rehabilitation Facility.
- iii. The maximum combined gross floor area of all buildings used for an Animal Rehabilitation Facility shall be no more than 428 square metres.
- iv. The parking required for an animal rehabilitation facility shall be 2 parking spaces for each 100 square metres of gross floor area

3. Definitions

For the property municipally known as 6432 Bloomington Road the following definition shall apply:

- i. Animal Rehabilitation Facility

A facility which provides accommodation, care and veterinary assessment of animals in need, and is not open to the public.

4.3.3 Exceptions to the ORM-NC Zone

4.3.3.1 ORM-NC(1) Lot 26, Concession 8, 5276 St John's Road, Schedule 14

1. Permitted Uses

An office shall be permitted as an additional use in the accessory building existing on the subject lands as of February 27, 1990, provided that:

- i) Not more than one person who is not a resident in the dwelling on the subject land is engaged in the business
- ii) Not more than one business purpose is permitted
- iii) The accessory building may not be enlarged beyond that which existed on February 27, 1990
- iv) The rural character and appearance of the accessory building and the subject lands are maintained

2. Regulations

- i) Four parking spaces shall be provided for the office use, and the parking area shall have a paved surface of asphalt or concrete or other similar material
- ii) Home occupations shall not be permitted in the dwelling on the subject lands
- iii) The GFA of the accessory building used for the office shall not exceed 165 m²

4.3.3.2 ORM-NC(2) 6165 Vivian Road, Schedule 8

See ORM-C(6)

4.3.3.3 ORM-NC(3) 16283 Ninth Line, formerly part of 16195 Ninth Line, Schedule 15 (**2011-179-ZO**)

1. Regulations

The following regulations shall apply to the subject land:

- i) Minimum Lot Area 1.2 ha
- ii) Minimum Lot Frontage 91.4 m

4.3.3.4 ORM-NC(4) 3610 Vandorf Sideroad, formerly part of 3678 Vandorf Sideroad, Schedule 25 (**2012-108-ZO**)

1. Permitted Uses

Permitted buildings and structures – all buildings and structures existing on October 30, 2012.

2. Regulations

The following regulations shall apply to the subject land:

- i) Minimum Lot Area 2.95 ha
- ii) Minimum Lot Frontage 122 m

4.3.4 Exceptions to the AG Zone

4.3.4.1 AG(1) Lot 29, Concession 3, 16586 Woodbine Ave, Schedule 9

1. Permitted Uses

The only uses permitted on the subject lands shall be:

- i) An office with a maximum GFA of 1394 m²
- ii) An animal care centre with a maximum GFA of 1394 m²
- iii) A veterinary clinic with a maximum GFA of 465 m²
- iv) A livestock barn
- v) Agricultural uses, buildings and structures
- vi) Forestry uses
- vii) A public trail
- viii) A wildlife centre with a maximum GFA of 465 m²

2. Prohibited Uses

Cemeteries and incinerators are prohibited on the subject lands.

4.3.4.2 AG(2) Lot 5, Concession 10, 12875 Tenth Line, Schedule 49

1. Permitted Uses

Notwithstanding the definition of farm produce sales outlet, a fruit/vegetable stand operating on a year round basis and selling produce not grown on the farm, in combination with produce grown on the farm, shall be an additional use permitted on the subject lands.

4.3.4.3 AG(3) Lots 34 & 35, Concession 3, 17166 Woodbine Avenue, Schedule 2

1. Permitted Uses

The only uses permitted on the subject lands shall be a cemetery and accessory uses, consisting of an office, chapel, columbarium, crematorium, mausoleum, reception centre and service building.

2. Regulations

- i) The minimum side yard shall be 3.6 m plus an additional 1.2 m for every storey above 2 storeys
- ii) The maximum lot coverage shall be 15%
- iii) Required parking areas shall be situated in close proximity to the buildings they are intended to serve
- iv) Parking in areas reserved for burials shall be accommodated within the driveways that meander through the subject lands

3. Definitions

In this Section:

- i) Cemetery means land set aside to be used for the interment of human remains and includes a mausoleum, columbarium, and other structures intended for the interment of human remains
- ii) Chapel means a building or part of a building used for services, introspection, reflection or worship
- iii) Columbarium means a building or part of a building designed for the purpose of interring cremated human remains in sealed compartments
- iv) Crematorium means a building or part of a building fitted with appliances for the purpose of cremating human remains and includes everything incidental and ancillary thereto
- v) Mausoleum means a building or part of a building or structure other than a columbarium, used as a place for the interment of human remains in crypts or compartments
- vi) Reception centre means a building or part of a building used for the purposes of receiving or entertaining an assembly of people at, or in connection with, a cemetery and related uses
- vii) Service building means a building or part of a building in which vehicles and machinery required for the maintenance and operation of the cemetery and related uses located on site are stored

4.3.4.4 AG(4) 12045 McCowan Road, Schedule 54

1. Permitted Uses

A business office in the existing building shall be an additional use permitted on the subject lands.

4.3.4.5 AG(5) 3622 Vivian Road, Schedule 4

1. Permitted Uses

The existing uses, within the buildings and structures existing on the subject lands, shall be additional uses permitted on the subject lands on the effective date of this By-law.

4.3.4.6 AG(6) 3402 St. John's Sideroad, Schedule 11 **(2011-116-ZO) (2013-176-ZO)**

1. Permitted Use

In addition to the permitted uses as set out in the Agricultural (AG) Zone classification, a Garden Suite, shall be permitted as an additional use on the subject lands until December 17, 2033. Upon the garden suite being vacated by the occupants, the only other permitted use of the building will be for the purposes of an accessory structure.

2. Regulations

- i) Access to the principal dwelling and the Garden Suite shall be limited to one driveway from St. John's Sideroad
- ii) The Garden Suite shall be located within the same building envelope as existing
- iii) In addition to the provision of two off-street parking spaces for the principal dwelling, one additional off-street parking space shall be provided for the Garden Suite
- iv) That the Garden Suite be converted into an accessory structure in accordance with Ontario Building Code requirements, upon being vacated by the occupants

4.3.4.7 AG(7) 3171 St. John's Sideroad, Schedule 18 (2013-022-ZO)

1. Regulations

- i) Minimum Lot Area 4 ha
- ii) Minimum Lot Frontage 48 m
- iii) Minimum Interior Side Yard 10 m
- iv) Maximum GFA of all Buildings or Structures 500 m²
- v) Minimum Distance for any Building or Structure to an ENV zone 30 m
- vi) Minimum Distance for any Private Septic System to a watercourse 100 m

All buildings, structures and side yards existing on March 19, 2013 are permitted.

For the purposes of this exception, the provisions of Section 3.35 of the By-law shall not apply to lands that were municipally known as 3191 St. John's Sideroad on March 19, 2013.

4.3.4.8 AG(8) 3191 St. John's Sideroad, Schedule 18 (2013-022-ZO)

1. Regulations

- i) Minimum Lot Area 0.80 ha
- ii) Minimum Lot Frontage 55 m
- iii) Minimum Interior Side Yard (East) 10 m
- iv) Minimum Interior Side Yard (West) 5 m
- v) Maximum GFA of all Buildings or Structures 500 m²

All buildings, structures and side yards existing on March 19, 2013 are permitted.

For the purposes of this Exception, the provisions of Section 3.35 of the By-law shall not apply to lands that were municipally known as

3191 St. John's Sideroad on March 19, 2013.

4.3.4.9 AG(9)(t) 12785 Ninth Line, Schedule 48 (2013-037-ZO)

1. Permitted Uses

- i) All AG uses
- ii) A temporary sales office for homes in Draft Plan of Subdivision 19T(W)-11.003 until April 16, 2016

2. Regulations

The following additional regulations shall apply to the subject land:

- i) Minimum Lot Area 0.2 ha
- ii) Minimum Interior Side Yard (northerly) 6 m
- iii) Minimum Rear Yard 2.5 m
- iv) Maximum Coverage 11.0%
- v) Minimum Frontage 47 m
- vi) Maximum GFA of all Buildings 190 m²
or Structures

4.3.4.10 AG(10) 13081 Tenth Line, Schedule 42 (2013-111-ZO)

Notwithstanding any provision of this By-law to the contrary, the existing industrial use is permitted to continue, and is permitted to expand in accordance with the Industrial General (IG) zone regulations under Zoning By-law 87-34.

4.3.4.11 AG(11)(h) 11737 McCowan Road, Schedule 54 (2014-073-ZO)

Permitted Uses

A single detached dwelling and accessory uses

1. Regulations

- i) Minimum Lot Area 0.8 ha
- ii) Minimum Lot Frontage 80 m

4.3.4.12 AG(12) 16110 Woodbine Avenue, Schedule 9 (2021-068-ZO)

1. Qualifying Notes to Permitted Uses

- (1) Notwithstanding section 4.1.1 (10), the maximum size of a farm produce sales outlet shall be 465 m² and is subject to a minimum lot area of 19 hectares. A maximum of 25% of the sales area of a farm produce sales outlet may be devoted to the sale of produce and food products produced off the farm.

2. Regulations

- i) Maximum Lot Coverage 16.5%

3. Qualify Notes to Regulations

- i) For the purposes of this regulation, lot coverage is to be calculated based on the entirety of the subject lands lot area, and not limited to the portion of the subject property that falls within the site-specific exception zone AG(12).

4.3.4.13 AG (13) Part of Lots 28, 29 and 30, Concession 4, east side of Woodbine Avenue, 16529 Woodbine Avenue, Schedule 10 **(2022-126-ZO)**

In addition to regulations/provisions of this by-law, the following shall apply to the subject lands:

1. Permitted Uses

The following shall be additional permitted uses on the subject property:

- (1) An Agri-Education Space Accessory to the agricultural use of the lands.

2. Regulations

- (1) The maximum size of a farm produce sales outlet shall be 750 square metres.
- (2) A maximum of four (4) accessory farm dwelling units to be permitted within the building/structure housing the farm produce sales outlet.
- (3) For the purpose of this by-law, section 3.5.4 shall not apply.
- (4) For the purposes of this by-law section 4.1.1(10) shall not apply.

3. Definitions

- (1) Agri-Education Space shall be defined as: Premises used as an educational space related to agricultural or farm-related uses, practices or operations.

4.3.4.14 AG(14)(h-1)17019 Woodbine Avenue, Schedule 3 **(2025-056-ZO)**

In addition to the regulations and provisions of this By-law, the following shall apply to the Subject Lands:

1. Permitted Uses

The following shall be an additional permitted use on the Subject Lands:

- (1) Agri-Education Space
(2) Dwelling Unit above a non-residential use

2. Regulations

- | | |
|-------------------------------|--------------|
| a) Minimum Front Yard Setback | 12.93 metres |
|-------------------------------|--------------|

3. Definitions

- (1) Agri-Education Space shall be defined as: Premises used as an educational space accessory to agricultural or farm-related uses, practices, or operations.

4.3.5 **Exceptions to the ENV Zone**

4.3.5.1 ENV(1) Lots 32 and 33, Concession 8, 16983 Highway 48, Schedule 7

1. Permitted Uses

The following shall be additional uses permitted on the subject lands:

- i) Recreational facilities
- ii) A clubhouse
- iii) A chapel
- iv) 42 accessory cottages providing short-term residential accommodation for those using the recreational facilities on the subject lands

4.3.5.2 ENV(2) Lot 2, Concession 3, Woodbine Ave, Schedule 43

See ORM-C(5)

4.3.5.3 ENV(3) east side of Preston Lake, Schedule 30 **(2013-111-ZO)**

Existing residential lots, buildings and structures are permitted to continue and are subject to the applicable provisions of the Zoning By-law 87-34, as amended, on the day prior to the effective date of this By-law. The expansion of existing residential buildings and accessory structures and the development of new residential uses and accessory uses are permitted subject to the regulations and provisions of By-law 87-34 exclusive of the Development Symbol (D) and are also subject to the provisions of Section 3.18, 3.19 and 3.20 of this By-law.

4.3.5.4 ENV(4) west side of Highway 48, south of Bloomington Road, Schedule 40 **(2010-082-ZO)**

1. Permitted Uses

One single detached dwelling

2. Regulations

- | | |
|---|--------|
| i) Minimum Front Yard Setback | 10.5 m |
| ii) Minimum Rear Yard Setback | 12 m |
| iii) Minimum (westerly) Side Yard Setback | 12 m |

4.3.5.5 ENV(5) west side of Highway 48, Part of Lot 17, Concession 7, Schedule 27 **(2012-044-ZO)**

1. Permitted Uses

Storm water management facility

4.3.6 Exceptions to the FH Zone

4.3.6.1 FH(1) north of Millard Street, east of Highway 48, Schedule 47

1. Permitted Uses

No buildings or structures can be constructed, and no soil disturbance/site alteration/excavation can occur, on the subject lands without the written permission of the Ministry of Culture.

A Stage 3 Archeological Study has been completed in the vicinity of the subject lands, and has disclosed the possibility that a pioneer cemetery may be present on the subject lands. This Exception has therefore been established to protect the integrity of the potential archeological resource from disturbance.

4.3.6.2 FH(2) 14721 Woodbine Avenue, Schedule 24 **(2015-174-ZO)**

1. Permitted Uses

An office within a building as it existed on the date of this By-law. The office use excludes medical office as defined by Zoning By-law No. 2010-001-ZO

2. Regulations

Minimum Number of Parking Spaces 8

Minimum Width of One Way Driveway Aisle 2.6 m

An accessory structure not more than 10 m² in size shall be permitted no closer than 2.3 m from the easterly lot line and 4 m from the northerly lot line.