CORPORATION OF THE

TOWNSHIP OF WAINFLEET

COMPREHENSIVE ZONING BY-LAW

(OFFICE CONSOLIDATION)

Updated June 2009

TOWNSHIP OF WAINFLEET

COMPREHENSIVE
ZONING BY-LAW

OFFICE CONSOLIDATION

THIS MANUAL IS PREPARED FOR PURPOSES OF CONVENIENCE ONLY, AND FOR ACCURATE REFERENCE RECOURSE SHOULD BE HAD TO THE ORIGINALS OF THE INDIVIDUAL BY-LAWS AND RELATED APPROVAL DOCUMENTATION.

CONTACT THE CLERK'S OFFICE REGARDING REPRODUCTION REQUESTS AND APPROVAL VERIFICATION FROM THE ORIGINAL DOCUMENTS.

Zoning By-Law No. 581-78

Council Approved: May 15, 1979
O.M.B. Approved: March 10, 1982

ZONING BY-LAW AND AMENDMENTS

DATE PASSED	BY-LAW NO.	LOCATION	DESCRIPTION
05/15/1979	581-78		Restricted Area B/L
08/15/1978	582-78		B/L to Amend Zoning B/L 581-78 (General Amendment)
04/17/1979	606-79		B/L to Amend B/L 476-84
06/19/1979	611-79		B/L to Amend Zoning B/L 581-78 (General Amendment)
09/04/1979	617-79		B/L to Amend Zoning B/L 581-78 (Repealed by 617A)
09/04/1979	617A-79		B/L to Amend Zoning B/L 581-78 (Rumble Leisure Products)
10/16/1979	619-79		B/L to Amend Zoning B/L 581-78 (Su Young Park)
10/22/1979	620-79	Pt. Lot 39	B/L to Amend Zoning B/L 581-78 (Roseville Restaurant)
10/22/1979	621-79	Pt. Lot 39, Con. 5	B/L to Amend Zoning B/L 581-78
10/22/1979	622-79	Pt. Lot 41, Con. 5	B/L to Amend Zoning B/L 581-78 (Su Young Park)
10/16/1979	623-79	Pt. Lot 41, Con. 5	B/L to Amend Zoning B/L 581-78
11/06/1979	629-79	Pt. Lot 37, Con. 4	B/L to Amend Zoning B/L 581-78 (Aarts)
11/20/1979	630-79	Pt. Lot 32, Con. 2	B/L to Amend Zoning B/L 581-78 (Moehling)
01/08/1980	642-80	Pt. Lot 19, Con. 2	B/L to Amend Zoning B/L 581-78 (Loeffen)
01/22/1980	644-80	Pt. Lot 10, Con. 5	B/L to Amend Zoning B/L 581-78 (Mundinatz)
01/22/1980	645-80	Lots 45, 46 & 47, Plan 8	B/L to Amend Zoning B/L 581-78 (Bowen)
02/19/1980	646-80	Lots 7, 8, & 9, Plan 9/736 Pt. Lot 2, Con. 1	B/L to Amend Zoning B/L 581-78 (Oster)

07/08/1980	670-80	Pt. Lot 23 & 24, Con. 1	B/L to Amend Zoning B/L 581-78 (Pegas Const.)
07/22/1980	675-80		B/L to Amend Zoning B/L 581-78 (Pitman)
07/22/1980	677-80		B/L to Amend Zoning B/L 581-78 (General Amendment)
09/22/1980	681-80		B/L to Amend Zoning B/L 581-78 (Wilshire)
10/21/1980	686-80	Pt. Lot 18 & 19, Con. 5	B/L to Amend B/L 677-80 (General Amendment)
02/17/1981	698-81	Pt. Lot 5, Con. 2	B/L to Amend Zoning B/L 581-78 (R.E. Law Crushed Stone Ltd.)
04/17/1981	707-81		B/L to Amend Zoning B/L 581-78 (Robins)
04/07/1981	708-81	Pt. Lot 1, Con. 1	B/L to Amend Zoning B/L 581-78 (Steele)
05/05/1981	710-81	Pt. Lot 16, Con. 1	B/L to Amend Zoning B/L 581-78 (Ostryhon)
06/12/1981	713-81	Pt. Lot 15 & 16, Con. 1	B/L to Amend Zoning B/L 708-81 an Amendment to Zoning B/L 581-78
07/07/1981	719-81	Pt. Lot 22, Con. 1	B/L to Amend Zoning B/L 581-78
09/15/1981	731-81	Lots 5 & 6, Plan 31/758 Twp. Lot 20, Con. 1	B/L to Amend Zoning B/L 581-78 (Tokar)
10/06/1981	733-81	Pt. Lot 33, Con. 4	B/L to Amend Zoning B/L 581-78 (Mercier)
12/01/1981	746-81	Lots 25 & 26, RP750 Twp. Lot 18, Con. 1	B/L to Amend Zoning B/L 581-78
12/01/1981	748-81		B/L to Amend Zoning B/L 581-78
01/19/1982	756-82	Pt. Lot 22, Con. 1	B/L to Amend Zoning B/L 581-78 (Speed)
01/19/1982	757-82	Pt. Lot 30, Con. 1	B/L to Amend Zoning B/L 581-78 (Jones)
01/19/1982	758-82	Pt. Lot 16, Con. 1	B/L to Amend Zoning B/L 581-78 (Dykstra)
02/02/1982	762-82		B/L to Amend Zoning B/L 581-78 (General Amendment)

05/04/1982	772-82	Pt. Lot 40, Con. 7	B/L to Amend Zoning B/L 581-78 (Gladman)
05/18/1982	773-82	Pt. Lot 32, Con. 4	B/L to Amend Zoning B/L 581-78 (474114 Ont. Ltd., Konert)
05/18/1982	774-82	Pt. Lots 2 & 3, Con. 4	B/L to Amend Zoning B/L 581-78 (474114 Ont. Ltd., Konert)
06/01/1982	781-82	Pt. Lot 27, Con. 3	B/L to Amend Zoning B/L 581-78 (Siebert)
07/20/1982	788-82	Pt. Lot 32, Con. 4	B/L to Amend Zoning B/L 581-78 (474114 Ont. Ltd., Konert)
07/20/1982	792-82	Pt. Lot 1, Con. 1	B/L to Amend Zoning B/L 581-78 (Reeb)
07/20/1982	793-82	Pt. Lot 7, Con. 7	B/L to Amend Zoning B/L 581-78 (Walters)
10/05/1982	802-82	Pt. Lot 1, Con. 1	B/L to Amend Zoning B/L 581-78 (Reeb)
10/19/1982	804-82	Pt. Lot 15, Con. 1	B/L to Amend Zoning B/L 581-78 (Campbell)
12/07/1982	808-82	Pt. Lot 19, Con. 6	B/L to Amend Zoning B/L 581-78 (Kingma)
12/07/1982	810-82	Pt. Lot 19, Con. 4	B/L to Amend Zoning B/L 581-78 (Bryniak)
05/03/1983	824-83	Pt. Lot 21, Con. 5	B/L to Amend Zoning B/L 581-78 (Niagara Livestock Sales)
05/03/1983	825-83	Pt. Lot 14, Con. 1	B/L to Amend Zoning B/L 581-78 (Campbell Bros.)
05/03/1983	826-83	Pt. Lot 2, Con. 4	B/L to Amend Zoning B/L 581-78 (Niagara Farm Equipment)
05/03/1983	827-83	Pt. Lot 18, Con. 4	B/L to Amend Zoning B/L 581-78 (Gagno)
05/03/1983	828-83	Pt. Lot 40, Con. 4	B/L to Amend Zoning B/L 581-78 (Given Farm)
05/03/1983	829-83	Pt. Lots 56 & 57, Con. 7	B/L to Amend Zoning B/L 581-78 (Zylstra)
05/17/1983	830-83	Pt. Lot 18, Con. 5	B/L to Amend Zoning B/L 581-78 (Yaromich)

07/19/1983	834-83	Pt. Lot 30, Con. 5	B/L to Amend Zoning B/L 581-78 (Hammond)
10/11/1983	844-83	Pt. Lot 30, Con. 5	B/L to Amend Zoning B/L 581-78 (Newhouse)
10/11/1983	845-83	Pt. Lot 18, Con. 3	B/L to Amend Zoning B/L 581-78 (Robins)
10/11/1983	846-83	Pt. Lot 18, Con. 3	B/L to Amend Zoning B/L 581-78 (Robins)
10/11/1983	847-83	Pt. Lot 18, Con. 3	B/L to Amend Zoning B/L 581-78 (Robins)
01/17/1984	862-84	Pt. Lot 39, Con. 5	B/L to Amend Zoning B/L 581-78 (Zavitz In Trust)
04/02/1984	867-84	Pt. Lot 18, Con. 4	B/L to Amend Zoning B/L 581-78 (Gagno)
05/14/1984	872-84	Pt. Lots 18 & 19, Con. 4	B/L to Amend Zoning B/L 581-78
05/14/1984	873-84	Pt. Lot 13, Con. 1	B/L to Amend Zoning B/L 581-78 (Hann)
05/15/1984	881-84	Pt. Lot 39, Con. 4	B/L to Amend Zoning B/L 581-78 (Sandown Millbrook Park)
06/19/1984	887-84	Pt. Lot 38, Con. 6	B/L to Amend Zoning B/L 581-78 (Skrubbeltrang)
07/30/1984	894-84	Lots 66 & 91, Plan 16	B/L to Amend Zoning B/L 581-78 (Wintermeier)
09/18/1984	904-84	Pt. Lot 21, Con. 2	B/L to Amend Zoning B/L 581-78 (Chaudary)
09/18/1984	905-84	Pt. Lot 20, Con. 4	B/L to Amend Zoning B/L 581-78 (J. Smit)
09/18/1984	906-84	Pt. Lot 20, Con. 4	B/L to Amend Zoning B/L 581-78 (J. Smit)
09/18/1984	907-84	Pt. Lot 20, Con. 4	B/L to Amend Zoning B/L 581-78 (J. Smit)
11/20/1984	916-84	Pt. Lot 31, Con. 4	B/L to Amend Zoning B/L 581-78 (P. Klijn)
03/04/1985	927-85	Pt. Lot 15, Con. 1	B/L to Amend Zoning B/L 581-78 (Campbell Bros.)

03/25/1985	930-85	Pt. Lot 30, Con. 1	B/L to Amend Zoning B/L 581-78 (Mohawk Enterprises)
04/01/1985	931-85	Pt. Lot 30, Con. 1	B/L to Amend Zoning B/L 581-78 (Jackson)
12/30/1985	966-85		B/L to Amend Zoning B/L 581-78 (F. Kiss)
02/18/1986	979-86	Pt. Lot 25, Con. 7	B/L to Amend Zoning B/L 581-78 (Hayward)
02/18/1986	980-86	Pt. Lot 4, Con. 1	B/L to Amend Zoning B/L 581-78 (Longfellow)
03/04/1986	981-86	Pt. Lot 13, Con. 2	B/L to Amend Zoning B/L 581-78 (Dekker)
05/20/1986	991-86	Pt. Lot 13, Con. 1	B/L to Amend Zoning B/L 581-78 (Biggs-Poirier)
05/20/1986	992-86	Pt. Lot 14, Con. 1	B/L to Amend Zoning B/L 581-78 (Forbes)
05/20/1986	993-86	Pt. Lot 13, Con. 1	B/L to Amend Zoning B/L 581-78 (Sevenpifer)
08/05/1986	1012-86	Pt. Lot 16, Con. 1	B/L to Amend Zoning B/L 581-78 (Dykstra)
02/17/1987	1049-87	Pt. Lot 22, Con. 1	B/L to Amend Zoning B/L 581-78 (Caster)
04/07/1987	1053-87	Pt. Lots 18 & 19, Con. 3	B/L to Amend Zoning B/L 581-78
04/21/1987	1054-87	Pt. Lot 21, Con. 5	B/L to Amend Zoning B/L 581-78 (Emerson & Sons)
05/19/1987	1057-87	Pt. Lot 16, Con. 1	B/L to Amend Zoning B/L 581-78 (Ostryhon)
06/16/1987	1061-87	Pt. Lot 40, Con. 6	B/L to Amend Zoning B/L 581-78 (Zolyomi)
12/15/1987	1069-87	Pt. Lots 44 & 45, Con. 7	B/L to Amend Zoning B/L 581-78 (Snippe)
03/01/1988	1076-88	Pt. Lot 32, Con. 3	B/L to Amend Zoning B/L 581-78 (Scace)
03/15/1988	1078-88	Pt. Lot 25, Con. 4	B/L to Amend Zoning B/L 581-78 (Maurice)

05/03/1988	1080-88	Pt. Lot 21, Con. 1	B/L to Amend Zoning B/L 581-78 (Nunn)
06/21/1988	1084-88	Pt. Lot 36, Con. 3	B/L to Amend Zoning B/L 581-78 (474114 Ont. Ltd., Konert)
06/21/1988	1085-88	Pt. Lot 18, Con. 4	B/L to Amend Zoning B/L 581-78 (Fullbrook)
07/19/1988	1086-88	Pt. Lot 16, Con. 1	B/L to Amend Zoning B/L 581-78 (Van Kralingen)
08/16/1988	1093-88	Pt. Lots 2 & 3, Con. 1	B/L to Amend Zoning B/L 581-78 (Sandhills)
09/26/1988	1096-88	Pt. Lot 15, Con. 1	B/L to Amend Zoning B/L 581-78 (Notte)
02/28/1989	1111-89	Pt. Lot 4, Con. 1	B/L to Amend Zoning B/L 581-78 (Farrar)
04/11/1989	1114-89	Pt. Lot 15, Con. 1	B/L to Amend Zoning B/L 581-78 (Sault)
04/11/1989	1115-89	Pt. Lot 19, Con. 1	B/L to Amend Zoning B/L 581-78 (Bryniak)
04/11/1989	1116-89	Various Properties Namely: Pt. Lot 18, Con. 1 Pt. Lot 15, Con. 1 Pt. Lot 15, Con. 1 Pt. Lot 9, Con. 1 Pt. Lot 4, Con. 1 Pt. Lot 5, Con. 1	B/L to Amend Zoning B/L 581-78 (Schaefer) (Ostryhon-Brady) (Philip) (Thomas) (Hurst) (Nunz, Shatzel, Cluff, Spencer)
04/25/1989	1117-89	Pt. Lots 14 & 15, Con. 1	B/L to Amend Zoning B/L 581-78 (Davis)
04/25/1989	1120-89	Pt. Lots 34 & 35, Con. 2	B/L to Amend Zoning B/L 581-78 (Gyles)
07/25/1989	1130-89	Pt. Lot 39, Con. 4	B/L to Amend Zoning B/L 581-78 (Givens)
07/25/1989	1131-89	Pt. Lot 31, Con. 4	B/L to Amend Zoning B/L 581-78 (DeKoning)
08/08/1989	1132-89	Pt. Lot 17, Con. 1	B/L to Amend Zoning B/L 581-78 (Itten)
08/29/1989	1138-89	Pt. Lots 15 & 16, Con. 1	B/L to Amend Zoning B/L 581-78 (Minor)

11/28/1989	1147-89	Pt. Lot 14, Con. 1	B/L to Amend Zoning B/L 581-78 (Sutherland)
11/28/1989	1148-89	Pt. Lot 37, Con. 5	B/L to Amend Zoning B/L 581-78 (Wassink)
12/12/1989	1153-89	Pt. Lots 18 & 19, Con. 1	B/L to Amend Zoning B/L 581-78 (Zandvliet)
01/09/1990	1157-90	Pt. Lot 45, Con. 6	B/L to Amend Zoning B/L 581-78 (Vallee)
01/23/1990	1159-90	Pt. Lot 37, Con. 4	B/L to Amend Zoning B/L 581-78 (Aarts)
03/27/1990	1162-90	Pt. Lot 39, Con. 7	B/L to Amend Zoning B/L 581-78 (O'Brien)
03/27/1990	1163-90	Pt. Lot 18, Con. 4	B/L to Amend Zoning B/L 581-78 (Belzner)
04/10/1990	1164-90	Pt. Lot 24, Con. 5	B/L to Amend Zoning B/L 581-78 (Kievit)
04/24/1990	1165-90	Pt. Lot 12, Con. 5	B/L to Amend Zoning B/L 581-78 (Termaaten)
04/24/1990	1166-90	Pt. Lot 19, Con. 5	B/L to Amend Zoning B/L 581-78 (Evers)
06/12/1990	1167-90	Pt. Lot 13, Con. 1	B/L to Amend Zoning B/L 581-78 (Law)
05/22/1990	1168-90	Pt. Lot 32, Con. 3	B/L to Amend Zoning B/L 581-78 (Dibee)
05/22/1990	1172-90	Pt. Lot 15, Con. 1	B/L to Amend Zoning B/L 581-78 (Hines)
07/10/1990	1177-90	Pt. Lot 13, Con. 1	B/L to Amend Zoning B/L 581-78 (Mikkelsaar)
07/24/1990	1178-90	Pt. Lot 8, Con. 1	B/L to Amend Zoning B/L 581-78 (Chamberland)
07/27/1990	1179-90	Pt. Lot 13, Con. 1	B/L to Amend Zoning B/L 581-78 (Wyatt)
07/24/1990	1180-90	Pt. Lot 3, Con. 1	B/L to Amend Zoning B/L 581-78 (Morrison/Frazer)
07/24/1990	1181-90	Pt. Lot 11, Con. 2	B/L to Amend Zoning B/L 581-78 (Schertzing)

07/27/1990	1182-90	Pt. Lot 12, Con. 1	B/L to Amend Zoning B/L 581-78 (Humeniuk)
07/24/1990	1183-90	Pt. Lot 36, Con. 5	B/L to Amend Zoning B/L 581-78 (Van Baalen)
08/07/1990	1184-90	Pt. Lot 12, Con. 1	B/L to Amend Zoning B/L 581-78 (Hall)
08/28/1990	1185-90	Pt. Lot 12, Con. 1	B/L to Amend Zoning B/L 581-78 (Somos)
08/14/1990	1186-90	Pt. Lot 6, Con. 1	B/L to Amend Zoning B/L 581-78 (Vander Most)
08/28/1990	1189-90	Pt. Lot 41, Con. 7	B/L to Amend Zoning B/L 581-78 (Pasma)
08/28/1990	1190-90	Pt. Lot 42, Con. 7	B/L to Amend Zoning B/L 581-78 (Verburg)
09/11/1990	1191-90	Pt. Lot 11, Con. 2	B/L to Amend Zoning B/L 581-78 (Chorney)
11/27/1990	1201-90	Pt. Lot 31, Con. 5	B/L to Amend Zoning B/L 581-78 (Akins)
01/08/1991	1204-91	Pt. Lot 20, Con. 4	B/L to Amend Zoning B/L 581-78 (Daoulas)
01/18/1991	1209-91	Pt. Lot 22, Con. 3	B/L to Amend Zoning B/L 581-78 (Cockell)
03/12/1991	1214-91	Pt. Lot 20, Con. 1	B/L to Amend Zoning B/L 581-78 (Blanchard)
04/14/1991	1219-91	Pt. Lot 3, Con. 1	B/L to Amend Zoning B/L 581-78 (Rankin)
07/23/1991	1226-91	Pt. Lot 23, Con. 7	B/L to Amend Zoning B/L 581-78 (Bedesky)
08/20/1991	1228-91	Pt. Lot 18, Con. 3	B/L to Amend Zoning B/L 581-78 (Twp. of Wainfleet)
08/20/1991	1229-91	Pt. Lot 18, Con. 4	B/L to Amend Zoning B/L 581-78 (Bunz)
09/24/1991	1234-91	Pt. Lot 36, Con. 5	B/L to Amend Zoning B/L 581-78 (Van Baalen)
10/08/1991	1235-91	Pt. Lot 30, Con. 1	B/L to Amend Zoning B/L 581-78 (Secord)

10/08/1991	1237-91	General Amendment	B/L to Amend Zoning B/L 581-78 (Twp. of Wainfleet)
11/08/1991	1241-91	Pt. Lot 15, Con. 1	B/L to Amend Zoning B/L 581-78 (Notte)
11/04/1991	1242-91	Pt. Lot 35, Con. 6	B/L to Amend Zoning B/L 581-78 (Anderson)
05/26/1992	1257-92	Pt. Lot 13, Con. 1	B/L to Amend Zoning B/L 581-78 (Bonisteel)
05/26/1992	1258-92	Pt. Lot 8, Con. 1	B/L to Amend Zoning B/L 581-78 (Porter)
06/30/1992	1265-92	Pt. Lot 15, Con. 1	B/L to Amend Zoning B/L 581-78 (Schmidt)
07/28/1992	1268-92	Pt. Lot 36, Con. 6	B/L to Amend Zoning B/L 581-78 (Homan)
09/28/1993	1279-92	Pt. Lot 30, Con. 4	B/L to Amend Zoning B/L 581-78 (Emerson)
01/12/1993	1287-93	Pt. Lots 15 & 16, Con. 1	B/L to Amend Zoning B/L 581-78 (Mann)
09/28/1993	1290-93	Pt. Lot 2, Con. 4	B/L to Amend Zoning B/L 581-78 (Nicholls)
04/13/1993	1295-93	Pt. Lot 7, Con. 1	B/L to Amend Zoning B/L 581-78 (Van Kralingen)
05/11/1993	1299-93	Pt. Lots 15 & 16, Con. 1	B/L to Amend Zoning B/L 581-78 (Mann)
05/25/1993	1301-93	Pt. Lot 22, Con. 1	B/L to Amend Zoning B/L 581-78 (Establish (H) – Caster)
05/25/1993	1302-93	Pt. Lot 20, Con. 3	B/L to Amend Zoning B/L 581-78 (Establish (H) – Maldean)
05/25/1993	1303-93	Pt. Lots 38 & 39, Con. 4	B/L to Amend Zoning B/L 581-78 (Establish (H) – Aarts)
06/08/1993	1314-93	Pt. Lots 2 & 3, Con. 4	B/L to Amend Zoning B/L 581-78 (Konert)
07/13/1993	1316-93	Pt. Lot 39, Con. 5	B/L to Amend Zoning B/L 581-78 (Ciriello)
08/24/1993	1324-93	Pt. Lot 38, Con. 4	B/L to Amend Zoning B/L 581-78 (Aarts)

08/24/1993	1325-93	Pt. Lot 20, Con. 5	B/L to Amend Zoning B/L 581-78 (Pols)
08/24/1993	1326-93	Pt. Lots 20 & 21, Con. 5	B/L to Amend Zoning B/L 581-78 (Samuel)
12/04/1993	1332-93	Pt. Lot 21, Con. 1	B/L to Amend Zoning B/L 581-78 (Temporary Use By-Law Expires Dec. 14, 1996 (Hill))
12/14/1993	1335-93	Pt. Lot 6, Con. 1	B/L to Amend Zoning B/L 581-78 (Church)
01/11/1994	1339-94	Pt. Lot 27, Con. 4	B/L to Amend Zoning B/L 581-78 (Mater)
01/11/1994	1343-94	Pt. Lot 14, Con. 1	B/L to Amend Zoning B/L 581-78 (Price)
01/25/1994	1344-94	Pt. Lot 1, Con. 1	B/L to Amend Zoning B/L 581-78 (Grant)
06/14/1994	1357-94	Pt. Lot 5, Con. 1	B/L to Amend Zoning B/L 581-78 (Witlib)
08/09/1994	1360-94	Pt. Lot 14, Con. 1	B/L to Amend Zoning B/L 1343/94 (Remove (H) – Price)
09/13/1994	1361-94	Comprehensive Amendment	
09/13/1994	1364-94 1365-94	Pt. Lot 20, Con. 3	B/L to Amend Zoning B/L 581-78 (Kuzev)
09/13/1994	1366-94 1367-94	Pt. Lot 28, Con. 1	B/L to Amend Zoning B/L 581-78 (Minor)
09/27/1994	1371-94	Pt. Lots 16 & 17, Con. 4	B/L to Amend Zoning B/L 581-78 (Bloor)
10/25/1994	1373-94	Pt. Lot 14, Con. 3	B/L to Amend Zoning B/L 581-78 (Temporary Use By-Law Expires on Oct. 11, 2004 – Genders)
10/11/1994	1374-94	Pt. Lot 37, Con. 5	B/L to Amend Zoning B/L 581-78 (Dilts)
10/25/1994	1378-94	Pt. Lot 1, Con. 1	B/L to Amend Zoning B/L 581-78 (Ferri)
11/22/1994	1382-94	Pt. Lots 24 & 25, Con. 4	B/L to Amend Zoning B/L 581-78 (Hines)
12/13/1994	1387-94	Pt. Lot 15, Con. 1	B/L to Amend Zoning B/L 581-78 (Campbell Bros.)

03/28/1995	1395-95	Pt. Lot 36, Con. 3	B/L to Amend Zoning B/L 581-78 (474114 Ont. Ltd., Konert)
03/28/1995	1396-95	Pt. Lot 25, Con. 4	B/L to Amend Zoning B/L 581-78 (Langerak)
04/25/1995	1398-95	General Amendment to Text and Maps	
05/23/1995	1403-95	Pt. Lot 38, Con. 4	B/L to Amend Zoning B/L 581-78 & B/L 1324-93 (Remove (H) – Aarts)
06/13/1995	1404-95	Pt. Lot 10, Con. 1	B/L to Amend Zoning B/L 581-78 (Tarzwell & Dilts)
06/13/1995	1406-95	Pt. Lots 18 & 19, Con. 3	B/L to Amend Zoning B/L 581-78 (Buiter)
07/31/1995	1408-95	Pt. Lot 10, Con. 1	B/L to Amend Zoning B/L 581-78 & 1404-95 (Remove (H), Pt. 4, – Tarzwell & Dilts)
02/13/1996	1416-96	Pt. Lot 31, Con. 5	B/L to Amend Zoning B/L 581-78 (Smith)
02/27/1996	1419-96	Pt. Lot 14, Con. 1	B/L to Amend Zoning B/L 581-78 (Farkas)
03/26/1996	1421-96	Pt. Lot 2, Con. 2	B/L to Amend Zoning B/L 581-78 (Young)
04/23/1996	1427-96	Pt. Lot 1, Con. 1	B/L to Amend Zoning B/L 581-78 (Shoalts)
04/23/1996	1428-96	Pt. Lot 10, Con. 1	B/L to Amend Zoning B/L 581-78 (Tarzwell & Dilts)
06/11/1996	1434-96	Pt. Lot 14, Con. 1	B/L to Amend Zoning B/L 581-78 (Sabo)
07/23/1996	1437-96	Pt. Lot 19, Con. 5	B/L to Amend Zoning B/L 581-78 (Vandenende)
08/27/1996	1440-96	Pt. Lot 40, Con. 7	B/L to Amend Zoning B/L 581-78 (Riverside Church)
08/27/1996	1441-96	Pt. Lot 32, Con. 3	B/L to Amend Zoning B/L 581-78 (Dibe)
11/12/1996	1448-96	Pt. Lot 28, Con. 7	B/L to Amend Zoning B/L 581-78 (842678 Ont. Ltd., Patterson)
11/12/1996	1449-96	Pt. Lot 39, Con. 6	B/L to Amend Zoning B/L 581-78 (Devries)

01/14/1997	1456-97	Pt. Lot 10, Con. 1	B/L to Amend Zoning B/L 1404-95 to Remove "H" Holding Symbol (Tarzwell, Dilts)
03/25/1997	1460-97	Pt. Lot 1, Con. 1	B/L to Amend Zoning B/L 1344-94 to Remove "H" Holding Symbol (Grant)
04/22/1997	1465-97	Pt. Lot 36, Con. 6	B/L to Amend Zoning B/L 581-78 (Temporary Use – April 22, 2007 (MacLachlan))
04/22/1997	1467-97	Pt. Lot 18, Con. 6	B/L to Amend Zoning B/L 581-78 (Gobeil & McConnell)
05/27/1997	1470-97	Pt. Lot 12, Con. 1	B/L to Amend Zoning B/L 581-78 (Bonisteel)
06/10/1997	1473-97	Pt. Lot 39, Con. 5	B/L to Amend Zoning B/L 581-78 (Zavitz)
07/15/1997	1481-97	Pt. Lot 21, Con. 1	B/L to Amend Zoning B/L 581-78 (Temporary Use, Jan. 1999 (Hill))
07/15/1997	1482-97	Pt. Lot 32, Con. 4	B/L to Amend Zoning B/L 581-78 (Costa)
07/15/1997	1483-97	Pt. Lot 12, Con. 1	B/L to Amend Zoning B/L 581-78 (Bonisteel)
07/15/1997	1484-97	Pt. Lot 27, Con. 1	B/L to Amend Zoning B/L 581-78 (Minor)
08/12/1997	1487-97	Pt. Lots 30 & 31, Con. 4	B/L to Amend Zoning B/L 581-78 (474114 Ont. Ltd., Konert)
08/12/1997	1488-97	Pt. Lot 37, Con. 5	B/L to Amend Zoning B/L 581-78 (Dilts)
09/09/1997	1493-97	Pt. Lot 30, Con. 6	B/L to Amend Zoning B/L 581-78 (Devries)
09/09/1997	1494-97	Pt. Lot 10, Con. 5	B/L to Amend Zoning B/L 581-78 (Vandermeer)
09/09/1997	1495-97	Pt. Lot 13, Con. 1	B/L to Amend Zoning B/L 581-78 (Hall)
09/09/1997	1496-97	Pt. Lots 18 & 19, Con. 1	B/L to Amend Zoning B/L 581-78 (Zandvliet)
09/09/1997	1497-97	Pt. Lot 13, Con. 1	B/L to Amend Zoning B/L 581-78 (Reesor)

10/28/1997	1504-97	Pt. Lot 1, Con. 1	B/L to Amend Zoning B/L 581-78 (Doucette & VanKralingen)
12/09/1997	1508-97	Pt. Lots 34 & 35, Con. 4	B/L to Amend Zoning B/L 581-78 (te Brake)
01/27/1998	1515-98	Pt. Lot 14, Con. 3	B/L to Amend Zoning B/L 581-78 (Green)
03/24/1998	1519-98	Pt. Lot 19, Con. 6	B/L to Amend Zoning B/L 581-78 (Henderson)
05/26/1998	1524-98	Pt. Lots 42 & 43, Con. 7	B/L to Amend Zoning B/L 581-78 (Koopal)
06/09/1998	1525-98	Pt. Lot 23, Con. 1	B/L to Amend Zoning B/L 581-78 (Brown)
07/07/1998	1528-98	Pt. Lots 40 & 41, Con. 5	B/L to Amend Zoning B/L 581-78 (Park)
08/11/1998	1529-98	Pt. Lot 15, Con. 1	B/L to Amend Zoning B/L 581-78 (Notte)
08/11/1998	1530-98	Pt. Lot 7, Con. 6	B/L to Amend Zoning B/L 581-78 (Tenden)
10/27/1998	1534-98	Pt. Lot 16, Con. 2	B/L to Amend Zoning B/L 581-78 (Rauscher)
10/27/1998	1535-98	Pt. Lot 27, Con. 6	B/L to Amend Zoning B/L 581-78 (Devries)
11/10/1998	1537-98	Pt. Lot 31, Con. 5	B/L to Amend Zoning B/L 581-78 (Breukelman)
11/10/1998	1538-98	Pt. Lot 33, Con. 6	B/L to Amend Zoning B/L 581-78 (Temporary Use, Nov. 10/2008 (Griffin))
11/24/1998	1542-98	Pt. Lots 22 & 23, Con. 2	B/L to Amend Zoning B/L 581-78 (Morrissey & Vint)
02/23/1999	1547-99	Pt. Lot 10, Con. 1	B/L to Amend Zoning B/L 581-78 (Konc)
03/09/1999	1548-99	Pt. Lot 28, Con. 6	B/L to Amend Zoning B/L 581-78 (Fitoski)
03/09/1999	1549-99	Pt. Lot 20, Con. 1	B/L to Amend Zoning B/L 581-78 (Robins)
03/09/1999	1550-99	Pt. Lot 16, Con. 1	B/L to Amend Zoning B/L 581-78 (Mann)

03/09/1999	1551-99	Pt. Lot 30, Con. 3	B/L to Amend Zoning B/L 581-78 (Romarkent)
03/23/1999	1562-99	Pt. Lot 43, Con. 6	B/L to Amend Zoning B/L 581-78 (Johnson)
03/23/1999	1569-99	Pt. Lot 19, Con. 3	B/L to Amend Zoning B/L 581-78 (McKay)
06/15/1999	1573-99	Pt. Lot 13, Con. 1	B/L to Amend Zoning B/L 581-78 (Caesar)
06/15/1999	1574-99	Pt. Lot 27, Con. 7	B/L to Amend Zoning B/L 581-78 (Temporary Use, June 15, 2009 (Willms))
06/15/1999	1575-99	Pt. Lots 3 & 4, Con. 4	B/L toe Amend Zoning B/L 581-78 (Habjan & Malagute)
09/14/1999	1583-99	Pt. Lot 25, Con. 1	B/L to Amend Zoning B/L 581-78 (Leistra)
09/14/1999	1584-99	Pt. Lot 6, Con. 5	B/L to Amend Zoning B/L 581-78 (Visser)
10/26/1999	1586-99	Pt. Lots 6 & 7, Con. 1	B/L to Amend Zoning B/L 581-78 (Brethren in Christ Church)
10/25/2000	005-2000	Pt. Lots 15 & 16, Con. 1	B/L to Amend Zoning B/L 581-78 (Tucker)
01/25/2000	006-2000	Pt. Lot 40, Con. 5	B/L to Amend Zoning B/L 581-78 (Zavitz)
01/25/2000	007-2000	Pt. Lots 18 & 19, Con. 5	B/L to Amend Zoning B/L 581-78 (Fulbrook)
02/15/2000	010-2000	Pt. Lot 1, Con. 1	B/L to Amend Zoning B/L 581-78 (Menzella/Deangelis)
03/28/2000	012-2000	Pt. Lot 13, Con. 3	B/L to Amend Zoning B/L 581-78 (VanGinkel)
03/28/2000	013-2000	Pt. Lot 18, Con. 1	B/L to Amend Zoning B/L 581-78 (Benoit)
03/28/2000	014-2000	Pt. Lot 15, Con. 3	B/L to Amend Zoning B/L 581-78 (Devries)
05/23/2000	023-2000	Pt. Lot 8, Con. 4	B/L to Amend Zoning B/L 581-78 (Vanderzanden)
06/13/2000	025-2000	Pt. Lot 7, Con. 1	B/L to Amend Zoning B/L 581-78 (Jericho House)

06/13/2000	026-2000	Pt. Lot 8, Con. 5	B/L to Amend Zoning B/L 581-78 (Stephenson)
07/18/2000	033-2000	Comprehensive Amendment to B/L 581-78	
09/12/2000	038-2000	Pt. Lot 36, Con. 5	B/L to Amend Zoning B/L 581-78 (Smith)
09/26/2000	041-2000	Pt. Lot 12, Con. 1	B/L to Amend Zoning B/L 581-78 (Hall)
10/10/2000	042-2000	Pt. Lot 22, Con. 3	B/L to Amend Zoning B/L 581-78 (Cockell)
11/14/2000	052-2000	Pt. Lots 40 & 41, Con. 5	B/L to Amend Zoning B/L 581-78 (Rahm)
12/11/2000	058-2000	Pt. Lot 40, Con. 5	B/L to Amend Zoning B/L 581-78 (Homan)
03/13/2001	007-2001	Pt. Lot 20, Con. 3	B/L to Amend Zoning B/L 1302-93 to Remove the “H” (Maldean)
03/27/2001	015-2001	Pt. Lots 6 & 7, Con. 1	B/L to Amend Zoning B/L 581-78 (Bogner)
04/27/2001	021-2001	Pt. Lot 10, Con. 5	B/L to Amend Zoning B/L 581-78 (Riediger)
04/17/2001	022-2001	Pt. Lot 9, Con. 5	B/L to Amend Zoning B/L 581-78 (Vincelette)
05/07/2001	026-2001	Pt. Lot 13, Con. 2	B/L to Amend Zoning B/L 581-78 (Reesor)
05/22/2001	029-2001	Pt. Lot 20, Con. 3	B/L to Amend B/L 1302-93 to Remove “H” (Maldean)
06/04/2001	032-2001	Pt. Lot 18, Con. 1	B/L to Amend Zoning B/L 581-78 (Hill)
06/04/2001	033-2001	Pt. Lot 14, Con. 1	B/L to Amend Zoning B/L 581-78 (Price)
07/17/2001	040-2001	Pt. Lot 22, Con. 1	B/L to Amend Zoning B/L 1301-93 to Remove “H” (Caster)
07/17/2001	042-2001	Pt. Lot 11, Con. 5	B/L to Amend Zoning B/L 581-78 (Visser)
09/11/2001	045-2001	Pt. Lot 15, Con. 1	B/L to Amend Zoning B/L 581-78 (Mitchell)

09/25/2001	049-2001	Pt. Lot 29, Con. 3	B/L to Amend Zoning B/L 581-78 (Temporary Use Sept. 25, 2011 (Green))
10/16/2001	052-2001	Pt. Lots 16 & 17, Con. 4	B/L to Amend Zoning B/L 581-78 (Spyksma)
12/11/2001	057-2001	Pt. Lot 24, Con. 5	B/L to Amend Zoning B/L 581-78 (Van Baalen)
01/22/2002	004-2002	Pt. Lots 20 & 21, Con. 5	B/L to Amend Zoning B/L 581-78 (Samuel)
05/14/2002	018-2002	Pt. Lot 36, Con. 4	B/L to Amend Zoning B/L 581-78 (Temporary Use May 14, 20012 (Haley))
05/14/2002	019-2002	Pt. Lots 14 & 15, Con. 4	B/L to Amend Zoning B/L 581-78 (Orosz/Campbell)
06/11/2002	031-2002	Pt. Lot 16, Con. 2	B/L to Amend Zoning B/L 581-78 (Muileboom)
06/11/2002	032-2002	Pt. Lots 8 & 9, Con. 5	B/L to Amend Zoning B/L 581-78 (Visser)
06/11/2002	033-2002	Pt. Lot 11, Con. 5	B/L to Amend Zoning B/L 581-78 (Westview)
06/11/2002	034-2002	Pt. Lot 13, Con. 1	B/L to Amend Zoning B/L 581-78 (D'Onofrio)
08/13/2002	040-2002	Pt. Lot 14, Con. 1	B/L to Amend Zoning B/L 581-78 (Price)
09/10/2002	043-2002	Pt. Lot 5, Con. 5	B/L to Amend Zoning B/L 581-78 (Trillium)
10/08/2002	044-2002	Pt. Lot 16, Con. 5	B/L to Amend Zoning B/L 581-78 (School Board)
10/08/2002	047-2002	Pt. Lot 16, Con. 1	B/L to Amend Zoning B/L 581-78 (Akey)
11/26/2002	054-2002	Pt. Lots 32 & 33, Con. 6	B/L to Amend Zoning B/L 581-78 (Griffin)
11/26/2002	055-2002	Pt. Lot 27, Con. 1 By-Law repealed OMB	B/L to Amend Zoning B/L 581-78 (Augustine)
11/26/2002	056-2002	Pt. Lot 23, Con. 1	B/L to Amend Zoning B/L 581-78 (Lindhurst)

11/26/2002	057-2002	Pt. Lot 26, Con. 1	B/L to Amend Zoning B/L 581-78 (Canby)
01/21/2003	004-2003	Pt. Lot 14, Con. 1	B/L to Amend Zoning B/L 581-78 (Sabo)
02/18/2003	005-2003	Pt. Lot 15, Con. 1	B/L to Amend Zoning B/L 581-78 (Skydive Burnaby)
02/18/2003	006-2003	Pt. Lot 15, Con. 1	B/L to Amend Zoning B/L 581-78 (Temporary Use May 1, 2004 (Skydive Burnaby))
02/18/2003	007-2003	Pt. Lot 20, Con. 3	B/L to Amend Zoning B/L 581-78 and B/L 1302-93 to Remove "H" (Maldean & Romarkent)
04/28/2003	013-2003	Pt. Lot 14, Con. 6	B/L to Amend Zoning B/L 581-78 (Temporary Use April 28, 2013 (Pierce))
04/28/2003	014-2003	Pt. Lot 15, Con. 1	B/L to Amend Zoning B/L 581-78 (Caldwell & Hintenberger)
04/28/2003	015-2003	Pt. Lot 33, Con. 5	B/L to Amend Zoning B/L 581-78 (Hessels)
05/13/2003	017-2003	Pt. Lot 25, Con. 3	B/L to Amend Zoning B/L 581-78 (1386360 Ont. Ltd., Groszeibl)
05/13/2003	020-2003	Pt. Lot 42, Con. 5	B/L to Amend Zoning B/L 581-78 (Elliott)
07/15/2003	025-2003	Pt. Lot 18, Con. 1	B/L to Amend Zoning B/L 581-78 (Loeffen Farms Ltd.)
07/15/2003	026-2003	Pt. Lot 16, Con. 1	B/L to Amend Zoning B/L 581-78 (Haymes)
09/09/2003	030-2003	Pt. Lot 31, Con. 7	B/L to Amend Zoning B/L 581-78 (Glenney)
10/14/2003	037-2003	Pt. Lot 32, Con. 3	B/L to Amend Zoning B/L 581-78 (Virag)
10/28/2003	039-2003	Pt. Lot 21, Con. 1	B/L to Amend Zoning B/L 581-78 (Duffy)
12/16/2003	041-2003	Pt. Lot 17, Con. 4	B/L to Amend Zoning B/Ls 581-78 and 052-2001 (Spyksma)
01/28/2004	008-2004	Pt. Lot 45, Con. 6	B/L to Amend Zoning B/L 581-78 (Devries)

02/10/2004	009-2004	Pt. Lots 26 & 27, Con. 3	B/L to Amend Zoning B/L 581-78 (Triple G Farms)
06/22/2004	025-2004	Pt. Lot 13, Con. 1	B/L to Amend Zoning B/L 581-78 (Hall)
07/20/2004	029-2004	Pt. Lot 22, Con. 1	B/L to Amend Zoning B/L 581-78 (Alexopolous)
07/20/2004	030-2004	Pt. Lot 1, Con. 2	B/L to Amend Zoning B/L 581-78 (DiGuilio)
07/20/2004	031-2004	Pt. Lot 4, Con. 1	B/L to Amend Zoning B/L 581-78 (Peters)
07/20/2004	033-2004	Pt. Lot 28, Con. 1	B/L to Amend Zoning B/L 581-78 (Hart)
07/20/2004	034-2004	Pt. Lot 24, Con. 1	B/L to Amend Zoning B/L 581-78 (Narsansky)
07/20/2004	035-2004	Pt. Lot 1, Con. 2	B/L to Amend Zoning B/L 581-78 (Lowland Farms)
07/20/2004	036-2004	Pt. Lot 36, Con. 4	B/L to Amend Zoning B/L 581-78 (Devries)
09/14/2004	038-2004	Pt. Lot 25, Cons. 6 & 7	B/L to Amend Zoning B/L 581-78 (Hayward)
09/14/2004	039-2004	Pt. Lot 20, Con. 5	B/L to Amend Zoning B/L 581-78 (Berg)
09/14/2004	040-2004	Pt. Lot 5, Con. 1	B/L to Amend Zoning B/L 581-78 (Nault)
09/28/2004	043-2004	Pt. Lot 39, Con. 5	B/L to Amend Zoning B/L 581-78 (Sogomonian)
11/09/2004	045-2004	Pt. Lot 20, Con. 5	B/L to Amend Zoning B/L 581-78 (Anthony)
11/23/2004	032-2004	Pt. Lots 24 & 25, Con. 1	B/L to Amend Zoning B/L 581-78 (Cottrell)
12/14/2004	048-2004	Pt. Lot 21, Con. 3	B/L to Amend Zoning B/L 581-78 (Aarts)
06/14/2005	023-2005	Pt. Lot 33, Con. 2	B/L to Amend Zoning B/L 581-78 (1386360 Ont Ltd.)
06/28/2005	025-2005	Pt. Lot 29, Con. 5	B/L to Amend Zoning B/L 581-78 (Childs)

06/28/2005	026-2005	Pt. Lot 28, Con. 1	B/L to Amend Zoning B/L 581-78 (Shiesley)
08/16/2005	032-2005	Pt. Lot 33, Con. 2	B/L to Amend Zoning B/L 581-78 (1386360 Ont. Ltd.)
08/16/2005	033-2005	Pt. Lot 37, Con. 3	B/L to Amend Zoning B/L 581-78 (Poulak)
09/26/2005	036-2005	Pt. Lot 40, Con. 6	B/L to Amend Zoning B/L 581-78 (Van Soelen)
09/26/2005	037-2005	Pt. Lot 32, Con. 5	B/L to Amend Zoning B/L 581-78 (Cox)
10/12/2005	039-2005	Pt. Lot 5, Con. 1	B/L to Amend Zoning B/L 581-78 (Kennedy)
11/7/2005	004-2005	Pt. Lots 20 & 21, Con. 1 Pt. Lots 30 – 33, Con. 1 Pt. Lots 28 & 29, Cons. 1 & 2	B/L to Amend Zoning B/L 581-78 (Regional Municipality of Niagara)
11/7/2005	041-2005	Pt. Lot 8, Con. 6	B/L to Amend Zoning B/L 581-78 (Spyker)
12/12/2005	047-2005	Pt. Lot 39, Con. 6	B/L to Amend Zoning B/L 581-78 (Bartels)
12/12/2005	048-2005	Pt. Lot 1, Con. 2	B/L to Amend Zoning B/L 581-78 (DiGiulio)
01/10/2006	001-2006	Pt. Lot 33, Con. 5	B/L to Amend Zoning B/L 581-78 (Hessels)
01/24/2006	005-2006	Pt. Lot 3, Con. 2	B/L to Amend Zoning B/L 581-78 (Hard Rock Group)
01/24/2006	006-2006	Pt. Lot 1, Con. 1	B/L to Amend Zoning B/L 581-78 (Smith)
02/14/2006	008-2006	Pt. Lot 4, Con. 1	B/L to Amend Zoning B/L 581-78 (MacDonald)
02/28/2006	009-2006	Pt. Lot 33, Con. 3	B/L to Amend Zoning B/L 581-78 (Breukelman)
02/28/2006	010-2006	Pt. Lot 39, Con. 6	B/L to Amend Zoning B/L 581-78 (Van Egmond)
04/11/2006	013-2006	Pt. Lot 12, Con. 3	B/L to Amend Zoning B/L 581-78 (JSR Farms)
04/11/2006	014-2006	Pt. Lot 34, Con. 3	B/L to Amend Zoning B/L 581-78 (Mann)

04/11/2006	015-2006	Pt. Lot 35, Con. 3	B/L to Amend Zoning B/L 581-78 (Black)
05/23/2006	021-2006	Pt. Lot 19, Con. 5	B/L to Amend Zoning B/L 581-78 (Brown)
05/23/2006	022-2006	Pt. Lot 25, Con. 3	B/L to Amend Zoning B/L 581-78 (Groszeibl)
05/23/2006	023-2006	Pt. Lot 13, Con. 2	B/L to Amend Zoning B/L 581-78 (Ellis)
07/18/2006	029-2006	Pt. Lot 32, Con. 3	B/L to Amend Zoning B/L 581-78 (Scace)
09/12/2006	030-2006	Pt. Lot 7, Con. 4	B/L to Amend Zoning B/L 581-78 (Huiztein Farms)
09/12/2006	031-2006	Pt. Lot 37, Con. 6	B/L to Amend Zoning B/L 581-78 (Dobrucki)
09/12/2006	032-2006	Pt. Lot 37, Con. 6	B/L to Amend Zoning B/L 581-78 (Dobrucki)
09/12/2006	033-2006	Pt. Lot 39, Con. 6	B/L to Amend Zoning B/L 581-78 (Bartels)
09/26/2006	037-2006	Pt. Lot 20, Con. 1	B/L to Amend Zoning B/L 581-78 (Todd)
11/28/2006	043-2006	Pt. Lot 18, Con. 5	B/L to Amend Zoning B/L 581-78 (Postma)
01/23/2007	002-2007	Pt. Lot 8, Con. 5	B/L to Amend Zoning B/L 581-78 (Noonan)
02/13/2007	005-2007	Pt. Lot 37, Con. 5	B/L to Amend Zoning B/L 581-78 (Hessels)
03/13/2007	008-2007	Pt. Lot 9, Con. 5	B/L to Amend Zoning B/L 581-78 (MEM-Ros Ltd.)
03/13/2007	009-2007	Pt. Lot 16, Con. 1	B/L to Amend Zoning B/L 581-78 (Cheynowski)
03/13/2007 Amended date: 06/10/2008	010-2007 as amended by Bylaw No. 012-2008	Pt. Lot 9, Con. 1	B/L to Amend Zoning B/L 581-78 (Treble)
03/13/2007	011-2007	Pt. Lot 23, Con. 1	B/L to Amend Zoning B/L 581-78 (Duffy)
05/08/2007	023-2007	Pt. Lot 18, Con. 3	B/L to Amend Zoning B/L 581-78 (Nuccitelli)

05/22/2007	024-2007	Pt. Lots 52 & 53, Con. 7	B/L to Amend Zoning B/L 581-78 (Alders)
08/14/2007	031-2007	Pt. Lot 9, Con. 1	B/L to Amend Zoning B/L 581-78 (Leed)
08/14/2007	032-2007	Pt. Lot 27, Con. 4	B/L to Amend Zoning B/L 581-78 (Mater)
09/11/2007	033-2007	Pt. Lot 4, Con. 1	B/L to Amend Zoning B/L 581-78 (Strickland)
09/11/2007	036-2007	Pt. Lot 17, Con. 1	B/L to Amend Zoning B/L 581-78 (Lakewood Beach Properties)
10/23/2007	038-2007	Pt. Lot 35, Con. 7	B/L to Amend Zoning B/L 581-78 (Mann)
~~02/12/2008~~	~~005-2008~~ REPEALED	~~Pt. Lot 19, Con. 4~~	~~B/L to Amend Zoning B/L 581-78 (Mann)~~
03/25/2008	007-2008	Pt. Lot 19, Con. 4	B/L to Amend Zoning B/L 581-78 (Mann)
05/27/2008	011-2008	Pt. Lot 7, Con. 1	B/L to Amend Zoning B/L 581-78 (Beauparlant)
06/10/2008	012-2008	Pt. Lot 9, Con. 1	B/L to Amend Zoning B/L 581-78 (Treble)
08/28/2008	019-2008	Pt. Lot 27, Con. 1	B/L to Amend Zoning B/L 581-78 (Boggio)
09/09/2008	021-2008	Pt. Lot 28, Con. 6	B/L to Amend Zoning B/L 581-78 (Devries)
09/09/2008	022-2008	Pt. Lot 1, Con. 4	B/L to Amend Zoning B/L 581-78 (Tiels)
01/27/2009	003-2009	Pt. Lot 37, Con. 7	B/L to Amend Zoning B/L 581-78 (Hessels)
01/27/2009	004-2009	Pt. Lot 19, Con. 2	B/L to Amend Zoning B/L 581-78 (Triple G Farms)
01/27/2009	005-2009	Pt. Lots 31 & 32, Con. 2	B/L to Amend Zoning B/L 581-78 (Robins & Newell)
03/10/2009	006-2009	Pt. Lot 4, Con. 1	B/L to Amend Zoning B/L 581-78 (Strickland)
04/14/2009	008-2009	Pt. Lot 25, Con. 5	B/L to Amend Zoning B/L 581-78 (Pieterse)

04/14/2009	009-2009	Pt. Lot 30, Con. 2	B/L to Amend Zoning B/L 581-78 (Veldhuizen)
04/14/2009	010-2009	Pt. Lot 33, Con. 4	B/L to Amend Zoning B/L 581-78 (Marr)
05/26/2009	021-2009	Pt. Lot 39, Con. 5	B/L to Amend Zoning B/L 581-78 (Zavitz)

BY-LAW NO. 581-78

ZONING BY-LAW

TOWNSHIP OF WAINFLEET

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BY-LAW NO. 581-78

ZONING BY-LAW

TOWNSHIP OF WAINFLEET

A By-law to prohibit the use of land and the erection of use of buildings or structures, except for certain purposes; to regulate the height, bulk, location, size, floor area, spacing, character and use of buildings or structures; to require loading and parking facilities for buildings or structures erected or used for certain purposes, to prohibit the making or establishment of pits and quarries within defined areas and to regulate the making or establishment of pits and quarries within defined areas of the Township of Wainfleet.

THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WAINFLEET ENACTS AS FOLLOWS:

SECTION 1: TITLE

This By-law may be cited as "The Zoning By-law for the Township of Wainfleet".

SECTION 2: DEFINED AREA

This By-law applies to all land within the boundaries of the Township of Wainfleet.

SECTION 3: DEFINITIONS

In this By-law unless the context otherwise requires,

3.1 "Accessory Building or Structure"

By-law 1361-94 Replaced all of Section 3

(a) means a detached building or structure that is not used for human habitation, but the use of which is naturally and normally incidental to, subordinate to or exclusively devoted to a principal use or building and located on the same lot therewith, and

(b) includes a detached private garage or a detached carport.

3.2 "Accessory Use"

means a use naturally and normally incidental to, subordinate to or exclusively devoted to a principal use and located on the same lot therewith.

3.3 "Agricultural Use"

(a) means a use of land, building or structure for the purpose of animal husbandry, bee-keeping, dairying, fallow, field crops, forestry, fruit farming, horticulture, market gardening, pasturage, poultry-keeping, farm greenhouses, or any other farming use, and

(b) includes the growing, raising, packing, treating, storing and sale of produce produced on the premises and other similar uses customarily carried out in the field of general agriculture.

3.4 "Alter"

means any alteration in a bearing wall or partition, column, beam, girder, or other supporting member of a building or structure, or any increase in the area or cubic contents of a building structure.

3.5 "Animal Hospital"

means the premises of a veterinary surgeon where animals, birds or other livestock are treated or kept.

3.6 "Animal Unit"

Type of Livestock or Poultry	Annual Basis (365 Days)
1 dairy cow (plus calf)	1 animal unit
1 beef cow (plus calf)	1 animal unit
1 bull	1 animal unit
1 horse	1 animal unit
4 sheep (plus lambs)	1 animal unit
4 sows (plus litter weaning)	1 animal unit
125 laying hens	1 animal unit
100 female mink (+associated males and kits)	1 animal unit
40 female goats (plus kids)	1 animal unit
20 female fox (+associated males and kittens)	1 animal unit
125 female chinchilla (+associated males and kittens)	1 animal unit

Market Basis (as Marketed)

2 beef feeders (gain 180-500 kg)	1 animal unit
4 beef feeders (gain 180-340 kg)	1 animal unit
4 beef feeders (gain 340-500 kg)	1 animal unit
15 hogs (gain 18-90 kg)	1 animal unit
1000 broiler chickens or roasters (2 kg. approx.)	1 animal unit
300 turkey broilers (5-5.5 kg)	1 animal unit
150 heavy turkey hens (8.5-9 kg)	1 animal unit
100 heavy turkey toms (13.5-14.5 kg)	1 animal unit
40 veal calves (gain 40-136 kg)	1 animal unit
1000 pullets	1 animal unit

3.7 "Arcade"

means any establishment or part or parts of an establishment containing not less than 3 and not more than 10 arcade machines operated for gain or profit, including where the operation of such machines for gain or profit is an accessory use or is not the primary use of the establishment.

3.8 "Arcade Machine"

means any mechanical game or electronic game machine including a pinball machine operated for gain or profit.

3.9 "Attic or Roof Space"

means the space between the roof and the ceiling of the top storey or between a dwarf wall and a sloping roof.

3.10 "Automobile Service Station"

(a) means a building or place

(i) where gasoline or other motor fuels are kept for sale and for delivery directly into a motor vehicle, and

(ii) used only for the sale and delivery described in clause (i) of this sub-paragraph and for the performance of minor running repairs essential to the actual operation of motor vehicles and for the sale to the motoring public of goods usual to the trade, but

(b) does not include a public garage or an automatic car washing establishment.

3.11 "Bachelor Dwelling Unit"

means a "Dwelling Unit" for 1 or 2 adults with or without 1 bedroom.

3.12 "Basement"

means that portion of a building between two floor levels which is partly underground but which has at least half of its height, from finished floor to underside of floor joists of the next above storey, above the adjacent average finished grade level adjacent to the exterior walls of the building and in which the height from finished grade to underside of the floor joists of the next above storey is less than 2 metres.

3.13 "Boarding or Rooming House"

(a) means a dwelling in which lodging with or without meals is supplied for gain to three (3) or more persons other than the lessee, tenant or owner of said dwelling, or any member of his family, but

(b) does not mean or include a motel, hotel, hospital or similar commercial or institutional use, or apartment house.

3.14 "Boathouse"

means an accessory building built or anchored near the shore for the berthing and sheltering of boats or other marine related equipment.

3.15 "Bonafide Farm Operation"

means a farm operation that provides full-time employment for one or more persons.

3.16 "Building"

means a structure having a roof supported by columns or walls or supported directly on the foundation and used or intended for use as shelter or accommodation for persons, animals or goods and does not include any vehicle as defined herein.

3.17 "Carport"

means a building or structure or part thereof, at least forty percent (40%) of the area of the perimeter faces of which are open and unobstructed by any wall, door, post or pier.

(a) which is used for the temporary parking or storage of private passenger motor vehicles or commercial vehicles of less than one (1) tonne maximum capacity, and

(b) wherein neither servicing nor repairing is carried on for profit.

3.18 "Cellar"

means a storey that is more than 50% below grade.

3.19 "Cemetery"

means a cemetery or columbarium within the meaning of the Cemeteries Act, being Chapter 3 of The Revised Statutes of Ontario, 1990, as amended from time to time.

3.20 "Chief Building Official"

means the Chief Building Official appointed by Council.

3.21 "Church"

means a building set aside by any religious organization for public worship, and may include a rectory, or manse, assembly hall, day nursery or religious school associated therewith or accessory thereto.

3.22 "Cleaning or Pressing Shop"

means a building or part thereof used for the purpose of receiving articles or goods of fabric to be subjected to the process of drying cleaning, dry dyeing or pressing.

3.23 "Clinic"

means a building or part thereof used by qualified medical practitioners, dentists, osteopaths, or other drugless practitioners, numbering more than two for public or private medical, surgical, physiotherapeutic or other human health purpose except when included within or accessory to a private or public hospital.

3.24 "Club"

(a) means a building or part of a building used as a meeting place for members of an organization, and

(b) includes a lodge, a fraternity or sorority house and a labour union hall.

3.25 "Commercial"

means the use of land, building or structure for the purpose of buying and/or selling commodities, and supplying of services as distinguished from such uses as manufacturing or assembling of goods, warehousing, transport terminals, construction and other similar uses.

3.26 "Commercial Club"

means any club other than a private club.

3.27 "Commercial Vehicle"

means a vehicle licensed by the Province of Ontario as a public vehicle pursuant to the provisions of the Public Vehicles Act, R.S.O. 1990, as amended from time to time, or any successors thereto.

3.28 "Committee of Adjustment"

means the Committee of Adjustment for the Township of Wainfleet.

3.29 "Conservation Use"

means the use of land and/or water for the purpose of planned management of natural resources.

3.30 "Convenience Retail Store"

means an establishment where food, tobacco, drugs, periodicals or similar items of household necessity are kept for retail sale to residents of the immediate neighbourhood in which such establishment is located.

3.31 "Cottage"

means a detached building used as an occasional and seasonal residential dwelling for recreation, rest or relaxation by one family, but not occupied continuously or as a principal residence or as a year-round permanent dwelling.

3.32 "Council"

means the Council of the Corporation of the Township of Wainfleet.

3.33 "Custom Workshop"

(a) means a building or part used by a trade, craft or guild for the manufacture in small quantities of made-to-measure clothes or articles and

(b) includes upholstering but does not include metal spinning, woodworking or furniture manufacture, or any factory production or any shop or factory, otherwise classified or defined in this By-law.

3.34 “Daylighting Triangle”

means an area free of buildings or structures and which area is to be determined by measuring, from the point of intersection of 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 and the triangular-shaped land between the intersecting street lines and the straight line joining the points the required distance along the street lines is the “daylighting triangle”.

3.35 “Day Nursery”

means a Day Nursery as defined in the Day Nursery's Act, R.S.O. 1990.

3.36 “Dwelling”

means a separate building containing one or more dwelling units.

3.37 “Dwelling Apartment”

means a dwelling containing from 3 to 6 dwelling units, which units have a common entrance at street level and are served by a common corridor system providing tenant access to each dwelling unit.

3.38 “Dwelling, Converted”

means a dwelling altered to contain a greater number of dwelling units.

3.39 “Dwelling, Duplex”

means a separate building or two (2) or more storeys divided horizontally into not more than two (2) dwelling units, each of which is completely on a separate storey, and which building is used by not more than two (2) families.

3.40 “Dwelling, Single Detached”

means a separate building containing not more than one dwelling unit designed to be used and used by not more than one family.

3.41 “Dwelling, Secondary”

means a dwelling unit or units located above the ground floor of a permitted commercial use and may or may not be an accessory use to the principle commercial use.

3.42 “Dwelling, Semi-Detached”

means a separate building divided vertically into not more than two (2) dwelling units, and which dwelling units may be held in separate ownership and which building is designed to be used and is used by not more than two (2) families.

3.43 “Dwelling, Split Level”

means a dwelling containing three (3) or more sections at different levels where the difference in elevation is not less than one metre nor more than 2 metres between any such section and the next horizontally adjoining section, and two (2) or more of such sections are to contain one or more habitable rooms.

3.44 "Dwelling Unit"

means one or more rooms designed and used or intended to be used as a domicile by 1 or more persons and usually containing cooking, living, sleeping and sanitary facilities, and does not mean or include a tent, cottage, cabin, trailer, mobile home, or a room or suite of rooms in a boarding or rooming house, in a hotel, motel, motor hotel, or tourist home.

3.45 "Erect"

(a) means, with reference to a building or structure, build, construct, reconstruct or enlarge, and

(b) includes

(i) any physical operation such as excavating, filling, grading or draining preparatory to building, construction, reconstruction, and

(ii) the moving of a building or structure from one location to another, and "erected" and "erection" have a corresponding meaning.

3.46 "Existing"

has the meaning prescribed by law.

3.47 "Farm"

By-law 1398-95

means a lot or parcel used for agricultural purposes which exceeds 1 hectare of land or a livestock or poultry housing capacity in excess of 2.5 animal units.

3.48 "Farm Help House"

means a dwelling erected accessory to a principal farm dwelling and used only as a single detached dwelling for the accommodation of a full time farm employee and his family.

3.49 "Farm Produce Outlet"

means a building or structure accessory to a farm where farm products which are grown on the farm are offered for retail sale on the same lot as the farm.

3.50 "Farm Supply and Service Establishment"

means the use of land and/or buildings or structures for the provision of goods, materials or services that are necessary to support an agricultural use as defined in the by-law and without limiting the generality of the foregoing shall include such goods and services as machinery sales and service, welding, contracting trades related to agriculture, custom equipment operations, veterinary services and processing and storage of seed, feed, fertilizer and agricultural chemicals.

3.51 "Floor Area"

means the space on any storey of a building between exterior walls and required firewalls, including the space occupied by interior walls and partitions, but not including exits and vertical service spaces that pierce the storey.

3.52 "Floor Area, Gross"

means the total area of all floors above grade measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of firewalls, except that, in any other occupancy than a residential occupancy, where an access or a building service penetrates a firewall, measurements shall not be taken to the centre line of such firewall.

3.53 "Floor Area, Ground"

means the floor area of the lowest storey of a building approximately at or first above the finished grade level excluding any basement, cellar or sub-cellar, which area is measured between the exterior faces of the exterior walls at the floor level of such storey, but

(a) excludes car parking areas within the building, and

(b) for the purpose of this paragraph the walls of an inner court are and shall be deemed to be exterior walls.

3.54 "Garage, Private"

means a building or part thereof used for the temporary parking or storage of private passenger motor vehicles or commercial vehicles of less than one tonne maximum capacity and wherein neither servicing or repairing is carried on for remuneration.

3.55 "Garage, Public"

means

(a) a building or place where motor vehicles are kept or stored for remuneration or repair or a building or place used as a motor vehicle shop, but

(b) does not include an automatic car washing establishment, a motor vehicle sales lot or an automobile service station.

3.56 "Gas Bar"

means a building or place where vehicle fuels, lubricants, parts and accessories are kept for sale at retail, but where no repairs or other automotive services are performed.

3.57 "Golf Course"

means a public or private area operated for the purpose of playing golf and includes all normal accessory uses including a driving range only as an accessory use to a golf course.

3.58 "Gravel Pit, Sand Pit or Quarry"

means any pit or excavation made for the removal of any soil, earth, clay, marl, sand, gravel or rock but shall not include an excavation incidental to the erection of a building or structure for which a building permit has been granted by a Corporation, or an excavation incidental to the construction of any public works.

3.59 "Greenhouse, Commercial"

means a building for the growing of flowers, plants, shrubs, trees and similar vegetation either for farm or commercial purposes, and shall include the wholesale or retail sale of the flowers, plants, shrubs, trees and similar vegetation produced on the premises but shall not be construed to include a garden centre or landscaping business.

3.60 "Greenhouse, Farm"

means a building for the growing of plants, shrubs, trees and similar vegetation which are primarily transplanted outdoors on the same lot containing such greenhouse.

3.61 "Group Home"

means a dwelling house that is licensed or approved under provincial Statute for the accommodation of six (6) persons in a single residence or up to eight (8) persons in a multiple family residence, exclusive of the staff or receiving family living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well being.

3.62 "Habitable Room"

means a room in a dwelling used or intended to be used primarily for human occupancy, but does not include a bathroom, toilet room, serving or storage pantry, laundry and corridor.

3.63 "Height"

means with reference to a building the vertical distance measured from the average finished grade level at the front elevation and such building to:

(a) in the case of a flat roof, the highest point of the roof surface, or the parapet, whichever is the greater, and

(b) in the case of a pitched roof, a point midway between the eaves and the ridge, but in calculating the height of a building, any construction used as ornament or for the mechanical operation of the building such as a mechanical penthouse, or a chimney, tower, cupola or steeple is not to be included.

3.64 "Home Occupation"

means a use permitted within a dwelling unit and which:

(a) is clearly secondary to the use of the dwelling unit as a private residence,

(b) does not change the character of the dwelling unit as a private residence,

(c) does not have any exterior evidence of being conducted therein, and

(d) does not create or become a public nuisance, in particular in respect to noise, traffic or parking.

3.65 "Home Occupation - Rural"

means an operation which is carried on within the farm unit, as an accessory use to the principle agricultural use, by the farmer or a member of the farm family. Such a use may consist of a home occupation or a home profession or any use which contributes to the maintenance of agriculture and without limiting the generality of the foregoing, may include a welding shop, a blacksmith, a machinery repair shop or a farm produce outlet.

3.66 "Home Profession"

means a professional service conducted entirely within a dwelling or dwelling unit by one or more persons residing therein. This includes, without limiting the generality of the foregoing, an office for an accountant, architect, auditor, planner, dentist, drugless practitioner, engineer, insurance agent, land surveyor, lawyer, medical practitioner, notary, or real estate agency.

3.67 "Hospital, Private"

means a hospital as defined by The Private Hospital Act, being Chapter P.24 Revised Statutes of Ontario, 1990.

3.68 "Hospital, Public"

means an institution as defined by The Public Hospitals Act, being Chapter P.40 Revised Statutes of Ontario, 1990.

3.69 "Institutional" means

(a) the use of land, buildings or structures for religious, charitable, educational, health or welfare purposes, and

(b) includes churches, places of worship, public or private schools, day nursery, public or private hospital, children's home, nursing home, home for the aged or infirm, monastery, convent, or training school.

3.70 "Intensive Animal Operation"

means the use of land, buildings or structures for the raising of fowl or animals where the number of animal units, housed or marketed per year (whichever is greater), exceeds 2.5 animal unit for each hectare of land used for such purpose.

3.71 "Kennel"

means a structure or building or any part thereof in which domesticated animals are raised or kept for profit, gain or show, and shall also include a boarding or grooming kennel.

3.72 "Landscaping"

(a) means an area not built upon and not used for any purpose other than as a landscaped area which may include grass, shrubs, flowers, trees and similar types of vegetation and paths, walks, patios, fences and similar appurtenances, but

(b) does not include parking areas, parking lots, driveways, or ramps.

3.73 "Lane"

means any passageway or right-of-way shown on a registered plan other than a street.

3.74 "Loading Space"

means an area of land which is provided and maintained upon the same lot or lots upon which the principal use is located and which area,

(a) is provided for the temporary parking of one commercial motor vehicle while merchandise or materials are being loaded or unloaded from such vehicle, and such parking is not for the purpose of offering commodities for sale or display, and

(b) is adequate for the temporary parking of one commercial motor vehicle, and

(c) is not less than 3.5 metres in width nor less than 9 metres in length, nor less than 4.5 metres in clear and unobstructed height, exclusive of any land used for access, manoeuvring, driveway or a similar purpose, and

(d) is not upon or partly upon any street, land or alley, and

(e) has adequate access to permit ingress and egress of a commercial motor vehicle from a street by means of driveways, aisles, manoeuvring areas or similar areas, no part of which access is to be used for the temporary parking or storage of any motor vehicle.

3.75 "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, or

(ii) is a separate parcel of land without any adjoining lands being owned by the same owner or owners as of the date of the passing of this By-law; or

(iii) the description of which is the same as in a deed which has been given consent pursuant to The Planning Act, or

(iv) is the whole remnant remaining to an owner or owners after a conveyance made with consent pursuant to The Planning Act.

(b) which fronts on a street that has been opened, improved, maintained and assumed for public use by the Municipality or the Regional Municipality of Niagara unless such street is within a Plan of Subdivision registered pursuant to The Planning Act, and in accordance with any requirements under The Registry Act or The Land Titles Act, after the date of passing of this By-law, in which case the responsibility for such street for public use is not required to have been accepted or assumed by the Municipality pursuant to the Municipality entering into a subdivision agreement for the purpose of this paragraph.

3.76 "Lot Area"

means the total horizontal area within the lot lines of a lot and in the case of a corner lot having street lines rounding at the corner with a radius of 6 metres or less, the lot area of such lot is to be calculated as if the lot lines were projected to this point of intersection.

3.77 "Lot, Corner"

means

(a) a lot situated at the intersection of and abutting on two (2) or more streets, or

(b) a lot abutting on one (1) or more parts of the same street or of two (2) or more streets in which an interior angle of less than one hundred and thirty-five degrees (135°) is contained by the two (2) straight lines which join the foremost point of the lot with the two (2) points at which the lot lines meet the street or streets.

3.78 "Lot Coverage"

means

(a) that percentage of the lot area covered by all buildings above ground level, but

(b) does not include that portion of the lot area which is occupied by a building or portion thereof and which is completely below ground level, and for the purpose of this paragraph, the lot coverage in each Zone applies and shall be deemed to apply to only to that portion of such lot that is located within said Zone.

3.79 "Lot Depth"

means the horizontal distance between the front and rear lot lines, but where the front and rear lot lines are not parallel, the lot depth is the length of a line joining the midpoints of such lot lines.

3.80 "Lot, Far-Side Corner"

means a corner lot which abuts a street in which the legal direction of traffic in the lane of such street nearest such lot is away from the intersection of such street with the intersecting street that abuts such lot.

3.81 "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 9 metres 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 (2) points where the side lot lines intersect the front lot line.

3.82 "Lot, Interior"

means a lot other than a corner lot.

3.83 "Lot Line"

means any boundary of a lot.

3.84 "Lot Line, Front"

means

(a) the lot line that divides the lot from the street, but

(b) in the case of a corner lot the shorter street line shall be deemed to be the front lot line and the longer street line shall be deemed to be a side lot line, but

(c) in the case of a corner lot with two (2) street lines of equal length, the lot line that abuts the wider street, or abuts a Regional Road or Highway shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction, or of the same width, the owner of such corner lot may designate either street line as the front lot line.

3.85 "Lot Line, Rear"

means the lot line opposite the front lot line.

3.86 "Lot Line, Side"

means a lot line other than a front or rear lot line.

3.87 "Lot, Near-Side Corner"

means a corner lot which abuts a street in which the legal direction of traffic in the lane of such street nearest such lot is towards the intersection of such street with the intersecting street that abuts such lot.

3.88 "Lot, Reversed Corner"

means a corner lot, the flankage of which is substantially a continuation of the front lot line of the lot to its rear.

3.89 "Lot, Through"

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

3.90 "Manufacturing or Processing Plant"

shall have its ordinary meaning.

3.91 "Marina"

means a commercial establishment where a boat house, boat storage yard, boat repair facilities, boat rental, pier, dock, or jetty facilities, or any combination of the foregoing are available for all types of marine-pleasure craft and may include a gasoline pump for the filling of marine craft and a building or structure for the sale of marine craft, accessories and/or refreshments.

3.92 "Mobile Home"

means any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, notwithstanding that such vehicle is jacked up or that its running gear is removed, but not including any vehicle unless it is used or intended for the living, sleeping, or eating accommodation of persons therein for permanent year-round use.

3.93 "Mobile Home Park"

means an area of land used for the accommodation of mobile homes and shall include all accessory buildings necessary to the operation of the park such as offices, laundry facilities, storage and lockers, etc.

3.94 "Mobile Home Site"

means an area of land within a mobile home park that is or is intended to be occupied by one mobile home or similar vehicle within the meaning of a mobile home in subsection 3.92 of this Section, with adequate access to a driveway or public street, and for the purposes of this By-law:

(a) the provisions of subsections (76), (77), (78), (79), (81), (83), (84), (85), and (86) of this Section shall apply mutatis mutandis, and

(b) in deriving the meaning of paragraph (a) hereof, the reference to "Lot" and "Street" in the subsections shall be deemed to be reference to "Mobile Home Site" and "Driveway" respectively, as the case may be.

3.95 "Motel, or Motor Hotel"

means a building or buildings consisting of a number of individual rental units, used for catering to the needs of the travelling public by furnishing sleeping accommodation with or without food.

3.96 "Motor Vehicle Sales Room"

(a) means a building or place where new or new and used motor vehicles, as defined by The Public Transportation and Highway Improvement Act, being Chapter P.50 Revised Statutes of Ontario, 1990, are kept for display or sale, or both, by an agent or dealer authorized by a motor vehicle manufacturer to sell such new motor vehicles.

(b) includes a lot used solely in connection with the building or place described in sub-paragraph (a) of this paragraph if that lot is not used exclusively for the sale and display of used motor vehicles.

3.97 "Municipal Drain"

means any drainage works constructed and maintained pursuant to the Drainage Act of Ontario.

3.98 "Municipality"

means the Corporation of the Township of Wainfleet.

3.99 "Non-Conforming Use"

has the meaning prescribed by law.

3.100 "Nursing Home"

means a building wherein lodging, meals, personal care, nursing services, and medical care and treatment are provided for gain or profit or as a charitable public service, licensed as a nursing home by the Province of Ontario, but does not include any hospital as defined herein.

3.101 "Office"

means one or more rooms in a building which are used for the conduct of business activity.

3.102 "Park"

means an area of land consisting primarily of open space including, but not so as to limit the generality of the foregoing, a recreational playground, a play area, a bowling green, a tennis or badminton court, a playfield and a conservation area, with or without accessory recreational buildings or structures thereupon.

3.103 "Parking Area"

means an area of land which is provided and maintained upon which the principal use is located and which area,

(a) comprises all parking spaces, of at least the minimum number required according to the provisions of this By-law, and all driveways, aisles, manoeuvring areas, entrances, exits and similar areas used for the purpose of gaining access to or egress from the said parking spaces, and

(b) is provided and maintained in accordance with all applicable provisions of this By-law.

3.104 "Parking Space"

means an area of land which is provided and maintained upon the same lot or lots upon which the principal use is located and which area,

(a) is provided for the temporary parking or storage of one (1) motor vehicle other than for the purpose of offering commodities for sale or display,

(b) is adequate for the temporary parking or storage of one (1) motor vehicle and may be located within a private garage, building, carport or covered area,

(c) is not less than 3 metres in width nor less than 6 metres in length, exclusive of any land used for access, manoeuvring, driveway or similar purpose, and

(d) has adequate access to permit ingress and egress of a motor vehicle from a street by means of driveways, aisles, manoeuvring areas or similar areas, no part of which access is to be used for the temporary parking or storage of any motor vehicle.

3.105 "Person"

includes an individual, association, firm, partnership, corporation, trust, incorporated company, organization, trustee or agent, and the heirs, executors, or other legal representatives of a person to whom the same can apply according to law.

3.106 "Personal Service Shop"

means

(a) a building or part of a building in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons, and without limiting the generality of the foregoing,

(b) includes such establishments as barber shops, beauty parlours, automatic laundry shops, hairdressing shops, shoe repair and shoe shine shops, and depots for collecting dry cleaning and laundry.

3.107 "Pit"

means a pit under the Aggregate Resources Act.

3.108 "Portable Asphalt Plant"

means a facility:

(a) with 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) which is not of permanent construction, but is designed to be dismantled and moved to another location as required.

3.109 "Private Club"

means a building or part of a building used as a meeting place for members of an organization not operated for profit or of an athletic, social or recreational club not operated for profit.

3.110 "Private Park"

means a park other than a public park.

3.111 "Public Park"

means a park owned or controlled by a public agency.

3.112 "Quarry"

means a quarry under the Aggregate Resources Act.

3.113 "Recreational Uses"

means

(a) the use of land for parks, playgrounds, tennis courts, lawn bowling greens, indoor and outdoor skating rinks, athletic fields, golf courses, picnic areas, swimming pools, day camps, community centres, and all similar uses, together with necessary and accessory buildings and structures, but

(b) does not include a track for the racing of animals, motor vehicles, snowmobiles, all-terrain vehicles or motorcycles, or golf driving ranges or miniature golf courses.

3.114 "Regional Municipality"

means the Corporation of the Regional Municipality of Niagara.

3.115 "Residential"

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

3.116 "Restaurant"

shall mean an establishment where food is offered for sale or sold to the public for immediate consumption either within the building or elsewhere. This definition may include a licensed dining room, cafe, cafeteria, lunch counter, tea room, coffee shop, drive-in restaurant and chip wagon.

3.117 "Retail Store"

means a building or part thereof in which goods, wares, merchandise, substances, articles or things are offered or kept for sale by retail directly to the public.

3.118 "Salvage Yard"

means a lot, building, or structure used for wrecking, dismantling, storing or selling used goods, wares or materials.

3.119 "School"

means

(a) a school under the jurisdiction of a County or Separate School Board or any other school established and maintained either wholly or partially at public expense whether or not the same is also a boarding school, and

(b) includes any dormitory building accessory to such school.

3.120 "Service Shop"

(a) means a building or part thereof used for the sale or repair of household articles, and

(b) includes radio, television and appliance repair shops, but

(c) does not include industrial or manufacturing uses or motor vehicle repair shops.

3.121 "Setback"

means the horizontal distance from the centreline of the street allowance, measured at right angles to such centreline or street line.

3.122 "Sign"

means

(a) a display board, screen, cloth or structure having characters, letters or illustrations applied thereto or displayed thereon in any manner, and

(b) includes:

(i) a sign within a building that is visible from a street, and

(ii) the posting or painting of an advertisement or notice on any building or structure.

3.123 "Storey"

means that portion of a building, other than an attic, basement or cellar, included between the surface of any floor and the surface of the floor, roof deck or deck ridge next above it.

3.124 "Storey, One-Half"

means that portion of a building situated wholly or in part within the roof and in which there is sufficient space to provide a height between finished floor and finished ceiling of between 1.5 metres and 2.3 metres over a floor area which is not less than one-third (1/3) nor more than two-thirds (2/3) of the floor area of the storey next below.

3.125 "Street"

(a) as defined under The Highway Traffic Act, being Chapter H.8 Revised Statutes of Ontario, 1990, as amended from time to time, and The Municipal Act, being Chapter M.45 Revised Statutes of Ontario, 1990, as amended from time to time, and

(b) which has been opened, improved, maintained and assumed for public use.

3.126 "Street Line"

means any lot line that divides a lot from a street.

3.127 "Swimming Pool"

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

3.128 "Township"

means the Corporation of the Township of Wainfleet.

3.129 "Trailer"

means any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, notwithstanding that such vehicle is jacked-up or that its running gear is removed, but not including any vehicle unless it is used or intended for the living, sleeping or eating accommodation of persons therein, and shall be deemed to include a tent, and shall not be occupied continuously or as a principal residence.

3.130 "Trailer Park"

means any land in or upon which any trailer is used or intended to be used for temporary human habitation.

3.131 "Trailer Site"

means an area of land within a trailer park that is or is intended to be occupied by one (1) trailer, or similar vehicle within the meaning of a trailer in clause 3.129 of this Section, with adequate access to a driveway or a public street, and, for the purpose of this By-law:

(a) the provisions of subsections (76), (77), (78), (79), (81), (83), (84), (85), and (86) of subsection 3 shall apply mutatis mutandis, and

(b) in deriving the meaning of paragraph (a) hereof, the references to "Lot" and "Street" in the subsections referred to in paragraph (a) hereof shall be deemed to be references to "Trailer Site" and "Driveway" respectively, as the case may be.

3.132 "Undertaking Establishment"

means any premises where preparation of the dead human body for internment or cremation is undertaken.

3.133 "Use"

means the purpose for which any land, building, structure or premises, or part thereof,

(a) is arranged, designed or intended to be used, or

(b) is or may be occupied or maintained, and the word "used" has a corresponding meaning.

3.134 "Waste Disposal Area"

means a place owned by the Municipality where garbage, refuse or domestic or industrial waste is disposed of or dumped.

3.135 "Watercourse"

means the natural channel for a stream of water and for the purposes of this by-law, includes any watercourses as shown on Schedule "A" and "B" of the By-law.

3.136 "Wayside Pit or Quarry"

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

3.137 "Yard"

means

(a) an open, uncovered space on a lot appurtenant to a building and unoccupied by buildings or structures except as may be expressly permitted in this By-law, and in determining yard measurements the minimum horizontal distance from the respective lot lines is to be used, but

(b) does not include a court yard.

3.138 "Yard, Front"

means a yard extending across the full width of a lot between the front lot line and the nearest wall of any building or structure on the lot.

3.139 "Yard, Minimum Front"

means the minimum depth of a front yard on a lot between the front lot line and the nearest wall of any building or structure on the lot.

3.140 "Yard, Minimum Rear"

means the minimum depth of a rear yard on a lot between the rear lot line and the nearest wall of any main building or structure on the lot.

3.141 "Yard, Minimum Side"

means the minimum width of a side yard on a lot between a side lot line and the nearest wall of any building or structure on the lot.

3.142 "Yard, Rear"

means a yard extending across the full width of a lot between the rear lot line and the nearest wall of any main building or structure on the lot.

3.143 "Yard, Side"

means a yard extending from the front yard to the rear yard of a lot, and between a side lot line and the nearest wall of any building or structure on the lot.

3.144 "Zone"

means a designated area of land use shown on Schedule "A" or "B" hereto.

3.145 Words used in the present tense include the future tense and the converse.

3.146 Words used in the plural number include the singular number and the converse.

SECTION 4: ZONES

4.1 "Establishment of Zones"

The following zones are established within the Township of Wainfleet, and such zones may be referred to by the appropriate symbols:

ZONES	SYMBOLS
Agricultural A1	A1
Agricultural A2	A2
Agricultural A3	A3
Residential R1	R1
Estate Residential ER	ER
Residential Multiple RM1	RM1
Resort Residential RR1	RR1
Development D	D
Hamlet Commercial C2	C2
Recreational Commercial C4	C4
Industrial M1	M1
Public Industrial M2	M2
Extractive Industrial M3	M3
Deferred Industrial M4	M4
Institutional I	I
Public P	P
Open Space O1	O1
Hazard H	H
Mobile Home Park MHP	MHP

4.2 "Establishment of Holding Zones"

Pursuant to Section 36 of the Planning Act, Holding Zones are hereby established by the use of the symbol "(H)" as a suffix to the zone symbol in subsection 4.1. Lands subject to the symbol "(H)" shall not be used, nor any building or structure used, altered or erected except in accordance with the provisions of the zone applied thereon and until the "(H)" symbol is removed by amendment to the by-law.

SECTION 5: ZONING MAPS AND SCHEDULES

The following maps and schedules attached hereto, together with notations and references shown thereon, are hereby declared to form part of this By-law:

(a) Schedule “A” and Key Maps 1 to 17 of Schedule “B”.

(b) Schedule “B” including Maps 1 through 17 inclusive.

(c) Schedule “C” - Setback Requirements.

(d) Schedule “D” - Minimum Distance Separation Formulae.

SECTION 6: INTERPRETATION

6.1 "General"

In their interpretation and application, the provisions of this By-law shall be held to be the minimum requirements adopted for the promotion of the public health, safety, convenience or general welfare. Whenever the requirements of this By-law are at variance with the requirements of any other By-law, the most restrictive, or the By-law imposing the higher standards, shall govern and apply. Nothing in this By-law shall be construed to exempt any person from complying with the requirements of any By-law of the Township or the Regional Municipality of Niagara, or from any law of the Province of Ontario or of Canada, or any regulation under the provisions of the Conservation Authorities Act of a Conservation Authority having jurisdiction.

6.2 "Symbols"

The symbols set opposite the name of each zone respectively in Section 4 hereof and used in Schedule "A" and "B" attached hereto, refer to the appropriate zones established in this By-law.

6.3 "Defined Areas"

The extent and boundaries of all zones are shown on Schedule "A" and "B" and all such zones are hereby defined as areas to which the provisions of this By-law shall respectively apply.

6.4 "Zone Boundaries"

When determining the boundary of any zone as shown on any schedule forming part of this By-law, the following provisions shall apply:

(a) A boundary indicated as following a highway, street or land or right-of-way shall be the centre of such highway, street or lane.

(b) A boundary indicated as following a watercourse, creek, stream or the right-of-way of a railway, an electrical, gas or oil transmission line shall be the centre line of such watercourse, creek, stream or right-of-way.

(c) A boundary indicated as following a shore line shall follow such shore line, and in the event of change in the shore line, the boundary shall be construed as moving with the actual shore line.

(d) A boundary indicated as approximately following lot lines shown on a registered plan of subdivision or municipal lot lines shall follow such lot lines.

(e) Where a boundary is indicated as approximately parallel to a street line or other feature indicated in clauses (a), (b) or (c) of this subsection, and the distance from such street line or other feature is not indicated, and clause (d) above is not applicable, such boundary shall be construed as being parallel to such street line or other feature, and the distance therefrom shall be determined according to the scale shown on the appropriate Schedule attached hereto.

(f) A boundary indicated as following the limits of the Municipality shall follow such limits.

(g) The limit of any map comprising any Schedule forming part of this By-law as shown on the Key Map of such Schedule shall be deemed to be the boundary of the Zone adjoining such limit.

(h) In the event that a feature indicated in clause (a) or (b) of this Section is located between two or more different zones, the zone boundaries shall be the centre line of such feature.

6.5 "Closings"

In the event a dedicated street or lane shown on any Schedule forming part of this By-law is closed, the property formerly in such street or lane shall be included within the zone of the adjoining property on either side of such closed street or lane. If a closed street or lane is the boundary between two or more different zones, the new zone boundaries shall be the former centre line of the closed street or lane.

6.6 "Certain Words"

In this By-law the word "shall" is mandatory.

6.7 "More Than One Zone on a Lot"

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Where a lot has more than one zone applied thereon, all provisions in the pertinent zone shall be satisfied on each such portion of the lot so zoned, except that where a portion of a lot is zoned Hazard "H" Zone, said portion may be used in the calculation of any required yard or frontage provision.

SECTION 7: GENERAL PROVISIONS FOR ALL ZONES

7.1 "Scope and Effect"

No person shall use any land or erect or use any building or structure except in conformity with the provisions of this By-law respecting the Zone:

(a) in which such land, building or structure is located, or

(b) in which it is proposed to use any land or to erect or use any building or structure.

7.2 "Requirement for Lot"

Except as otherwise provided in this By-law, no building or structure shall be erected, altered, extended or enlarged except upon a lot nor shall any land be used for any permitted use unless it comprises a lot; but this provision shall not prevent the use of any parcel or tract of land for agricultural purposes excluding the erection or enlargement of any building or structure except a fence.

7.3 "Restrictions on Changes"

(a) The purpose for which any land or building is used shall not be changed, no new building or addition to any existing building shall be erected and no land shall be served from a lot, if such change, erection or severance creates a situation that contravenes any of the provisions of this By-law applicable to each individual remaining building, accessory building or lot.

(b) Notwithstanding the provisions of clause (a) of this subsection, no person shall be deemed to have contravened any provision of this By-law if only a part or parts of any lot or parcel has or have been conveyed to or acquired by the Township, Regional Municipality of Niagara, Her Majesty in the Right of Ontario, or Her Majesty in the Right of Canada.

7.4 "Other By-laws and Requirements"

Nothing in this By-law shall operate to relieve any person from the requirements of the Building By-law or any other By-law or requirement of the Municipality in force from time to time, or the obligation to obtain any licence, permit, authority or approval required under any By-law of the Municipality.

7.5 "Minimum Lot Areas"

Subject to the provisions of Subsection 7.24, the minimum lot area shall be as contained in the appropriate section of this By-law for the zone in which the lot is located.

7.6 "Restoration to a Safe Condition"

Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of any building or structure, provided that such strengthening or restoration will not increase the height, area or volume so as to contravene the provisions of this By-law.

7.7 "Uses Permitted in All Zones"

(a) Nothing in this By-law shall prevent the use of any land as a public street or public park.

(b) Nothing in this By-law shall prevent the use of any land for the erection of buildings or structures, or the installation of other facilities essential to the operation of public utilities as defined in The Public Utilities Corporation Act, provided that any such use, building or structure shall be in substantial compliance with the relevant provisions of this By-law and shall not adversely affect the character or amenity of the neighbourhood in which same is located.

(c) Nothing in this By-law shall prevent the erection of any properly authorized traffic sign or signal, or any sign or notice of any local or other government department of authority.

7.8 "Temporary Uses"

(a) Nothing in this By-law shall prevent the use of any land, or the erection or use of any temporary building or structure for a construction camp, work camp, tool shed, scaffold or other temporary building or structure incidental to and necessary for construction work on the premises for which a building permit has been issued and not expired, but only for so long as such use, building or structure is necessary for such construction work which has not been finished or abandoned.

(b) Nothing shall prevent the use of a mobile home, motor home or trailer for the temporary accommodation of the farm family in the case of complete or partial destruction of the farm dwelling by fire, lightning, explosion, tempest, flood or Act of God, or where its demolition is by the order of the Corporation of the Township of Wainfleet, the Niagara (Regional Area), Health Unit or other authority, for safety, health or sanitation requirements in an Agricultural "A1" Zone or an Agricultural "A2" Zone for a period of time not to exceed 18 months.

7.9 "Prohibited Uses"

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(a) All uses of land and the erection or use of any building or structure shall be considered a prohibited use unless specifically listed as permitted use in one or more zones of this By-law or within Section 7 hereof.

(b) Sites for the treatment and disposal of liquid waste, hazardous waste or any other waste which requires special treatment shall be prohibited.

7.10 "Obnoxious Uses"

By-Law 1361-94

No use shall be permitted within the municipality which from its nature or the materials used therein is declared to be a noxious trade, business or manufacture under the Health Protection and Promotion Act, Chapter H7 Revised Statutes of Ontario 1990, or regulations thereunder.

Normal agricultural and livestock operations shall not be construed to be an obnoxious use under this subsection.

7.11 Subsection Repealed by By-law No. 1361-94.

7.12 "Truck, Bus and Coach Bodies"

Notwithstanding anything contained in this By-law, no truck, bus, coach, street car body or structure of any kind, other than a dwelling unit erected and used in accordance with this and all other By-laws of the Municipality, shall be used for human habitation, whether or not the same is mounted on wheels or other form of mounting or foundation.

7.13 "Multiple Uses"

Notwithstanding anything contained in this By-law, where any land, building or structure is used for more than one purpose, all provisions of this By-law relating to each use shall be complied with, and in no case shall a dwelling be located within 3 metres of any other building on the lot except a building accessory to such dwelling.

7.14 "Residential Uses"

(a) Except as otherwise specifically permitted in this By-law, no person shall erect or use any building as a dwelling or cottage upon any lot whereon there then exists, or is in the course of construction, or for which a building permit has been issued, a building erected or used or intended to be used as a dwelling.

(b) Notwithstanding anything contained in this By-law, no person shall use or occupy any building for residential purposes:

(i) unless such building has been completed and finished in all respects in accordance with the plans and specifications filed upon application for the building permit, and

(ii) unless such building is serviced by a pressure water supply system and septic tank disposal system or other Government approved disposal system.

7.15 "Basement or Cellar"

Notwithstanding anything contained in this By-law, no basement or cellar or part of a basement or cellar of any building shall be used as a whole dwelling unit, and the whole or any part of a basement or cellar shall not be used for calculating the required minimum floor area of any dwelling or dwelling unit.

7.16 "Railway Crossings and Sight Distance"

Notwithstanding anything contained in this By-law, where any public street crosses a railway at the same grade, no building or structure shall be erected within 46 metres of the point of intersection of the centre line of both the railway and the street.

7.17 "Swimming Pools"

Notwithstanding anything contained in this By-law, a swimming pool is permitted as an accessory use to a permitted residential or agricultural use,

(a) in the side yard of any lot if

(i) no part of such pool is located closer to any lot line or street line than the minimum distance required for the principal building located on such lot, and

(ii) the maximum height of such pool is 1.2 metres above the average finished grade level of the ground adjoining and within 5 metres of such pool, and

(iii) any building or structure, other than a dwelling, required for changing clothing or for pumping or filtering facilities, or other similar accessory uses, complies with the provisions of this By-law respecting accessory buildings on such lot, or

(b) in the rear yard of any lot if no part of such pool is located closer to any lot or street line than the minimum distance required for an accessory building located on such lot; and every swimming pool shall be enclosed by a fence of the type and height as stipulated in the Township of Wainfleet Fencing By-law.

7.18 "Signs Provisions"

By-Law 1361-94

Signs within the Municipality are subject to the provisions of all sign by-laws having application in the Township of Wainfleet.

7.19 "Off-Street Parking Requirements"

By-Law 1361-94

(a) Every building or structure erected, enlarged or used in accordance with the provisions of this By-law shall be provided with the required number of parking spaces specified hereunder on the same lot.

(b) No parking space shall be permitted within 3 metres of a street line, within 1.5 metres of any zone boundary or within any daylighting triangle.

Minimum Parking Requirements for Certain Uses

	Use	Minimum Parking Facilities Required
1.	Banks, business and professional offices and medical centres	One space for each 28 square metres or fraction thereof of ground floor area plus one space for each 70 square metres or fraction thereof of remaining gross floor area.
2.	Billiard parlours	One space for each billiard table.
3.	Bowling alleys	Three spaces for each bowling lane.
4.	Churches	One space for each 8 seating spaces.
5.	Dry cleaning establishments	One space for each 4.5 square metres or fraction thereof of public floor area with a minimum of 6 spaces.
6.	Motels, hotels and motor hotels	One space for each suite or bedroom plus required parking for any restaurant.
7.	Physician's or dentist's office in private residence or clinic	Four spaces for each physician or dentist using the residence or clinic.

	8.	Places of assembly such as halls, lodges, labour union halls, dance halls, community centres and other places of public assembly	One space for each 6 people maximum designed capacity.
	9.	Post offices, museums, art galleries and libraries	One space for each 46 square metres or fraction thereof of public floor area.
	10.	Private or commercial clubs, athletic and recreational establishments	One space for each 6 people maximum designed capacity.
	11.	Public or private hospitals nursing homes	The greater of one space for each 93 square metres or fraction thereof of gross floor area, or one space per 4 beds plus one space per 4 employees.
By-Law 1361-94	12.	Residential (including any dwelling in any Zone, mobile home or cottage)	2 parking spaces per dwelling unit except 1 parking space per dwelling unit in a Commercial Zone. Commercial vehicle parking shall be restricted to one single axle commercial vehicle per residential use.
	13.	Restaurants, taverns and eating establishments	One space for each 4.5 square metres or fraction thereof of public floor area with a minimum of 10 spaces.
	14.	Retail lumber and building supplies outlets	One space for each 28 square metres or fraction thereof of retail floor area with a minimum of 6 spaces.
	15.	Schools	The greater of one space per classroom, or one space for each 10 people, maximum designed capacity of Assembly Hall or Auditorium.
	16.	Theatres	One space for each 6 seating spaces.
	17.	Undertaking establishments	One space for each 5 chapel seating spaces or fraction thereof with a minimum of 10 spaces.
	18.	All commercial uses, buildings and structures not specified above	One space for each 28 square metres or fraction thereof of ground floor area plus one space for each 70 square metres or fraction thereof of remaining gross floor area.
	19.	Boarding houses and tourist homes	One space for each bedroom.

20.	Industrial	One parking space per 46 square metres of industrial floor area plus one parking space per 28 square metres of commercial floor area related to the industrial operation.

21. Handicapped Parking:

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(i) Handicapped spaces shall have a minimum width of 3.7m and the number to be provided should be as follows:

Total Number of Parking Spaces	**Required number of Handicapped Spaces**
0-9	1
10-100	2

(ii) Handicapped parking spaces shall be located on level ground readily accessible to an entrance to such building, and

(iii) be clearly identified and reserved for the exclusive use of physically disabled persons.

7.20 "Off-Street Loading Requirements"

For every building or structure to be erected for, altered for, or its use converted to a commercial or industrial use, involving the frequent shipping, loading or unloading of persons, animals, goods, wares or merchandise, off-street loading facilities shall be provided and maintained upon the same lot on which the principal use is located and in accordance with the following table:

Maximum Loading Requirements

	Gross Floor Area	**Minimum Loading Facilities Required**
1.	Commercial Uses:	
	185 square metres or less	None
	186 square metres to 900 square metres	1 loading space
	Over 900 square metres	2 loading spaces plus a minimum of 1 additional loading space for each 1,400 square metres or fraction thereof in excess of 900 square metres.
2.	Industrial Uses:	
	420 square metres or less	None
	421 square metres to 2,300 square metres	1 loading space

2,301 square metres to 7,000 square metres	2 loading spaces
Over 7,000 square metres	3 loading spaces plus a minimum of 3 additional loading spaces for each 9,000 square metres or fraction thereof in excess of 7,000 square metres.

7.21 "Parking and Loading Facilities"

(a) Any parking area, parking space, loading space, driveway, manoeuvring area or aisle required to be provided or permitted according to the provisions of this By-law for any use in any Zone, other than parking facilities for a one-family detached dwelling, a cottage or for any agricultural use, shall be provided and maintained with a gravel surface and adequate drainage facilities.

(b) All parking facilities required to be provided or permitted according to the provisions of this By-law for any use in any Zone, other than parking facilities for a one-family detached dwelling or for a cottage, or for a converted dwelling in any Agricultural "A1" or Agricultural "A2" Zones or Development "D" Zone, or for any agricultural use, shall be provided with suitable lighting facilities which shall be so installed and maintained as to ensure that the light is deflected away from all streets, highways and nearby Residential Zones or lots used for residential purposes.

7.22 "Yard Requirements"

Every part of any yard required to be provided in any zone shall be open and unobstructed by any structure from the ground to the sky, except that:

(a) sills, belt courses, cornices, chimney breasts, bay windows, or pilasters may project into any required yard a distance of not more than 0.6 metre,

(b) eaves or gutters, for other than an accessory building, may project into any required yard a distance of not more than 0.6 metre,

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(c) balconies, canopies, unenclosed porches or unenclosed stairs may project into any required yard a distance of not more than 1.5 metres.

(d) fire escapes may project into any required side or rear yard a distance of not more than 1.5 metres,

(e) accessory buildings may be erected in accordance with the applicable provisions of this By-law,

(f) signs may be erected in accordance with the provisions of this By-law and of any Sign By-law, of the Municipality,

(g) light standards, fuel pump islands and fuel pumps of automobile service stations may be erected in accordance with the applicable provisions of this By-law; and

(h) fences, freestanding walls, flagpoles, antennae, light standards, and similar accessory structures and appurtenances, and hedges, trees and shrubs are permitted but in the case of

(i) a residential interior lot situated in any Residential Zone, no structure, hedge or obstruction that is more than 0.8 metre in height is permitted within 3 metres of any street line, and

(ii) a residential corner lot situated in any Residential Zone, no structure, hedge or obstruction that impedes vision between a height of 0.8 metre and 2.5 metres above the centre line grade of the street or street abutting a daylighting triangle of 10.5 metres is permitted.

7.23 "Semi-Detached Dwelling Lots"

Nothing in this By-law shall prevent the subdivision of any lot on which is erected a semi-detached dwelling into two parts divided in part by the centre line of the common or party wall separating the two dwelling units in such dwelling provided each unit shall have a minimum lot area of 460 square metres.

7.24 "Exception from Lot Frontage and Lot Area Requirements"

Notwithstanding anything contained in this By-law, a parcel which is situated in any Zone, and which parcel lacks either the required frontage or area, or both the required frontage and area, for a lot in the respective zone, is and shall be deemed to be a lot provided that:

(a) the description of such parcel is the same as in a deed registered on or prior to the date of passing of this By-law, and

(b) all relevant provisions of Section 29 of The Planning Act, being Chapter 349 of the Revised Statutes of Ontario, 1970, as amended from time to time, have been complied with on or before the passing of this By-law where such parcel is in an area which is affected by any by-law of the Township of Wainfleet giving effect to the provisions of Subsections (1), (2) and (3) of Section 29 of the said Planning Act, and

(c) such parcel could have been conveyed legally on the date of the passing of this By-law by way of deed, transfer, mortgage, charge or agreement of sale and purchase without consent under Section 29 of The Planning Act being Chapter 349 of The Revised Statutes of Ontario, 1970, as amended from time to time, and

(d) such parcel has a frontage of 9 metres minimum to a street and an area of 1,400 square metres minimum, and

(e) all relevant regulations made under The Public Health Act and all relevant requirements of the Niagara (Regional Area) Health Unit or any other authority having jurisdiction are complied with.

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(f) all other requirements of the applicable zone are complied with, and where said parcel qualifies under this section as a deemed lot, said deemed lot may be used for the purposes as permitted in the zone in which it is located, notwithstanding that it does not comply with the area and frontage requirements of that zone.

7.25 "Re-establishment of a Non-Conforming Use or a Permitted Use Not in Compliance with the Zone Requirements"

A building in any zone may be replaced or reconstructed in the event of partial or complete destruction caused by fire, lightning, explosion, tempest, flood or Act of God, or demolition by order of the Township of Wainfleet, the Niagara (Regional Area) Health Unit or other authority for safety, health or sanitation requirements, provided that:

(a) all relevant regulations made under The Public Health Act and all relevant requirements of the Niagara (Regional Area) Health Unit are complied with, and

(b) such partially or completely destroyed building or demolished building was lawfully used at the date of its partial or complete destruction or its demolition provided that if such building be vacant on such date and if it has been lawfully used until vacant and such vacancy has continued for no more than one year prior to such date, it shall be deemed to be used at such date, and

(c) such building is totally situate within a lot or parcel, and

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(d) where such building cannot be sited so as to comply with any of the regulations applicable, such building may be constructed or replaced on a foundation in the same location as the destroyed building, and is of the same dimensions, height and area as the destroyed or demolished building.

Explanatory Note: It is in the best interest of the Township of Wainfleet and the property owner to comply with the applicable requirements of this By-law as far as possible. Applications may be made to amend this By-law or for a minor variance in this regard. This note is for information only and does not form part of this By-law.

7.26 "Setback Requirements Schedule "C" and Minimum Yard Requirements"

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 Schedule "C" of this By-law, such minimum yard shall be determined by measuring at right angles from the centre line of the public street abutting such yard in the direction of such lot or parcel of land a distance equal to the sum of:

(a) the said specific number of metres in the relevant regulation on such particular zone, and

(b) the distance in metres specified in said Schedule "C" for the public street abutting such lot or parcel of land, but in no case shall the minimum yard be less than the said specific number of metres in the relevant regulation of such particular Zone.

7.27 "Provisions Pertaining to Lands in the Vicinity of Certain Lakes, Streams and Watercourses"

Except for uses, buildings and structures permitted in accordance with the provisions of subsection 7.7, the provisions of Section 29 apply to those lands in the Municipality:

(a) situated between any stream or watercourse shown on Schedule "A" or "B" and its high water mark or between such stream of watercourse and a line parallel to and at a distance of 30 metres measured at right angles from the centre line of such stream or watercourse whichever is the greater.

(b) situated between any lake shown on Schedule "A" or "B" and a line parallel to and at a distance of 15 metres measured at right angles from the top of the bank of such lake.

(c) situated between any lake shown on Schedule "A" or "B" and any seawall constructed to prevent erosion.

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Any minimum yard required by this By-law adjacent to Lake Erie shall be measured from any seawall, or alternately where no seawall exists, from the high water mark of Lake Erie.

(d) The minimum opening elevation for habitable buildings adjacent to Lake Erie shall be as follows or as approved by the Niagara Peninsula Conservation Authority.

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(i) 177.2 metres for vacant existing lots of record.

(ii) the lessor of 177.2 metres or as existing for building expansions of 25% or less.

(iii) 177.2 metres for building expansions greater than 25% or for the replacement of an existing dwelling.

(iv) 177.2 metres for the addition of a basement.

7.28 "Supplementary Regulations for Permitted Uses in Any Zone"

(a) Notwithstanding building setback and minimum yard requirements of any Zone, the requirements of M.D.S. Formula 1 and M.D.S. Formula 2, contained herein as Schedule "D", shall prevail and said Schedule "D" is hereby declared to form part of this By-law.

By-Law 748-81
Repealed
By-Law 1398-95
7.28 (b)

The minimum acceptable separation distance determined in the application of M.D.S. Formula 1 shall be the greater of the distance generated by M.D.S. Formula 1 or 300 metres. This section shall not apply to prevent the expansion of a farm operation which is restricted by a dwelling on an adjoining lot which dwelling forms a part of the expanding farm's operation.

(b) Any setback distance required from farm and non-farm buildings by M.D.S. Formula 1 or M.D.S. Formula 2 contained herein as Schedule "D" shall also apply from farm and non-farm buildings in adjacent municipalities.

7.29 "Supplementary Setbacks from Any Drainage Works"

By-Law 677-80

Notwithstanding any other provisions of this By-law a minimum setback of 11 metres shall be provided from any drainage works as defined in The Drainage Act to permit the maintenance of said drainage works.

7.30 "Provisions for Home Occupations"

(a) Home Occupation

A home occupation, as defined by this By-law, shall be permitted as an accessory use to any single detached dwelling permitted by this By-law.

(b) Rural Home Occupation

A rural home occupation, as defined by this By-law, shall be permitted as an accessory use to any farm unit permitted by this By-law.

7.31 "Group Home"

A group home shall be permitted within any single detached dwelling or multiple family dwelling in accordance with the following:

(a) Only group homes of the following categories shall be permitted:

- Approved homes
- Homes for Special Care
- Children's Residences
- Supportive Housing Programs, Adult Community Mental Health Program
- Accommodation Services for the Developmentally Handicapped
- Satellite Residences for Seniors

(b) In a "R1", "RR1", "RM1" zone a group home shall not be located within 457 metres of another group home.

(c) In an "A1" and "A2" zone a group home shall not be located within 1.6 kilometres of another group home.

SECTION 8: AGRICULTURAL "A1" ZONE

No person shall within any Agricultural "A1" Zone, use any land, or erect, alter or use any building or structure, except in accordance with the following provisions:

8.1 "Permitted Uses"

By-Law 1361-94
By-Law 677-80

(a) (i) Agricultural uses, and uses, buildings and structures accessory thereto including greenhouses <u>but excluding</u> livestock and poultry operations beyond 2.5 animal units per hectare of land owned at the site or mushroom farms or fur farms.

(ii) One single detached dwelling on one lot, and uses, buildings and structures accessory thereto.

(iii) One farm help house per bona fide farm operation with a minimum lot area of 40 hectares.

(b) Dwellings existing at the date of the passing of this By-law and enlargement thereof, and uses, buildings and structures accessory thereto.

(c) The conversion of a single detached dwelling existing at the date of the passing of this By-law and having a minimum floor area of 170 square metres to a duplex or semi-detached dwelling.

(d) The office of a qualified medical practitioner or dentist located within a single detached dwelling which such qualified medical practitioner or dentist uses as his private residence.

(e) Existing cemeteries, mausoleums, crematoriums and columbariums and uses, buildings and structures accessory thereto.

8.2.1 "Regulations for Agricultural Uses Other Than Livestock and Poultry Uses"

(a) Minimum Lot Frontage 180 m

(b) Minimum Lot Area 16 hectares

(c) Maximum Lot Coverage

(i) 10% for agricultural buildings
(ii) 50% for greenhouses

(d) Minimum Front Yard

30 metres plus any applicable distance as specified in Schedule "C".

(e) Minimum Side Yard

15 metres except the minimum side yard abutting a public street shall be 30 metres plus any applicable distance specified in Schedule "C".

(f) Minimum Rear Yard

15 metres except any minimum rear yard abutting a public street shall be 30 metres plus any applicable distance as specified in Schedule "C".

(g) Supplementary Setback Distances

All greenhouses which use artificial lighting for growing purposes during the night shall be located a minimum distance of 150 metres from any residential use on an adjacent lot.

8.2.2 "Regulations for Livestock and Poultry Uses"

By-Law 1361-94

(a)	Minimum Lot Frontage	180 m
(b)	Minimum Lot Area	16 hectares
(c)	Maximum Lot Coverage	10%

(d) Minimum Front Yard, Side Yard, Rear Yard and Distance from Adjacent Uses:

The minimum front yard, side yard and rear yard and the minimum distance from adjacent uses shall be in accordance with Minimum Distance Separation formulas, contained herein as a part of Schedule "D" and in no case shall the minimum front yard, side yard, or rear yard be less than the required distances in Subsection 8.2.1.

(e) Existing Buildings

Existing buildings or buildings hereafter constructed and used for other than livestock or poultry use, shall not be subsequently used for livestock or poultry unless the building so used complies with the Minimum Distance Separation requirements for the use.

8.2.3 "Regulations for Dwellings"

(a) Regulations for dwellings permitted in the Agricultural "A1" Zone shall be in accordance with the provisions of Section 12: Residential "R1" Zone.

(b) Farm help houses shall be subject to the following special provisions:

(i) The minimum floor area shall be 90 square metres.

(ii) A farm help house shall be located in accordance with a Site Plan Agreement with the Township of Wainfleet.

8.3.1 "Regulations For Enlargement of Existing Dwellings Permitted in Clause (b) of Subsection 8.1"

(a)	Maximum Lot Coverage	20 percent
(b)	Minimum Front Yard	12 metres or as existing, whichever is the lessor <u>plus</u> any applicable distance as specified in Schedule "C".

(c) Minimum Side Yard — 3 metres except as provided for in paragraphs (i) and (ii) of this clause:

(i) The minimum side yard abutting a public street shall be 12 metres plus any applicable distance as specified in Schedule "B".

(ii) On an interior lot where no attached garage or attached carport is provided, the minimum side yard on one side shall be 5 metres.

By-Law 1361-94

(d) Minimum Rear Yard — 12 metres or as existing, whichever is the lessor

(e) Maximum Height — 2 1/2 storeys

8.3.2 "Regulations for Accessory Buildings Permitted in Clause (b) of Subsection 8.1"

(a) Maximum Lot Coverage — 5% provided that the lot coverage of all buildings on the lot does not exceed 20%.

(b) Minimum Distance from Main Building — 1.5 metres provided that in no case shall any overhang, eaves or gutter project into this required minimum area, which shall be clear of any obstruction from the ground to the sky.

(c) Minimum Yard Requirements:

(i) The minimum yard abutting a public street shall be 12 metres plus any applicable distance as specified in Schedule "C".

(ii) Except as provided in paragraph (i) of this clause, no accessory building shall be located within 2 metres of a side or rear lot line.

(iii) In no case shall any overhang, eaves or gutter project more than 0.3 metres into any required minimum yard.

(d) Maximum Height — 5 metres

8.4 "Regulations for Conversions Permitted in Clause (c) of Subsection 8.1"

(a) The dwelling to be converted shall be structurally suitable for conversion.

(b) No outside stairway shall be used or erected as an appurtenant structure for the dwelling except an unenclosed fire escape.

(c) Minimum Floor Area Per Dwelling Unit - The minimum floor area per dwelling unit shall be in accordance with the following schedule:

By-Law 1361-94

Type of Dwelling Unit	Minimum Floor Area
1. Bachelor Unit	42 square metres
2. One-Bedroom Unit	50 square metres
3. Unit Comprising Two or More Bedrooms	60 square metres

8.5 "Regulations for the Office of a Qualified Medical Practitioner or Dentist Permitted in Clause (d) of Subsection 8.1"

(a) The floor area of such office shall not exceed 25% of the floor area of such dwelling.

(b) Such office shall not be used as a clinic or hospital.

(c) A minimum number of 4 parking spaces for each doctor or dentist using such dwelling shall be provided and maintained on the lot containing such office and in other than the front yard.

(d) All parking spaces shall be screened by means of a hedge or fence from all adjacent lots located in any Residential Zone or used for residential purposes.

SECTION 9: AGRICULTURAL "A2" ZONE

No person shall within any Agricultural "A2" Zone, use any land, or erect, alter or use any building or structure, except in accordance with the following provisions:

9.1 "Permitted Uses"

By-Law 677-80

(a) (i) Agricultural uses including intensive animal operations and greenhouses and uses, buildings and structures accessory thereto.

By-Law 1361-94

(ii) One single detached dwelling on one lot, and uses, buildings and structures accessory thereto.

(iii) One farm help house per bona fide farm operation with a minimum lot area of 40 hectares.

(iv) Wayside Pit and/or Quarry and portable asphalt plant.

(b) Dwellings existing at the date of the passing of this By-law and enlargement thereof, and uses, buildings and structures accessory thereto.

(c) The conversion of a single detached dwelling existing at the date of the passing of this By-law and having a minimum floor area of 170 square metres to a duplex or semi-detached dwelling.

(d) The office of a qualified medical practitioner or dentist located within a single detached dwelling which such qualified medical practitioner or dentist uses as his private residence.

(e) Kennels.

9.2.1 "Regulations for Agricultural Uses Excluding Livestock and Poultry Uses"

(a) Minimum Lot Frontage 180 m

(b) Minimum Lot Area 16 hectares

(c) Maximum Lot Coverage

(i) 10% for agricultural buildings

(ii) 50% for greenhouses

(d) Minimum Front Yard

30 metres plus any applicable distance as specified in Schedule "C".

(e) Minimum Side Yard

15 metres except the minimum side yard abutting a public street shall be 30 metres plus any applicable distance specified in Schedule "C".

(f) Minimum Rear Yard

15 metres except any minimum rear yard abutting a public street shall be 30 metres plus any applicable distance as specified in Schedule "C".

(g) Supplementary Setback Distances

All greenhouses which use artificial lighting for growing purposes during the night shall be located a minimum distance of 150 metres from any residential use on an adjacent lot.

9.2.2 "Regulations for Livestock and Poultry Uses"

(a) Minimum Lot Frontage 180 m

By-Law 1361-94 (b) Minimum Lot Area 16 hectares

(c) Maximum Lot Coverage 10%

(d) Minimum Front Yard, Side Yard, Rear Yard, and Distance from Adjacent Uses:

The minimum front yard, side yard and rear yard and the minimum distance from adjacent uses shall be in accordance with Minimum Distance Separation Formulaes, contained herein as a part of Schedule "D".

(e) Existing Buildings

Existing buildings or buildings hereafter constructed and used for other than livestock or poultry use, shall not be subsequently used for livestock or poultry unless the building so used complies with the Minimum Distance Separation requirements for the use.

9.2.3 "Regulations for Dwellings"

(a) Regulations for dwellings permitted in the Agricultural "A2" Zone shall be in accordance with the provisions of Section 12 Residential "R1" Zone.

(b) Farm help houses shall be subject to the following special provisions:

(i) The minimum floor area shall be 90 square metres.

(ii) A farm help house shall be located in accordance with a Site Plan Agreement with the Township of Wainfleet.

9.3 "Regulations for Uses Permitted in Clauses (b), (c), (d) and (f) of Subsection 9.1"

The provisions of:

(a) Subsection 8.3.1 and 8.3.2 shall apply to the uses permitted in Clause (b) of Subsection 9.1; and

(b) Subsection 8.4 shall apply to the uses permitted in Clause (c) of Subsection 9.1; and

(c) Subsection 8.5 shall apply to the uses permitted in Clause (d) of Subsection 9.1.

9.4 "Regulations for Kennels Permitted in Clause (g) of Subsection 9.1"

By-Law 1361-94

(a) Minimum Lot Frontage 180 m

(b) Minimum Lot Area 10 hectares

(c) Maximum Lot Coverage 10%

(d) Minimum yard requirements:

(i) Minimum Front Yard - 150 metres plus any applicable distance as specified in Schedule "C".

(ii) Minimum Side Yard - 75 metres except that the minimum side yard abutting a public street shall be 150 metres plus any applicable distance as specified in Schedule "C".

(iii) Minimum Rear Yard - 75 metres except that the minimum rear yard abutting a public street shall be 150 metres plus any applicable distance as specified in Schedule "C", and shall not be located at a distance of less than 150 metres from a dwelling or institutional use situated on an adjoining lot or parcel in any Zone.

SECTION 10: SPECIAL AGRICULTURAL "A3" ZONE

No person shall within any Special Agricultural "A3" Zone, use any land, or erect, alter or use any building or structure, except in accordance with the following provisions:

10.1 "Permitted Uses"

By-Law 1361-94

(a) Agricultural uses including market gardening, nurseries, greenhouses, seasonal fruit, vegetable, flower or farm produce sales outlets providing such produce is a product of the farm on which such sales outlets are located, forestry, wildlife, conservation uses and uses, buildings and structures accessory thereto but excluding livestock or poultry operations.

(b) one single detached dwelling accessory to an established agricultural use on one lot and uses, buildings and structures accessory thereto.

(c) one farm help house per bona fide farm operation with a minimum lot area of 40 hectares.

10.2 "Regulations for Agricultural Uses:"

(a) Minimum Lot Frontage 180 m

(b) Minimum Lot Area 16 hectares

(c) Maximum Lot Coverage

(i) 10% for agricultural buildings

(ii) 50% for greenhouses

(d) Minimum Front Yard

30 metres plus any applicable distance as specified in Schedule "C".

(e) Minimum Side Yard

15 metres except any minimum side yard abutting a public street shall be 30 metres plus any applicable distance as specified in Schedule "C".

(f) Minimum Rear Yard

15 metres except any minimum rear yard abutting a public street shall be 30 metres plus any applicable distance as specified in Schedule "C".

10.3 "Regulations for Dwellings"

(a) Regulations for dwellings permitted in the Agricultural "A3" Zone shall be in accordance with the provisions of Section 12 Residential "R1" Zone.

(b) Farm help houses shall be subject to the following special provisions:

(i) The minimum floor area shall be 90 square metres.

(ii) A farm help house shall be located in accordance with a Site Plan Agreement with the Township of Wainfleet.

10.4 "Minimum Building Elevation and Construction Requirements"

By-Law 1361-94

(a) The minimum elevation of openings into any building shall be not less than 177 metres.

(b) No building shall be used unless approved fill has been placed at least to elevation of 177 metres for a minimum horizontal distance of 1.8 metres from exterior walls.

(c) No habitable floor space shall be permitted below an elevation of 177 metres.

SECTION 11: GENERAL PROVISIONS FOR RESIDENTIAL ZONES

11.1 "Residential Zones"

The following Zones are hereby classified as Residential Zones to which the provisions of this Section apply:

Zone	Symbol
Residential 1	R1
Estate Residential	ER
Residential Multiple 1	RM1
Resort Residential	RR1

11.2 "Additional Permitted Uses"

In addition to the permitted uses, expressly applying to the Residential "R1" Zone the office of a qualified medical practitioner or dentist may be located within a one-family detached dwelling which such qualified medical practitioner or dentist uses as his private residence provided, however, that:

(a) the floor area of such office shall not exceed 25% of the floor area of such dwelling,

(b) such office shall not be used as a clinic or hospital,

(c) a minimum number of 4 parking spaces for each doctor or dentist using such dwelling shall be provided and maintained on the lot containing such office and in other than the front yard; and

(d) all parking spaces shall be screened by means of a hedge or fence from all adjacent lots located in any Residential Zone or used for residential purposes.

11.3 "Accessory Buildings"

(a) No accessory building shall be erected prior to the erection of the permitted dwelling on the same lot except where it is necessary for the storage of tools and materials for use in connection with the construction of such dwelling or cottage and no accessory building shall be used prior to the erection of such dwelling or cottage for any purpose other than such storage.

(b) The regulations governing the location of any accessory building in relation to a lot line shall not apply to prevent the erection or use of a jointly-owned double garage which services two dwellings whose common lot line shall be the dividing line of such garage.

(c) No accessory building shall be located:

(i) in any front yard in Residential Zones "R1", "ER" and "RM1".

(ii) in any required minimum front yard in Resort Residential Zone "RR1".

(d) In no case shall any overhang, eaves or gutter project more than 0.3 metres into any required minimum yard.

(e) Minimum Distance from Main Building - 1.5 metres provided that in no case shall any overhang, eaves or gutter project into this required minimum area which shall be clear of any obstruction from the ground to the sky.

(f) Maximum Height 5 metres

11.4 "Parking Requirements"

(a) (i) In Residential Zones "R1" and "ER", a minimum of one parking space per dwelling unit, and

(ii) In Residential Multiple "RM1" Zone, a minimum of one and one-half parking spaces per dwelling unit, and

(iii) In Resort Residential "RR1" Zone, a minimum of one parking space per cottage unit shall be provided on the lot on which the dwelling or cottage is located and in other than the required front yard.

(b) Not more than 50% of the aggregate area of the side yard and rear yard of any lot shall be occupied by parking spaces.

11.5 "Enlargement of Existing Dwellings"

Existing dwellings may be enlarged in accordance with the provisions of Section 16.3 of this By-law.

SECTION 12: RESIDENTIAL "R1" ZONE

No person shall within any Residential "R1" Zone, use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

12.1 Permitted Uses

(a) One single detached dwelling on one lot.

By-Law 677-80

(b) Cottages existing at the date of passing of the By-law but excluding enlargements or conversions to a single detached dwelling.

(c) Uses, buildings and structures accessory to the uses permitted in clauses (a) and (b) hereof.

12.2 "Regulations for Dwellings - Conforming Lots"

(a)	Minimum Lot Frontage	46 metres
(b)	Minimum Lot Area	4000 square metres
(c)	Maximum Lot Coverage	7%
(d)	Minimum Front Yard	15 metres plus any applicable distance as specified in Schedule "C".
(e)	Minimum Side Yard	6 metres except as provided in paragraphs, (i), (ii) and (iii) of this Clause.

(i) An attached garage or attached carport with no rooms above may be erected at a distance of not less than 3 metres from a side lot line which does not abut a public street.

(ii) On an interior lot where no attached carport is provided, the minimum side yard on one side shall be 7.5 metres.

(iii) On a corner lot, the minimum side yard abutting a public street shall be 15 metres plus any applicable distance as specified in Schedule "C".

By-Law 1361-94

(f)	Minimum Rear Yard	15 metres
(g)	Minimum Floor Area for a Dwelling	90 square metres
(h)	Maximum Height for a Dwelling	9 metres

12.3 "Regulations for Dwellings - Undersized Lots of Record"

(a)	Minimum Lot Frontage	as existing
(b)	Minimum Lot Area	as existing

By-Law 1361-94

(c)	Maximum Lot Coverage	7%
(d)	Minimum Front Yard	9m

(e) Minimum Side Yard 3 m

(i) On an interior lot where no attached garage or carport is provided, the minimum side yard on one side shall be 5 metres.

(ii) The minimum side yard abutting a public street shall be 9 metres plus any applicable distance as specified in Schedule "C".

(f) Minimum Rear Yard 10 m

(g) Minimum Floor Area for a Dwelling 90 square metres

12.4 "Regulations for Accessory Buildings"

(a) Minimum Yard Requirements:

(i) Except as provided in paragraph (ii) of this Clause, no accessory building shall be located within 2 metres of a side or rear lot line.

(ii) Notwithstanding the provisions of paragraph (i) hereof, the minimum yard abutting a public street shall be 15 metres plus any applicable distance as specified in Schedule "C".

(b) Maximum Lot Coverage - 2.5% or 93 square metres, whichever is less, provided that the lot coverage of all buildings on the lot does not exceed the maximum lot coverage for a dwelling in Clause (c) of Subsection 12.2 hereof.

By-Law 1361-94

(c) Notwithstanding any other provision of this by-law, a private garage may be permitted in the front yard of any lakefront or riverfront lot with a minimum front yard of 7.5 metres.

SECTION 13: ESTATE RESIDENTIAL "ER" ZONE

No person shall within any Estate Residential "ER" Zone, use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

13.1 "Permitted Uses"

(a) One single detached dwelling on one lot.

(b) Uses, buildings and structures accessory to the foregoing permitted use.

13.2 "Regulations for Dwellings"

(a)	Minimum Lot Frontage	60 m.
(b)	Minimum Lot Area	0.8 hectares
(c)	Maximum Lot Coverage	5%
(d)	Minimum Front Yard	15 metres plus any applicable distance as specified in Schedule "C".
(e)	Minimum Side Yard	6 metres except as provided in paragraphs (i), (ii) and (iii) of this clause:

(i) An attached garage or attached carport with no rooms above may be erected at a distance of not less than 3 metres from a side lot line which does not abut a public street.

(ii) On an interior lot where no attached garage or attached carport is provided, the minimum side yard on one side shall be 7.5 metres.

(iii) On a corner lot, the minimum side yard abutting a public street shall be 15 metres plus any applicable distance as specified in Schedule "C".

(f)	Minimum Rear Yard	15 m
(g)	Minimum Floor Area for a Dwelling	110 square metres
By-Law 1361-94 (h)	Maximum Height for a Dwelling	9 m

13.3 "Regulations for Accessory Buildings"

(a) Minimum Yard Requirements

(i) Except as provided in paragraph (ii) of this clause, no accessory buildings shall be located within 3 metres of a side or rear lot line.

(ii) Notwithstanding the provision of paragraph (i) hereof, the minimum yard abutting a public street shall be 15 metres plus any applicable distance as specified in Schedule "C".

(b) Maximum Lot Coverage - 1.25% or 93 square metres, whichever is less, provided that the lot coverage of all buildings on the lot does not exceed the maximum lot coverage for a dwelling in Clause (c) of Subsection 13.2 hereof.

SECTION 14: RESIDENTIAL MULTIPLE "RM1" ZONE

No person shall within any Residential Multiple "RM1" Zone, use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

14.1 "Permitted Uses"

(a) One semi-detached dwelling on one lot, or

(b) One duplex dwelling on one lot, or

(c) The conversion of a building existing at the date of the passing of this By-law to a duplex or semi-detached dwelling.

By-Law 1237-91 (d) Apartment dwelling.

(e) Uses, buildings and structures accessory to the foregoing permitted uses.

14.2 "Regulations for Uses Permitted in Clause (a) and Clause (b) of Subsection 14.1"

(a)	Minimum Lot Frontage	46 metres
(b)	Minimum Lot Area	4,000 square metres
(c)	Maximum Lot Coverage	7%
(d)	Minimum Front Yard	7.5 metres plus any applicable distance as specified in Schedule "C".
(e)	Minimum Side Yard	2.5 metres except as provided in paragraphs (i), (ii) and (iii) of this Clause:-

(i) An attached garage or attached carport with no rooms above may be erected at a distance of not less than 2 metres from a side lot line which does not abut a public street.

(ii) On an interior lot where no attached garage or attached carport is provided, the minimum side yard on one side shall be 3.5 metres.

(iii) On a corner lot, the minimum side yard abutting a public street shall be 7.5 metres plus any applicable distance as specified in Schedule "C".

(f)	Minimum Rear Yard	10 m
(g)	Minimum Floor Area for a Dwelling	90 square metres
By-Law 1361-94 (h)	Maximum Height for a Dwelling	9 m

14.3 "Regulations for Conversions Permitted in Clause (c) of Subsection 14.1"

(a) The building to be converted shall be structurally suitable for conversion.

(b) No outside stairway shall be used or erected as an appurtenant structure for the dwelling except an unenclosed fire escape.

(c) Minimum Floor Area Per Dwelling Unit - The minimum floor area per dwelling unit shall be in accordance with the following schedule:

Type of Dwelling Unit	Minimum Floor Area
1. Bachelor Unit	42 square metres
2. One-Bedroom Unit	50 square metres
3. Unit Comprising Two	or More Bedrooms 60 square metres

(d) A minimum of one and one-half parking spaces shall be provided for each dwelling in the converted dwelling.

14.4 "Regulations for Uses Permitted in Clause (d) of Subsection 14.1"

By-Law 1237-91

(a)	Minimum Lot Frontage	50 metres
(b)	Minimum Lot Area	5,000 square metres
(c)	Maximum Lot Coverage	10%
(d)	Minimum Front Yard	7.5 metres plus any applicable distance as specified in Schedule "C"
(e)	Minimum Side Yard	5 metres except on a corner lot, the minimum side yard abutting a public street shall be 7.5 metres plus any applicable distance as specified in Schedule "C"
(f)	Minimum Rear Yard	15 metres
(g)	Minimum Floor Area	75 square metres per dwelling unit, except that where no basement or cellar is provided, the minimum floor area shall be increased by 15 square metres per dwelling unit
(h)	Maximum Height	2 storeys

14.5 "Regulations for Accessory Buildings Permitted in Clause (e) of Subsection 14.1"

(a) Minimum Yard Requirements:

(i) Except as provided in paragraph (ii) of this clause, no accessory building shall be located within 1 metre of a side or rear lot line.

(ii) Notwithstanding the provisions of paragraph (i) hereof, the minimum yard abutting a public street shall be 9 metres plus any applicable distance as specified in Schedule "C".

(b) Maximum Lot Coverage - 2.5% or 93 square metres, whichever is less, provided that lot coverage of all buildings on the lot does not exceed the maximum lot coverage for dwellings as set forth in Subsection 14.2 of this Section.

SECTION 15: RESORT RESIDENTIAL "RR1" ZONE

No person shall within any Resort Residential "RR1" Zone, use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

15.1 "Permitted Uses"

(a) One single detached cottage on one lot.

(b) Uses, buildings and structures accessory to the foregoing permitted use.

(c) Dwellings existing at the date of the passing of this By-law and enlargement thereof, and uses, buildings and structures thereto.

15.2 "Regulations for Cottages - Conforming Lots"

	(a)	Minimum Lot Frontage	30 m
By-Law 677-80	(b)	Minimum Lot Area	2,000 square metres
	(c)	Maximum Lot Coverage	12%
	(d)	Minimum Front Yard	6 metres plus any applicable distance as specified in Schedule "C".
	(e)	Minimum Side Yard	3 metres except as provided in paragraph (i) of this clause:
		(i) On a corner lot, the minimum side yard abutting a public street shall be 6 metres plus any applicable distance as specified in Schedule "C".	
	(f)	Minimum Rear Yard	7.5 metres except as provided in Subsection 7.27
	(g)	Minimum Floor Area for a Dwelling	90 square metres
By-Law 1361-94	(h)	Maximum Height for a Dwelling	9 m

NOTE: New cottage or residential development on newly created conforming lots must meet the minimum lot frontage, lot area and lot coverage requirements of Section 12 the Residential "R1" Zone.

15.3 Regulations for Cottages - Undersized Lots of Record

(a)	Minimum Lot Frontage	as existing
(b)	Minimum Lot Area	as existing
(c)	Maximum Lot Coverage	7%
(d)	Minimum Front Yard	6 m
(e)	Minimum Side Yard	1.5 m except as noted in clause (i) hereof
	(i) On a corner lot, 6 metres for a side yard abutting a public street plus any applicable distance as specified in Schedule "C".	
(f)	Minimum Rear Yard	7.5 m
(g)	Minimum Floor Area for a Dwelling	90 square metres

15.4 Regulations for Accessory Buildings

(a) Minimum Yard Requirements

(i) Except as provided in paragraph (ii) of this clause, no accessory building shall be located within 1 metre of a side or rear lot line.

(ii) Notwithstanding the provisions of paragraph (i) hereof, the minimum yard abutting a public street shall be 6 metres plus any applicable distance as specified in Schedule "C".

(b) Maximum Lot Coverage - 6.5% or 93 square metres, whichever is less, provided that lot coverage of all buildings on the lot does not exceed the maximum lot coverage for a dwelling in Clause (c) of Subsection 15.2 hereof.

15.5 "Regulations for Existing Dwellings as Permitted in Clause (c) of Subsection 15.1 Hereof"

The provisions of Subsection 12.2 shall apply to the uses permitted in Clause (c) of Subsection 15.1.

SECTION 16: DEVELOPMENT "D" ZONE

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

16.1 "Permitted Uses"

By-Law 1361-94

(a) Agricultural uses, including one single detached dwelling on one lot, but excluding all livestock and poultry operations, mushroom farms, fur farms, greenhouses and commercial dog kennels.

(b) Single detached dwellings existing at the date of the passing of this By-law, and uses, buildings and structures accessory thereto.

(c) The conversion of a building existing at the date of the passing of this By-law to a duplex or semi-detached dwelling.

16.2 "Regulations for Agricultural Uses Permitted in Clause (a) of Subsection 16.1"

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(a) Minimum Lot Frontage — as existing

(b) Minimum Lot Area — as existing

(c) Maximum Lot Coverage — 7%

(d) Minimum Front Yard:

(i) For dwellings and buildings accessory thereto, 15 metres plus any applicable distance as specified in Schedule "C".

(ii) For buildings and structures not included in paragraph (i) of this clause, 30 metres plus any applicable distance as specified in Schedule "C".

(e) Minimum Side Yard:

(i) 3 metres for dwellings and buildings accessory thereto, except that the minimum side yard abutting a public street shall be 15 metres plus any applicable distance as specified in Schedule "C".

(ii) For buildings and structures not included in paragraph (i) of this clause, 15 metres except that the minimum side yard abutting a public street shall be 15 metres plus any applicable distance as specified in Schedule "C".

(f) Minimum Rear Yard:

(i) 15 metres for dwellings and buildings accessory thereto, except that the minimum rear yard abutting a public street shall be 15 metres plus any applicable distance as specified in Schedule "C".

(ii) For buildings and structures not included in paragraph (i) of this clause, 15 metres except that the minimum rear yard abutting a public street shall be 30 metres plus any applicable distance as specified in Schedule "C".

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(g) Minimum Floor Area for a Dwelling — 90 square metres

(h) Maximum Height for a Dwelling — 9 m.

16.3 "Regulations for Enlargement of Existing Dwellings Permitted in Clause (b) of Subsection 16.1"

(a) Maximum Lot Coverage 7%

(b) Minimum Front Yard 9 metres plus any applicable distance as specified in Schedule "C".

(c) Minimum Side Yard 3 metres except as provided for in paragraph (i) and (ii) of this clause:

(i) The minimum side yard abutting a public street shall be 9 metres plus any applicable distance as specified in Schedule "C".

(ii) On an interior lot where no attached garage or attached carport is provided, the minimum side yard on one side shall be 5 metres.

(d) Minimum Rear Yard 10 metres

(e) Maximum Height 2 1/2 Storeys

16.4 Regulations for Accessory Buildings Permitted in Clause (b) of Subsection 16.1

(a) Location - side or rear yard only.

(b) Minimum Distance from Main Building - 1.5 metres provided that in no case shall any overhang, eaves or gutter project into this required area which shall be clear of any obstruction from the ground to the sky.

(c) Minimum Yard Requirements:

(i) Except as provided in paragraphs (ii) and (iii) of this clause, no accessory building shall be located within 2 metres of a side or rear lot line.

(ii) Notwithstanding the provisions of paragraph (i) hereof, the minimum yard abutting a public street shall be 9 metres plus any applicable distance as specified in Schedule "C".

(iii) Notwithstanding the provisions of paragraph (i) hereof, on a reversed corner lot no accessory building shall be located within 3 metres of a rear lot line.

(d) Maximum Height 5 m

16.5 Regulations for Conversions Permitted in Clause (c) of Subsection 16.1

(a) The building to be converted shall be structurally suitable for the conversion.

(b) No outside stairway shall be used or erected as an appurtenant structure for the dwelling except an unenclosed fire escape.

(c) The provisions of Clause (c) of Subsection 8.4 of this By-law shall apply mutatis mutandis.

(d) A minimum of one parking space shall be provided for each dwelling unit in the converted dwelling.

SECTION 17: GENERAL PROVISIONS FOR COMMERCIAL ZONES

17.1 Commercial Zones

The following zones are hereby classified as Commercial Zones to which the provisions of this Section apply:

ZONE	SYMBOL
Hamlet Commercial	C2
Recreational Commercial	C4

17.2 Minimum Landscaping Requirements

A landscaping area in the form of a planting strip having a minimum width of 1.5 metres shall be provided and thereafter maintained adjacent to every portion of any lot line that abuts any Residential Zone.

17.3 Regulations for Secondary Residential Uses as Permitted in Commercial Zones C2, and C4

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(a) Maximum Number of Dwelling Units - One Per Lot as a secondary use to a permitted use.

(b) Minimum Lot Area Per Dwelling Unit - 1,400 square metres or as required by the Regional Niagara Health Services Department, in addition to the minimum lot area for a commercial use.

NOTE: The Minimum Lot Area for a dwelling is 4,000 square metres according to the Regional Niagara Health Services Department.

(c) Location of secondary residential use in other than the basement, cellar or ground floor of any commercial building, except that a secondary residential use may be located on the ground floor of a motel, hotel or motor hotel.

(d) Minimum Floor Area Per Dwelling Unit - The minimum floor area per dwelling unit shall be in accordance with the following schedule:

Type of Dwelling Unit	Minimum Floor Area
1. Bachelor Unit	42 square metres
2. One-bedroom Unit	50 square metres
3. Unit Comprising Two or More Bedrooms	60 square metres

(e) Minimum Parking Requirements - In addition to the minimum number of parking spaces required for the principal use of the lot, a minimum of one parking space per dwelling unit shall be provided on the same lot.

(f) Any single detached dwelling constructed secondary to a commercial use shall meet the requirements of the Residential “R1” Zone and shall be located 7.5 metres from the commercial use.

17.4 Parking Requirements

Notwithstanding the off-street parking requirements as set out in Section 7.19 hereof, the Minimum Parking Requirements may be provided on another parcel provided such parcel is located not more than 120 metres from the subject lot and commercial use.

Section 18 repealed by By-law No. 1361-94.

SECTION 19: HAMLET COMMERCIAL "C2" ZONE

No person shall within any Hamlet Commercial "C2" Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

19.1 Permitted Uses

(a) antique shop
(b) automobile sales and service establishment
(c) automobile service station/gas bar
(d) bank
(e) building and lumber supply use
(f) community centre
(g) custom workshop
(h) dry cleaning depot
(i) farm equipment sales and service
(j) funeral home
(k) garden centre
By-Law 1361-94 (l) medical clinic
(m) motel/hotel
(n) offices
(o) parking lots
(p) personal service shop
(q) places of entertainment or recreation
(r) printing establishment
(s) private or commercial clubs
(t) public garage
(u) public uses
(v) restaurants
(w) retail store
(x) service shop
(y) veterinary use
(z) buildings and structures accessory to a permitted use
(aa) dwellings existing at the date of passing of this by-law and enlargement hereof and uses, buildings and structures accessory thereto.

19.2 Regulations for Permitted Uses Other Than Automobile Service Stations/Gas Bar

(a)	Minimum Lot Frontage	46 metres
(b)	Minimum Lot Area	4,000 square metres
(c)	Maximum Lot Coverage	25%

NOTE: The Maximum Lot Coverage for a community centre, motels/hotels, private or commercial clubs and restaurants is 15%.

(d)	Maximum Gross Floor Area	50%
(e)	Minimum Front Yard	9 metres plus any applicable distance as specified in Schedule "C".

(f) Minimum Side Yard:

(i) 5 metres abutting a side lot line which is the boundary of any Residential Zone.

(ii) 6 metres of the side yard abutting a public street plus any applicable distance as specified in Schedule "C".

(g) Minimum Rear Yard 7.5 metres except as provided in paragraphs (i) and (ii) of this clause:

(i) The minimum rear yard abutting any Residential Zone shall be 14 metres.

(ii) The minimum rear yard abutting a public street shall be 9 metres plus any applicable distance as specified in Schedule "C".

(h) Maximum Building Height 10.5 metres

(i) Minimum Parking Requirements - No parking space or part thereof shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within 0.6 metre of any street line, or within 1.5 metres of the boundary of any Residential Zone.

19.3 Regulations for Accessory Buildings

(a) Location - in rear yard only.

(b) Minimum Distance from any Other Building on the Lot - 3 metres provided that in no case shall any overhang, eaves or gutter project into this required minimum area which shall be clear of any obstruction from the ground to the sky.

(c) Maximum Lot Coverage – 5% or 93 square metres, whichever is less, provided that the lot coverage of all buildings on the lot shall not exceed 40%.

(d) Minimum Yard Requirements:

(i) The minimum yard abutting a public street shall be 6 metres plus any applicable distance as specified in Schedule "C".

(ii) No accessory building shall be located within 0.6 metre of a side or rear lot line that does not abut a public street, or within 3 metres of the boundary of any Residential Zone.

(iii) In no case shall any overhang, eaves or gutter project more than 0.3 metre into any required minimum yard.

(e) Maximum Height 5 metres

19.4 Regulations for Automobile Service Stations and Gas Bars

(a) Minimum Lot Frontage 46 metres

(b) Minimum Lot Area

(i) Automobile Service Station 6,000 square metres
(ii) Gas Bar and Convenience Retail Store 4,000 square metres

(c) Maximum Lot Coverage 25%

(d) Minimum Front Yard

(i) 15m plus any applicable distance specified in Schedule "C".

(ii) For a gas bar kiosk 7.5 m

(e) Minimum Side Yard

(i) 7.5 metres except that the minimum side yard abutting a public street shall be 15 metres plus any applicable distance as specified in Schedule "C".

(f) Minimum Rear Yard

(i) 7.5 metres except that the minimum rear yard abutting a public street shall be 15 metres plus any applicable distance as specified in Schedule "C".

(g) Maximum Building Height 10.5 metres

(h) Daylighting Triangle - On a corner lot a daylighting triangle of 15 metres minimum shall be provided.

(i) Maximum Convenience Retail Store Floor Area 185 square metres

(j) Location of Certain Structures:

(i) Light standards, signs, fuel pump islands and fuel pumps may be located in any required minimum yard at a distance of not less than 5 metres from any street line but no part of a required daylighting triangle shall be construed to be part of a required minimum yard for the purposes of this paragraph.

(ii) The width of an entrance or exit ramp shall be not less than 7.5 metres nor more than 10.5 metres measured along the street line.

(iii) No entrance or exit ramp shall be located within 3 metres of the side or rear lot line that abuts an adjoining lot.

(iv) No entrance or exit ramp shall be located within 9 metres of any other ramp measured along the street line.

(v) Propane storage tanks in conjunction with an automobile service station or gas bar shall be located a minimum of 15 metres from a street line, 10 metres from a lot line and 15 metres from any residential use or residential zone.

19.5 Regulations

(a) Regulations for dwellings existing at the date of passing of this by-law and enlargement thereof and uses, buildings and structures accessory thereto shall be in accordance with the provisions of Section 12 – Residential "R1" zone, subsection 12.3 and 12.4.

Section 20 repealed by By-law No. 1361-94.

SECTION 21: RECREATIONAL COMMERCIAL "C4" ZONE

No person shall within any Recreational Commercial "C4" Zone, use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.1 Permitted Uses

(a) antique shop
(b) bank
(c) boat house
(d) bowling alley
(e) convenience retail store
(f) cabins and lodges
(g) fruit and vegetable outlet
(h) golf driving range/miniature golf
By-Law 1361-94 (i) hotel/motel
(j) marina
(k) office
(l) personal service shop
(m) private club facilities
(n) restaurant
(o) recreational uses
(p) trailer parks
(q) buildings and structures accessory to a permitted use
(r) dwellings existing at date of passing of this by-law and enlargement hereof and uses, buildings and structures accessory thereto

NOTE: For uses such as a marina or other uses located along a river or lake, further approval from the Ministry of Natural Resources and Niagara Peninsula Conservation Authority will be required.

21.2 Regulations

(a)	Minimum Lot Frontage	46 metres
(b)	Minimum Lot Area	4,000 square metres
(c)	Maximum Lot Coverage	10%
(d)	Maximum Gross Floor Area	15%
(e)	Minimum Front Yard	12 metres plus any applicable distance as specified in Schedule "C".
(f)	Minimum Side Yard	5 metres except that the minimum side yard abutting a public street shall be 12 metres plus any applicable distance as specified in Schedule "C".
(g)	Minimum Rear Yard	7.5 metres except that the minimum rear yard abutting a public street shall be 12 metres plus any applicable distance as specified in Schedule "C".

(h) Maximum Building Height 2 Storeys but not over 10.5 metres.

(i) Minimum Parking Requirements - No parking space or part thereof shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within 5 metres of any street line, or within 5 metres of the boundary of any Residential Zone.

(j) Landscaping Adjacent to a Street - The owners or occupants of the Recreation Commercial "C4" use shall provide along the lot line that abuts a street an area not less than 5 metres in width which, except for provisions for ingress and egress which shall not exceed 20% of the length of the street line, shall not be used for any purpose other than landscaping.

(k) Lighting Adjacent to Residential Zones - Where lighting facilities are provided in a Recreation Commercial Zone, they shall be so arranged as to deflect light away from adjacent Residential Zones.

21.3 Regulations for Cabin and Trailer Parks

	(a)	Minimum Lot Frontage	60 metres
	(b)	Minimum Lot Area	0.8 hectares
	(c)	Maximum Lot Coverage	20%
By-Law 1361-94	(d)	Minimum Front Yard	12 metres plus any applicable distance as specified in Schedule "C".
	(e)	Minimum Side Yard	7.5 metres except the minimum side yard abutting a public street shall be 12 metres plus any applicable distance as specified in Schedule "C".
	(f)	Minimum Rear Yard	12 metres except that the minimum rear yard abutting a public street shall be 12 metres plus any applicable distance as specified in Schedule "C".
	(g)	Maximum Height for a Cabin	4.5 m

(h) Each cabin or trailer shall occupy a minimum area of 280 square metres, being a minimum of 7.5 metres from any other cabin or trailer, provided that the total number of cabins or trailers does not exceed 12 per hectare of land zoned Recreational Commercial "C4" Zone.

(i) The minimum floor area for a cabin shall be 37 square metres.

21.4 Regulations

(a) Regulations for dwellings existing at the date of passing of this by-law and enlargement hereof and uses, buildings and structures accessory thereto shall be in accordance with the provisions of Section 12 – Residential "R1" Zone, subsections 12.3 and 12.4.

SECTION 22: INDUSTRIAL "M1" ZONE

No person shall within any Industrial "M1" Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

22.1 Permitted Uses

(a) Agricultural uses, including only existing livestock and poultry operations; existing single detached dwellings.

(b) Warehousing and wholesaling uses, and any manufacturing or industrial uses which are not obnoxious by reason of the emission of odour, dust, smoke, gas, fumes, noise, cinders, vibrations, refuse matter or water-carried waste, and uses accessory thereto saving and excepting human habitation.

(c) Kennels and animal shelters.

22.2 Open Air Operations, Storage and Display

Open air operations, storage and display of goods or materials are prohibited in any front yard, or in any side yard or rear yard which abuts a Provincial Highway.

22.3 Regulations for Permitted Uses in Clauses (a) and (b) of Subsection 22.1

(a)	Minimum Lot Frontage	46 metres
(b)	Minimum Lot Area	4,000 square metres
(c)	Maximum Lot Coverage	25%
(d)	Maximum Gross Floor Area	40% of lot area
(e)	Minimum Front Yard	15 metres <u>plus</u> any applicable distance as specified in Schedule "C".
(f)	Minimum Side Yard	7.5 metres except as provided in paragraphs (i) and (ii) of this clause:

(i) 10 metres abutting a side lot line which is the boundary of any Residential Zone.

(ii) 10 metres for the side yard abutting a public street <u>plus</u> any applicable distance as specified in Schedule "C".

(g)	Minimum Rear Yard	7.5 metres except as provided in paragraphs (i), (ii) and (iii) of this clause:

(i) 15 metres abutting a rear lot line which is the boundary of any Residential Zone.

(ii) No rear yard need be provided abutting any railway right-of-way or railway siding.

(iii) For the purpose of this Section, any rear yard abutting a street shall be deemed to be a front yard and all provisions herein relating to front yards shall apply thereto.

(h) Minimum Parking Requirements for Other Than Agricultural Uses:-

(i) A minimum of one parking space be provided on the lot in other than the front yard for each 46 square metres or fraction thereof of gross floor area.

(ii) Subject to the provisions of Clause (j) of this Subsection and in addition to the parking requirements in paragraph (i) of this Clause, a maximum of three visitor parking spaces for passenger vehicles only may be provided in the front yard for the first 15 metres of front wall of the principal building, plus one additional visitor parking space for each additional 7.5 metres of front wall in excess of the first 15 metres.

(i) Minimum Loading Requirements - No loading space shall be established in any front yard and any loading space established in any side or rear yard shall comply with the provisions of Subsection 3.58 and Subsection 7.20 hereof.

(j) Minimum Landscaping Requirements - A landscaping area shall be provided and thereafter maintained in the entire front yard, except where front yard parking is established under the provisions of paragraph (ii) of clause (h) of this subsection in which case the remainder of the area shall be landscaped and a landscaping area in the form of a planting strip 3 metres in depth shall be provided across the entire frontage except for provisions for ingress and egress which shall not exceed 33-1/3 percent of the entire frontage.

22.4 Regulations for Uses Permitted in Clause (c) of Subsection 22.1

The provisions of Subsection 9.4 shall apply to the uses permitted in Clause (c) hereof.

SECTION 23: PUBLIC INDUSTRIAL "M2" ZONE

No person shall within any Public Industrial "M2" Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

23.1 Permitted Uses

(a) Industrial, manufacturing, storage, servicing and processing operations carried on by, or on behalf of, a Municipal, Provincial or Federal Government or Utility agency, and, without limiting the generality of this clause, including facilities for the treatment, pumping and storage of water, facilities for the pumping and treatment of sewage, work yards, waste disposal areas and public incinerators.

(b) Uses, buildings and structures accessory to any use permitted in clause (a) of this subsection, saving and excepting human habitation.

23.2 Regulations

(a) Minimum Lot Frontage 46 metres

(b) Minimum Lot Area 4,000 square metres

(c) Maximum Lot Coverage 30%

(d) Minimum Yard Requirements - No building or structure shall be used or erected within 7.5 metres of any lot line which does not abut a public street, or within 30 metres of the boundary of any Residential Zone, or at a lesser distance from any public street than 15 metres plus any applicable distance as specified in Schedule "C".

(e) Minimum Parking Requirements:

(i) Parking spaces shall be provided on the same lot on which the principal use is located, sufficient in number to accommodate the employees of, and the visitors to, the public industrial use or uses on such lot.

(ii) No parking space or part thereof shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within 3 metres of any lot line, or within 15 metres of any street line or boundary of any Residential Zone.

(f) Minimum Loading Requirements:

(i) Off-street loading spaces shall be provided on the same lot on which the principal use is located, sufficient in number to provide for the needs of the public industrial operation taking place on such lot.

(ii) No loading space or part thereof shall be located and no land shall be used for loading purposes within 3 metres of any lot line, or within 15 metres of any street line or boundary of any Residential Zone.

(g) Minimum Landscaping Requirements - A landscaping area in the form of a planting strip having a minimum width of 3 metres shall be provided and thereafter maintained adjacent to every portion of any lot line that abuts the boundary of any lot used for Residential purposes or the boundary of any Residential Zone.

SECTION 24: EXTRACTIVE INDUSTRIAL "M3" ZONE

No person shall within any Extractive Industrial "M3" Zone, make or establish any pit or quarry, or use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

24.1 Permitted Extractive Industrial Operations

Making or establishment of pits and quarries for the purpose of extracting natural materials from the earth including soil, sand, gravel, stone, rock, shale and minerals.

24.2 Permitted Uses

(a) Processing of natural materials including screening, sorting, washing, crushing, storing and other similar operations allied to an extractive industrial operation permitted in Subsection 24.1 and uses, buildings and structures accessory thereto, saving and excepting any building or structure used for human habitation.

(b) Agricultural uses, excluding intensive animal operations, and uses, buildings and structures accessory thereto, saving and excepting any building or structure used for human habitation.

24.3 Regulations

(a) Yard Requirements:

(i) No building or structure other than a fence shall be located within 30 metres of any lot line or within 90 metres of any occupied dwelling or Residential Zone.

(ii) No pit or quarry excavation shall occur within 15 metres of any lot line which does not abut a street, or within 30 metres of any part of the boundary of the site that abuts:

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1) a street
2) land in use for residential purposes at the time the licence was issued, or
3) land restricted to residential use by a zoning by-law when the licence was issued.

SECTION 25: DEFERRED INDUSTRIAL "M4" ZONE

No person shall within any Deferred Industrial "M4" Zone, use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

25.1 Permitted Uses

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(a) Agricultural uses, including only existing livestock and poultry operations.

(b) Dwellings as existing at the date of the passing of this By-law, and uses, buildings and structures accessory thereto.

(c) Kennels and animal shelters.

25.2 Regulations for Agricultural Uses Permitted in Clause (a) of Subsection 25.1

(a)	Minimum Lot Frontage	60 metres
(b)	Minimum Lot Area	1 hectare
(c)	Maximum Lot Coverage	20%
(d)	Minimum Front Yard	30 metres plus any applicable distance as specified in Schedule "C".
(e)	Minimum Side Yard	15 metres except that the minimum side yard abutting a public street shall be 30 metres plus any applicable distance as specified in Schedule "C".
(f)	Minimum Rear Yard	30 metres except that the minimum rear yard abutting a public street shall be 30 metres plus any applicable distance as specified in Schedule "C".
(g)	The provisions of Subsection	8.2.2 shall apply, mutatis mutandis, to certain agricultural uses permitted in Clause (a) of Subsection 25.1.
(h)	The provisions of Subsection	8.3.2 shall apply, mutatis mutandis, to accessory uses permitted in Clause (b) of Subsection 25.1.

25.3 Regulations for Uses Permitted in Clause (c) of Subsection 25.1

The provisions of Subsection 9.4 shall apply to the uses permitted in Clause (c) hereof.

SECTION 26: INSTITUTIONAL "I" ZONE

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

26.1 Permitted Uses

(a) Institutional uses and private clubs.

(b) Uses, buildings and structures accessory to any use permitted in clause (a) of this subsection.

(c) Dwellings existing at the date of passing of this by-law and enlargement hereof and uses, buildings and structures accessory thereto.

26.2 Regulations for Schools

(a)	Minimum Lot Frontage	90 metres
(b)	Minimum Lot Area	1.6 hectares
(c)	Minimum Front Yard	15 metres plus any applicable distance as specified in Schedule "C".
(d)	Minimum Side Yard	7.5 metres except that the minimum side yard abutting a public street shall be 7.5 metres plus any applicable distance as specified in Schedule "C".
(e)	Minimum Rear Yard	7.5 metres except that the minimum rear yard abutting a public street shall be 7.5 metres plus any applicable distance as specified in Schedule "C".

(f) Minimum Parking Requirements - No parking space or part thereof shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within 1.5 metres of any lot line, or within 7.5 metres of any street line, or within 3 metres of the boundary of any Residential Zone.

(g) Minimum Landscaping Requirements - A landscaping area in the form of a planting strip having a minimum width of 1.5 metres shall be provided and thereafter maintained adjacent to every portion of any lot line that abuts any Residential Zone.

26.3 Regulations for Permitted Uses Other Than Schools

(a)	Minimum Lot Frontage	46 metres
(b)	Minimum Lot Area	4,000 square metres
(c)	Maximum Lot Coverage	30%
(d)	Minimum Front Yard	15 metres plus any applicable distance as specified in Schedule "C".

(e)	Minimum Side Yard	5 metres except that the minimum side yard abutting a public street shall be 9 metres plus any applicable distance as specified in Schedule "C".
(f)	Minimum Rear Yard	7.5 metres except that the minimum rear yard abutting a public street shall be 7.5 metres plus any applicable distance as specified in Schedule "C".
(g)	Maximum Height	2 storeys but not over 10.5 metres

(h) Minimum Parking Requirements - No parking space or part thereof shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within 1.5 metres of any lot line, or within 7.5 metres of any street line, or within 3 metres of the boundary of any Residential Zone.

(i) Minimum Landscaping Requirements - A landscaping area in the form of a planting strip having a minimum width of 1.5 metres shall be provided and thereafter maintained adjacent to every portion of any lot line that abuts any Residential Zone.

26.4 Regulations for Existing Dwellings

(a) Regulations for dwellings existing at the date of passing of this by-law and enlargement hereof and uses, buildings and structures accessory thereto shall be in accordance with the provisions of Section 12 – Residential "R1" Zone, subsection 12.3 and 12.4.

SECTION 27: PUBLIC "P" ZONE

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

27.1 Permitted Uses

(a) Public uses and operations carried on by, or on behalf of, a Municipal, Provincial or Federal Government or agency thereof, and, without limiting the generality of this clause, including municipal offices, libraries, post offices, police stations, public hospitals, fire halls, weigh-scales and fruit and vegetable inspection stations.

(b) Uses, buildings and structures accessory to any use permitted in clause (a) of this subsection.

27.2 Regulations

(a) Maximum Lot Coverage 50%

(b) Minimum Yard Requirements - No building or structure shall be used or erected within 7.5 metres of any lot line, or within 15 metres of any street line or within 5 metres of the boundary of any Residential Zone.

(c) Minimum Parking Requirements:

(i) Parking spaces shall be provided on the same lot on which the principal use is located, sufficient in number to accommodate the employees of, and the visitors to, the public use or uses on such lot.

(ii) No parking space or part thereof shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within 1.5 metres of any lot line which does not abut a public street, or within 3 metres of any street line or boundary of any Residential Zone.

(d) Minimum Landscaping Requirements - A landscaping area in the form of a planting strip having a minimum width of 1.5 metres shall be provided and thereafter maintained adjacent to every portion of any lot line that abuts the boundary of any Residential Zone.

SECTION 28: OPEN SPACE "O1" ZONE

No person shall within any Open Space "O1" Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

28.1 Permitted Uses

(a) Recreational uses, and uses, buildings and structures accessory thereto.

(b) Residential uses only to the extent necessary for maintenance and security staff of any principal use set out in Clause (a) of Subsection 28.1 hereof provided such residential uses are located on the same lot as such principal use and provided such staff are employed on the premises, and buildings and structures accessory thereto.

(c) Cemeteries, mausoleums, crematoriums and columbariums and uses, buildings and structures accessory thereto.

28.2 Regulations for Permitted Uses in Clauses (a) and (b) of Subsection 28.1 Hereof

(a) Minimum Lot Frontage 15 metres

(b) Minimum Lot Area 700 square metres

(c) Maximum Lot Coverage 10%

(d) Minimum Yard Requirements - No building or structure shall be used or erected within 7.5 metres of any lot line which does not abut a public street, or within 15 metres of the boundary of any Residential Zone, or at a lesser distance from any public street than 15 metres plus any applicable distance as specified in Schedule "C".

(e) Minimum Parking Requirements - No parking space or part thereof shall be located and no land shall be used for the parking or storage of any motor vehicle within 3 metres of any lot line which does not abut a public street, or within 7.5 metres of any street line or boundary of any Residential Zone.

28.3 Regulations for Permitted Uses in Clause (c) of Subsection 28.1 Hereof

(a) Minimum Lot Area 0.8 hectare

(b) Minimum Front Yard 15 metres plus any applicable distance as specified in Schedule "C".

(c) Minimum Side and Rear Yard:

(i) For the side or rear yard not abutting a public street, 15 metres for a building and 7.5 metres for a monument.

(ii) For the side or rear yard abutting a public street:

1. 5 metres for a building plus any applicable distance as specified in Schedule "C", and

2. 7.5 metres for a monument plus any applicable distance as specified in Schedule "C".

SECTION 29: HAZARD "H" ZONE

No person shall within any Hazard "H" 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) Agricultural uses, excluding buildings and structures accessory thereto.

(b) Dwellings existing at the date of the passing of this By-law and uses, buildings and structures accessory thereto, but excluding enlargement or conversion thereof.

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(c) Parks, playgrounds, tennis courts, lawn bowling greens, outdoor natural rinks, athletic fields, golf courses, picnic areas and boat launching ramps, shelters and docking facilities, together with necessary accessory structures, saving and excepting human habitation.

29.2 Regulations for Uses Permitted in Clause (a) of Subsection 29.1

(a)	Minimum Lot Frontage	180 metres
(b)	Minimum Lot Area	10 hectares
(c)	Maximum Lot Coverage	20%
(d)	Minimum Front Yard	30 metres plus any applicable distance as specified in Schedule "C".
(e)	Minimum Side Yard	15 metres except that the minimum side yard abutting a public street shall be 15 metres plus any applicable distance as specified in Schedule "C".
(f)	Minimum Rear Yard	15 metres except that the minimum rear yard abutting a public street shall be 30 metres plus any applicable distance as specified in Schedule "C".

(g) The provisions of Subsection 9.2.2 shall apply, mutatis mutandis.

29.3 Regulations for Accessory Buildings Permitted in Clause (b) of Subsection 29.1

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The provisions of Subsection 8.3.2 shall apply mutatis mutandis, to uses permitted in Clause (b) of Subsection 29.1.

29.4 Regulations for Uses Permitted in Clause (c) of Subsection 29.1

The provisions of Subsection 28.2 shall apply mutatis mutandis, to uses permitted in Clause (c) of Subsection 29.1.

SECTION 30: MOBILE HOME PARK "MHP" ZONE

No person shall within any Mobile Home Park "MHP" Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

30.1 Permitted Uses

(a) Mobile Home Parks and uses, buildings and structures accessory thereto, and

(b) One one-family detached dwelling on one lot and uses, buildings and structures accessory thereto.

30.2 Regulations for Permitted Uses in Clauses (a) of Subsection 30.1 Hereof

(a) Minimum Lot Frontage 60 metres

(b) Minimum Lot Area 2 hectares

(c) No mobile home shall be permitted except upon a mobile home site.

(d) Minimum Yard Requirements - No mobile home, building or structure shall be located:

(i) within 15 metres of any public street plus any applicable distance as specified in Schedule "C".

(ii) no mobile home, building or structure shall be located within 7.5 metres of a side or rear lot line that does not abut a public street, or within 15 metres of the boundary of any Residential Zone.

30.3 Regulations for Mobile Home Sites

(a) Minimum Mobile Home Site Area 460 square metres

(b) Minimum Mobile Home Site Frontage 12 metres

(c) Required Access: Each mobile home site shall be accessible by means of a driveway:

(i) at least 3.5 metres in width where the driveway is for one-way traffic, or

(ii) at least 7.5 metres in width where the driveway is for two-way traffic.

(d) The maximum number of mobile home sites shall be 20 per net hectare.

(e) Minimum Mobile Home Site Front Yard 5 metres

(f) Minimum Mobile Home Site Side Yard 1 metre on one side and 3.5 metres on the other side

(g) Minimum Mobile Home Site Rear Yard 7.5 metres

(h) Minimum Floor Area 65 square metres

30.4 Regulations for Uses Permitted in Clause (b) of Subsection 30.1 Hereof

The provisions of clauses (a) and (b) of Subsection 15.2 hereof and of clauses (d) to (h) inclusive of Subsection 15.2 hereof, and of Subsection 15.3 hereof, shall apply to uses permitted in clause (b) of Subsection 30.1 hereof.

SECTION 32: ADMINISTRATION

32.1 Administration

This By-law is to be administered by a person designated, from time to time, by the Council as the Zoning Administrator and in his absence by such other employees of the Municipality as the Council designated from time to time.

32.2 Certificate of Occupancy

(a) No land is to be used or occupied, and no building or structure which has been erected or altered is to be used or changed in use, in whole or in part, until a Certificate of Occupancy has been issued by the Zoning Administrator stating that the proposed use and occupancy of such land, building or structure complies with the provisions of this By-law.

(b) No permit for the use of any land, no building permit or other permit for the use or erection of any building or structure, no Certificate of Occupancy and no approval of any application for any municipal license is to be issued or given where the proposed use, building or structure, including a sign, is contrary to the provisions of this By-law.

32.3 Application for Certificate of Occupancy

(a) A Certificate of Occupancy is to be applied for coincident with every application for a Building Permit.

(b) Every application for a Certificate of Occupancy:

(i) is to be accompanied by plans, in duplicate, drawn to a scale of either 1:100 or 1:200, or as required by the Zoning Administrator, based upon an actual survey by an Ontario Land Surveyor and showing:

(A) the true shape and dimensions of the lot or any part thereof to be used, or upon which it is proposed to erect or alter any building or structure,

(B) the proposed location, height and dimensions of the building, structure or work in respect of which the permit is applied for,

(C) the location of every building or structure already erected on or erected partly on such lot,

(D) the proposed location of parking spaces, loading spaces, driveways, and landscaping areas, and such other information as the Zoning Administrator considers necessary to determine whether every such building, structure or work conforms with the requirements of this By-law.

(ii) is to be signed by the registered owner of the lot, or by the registered owner's agent duly authorized in writing and filed with the Zoning Administrator, and

(iii) is to set forth in detail:

(A) the current and proposed use of the lot and each building or structure, or part of each building or structure, and

(B) all such information as the Zoning Administrator may require to determine whether every such proposed use of land, building or structure conforms with the requirements of this By-law.

(c) The lot and the location of every building or structure to be erected thereon is to be staked out on the ground before construction is commenced.

(d) No excavation for any building or structure is to be commenced until both a Certificate of Occupancy and a Building Permit have been issued by the Zoning Administrator and Building Inspector respectively.

(e) The lack of a survey, or a mistake or an error or omission by any person required to comply with the provisions of this By-law does not relieve that person from liability for failure to comply with the provisions of this By-law.

32.4 Inspection of Premises

The Zoning Administrator, or any official or employee of the Municipality acting under his direction, is hereby authorized to enter, at all reasonable hours, upon any property or premises in or about which there is reason to believe that provisions of this By-law are not being complied with, and for the purpose of carrying out his duties under this By-law.

SECTION 33: ENFORCEMENT

Repealed by By-law No. 1361-94

SECTION 34: REPEAL OF PRECEDING BY-LAWS

34.1 By-law No. 222 passed the 3rd day of September, 1963, and all amendments to By-law No. 222 are hereby repealed.

34.2 By-law No. 467 and all amendments to By-law 467 are hereby repealed.
By-law 611-79.

SECTION 35: VALIDITY AND EFFECTIVE DATE

35.1 Validity

Every provision of this By-law is declared to be severable from the remainder of the By-law, and if any provision of this By-law shall be declared invalid by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder thereof.

35.2 Effective Date

This By-law shall come into force and take effect upon being passed by Council, subject to the approval of the Ontario Municipal Board.

BY-LAW READ A FIRST TIME THIS 15th DAY OF August, 1978.

BY-LAW READ A SECOND TIME THIS 15th DAY OF August, 1978.

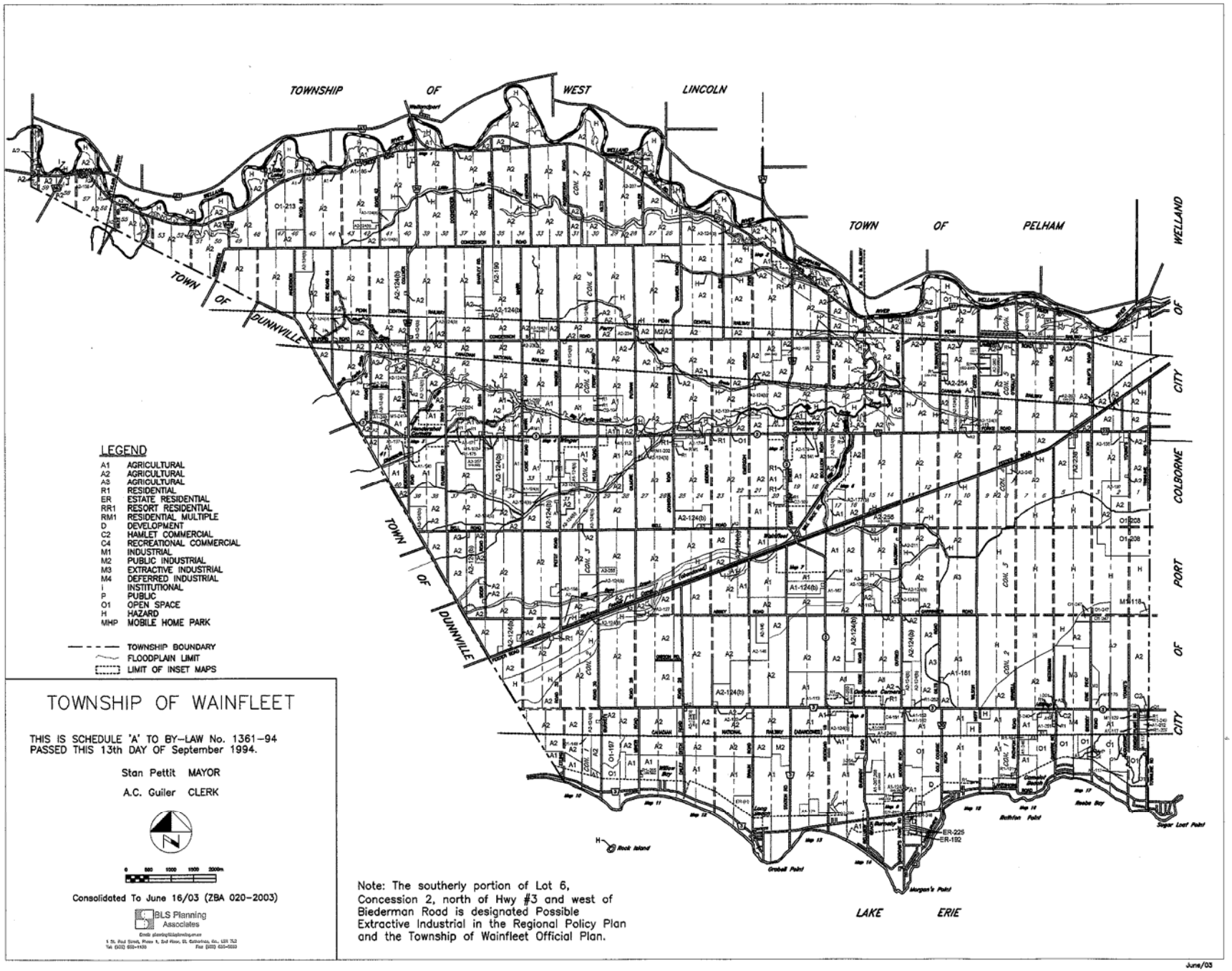
BY-LAW READ A THIRD TIME AND FINALLY PASSED THIS 15th DAY OF May, 1979.

R.D. Emerson	Robert J. Heil
Acting Mayor	Clerk

****

I hereby certify that the foregoing is a true copy of By-law No. 581-78 as enacted by the Council of the Corporation of the Township of Wainfleet, on the 15th day of May, A.D., 1979.

DATED AT WAINFLEET,	)	
	)	
THIS 15TH DAY OF	)	Robert J. Heil
	)	Clerk
MAY, A.D., 1979.	)	



TOWNSHIP OF WAINFLEET

THIS IS SCHEDULE 'A' TO BY-LAW No. 1361-94
PASSED THIS 13th DAY OF September 1994.

Stan Pettit MAYOR

A.C. Guiler CLERK

0 500 1000 1500 2000m

Consolidated To June 16/03 (ZBA 020-2003)

BLS Planning Associates

Email planning@blsplanning.on.ca
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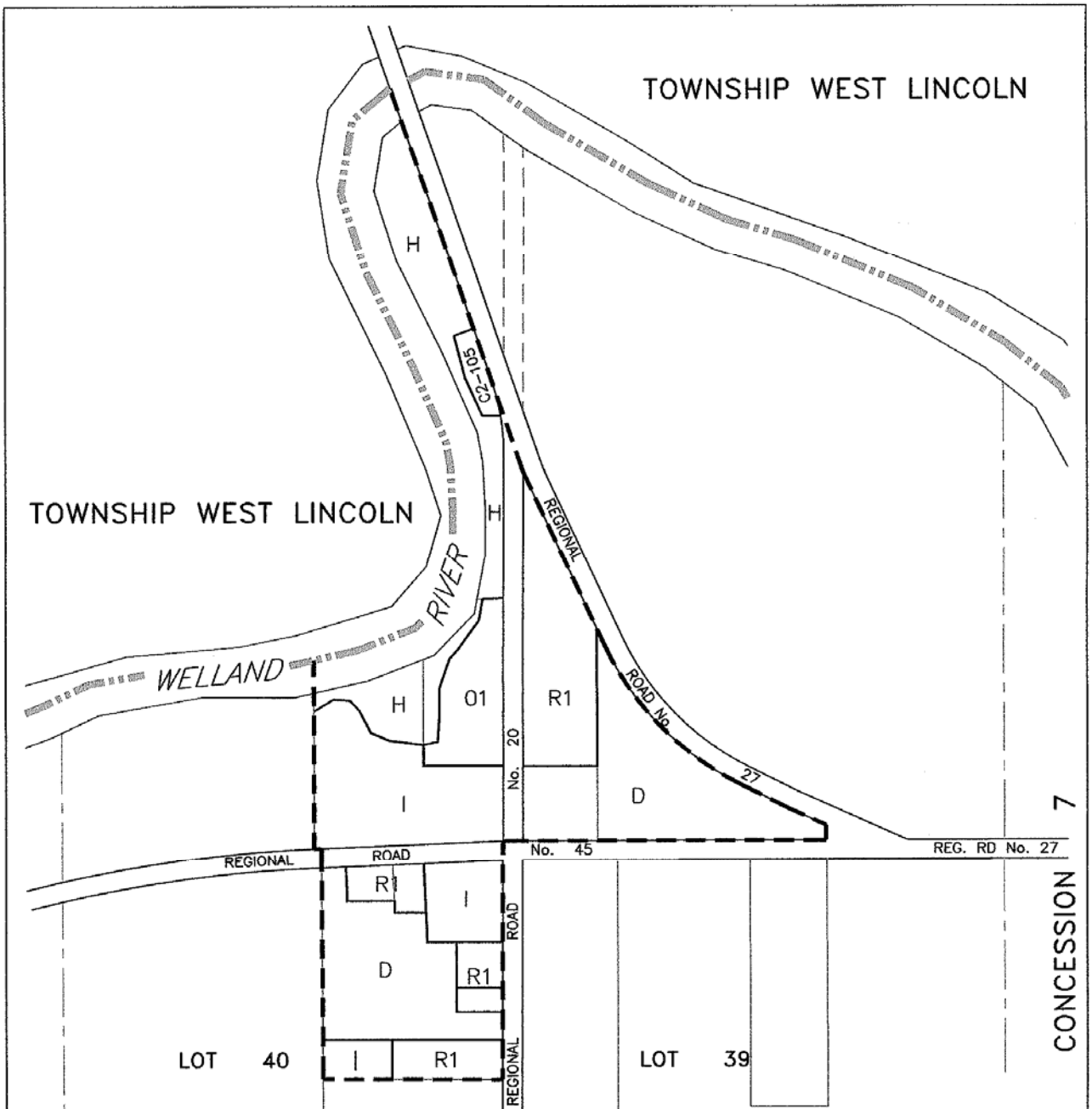
Tel (905) 688-1430 Fax (905) 688-5699

Note: The southerly portion of Lot 6, Concession 2, north of Hwy #3 and west of Biederman Road is designated Possible Extractive Industrial in the Regional Policy Plan and the Township of Wainfleet Official Plan.

June/03



LEGEND

R1	RESIDENTIAL
ER	ESTATE RESIDENTIAL
D	DEVELOPMENT
C2	HAMLET COMMERCIAL
M1	INDUSTRIAL
M2	PUBLIC INDUSTRIAL
I	INSTITUTIONAL
P	PUBLIC
O1	OPEN SPACE
H	HAZARD
MHP	MOBILE HOME PARK

HAMLET BOUNDARY
TOWNSHIP BOUNDARY

TOWNSHIP OF WAINFLEET

WELLANDPORT AREA

THIS IS MAP 1 TO SCHEDULE 'B' BY-LAW No. 1361-94
PASSED THIS 13th DAY OF September 1994.

Stan Pettit MAYOR

A.C. Guiler CLERK

0 50 100 150 200

Consolidated To June 16/03 (ZBA 020-2003)

BLS Planning Associates

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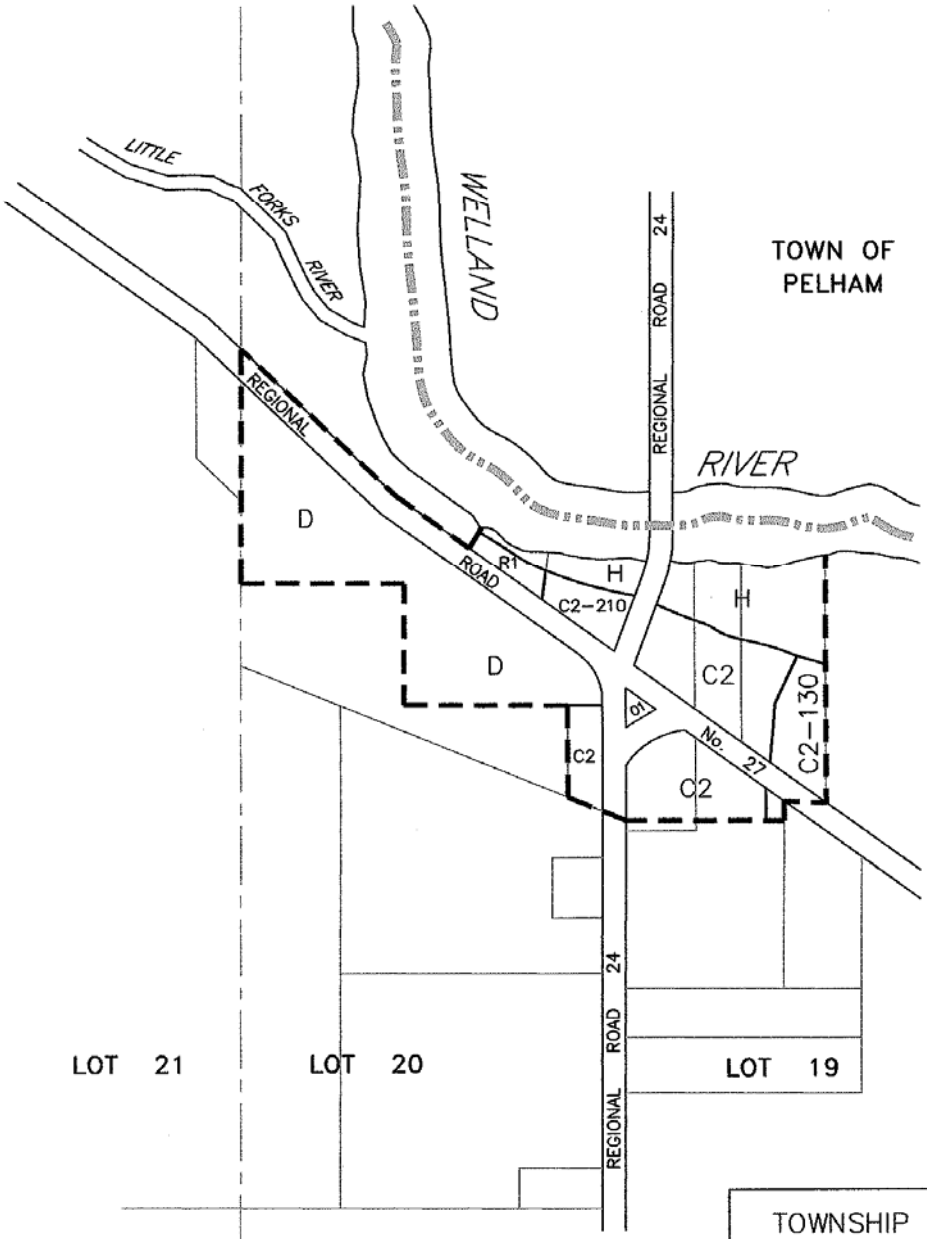
1.DWG June/03



LEGEND

R1	RESIDENTIAL
ER	ESTATE RESIDENTIAL
D	DEVELOPMENT
C2	HAMLET COMMERCIAL
M1	INDUSTRIAL
M2	PUBLIC INDUSTRIAL
I	INSTITUTIONAL
P	PUBLIC
O1	OPEN SPACE
H	HAZARD
MHP	MOBILE HOME PARK

HAMLET BOUNDARY
TOWNSHIP BOUNDARY

TOWNSHIP OF WAINFLEET

BECKETTS BRIDGE

THIS IS MAP 2 TO SCHEDULE 'B' BY-LAW No. 1361-94
PASSED THIS 13th DAY OF September 1994.

Stan Pettit MAYOR

A.C. Guiler CLERK

0 50 100 150 200

Consolidated To June 16/03 (ZBA 020-2003)

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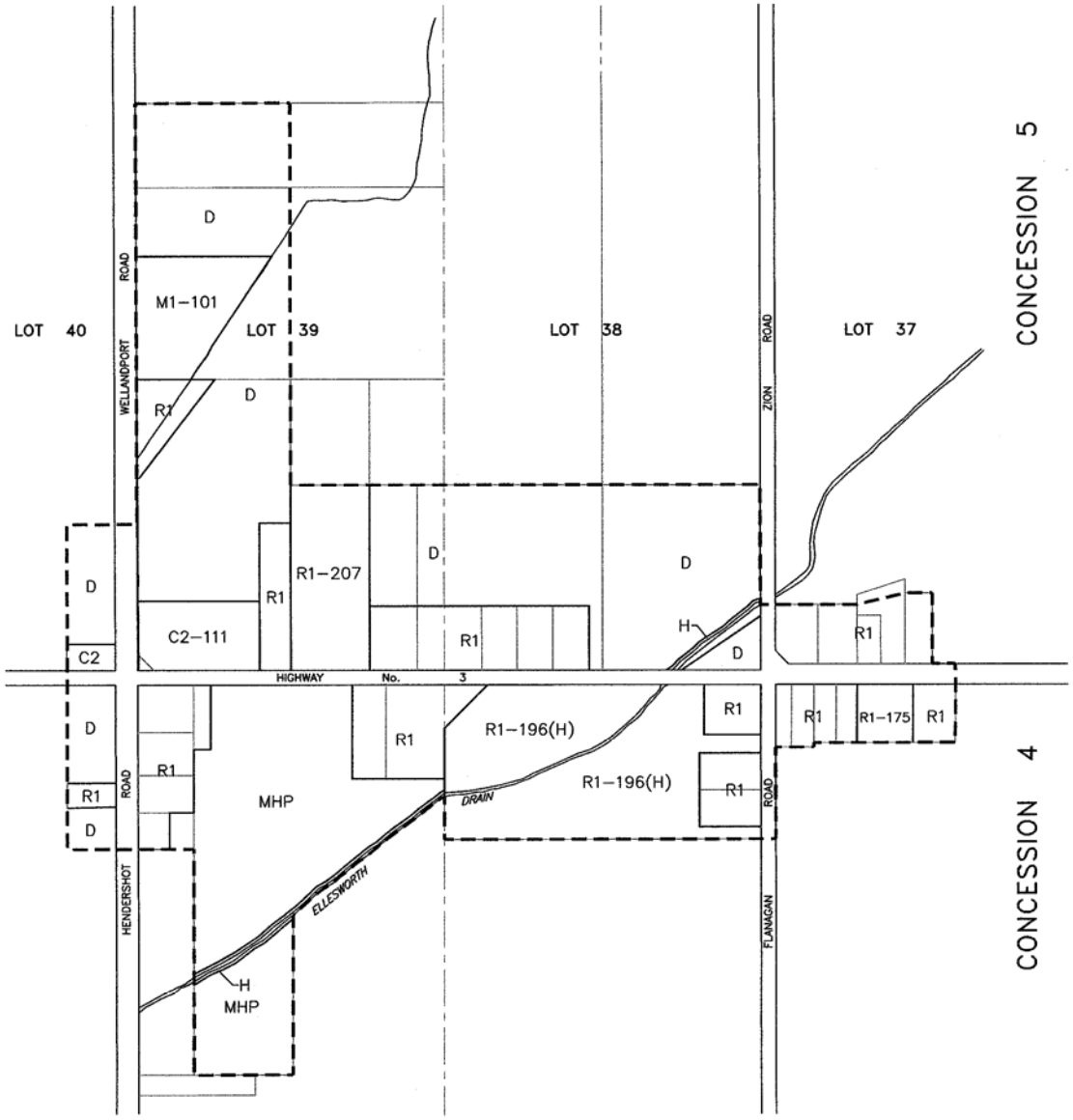
Tel: (905) 685-1120 Fax: (905) 688-5293

2.DWG

June/03



LEGEND

R1	RESIDENTIAL
ER	ESTATE RESIDENTIAL
D	DEVELOPMENT
C2	HAMLET COMMERCIAL
M1	INDUSTRIAL
M2	PUBLIC INDUSTRIAL
I	INSTITUTIONAL
P	PUBLIC
O1	OPEN SPACE
H	HAZARD
MHP	MOBILE HOME PARK

— — HAMLET BOUNDARY

TOWNSHIP OF WAINFLEET

HENDERSHOT CORNERS

THIS IS MAP 3 TO SCHEDULE "B" BY-LAW No. 1361-94
PASSED THIS 13th DAY OF September 1994.

Stan Pettit MAYOR

A.C. Guller CLERK

0 50 100 150 200

Consolidated To June 16/03 (ZBA 020-2003)

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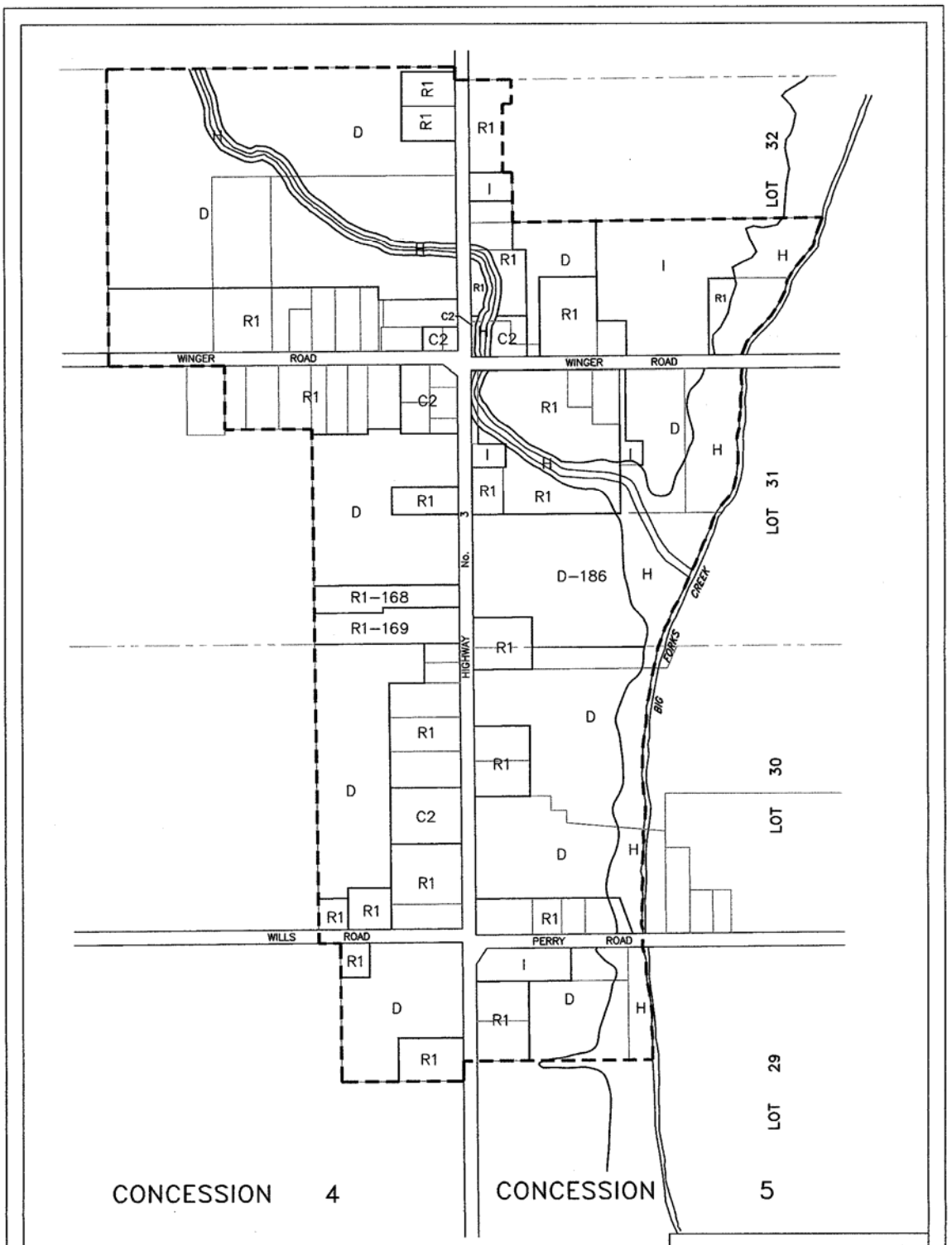
Tel: (905) 688-1420 Fax: (905) 688-5285

3.096 June/03



LEGEND

R1	RESIDENTIAL
ER	ESTATE RESIDENTIAL
D	DEVELOPMENT
C2	HAMLET COMMERCIAL
M1	INDUSTRIAL
M2	PUBLIC INDUSTRIAL
I	INSTITUTIONAL
P	PUBLIC
O1	OPEN SPACE
H	HAZARD
MHP	MOBILE HOME PARK

— — HAMLET BOUNDARY

TOWNSHIP OF WAINFLEET

WINGER

THIS IS MAP 4 TO SCHEDULE 'B' BY-LAW No. 1361-94 PASSED THIS 13th DAY OF September 1994.

Stan Pettit MAYOR

A.C. Guiler CLERK

0 50 100 150 200

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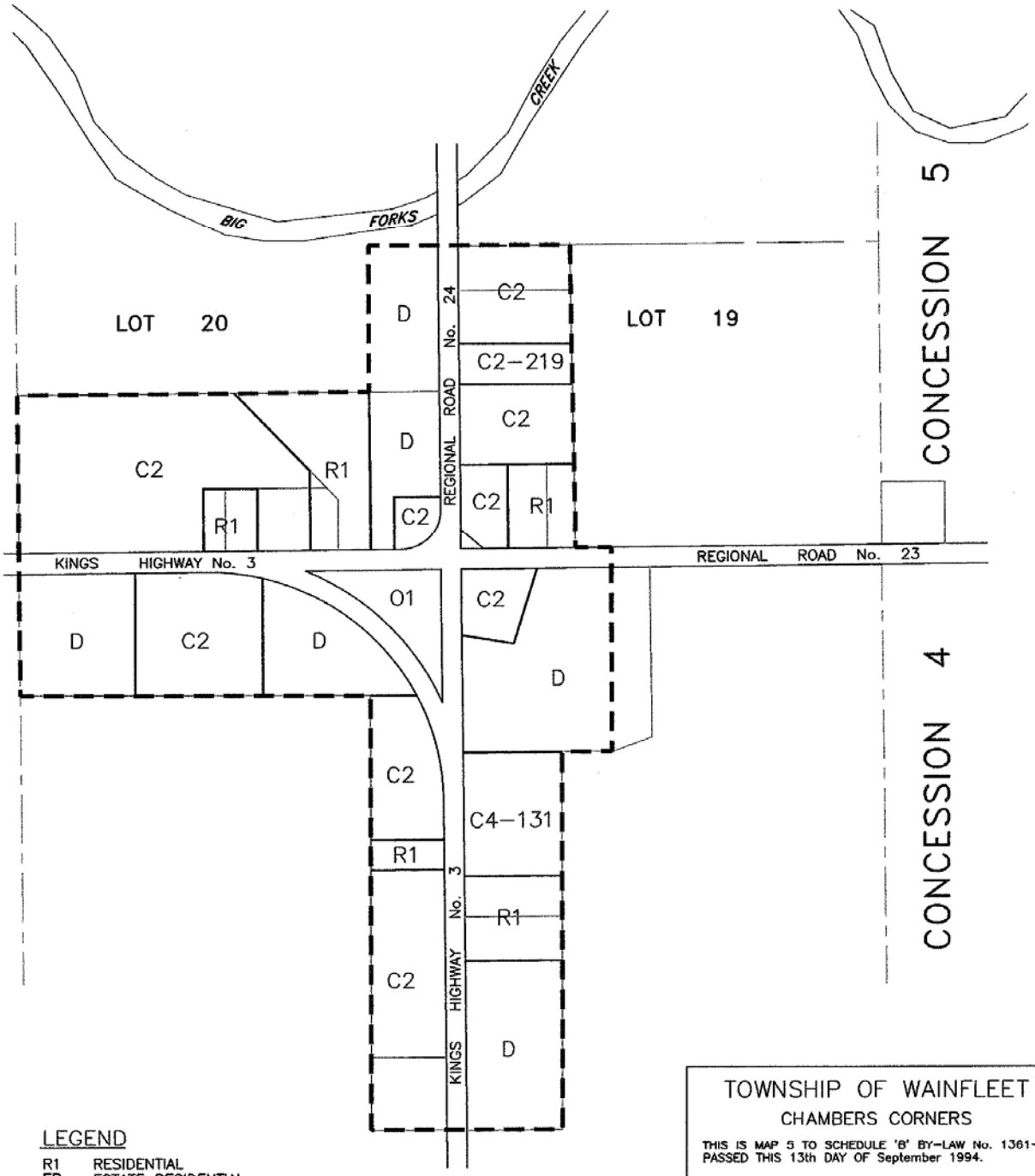
June/03



LEGEND

R1	RESIDENTIAL
ER	ESTATE RESIDENTIAL
D	DEVELOPMENT
C2	HAMLET COMMERCIAL
C4	RECREATIONAL COMMERCIAL
M1	INDUSTRIAL
M2	PUBLIC INDUSTRIAL
I	INSTITUTIONAL
P	PUBLIC
O1	OPEN SPACE
H	HAZARD
MHP	MOBILE HOME PARK

HAMLET BOUNDARY

TOWNSHIP OF WAINFLEET

CHAMBERS CORNERS

THIS IS MAP 5 TO SCHEDULE 'B' BY-LAW No. 1361-94
PASSED THIS 13th DAY OF September 1994.

Stan Pettit MAYOR

A.C. Guiler CLERK

0 50 100 150 200

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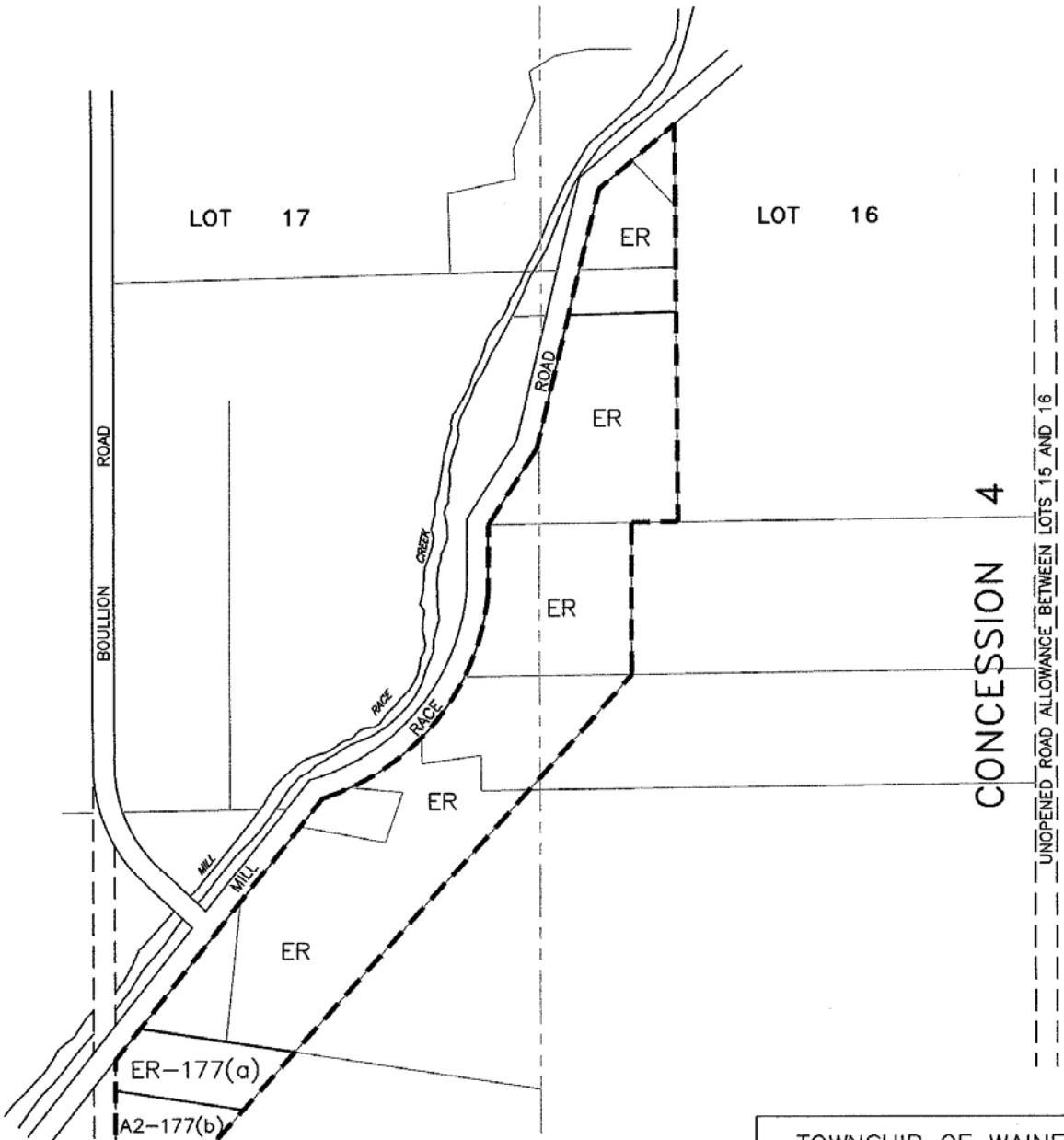
5.DWG June/03



LEGEND

R1	RESIDENTIAL
ER	ESTATE RESIDENTIAL
D	DEVELOPMENT
C2	HAMLET COMMERCIAL
M1	INDUSTRIAL
M2	PUBLIC INDUSTRIAL
I	INSTITUTIONAL
P	PUBLIC
O1	OPEN SPACE
H	HAZARD
MHP	MOBILE HOME PARK

— — MAP BOUNDARY

TOWNSHIP OF WAINFLEET

MILL RACE ROAD

THIS IS MAP 6 TO SCHEDULE "B" BY-LAW No. 1361-94
PASSED THIS 13th DAY OF September 1994.

Stan Pettit MAYOR

A.C. Guiler CLERK

0 50 100 150 200

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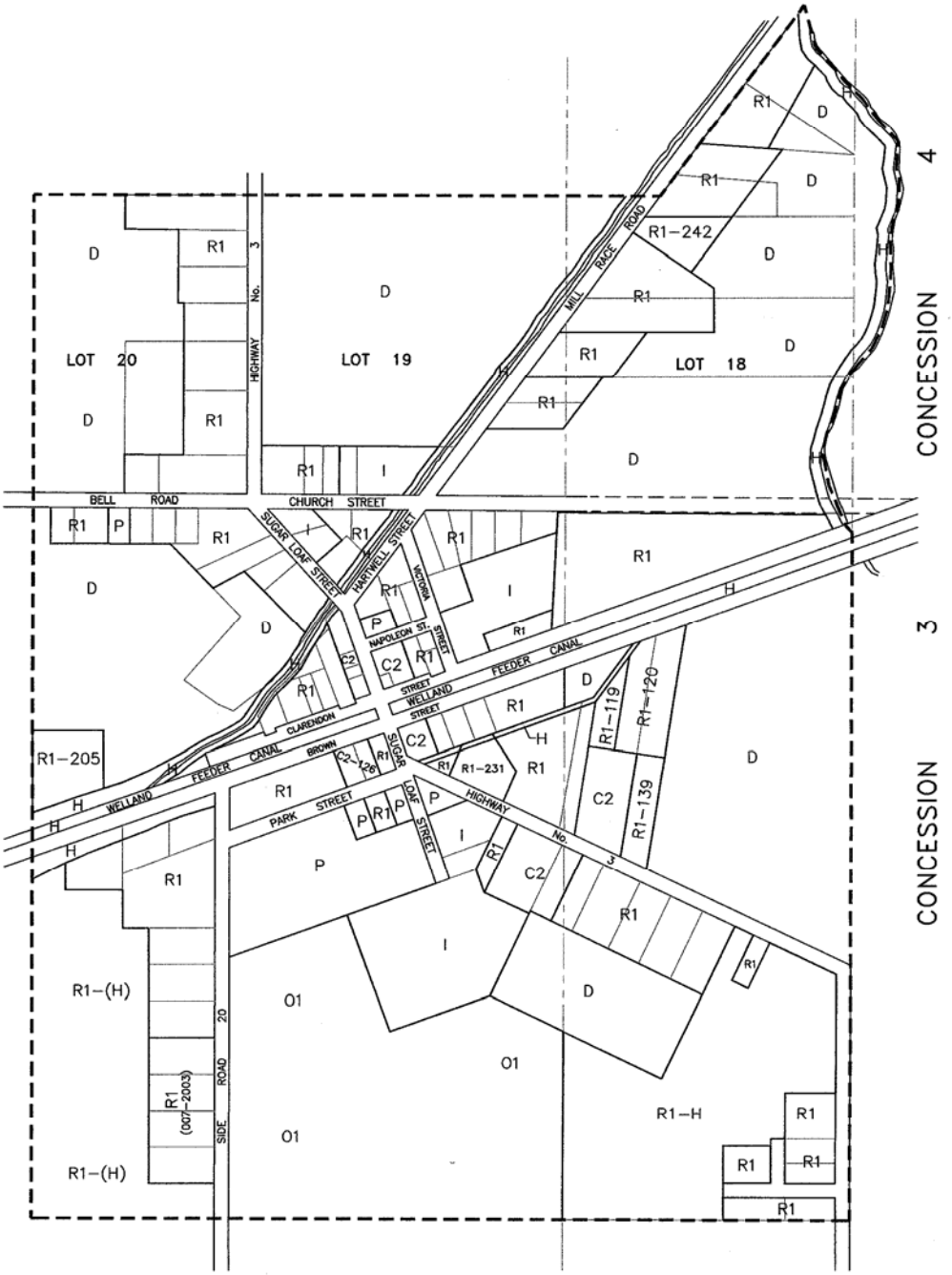
6.DWG June/03



LEGEND

R1	RESIDENTIAL
ER	ESTATE RESIDENTIAL
D	DEVELOPMENT
C2	HAMLET COMMERCIAL
M1	INDUSTRIAL
M2	PUBLIC INDUSTRIAL
I	INSTITUTIONAL
P	PUBLIC
O1	OPEN SPACE
H	HAZARD
MHP	MOBILE HOME PARK
— —	HAMLET BOUNDARY

TOWNSHIP OF WAINFLEET

WAINFLEET

THIS IS MAP 7 TO SCHEDULE 'B' BY-LAW No. 1361-94
PASSED THIS 13th DAY OF September 1994.

Stan Pettit MAYOR

A.C. Guller CLERK

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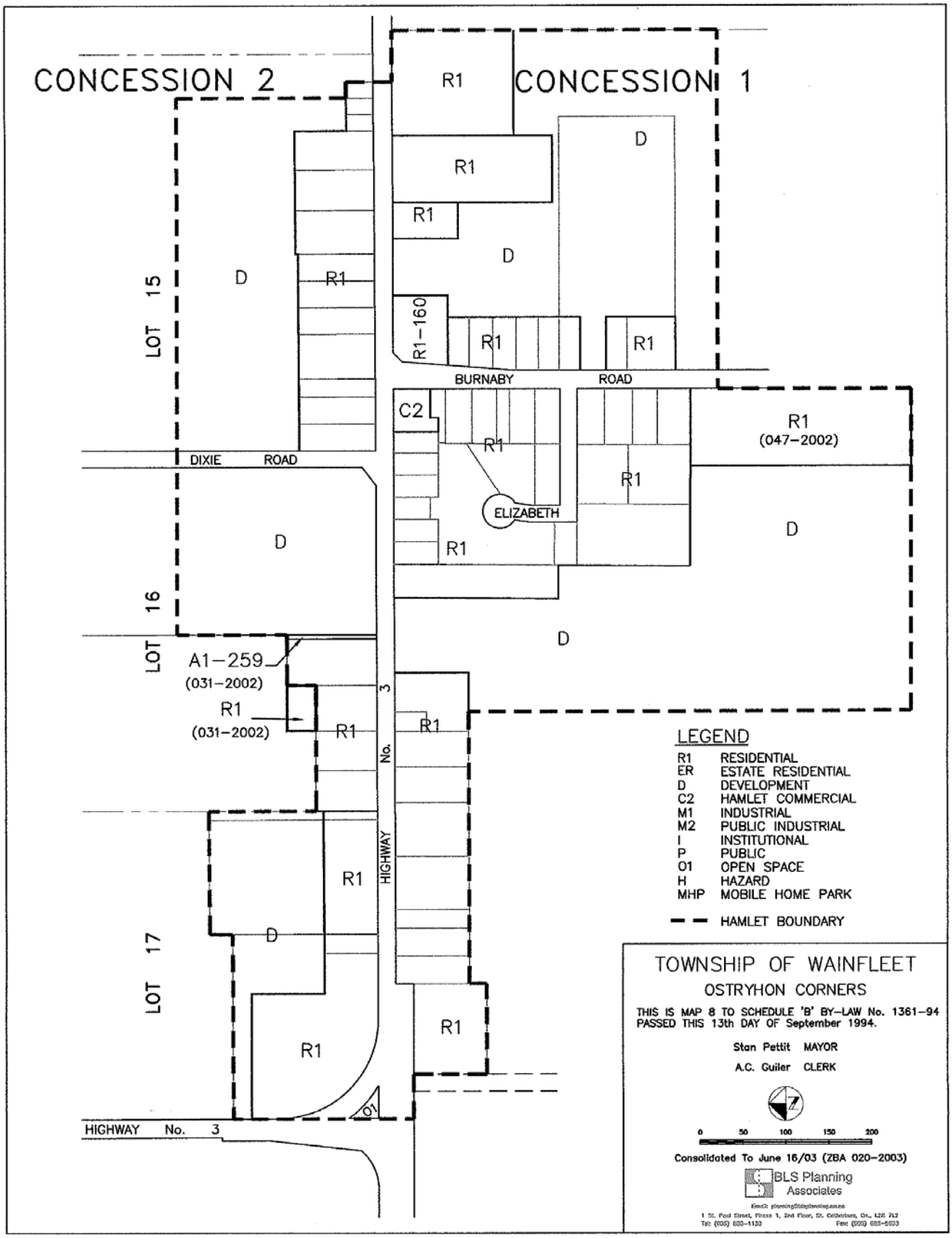
7.DWG

June/03


CONCESSION 2
CONCESSION 1
R1
D
R1-160
BURNABY ROAD
DIXIE ROAD
C2
R1 (047-2002)
ELIZABETH
LOT 15
LOT 16
LOT 17
A1-259 (031-2002)
R1 (031-2002)
HIGHWAY No. 3
O1
LEGEND
R1 RESIDENTIAL
ER ESTATE RESIDENTIAL
D DEVELOPMENT
C2 HAMLET COMMERCIAL
M1 INDUSTRIAL
M2 PUBLIC INDUSTRIAL
I INSTITUTIONAL
P PUBLIC
O1 OPEN SPACE
H HAZARD
MHP MOBILE HOME PARK
HAMLET BOUNDARY
TOWNSHIP OF WAINFLEET
OSTRYHON CORNERS
THIS IS MAP 8 TO SCHEDULE 'B' BY-LAW No. 1361-94
PASSED THIS 13th DAY OF September 1994.
Stan Pettit MAYOR
A.C. Guiler CLERK
0 50 100 150 200
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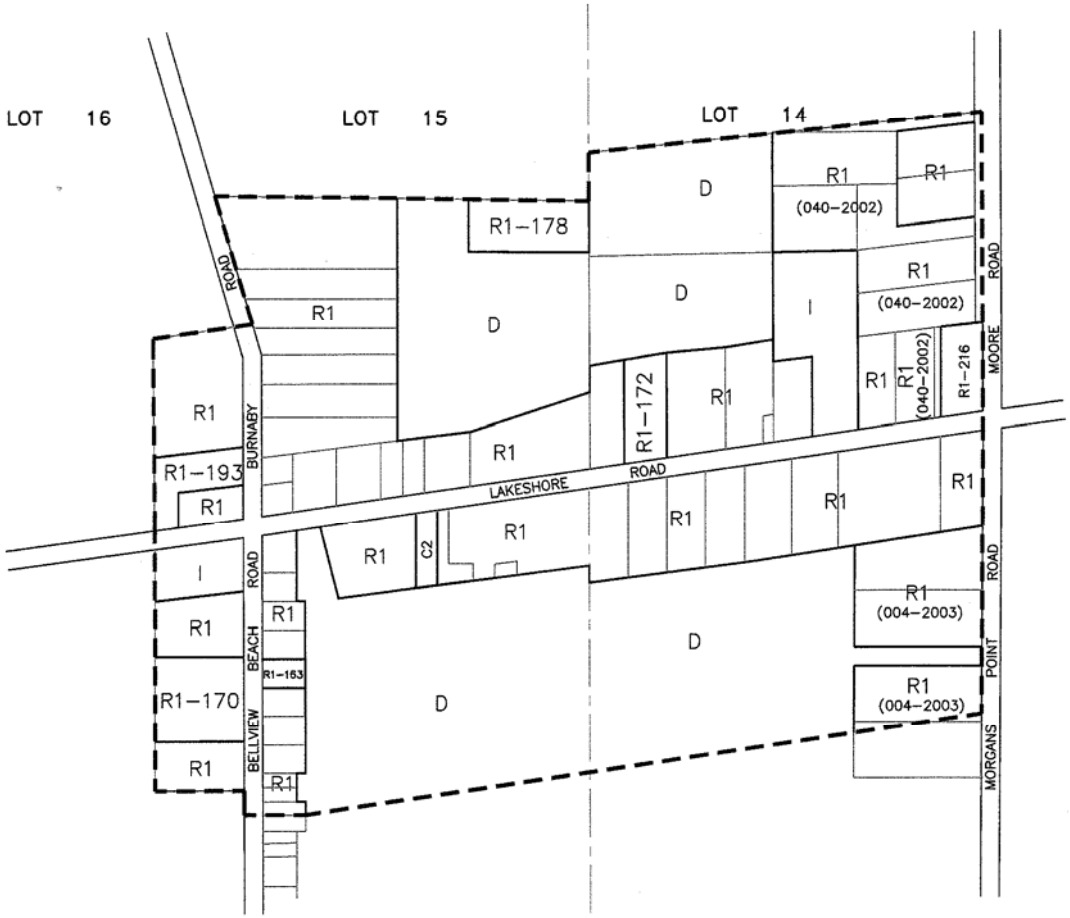
8.DWG
June/03



SEE MAP 14

LEGEND

R1	RESIDENTIAL
RR1	RESORT RESIDENTIAL
ER	ESTATE RESIDENTIAL
D	DEVELOPMENT
C2	HAMLET COMMERCIAL
M1	INDUSTRIAL
M2	PUBLIC INDUSTRIAL
I	INSTITUTIONAL
P	PUBLIC
O1	OPEN SPACE
H	HAZARD
MHP	MOBILE HOME PARK
— —	HAMLET BOUNDARY

TOWNSHIP OF WAINFLEET

BURNABY

THIS IS MAP 9 TO SCHEDULE 'B' BY-LAW No. 1361-94 PASSED THIS 13th DAY OF September 1994.

Stan Pettit MAYOR

A.C. Guiler CLERK

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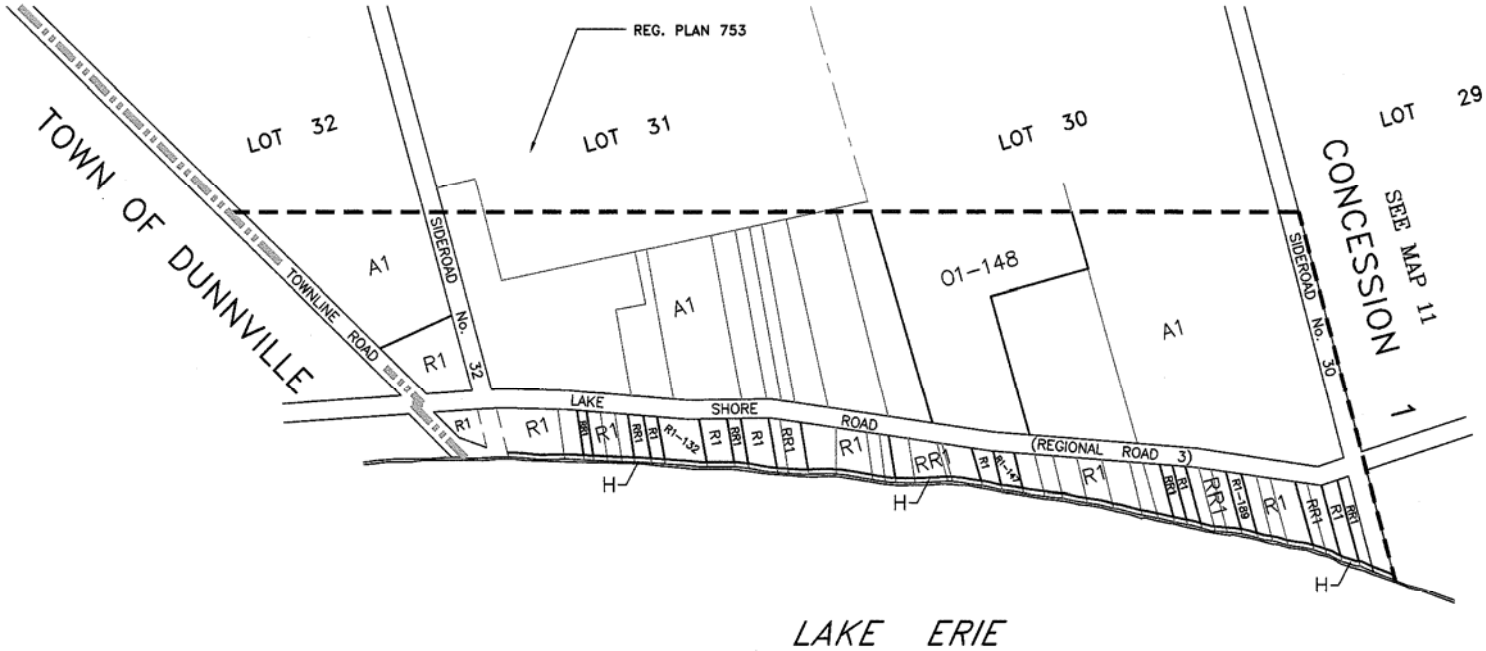

LEGEND

A1	AGRICULTURAL
R1	RESIDENTIAL
ER	ESTATE RESIDENTIAL
RR1	RESORT RESIDENTIAL
D	DEVELOPMENT
C4	RECREATIONAL COMMERCIAL
	INSTITUTIONAL
P	PUBLIC
O1	OPEN SPACE
H	HAZARD
MHP	MOBILE HOME PARK

MAP BOUNDARY
TOWNSHIP BOUNDARY

TOWNSHIP OF WAINFLEET

THIS IS MAP 10 TO SCHEDULE 'B' BY-LAW No. 1361-94 PASSED THIS 13th DAY OF September 1994.

Stan Pettit MAYOR
A.C. Guller CLERK

0 50 100 150 200

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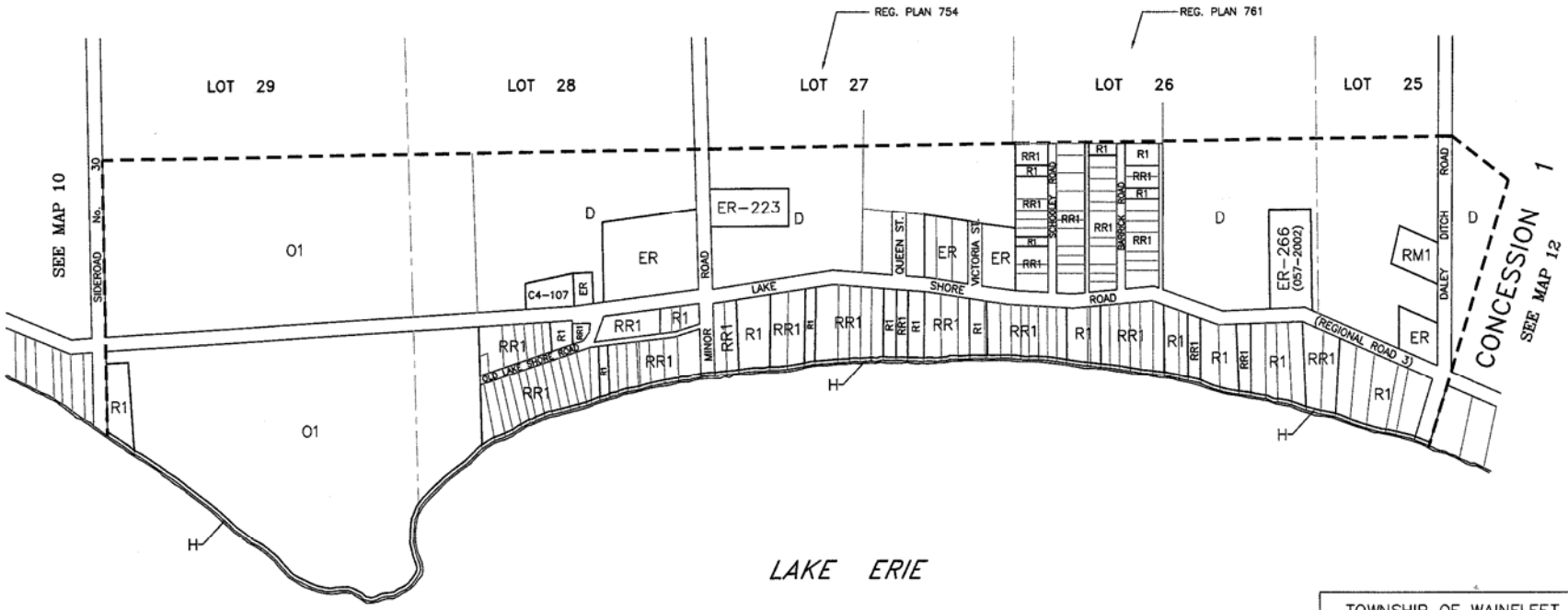
10.DWG

June/03



LEGEND

A1	AGRICULTURAL
R1	RESIDENTIAL
ER	ESTATE RESIDENTIAL
RM1	RESIDENTIAL MULTIPLE
RR1	RESORT RESIDENTIAL
D	DEVELOPMENT
C4	RECREATIONAL COMMERCIAL
I	INSTITUTIONAL
P	PUBLIC
O1	OPEN SPACE
H	HAZARD
MHP	MOBILE HOME PARK

— — MAP BOUNDARY

TOWNSHIP OF WAINFLEET

THIS IS MAP 11 TO SCHEDULE 'B' BY-LAW No. 1361-94
PASSED THIS 13th DAY OF September 1994.

Stan Pettit MAYOR

A.C. Guiler CLERK

0 50 100 150 200

Consolidated To June 16/03 (ZBA 020-2003)

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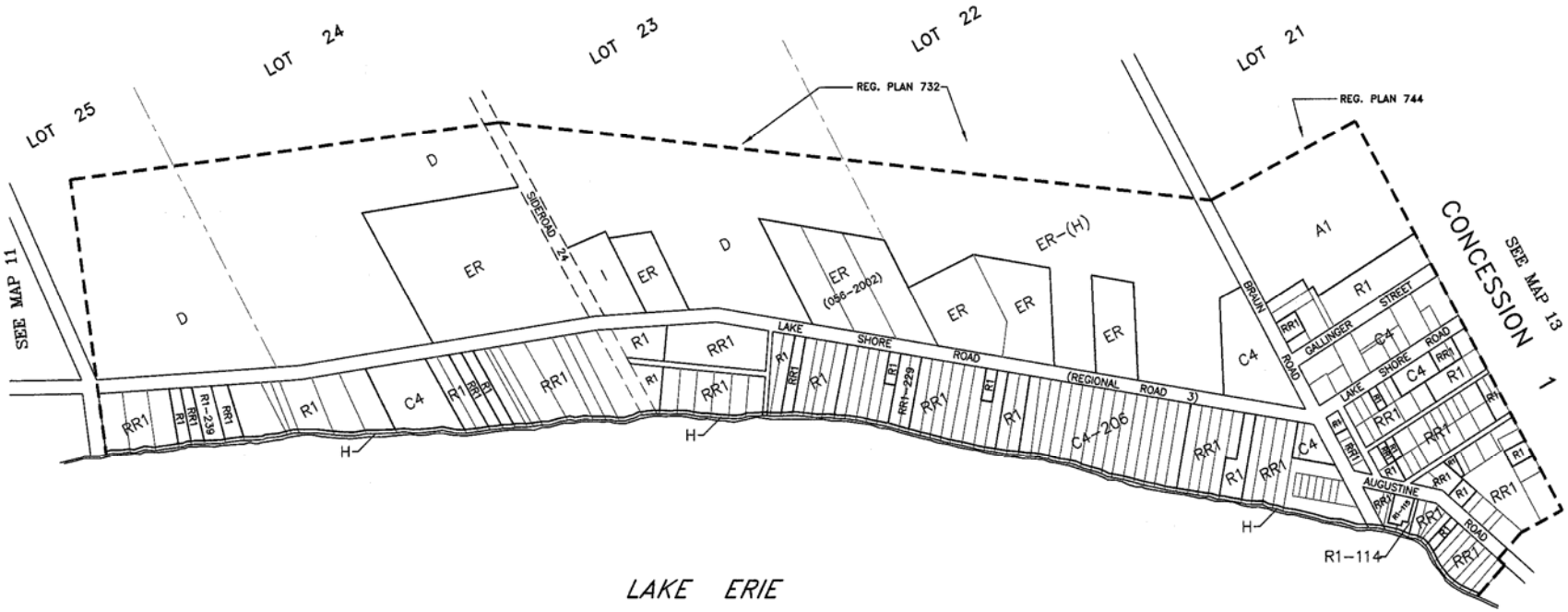
Tel: (905) 685-1130 Fax: (905) 685-6315

ILZ160

June/03



LEGEND

A1	AGRICULTURAL
R1	RESIDENTIAL
ER	ESTATE RESIDENTIAL
RR1	RESORT RESIDENTIAL
D	DEVELOPMENT
C4	RECREATIONAL COMMERCIAL
I	INSTITUTIONAL
P	PUBLIC
O1	OPEN SPACE
H	HAZARD
MHP	MOBILE HOME PARK

— — MAP BOUNDARY

TOWNSHIP OF WAINFLEET

THIS IS MAP 12 TO SCHEDULE 'B' BY-LAW No. 1361-94
PASSED THIS 13th DAY OF September 1994.

Stan Pettit MAYOR

A.C. Guller CLERK

0 50 100 150 200

Consolidated To June 16/03 (ZBA 020-2003)

BLS Planning Associates

Email planning@bigleyesquare

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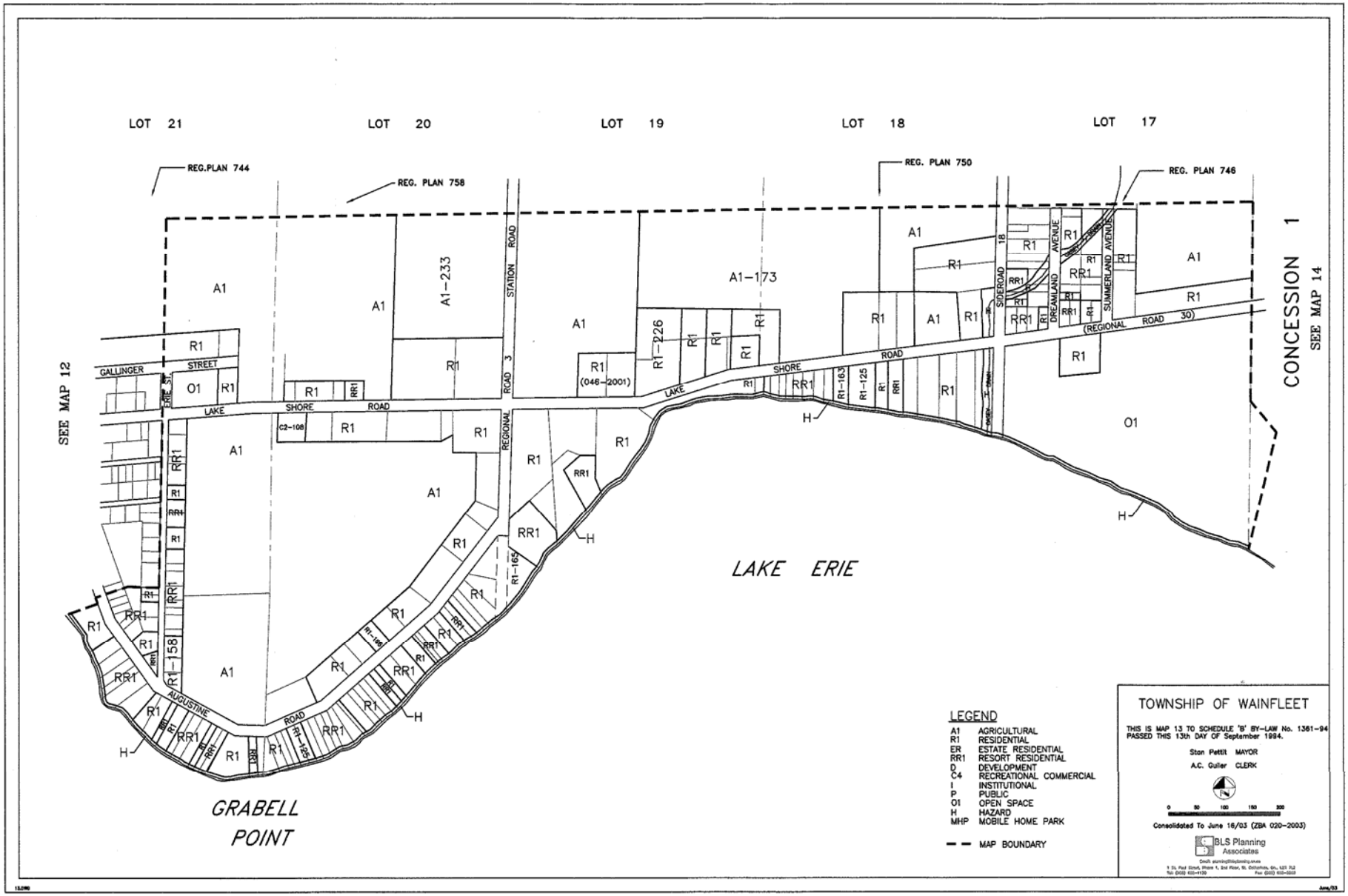
Tel (905) 623-1130 Fax (905) 623-5693

12.DWG

June/03



LEGEND

A1	AGRICULTURAL
R1	RESIDENTIAL
ER	ESTATE RESIDENTIAL
RR1	RESORT RESIDENTIAL
D	DEVELOPMENT
C4	RECREATIONAL COMMERCIAL
I	INSTITUTIONAL
P	PUBLIC
O1	OPEN SPACE
H	HAZARD
MHP	MOBILE HOME PARK

— — MAP BOUNDARY

TOWNSHIP OF WAINFLEET

THIS IS MAP 13 TO SCHEDULE 'B' BY-LAW No. 1361-94 PASSED THIS 13th DAY OF September 1994.

Stan Pettit MAYOR

A.C. Guller CLERK

0 50 100 150 200

Consolidated To June 16/03 (ZBA 020-2003)

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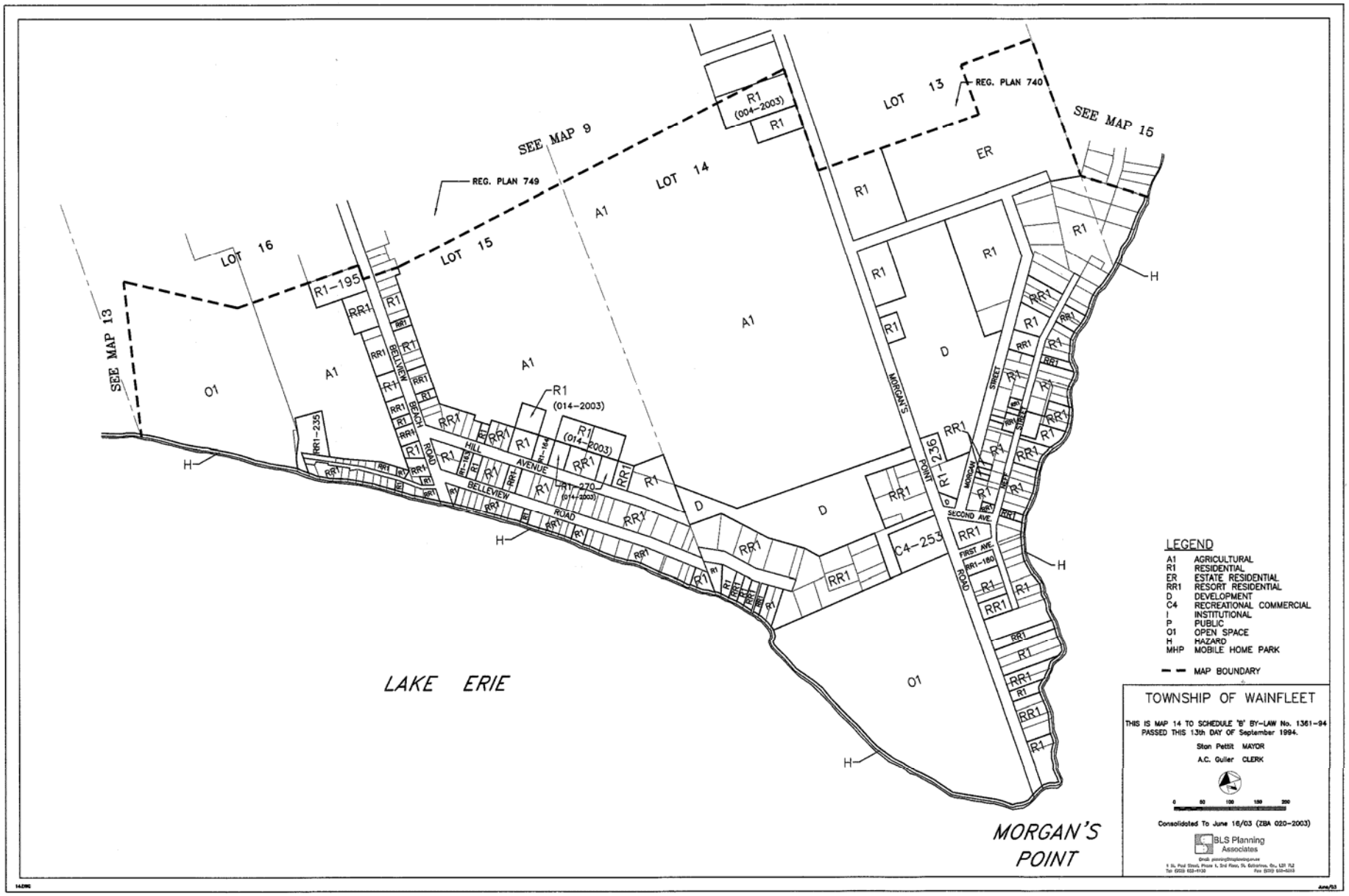
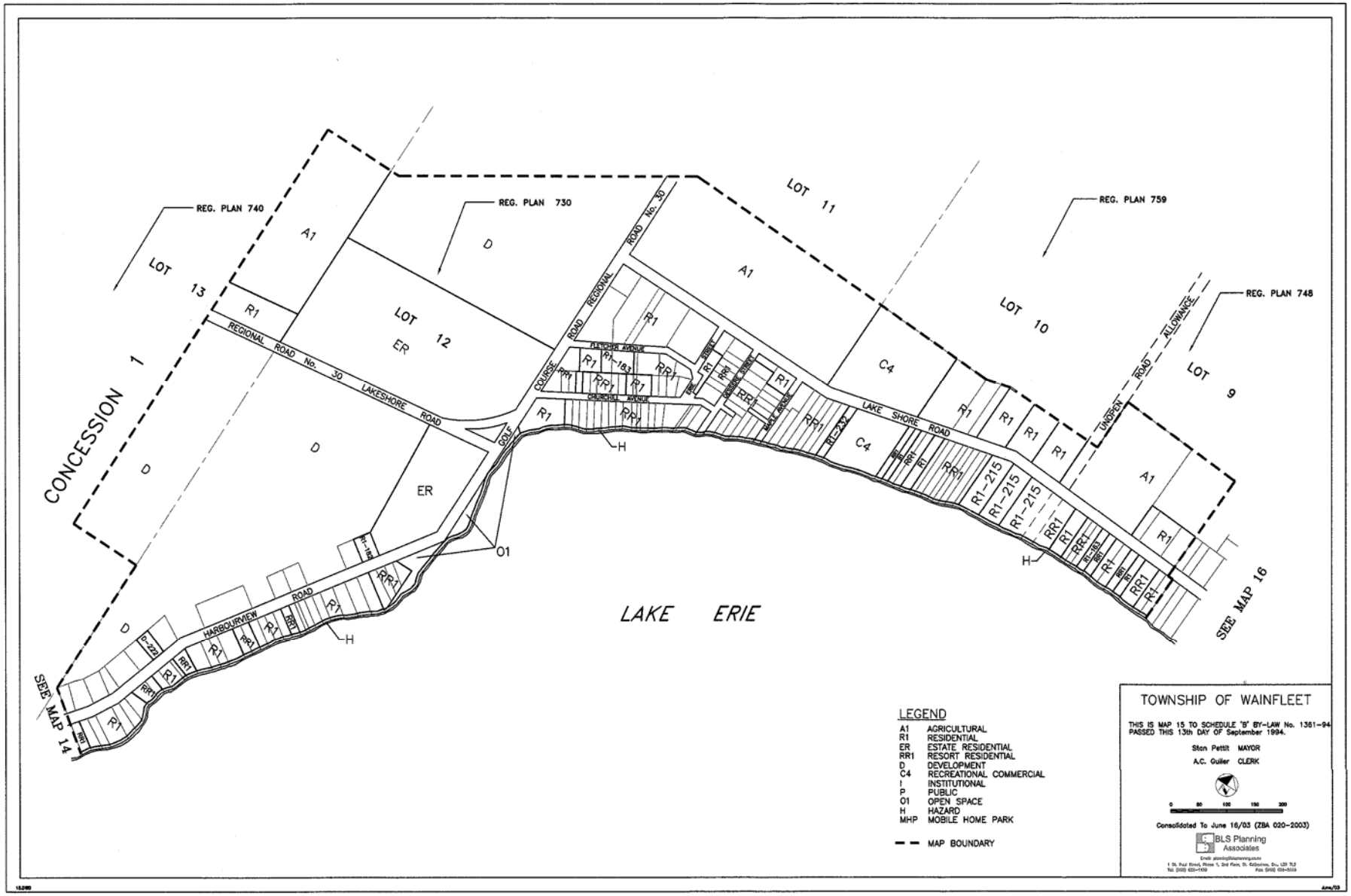
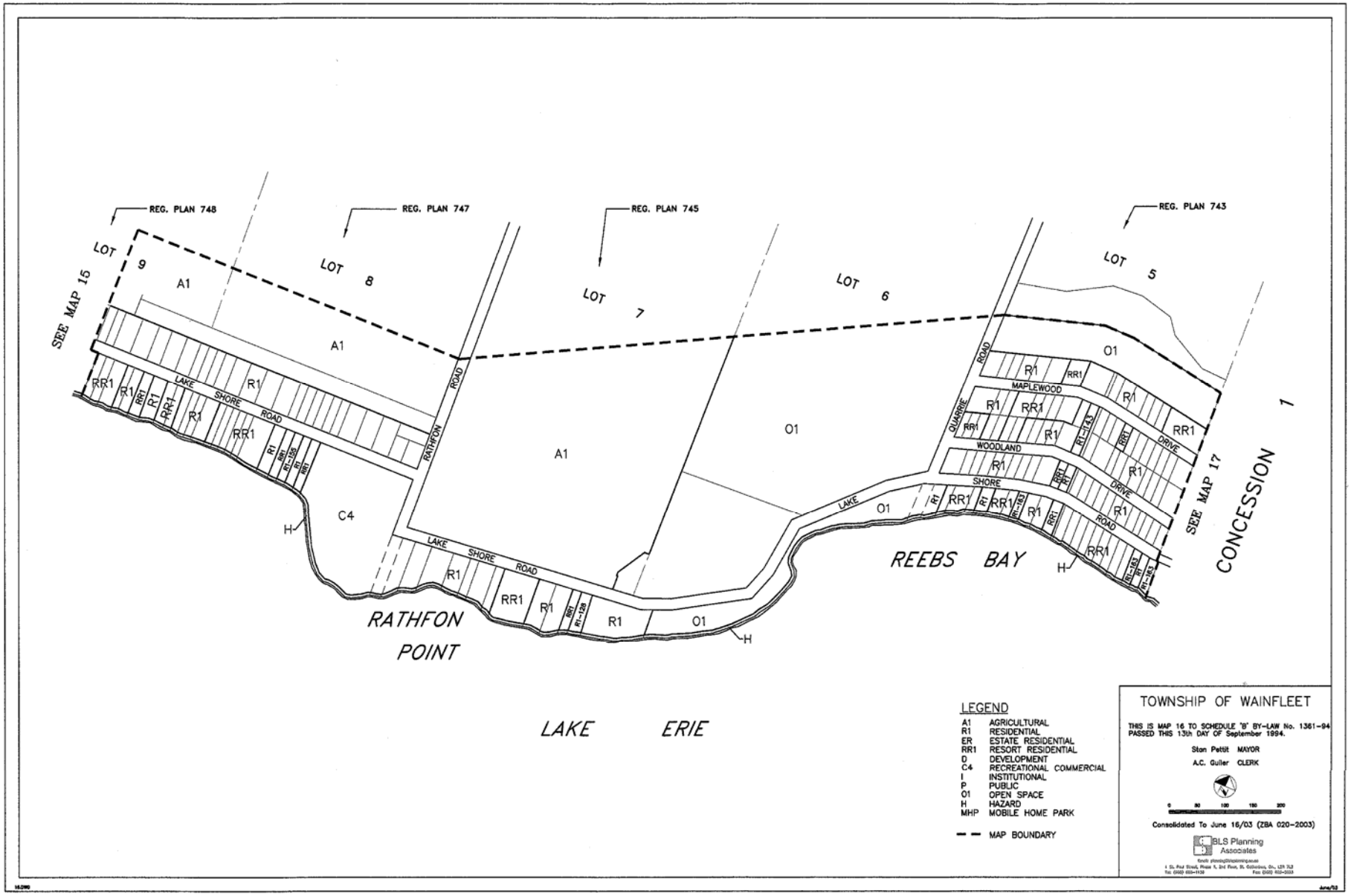
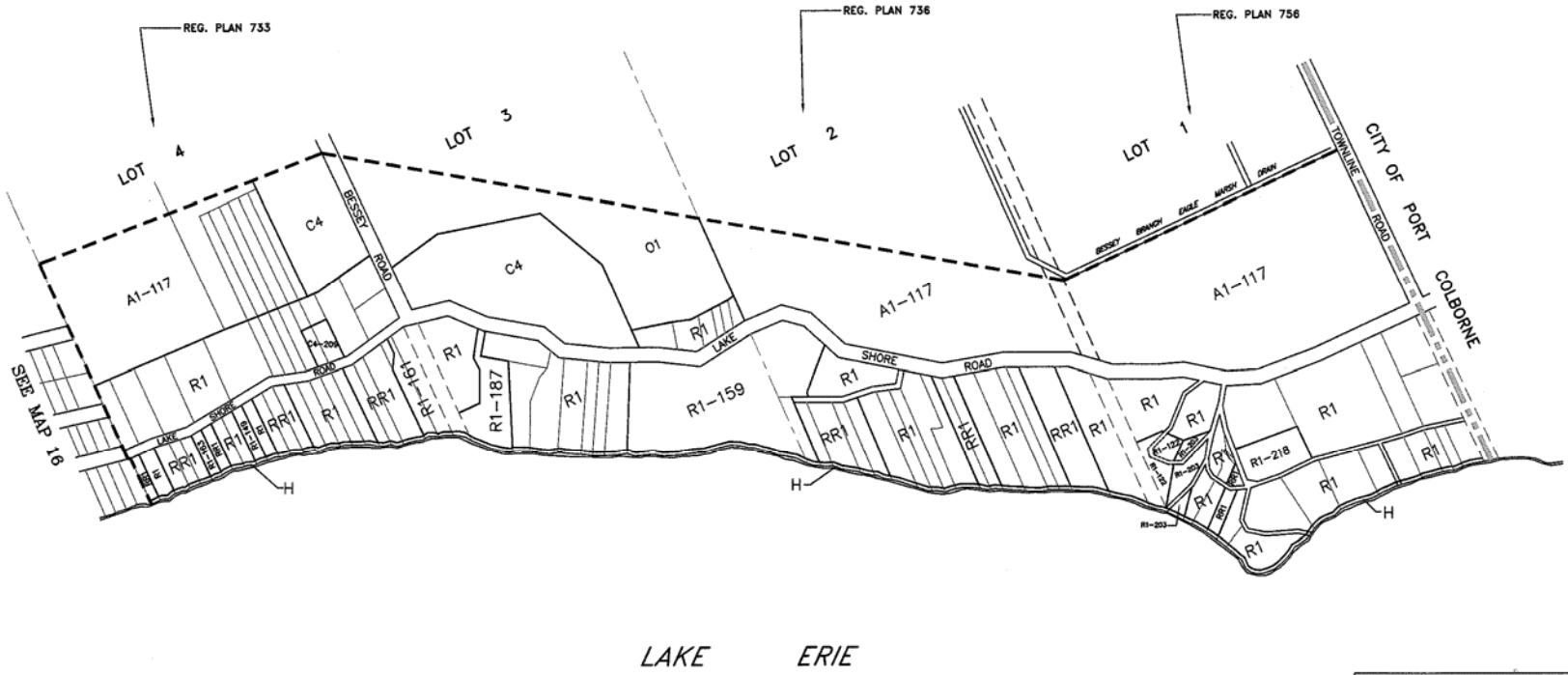
13.2/96

June/03


SEE MAP 13
SEE MAP 9
SEE MAP 15
REG. PLAN 749
REG. PLAN 740
LOT 16
LOT 15
LOT 14
LOT 13
R1-195
R1 (004-2003)
R1 (014-2003)
R1-270 (014-2003)
R1-235
R1-256
RR1-180
C4-253
O1
A1
R1
RR1
D
ER
H
BELLVIEW ROAD
HILL AVENUE
MORGAN'S POINT ROAD
MORGAN STREET
SECOND AVE.
FIRST AVE.
LAKE ERIE
MORGAN'S POINT
LEGEND
A1 AGRICULTURAL
R1 RESIDENTIAL
ER ESTATE RESIDENTIAL
RR1 RESORT RESIDENTIAL
D DEVELOPMENT
C4 RECREATIONAL COMMERCIAL
I INSTITUTIONAL
P PUBLIC
O1 OPEN SPACE
H HAZARD
MHP MOBILE HOME PARK
MAP BOUNDARY
TOWNSHIP OF WAINFLEET
THIS IS MAP 14 TO SCHEDULE 'B' BY-LAW No. 1361-94
PASSED THIS 13th DAY OF September 1994.
Stan Pettit MAYOR
A.C. Guller CLERK
0 50 100 150 200
Consolidated To June 16/03 (ZBA 020-2003)
BLS Planning Associates
June/03


REG. PLAN 740
REG. PLAN 730
REG. PLAN 759
REG. PLAN 748
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
CONCESSION 1
REGIONAL ROAD No. 30
LAKESHORE ROAD
LAKE SHORE ROAD
FLETCHER AVENUE
CHURCHILL AVENUE
COURSE
GOLF
HARBOURVIEW ROAD
UNOPEN ROAD ALLOWANCE
LAKE ERIE
SEE MAP 14
SEE MAP 16
A1
D
ER
R1
RR1
C4
R1-182
R1-232
R1-215
D-232
O1
H
LEGEND
A1 AGRICULTURAL
R1 RESIDENTIAL
ER ESTATE RESIDENTIAL
RR1 RESORT RESIDENTIAL
D DEVELOPMENT
C4 RECREATIONAL COMMERCIAL
I INSTITUTIONAL
P PUBLIC
O1 OPEN SPACE
H HAZARD
MHP MOBILE HOME PARK
MAP BOUNDARY
TOWNSHIP OF WAINFLEET
THIS IS MAP 15 TO SCHEDULE "B" BY-LAW No. 1361-94
PASSED THIS 13th DAY OF September 1994.
Stan Pettit MAYOR
A.C. Guiler CLERK
0 50 100 150 200
Consolidated To June 16/03 (ZBA 020-2003)
BLS Planning Associates


REG. PLAN 748
REG. PLAN 747
REG. PLAN 745
REG. PLAN 743
SEE MAP 15
SEE MAP 17
CONCESSION 1
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
A1
C4
O1
R1
RR1
ER
ER-128
ER-143
ER-163
ER-165
ER-195
H
LAKE SHORE ROAD
RATHFON ROAD
QUARRIE ROAD
MAPLEWOOD DRIVE
WOODLAND DRIVE
SHORE ROAD
RATHFON POINT
REEBS BAY
LAKE ERIE
LEGEND
A1 AGRICULTURAL
R1 RESIDENTIAL
ER ESTATE RESIDENTIAL
RR1 RESORT RESIDENTIAL
D DEVELOPMENT
C4 RECREATIONAL COMMERCIAL
I INSTITUTIONAL
P PUBLIC
O1 OPEN SPACE
H HAZARD
MHP MOBILE HOME PARK
MAP BOUNDARY
TOWNSHIP OF WAINFLEET
THIS IS MAP 16 TO SCHEDULE "B" BY-LAW No. 1361-94
PASSED THIS 13th DAY OF September 1994.
Stan Pettit MAYOR
A.C. Guiler CLERK
0 50 100 150 200
Consolidated To June 16/03 (ZBA 020-2003)
BLS Planning Associates



LEGEND

A1	AGRICULTURAL
R1	RESIDENTIAL
ER	ESTATE RESIDENTIAL
RR1	RESORT RESIDENTIAL
D	DEVELOPMENT
C4	RECREATIONAL COMMERCIAL
I	INSTITUTIONAL
P	PUBLIC
O1	OPEN SPACE
H	HAZARD
MHP	MOBILE HOME PARK

— — MAP BOUNDARY
TOWNSHIP BOUNDARY

TOWNSHIP OF WAINFLEET

THIS IS MAP 17 TO SCHEDULE 'B' BY-LAW No. 1361-94 PASSED THIS 13th DAY OF September 1994.

Stan Pettit MAYOR

A.C. Guller CLERK

0 80 100 150 200

Consolidated To June 16/03 (ZBA 020-2003)

BLS Planning Associates

Email: planning@blsplanning.ca
1 St. Paul Street, Phase 1, 3rd Floor, St. Catharines, Ont., L2R 7L3
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17.DWG

June/03

TOWNSHIP OF WAINFLEET

SCHEDULE "C"

TO BY-LAW NO. 1361-94

Passed the 13th day of September 1994.

SETBACK REQUIREMENTS

	Public Highway or Street	Distance from Centre Line of the Highway or Street
(a)	Provincial Highway No. 3	Variable (refer to M.T.C.)
(b)	Regional Roads	13 metres
(c)	All Township Roads or Streets	10 metres

NOTES:

1. Refer to Subsection 7.26 of the Zoning By-law for interpretation and to the appropriate zone for requirements.

2. Reference should be made to Schedule "A" and "B" which shows the alignment of each designated street.

This is Schedule "C" to By-law No. 1361-94 passed this 13th day of September, 1994

Stan Pettit

Stan Pettit, MAYOR

A. C. Guiler

A. C. Guiler, CLERK-TREASURER

SCHEDULE "D"
MINIMUM DISTANCE SEPARATION I (MDSI)

ASSESSMENT OF THE LIVESTOCK FACILITY
To calculate Livestock Units, complete Step 1 based on information in Table 1 below.

STEP 1. TOTAL LIVESTOCK UNITS

Column 1 TYPE OF LIVESTOCK	Column 2 HOUSING CAPACITY	Column 3 NUMBER OF ANIMALS PER LIVESTOCK UNIT (From Table 1)	Column 4 NUMBER OF LIVESTOCK UNITS (Col. 2/Col.3)
	(A) = TOTAL LIVESTOCK UNITS (sum of Column 4)		(A)

If there are more than 300 livestock units, reference must be made to full set of tables available from the Ontario Ministry of Agriculture and Food.

TABLE 1. ANIMAL GROUPS

ANIMAL GROUP 1	**ANIMAL GROUP 2**	**ANIMAL GROUP 3**	**ANIMAL GROUP 4**	**ANIMAL GROUP 5**
1 Livestock Unit =	1 Livestock Unit =	1 Livestock Unit =	1 Livestock Unit =	1 Livestock Unit =
200 Chicken Broilers 1 Horse[3]	4 Adult Sheep[3] 1 Beef Cow[1 Confinement] 10 Feeder Lambs 100 Ducks 5 Emu 4 Adult Goats[3] 10 Feeder Goats 3 Ostrich 500 Pullets 50 Turkeys (>10kg) 75 Turkeys (5-10kg) 100 Turkeys (<5kg)	1 Beef Cow[1 Yard/Barn] 2 Beef Feeder [Yard/Barn] 1 Dairy Cow[1,2] 2 Dairy Heifer[Yard/Barn] 40 Adult Rabbits[4] 3 Red Veal (<300kg) 125 Chicken Breeder Layers 75 Turkey Breeder Layers	80 Adult Mink[4] 40 Adult Fox[4] 125 Caged Layers	4 Feeder Hogs 5 Sows/Boars 20 Weaners 4-30kg 6 White Veal

[1] Includes calf to 150 kg.
[2] Multiply the number of milking cows by 1.5 to account for dry cows, heifers and calves on the same farm.
[3] Includes offspring until weaned.
[4] Includes offspring to market size.

Select Animal Group 1, 2, 3, 4, or 5, depending on type of animals on farm. If there are animals from different groups, select the highest group number. The group number is used when referring to Table 2.

STEP 2. LAND BASE ASSESSMENT (B)

Number of tillable hectares* on side _____ x 5 = _____ (B) Potential Livestock Units
* Maximum (B) is 150 Livestock Units.

STEP 3.

Either the GREATER OF (A) Total Livestock Units OR (B) Potential Livestock Units _____

Use this figure to enter Column 1 of Table 2.

SCHEDULE "D"

STEP 4. TABLE 2 – MINIMUM DISTANCE SEPARATION FROM LIVESTOCK FACILITY

Read across appropriate line from Column 1 to respective Animal Group and Land Use Type. This number is the Minimum Distance Separation requirement in metres from a livestock facility.

COLUMN 1	TYPE "A" LAND USE To permit: • Up to 3 rural residential lots, either by consent or by plan of subdivision • The severance of an existing dwelling • Passive recreational • The building of a dwelling on an existing lot of record • Agriculturally related commercial • Industrial					TYPE "B" LAND USE To permit: • Residential subdivision • Active recreational • Institutional • Commercial • Urban expansion • Multiple residential • Or result in a Rural Residential Cluster				
Greater of Livestock Units (A) or Potential Livestock Units (B)	Animal Group									
	(1)	(2)	(3)	(4)	(5)	(1)	(2)	(3)	(4)	(5)
1-5	39	42	48	60	85	73	78	90	112	160
10	55	60	68	85	98	104	112	128	160	183
15	65	70	80	100	115	122	132	151	188	215
20	72	78	89	111	127	135	146	167	208	238
25	78	84	95	119	136	146	157	179	224	256
30	82	88	101	126	144	154	166	189	237	271
35	86	92	106	132	151	161	173	198	247	283
40	89	96	110	137	157	167	180	206	257	294
45	92	99	113	142	162	173	186	213	266	304
50	95	102	117	146	167	178	192	219	274	313
55	98	105	120	150	172	183	197	225	282	322
60	100	108	123	154	176	188	202	231	289	330
65	102	110	126	158	180	192	207	236	295	338
70	105	113	129	161	184	196	211	241	302	345
75	107	115	131	164	188	200	215	246	308	352
80	109	117	134	167	191	204	219	251	313	358
85	111	119	136	170	194	207	223	255	319	364
90	112	121	138	173	198	211	227	259	324	370
95	114	123	140	176	201	214	230	263	329	376
100	116	125	143	178	204	217	234	267	334	382
110	119	128	146	183	209	223	240	275	343	392
120	122	131	150	188	214	229	246	281	352	402
130	125	134	154	192	219	234	252	288	360	411
140	127	137	157	196	224	239	257	294	368	420
150	130	140	160	200	228	244	262	300	375	428
160	133	143	164	205	234	250	269	307	384	439
170	136	147	168	210	240	256	275	314	393	449
180	139	150	172	214	245	262	282	322	402	460
190	143	154	175	219	251	268	288	329	411	470
200	146	157	179	224	256	273	294	336	420	480
210	149	160	183	229	262	279	301	344	429	491
220	152	164	187	234	267	285	307	351	439	501
230	155	167	194	239	273	291	313	358	448	512
240	158	171	195	244	278	297	320	365	457	522
250	162	174	199	248	284	303	326	373	466	532
260	165	177	203	253	290	309	332	380	475	543
270	168	181	207	258	295	315	339	387	484	553
280	171	184	210	263	301	321	345	395	493	564
290	174	188	214	268	306	327	352	402	502	574
300	177	191	218	273	312	333	358	409	511	584

SCHEDULE "D"

STEP 5. TABLE 3. MINIMUM DISTANCE SEPARATION FROM MANURE STORAGE

The following table is used to calculate MDS requirements in metres from manure storages associated with livestock facilities.

Using the resulting MDS distance from Table 2, read across the appropriate line to Column 1, 2, 3, or 4. Select the distance under the appropriate Land Use Type.

This is the MINIMUM DISTANCE SEPARATION REQUIREMENT from the manure storage of a livestock facility for the establishment of a non-farm use.

Column 1: Roofed or covered storages for manure, runoff, and milkhouse washwater. Includes any covered or roofed concrete, steel or earthen storages in-barn solid manure packs and storages under fully slatted floors.

Column 2: Open solid manure pile on concrete slab. Includes the runoff storages (concrete or earthen) used for capturing seepage liquids from solid manure storage or runoff liquids from yards. If yards are scraped into runoff storage, use column 3 when runoff storage is a concrete or steel tank and column 4 when runoff storage is earthen. Milkhouse washwater may be added to runoff storage.

Column 3: Open concrete or steel tanks used for storing liquid manure, milkhouse washwater, or yard runoff where yard is scraped into storage.

Column 4: Open earth-sided or earth-sided storage with concrete floor to be used for storing liquid manure or yard runoff when yard is scraped into storage or milkhouse washwater.

MANURE STORAGE DISTANCE

Distance for Livestock Facility from Table 2 (Step 4) (m)	Column 1		Column 2		Column 3		Column 4	
	Covered Storage Systems (m)		Open Solid and Runoff Storage Systems (m)		Open Liquid Tank and Runoff Storage Systems (m)		Earthen Liquid and Runoff Storage Systems (m)	
	Type "A" Land Use	Type "B" Land Use	Type "A" Land Use	Type "B" Land Use	Type "A" Land Use	Type "B" Land Use	Type "A" Land Use	Type "B" Land Use
40	40	--	55	--	119	--	324	--
45	45	--	60	--	123	--	326	--
50	50	--	65	--	127	--	328	--
55	55	--	70	--	132	--	331	--
60	60	--	74	--	136	--	333	--
65	65	--	79	--	140	--	335	--
70	70	70	84	103	144	241	337	686
75	75	75	89	107	149	246	339	689
80	80	80	94	112	153	250	342	691
85	85	85	99	117	157	254	344	693
90	90	90	103	122	161	258	346	395
95	95	95	108	127	165	263	348	398
100	100	100	113	132	170	267	351	700
110	110	110	123	141	178	275	355	704
120	120	120	133	151	187	284	359	709
130	130	130	142	161	195	292	364	713
140	140	140	152	171	203	301	368	717
150	150	150	162	180	212	309	373	722
160	160	160	172	190	220	318	377	726
170	170	170	181	200	229	326	382	731
180	180	180	191	209	237	335	386	735
190	190	190	201	219	246	343	390	740
200	200	200	210	229	254	351	395	744
210	210	210	220	239	263	360	399	749
220	220	220	230	248	271	368	404	753
230	230	230	239	258	280	377	408	757
240	240	240	249	268	288	385	413	762
260	260	260	268	287	305	402	421	771
280	280	280	288	307	322	419	430	780
300	300	300	307	326	339	436	439	788
320	320	320	327	346	356	453	448	797
340	340	340	346	365	372	470	457	806
360	360	360	366	385	389	487	466	815
380	380	380	385	404	406	504	475	825
400	400	400	404	423	423	521	483	833
450	450	450	453	472	465	563	506	855
500	500	500	501	520	508	605	528	877
550	550	550	550	569	550	648	550	899

SCHEDULE "D"

MINIMUM DISTANCE SEPARATION II CALCULATION FORM

Farm Name/Owner: _____

Type of Livestock/Poultry	Existing Barn Capacity	Livestock Units	Additional Barn Capacity	Livestock Units	Total Barn Capacity	Livestock Units
	Total 1		Total 2		Total 3	

Calculation of Percentage Increase: Total 2 → [ ] / Total 1 → [ ] x 100 = [ ] %

Factor A: Livestock/poultry to be added. Table 1..... Factor A: [_____]
Factor B: Total number of livestock units. Table 2..... Factor B: [_____]
Factor C: Percentage increase. Table 3..... Factor C: [_____]
Factor D: Type of manure system (Solid = 0.7, Liquid = 0.8)..... Factor D: [_____]

Building Base distance (A x B x C x D)..... Base Distance 'F': [_____]

Manure Storage Base Distance Table 4..... Base Distance 'S': [_____]

Minimum Distance Separation Summary:		BUILDING: 'F' Base Distance: [ ] metres		MANURE STORAGE: 'S' [ ] metres	
Column 1	Col. 2	Col. 3	Col. 4	Col. 5	Col. 6
Neighbouring land use or boundary	Factor	Distance 'F' x Col. 2 (m)	Actual Distance (m)	Distance 'S' x Col. 2 (m)	Actual Distance (m)
Nearest Neighbour's Dwelling	1.0				
Areas zoned or designated Agriculturally Related Commercial Use or Passive Recreational or Industrial	1.0				
Areas zoned or designated Residential, Institutional, Active Recreational, or Commercial, Urban Areas	2.0				
Nearest Side or Rear Lot Line	0.2				
Nearest Road Allowance (Side or Front Lot Line)	0.25				

SCHEDULE "D"

TABLE 1: FACTOR 'A' (Barn Odour Potential).
and Animals per Livestock Unit (based on housing capacity).

	Animals per Livestock Unit			Factor A:
BEEF	1	Beef Cow[1]	(barn confinement)	0.7
	1	Beef Cow[1]	(barn with yard)	0.8
	2	Beef Feeders	(barn confinement)	0.7
	2	Beef Feeders	(barn with yard)	0.8
CHICKEN	125	Caged Layers	(manure stored in barn)	1.0
	125	Caged Layers	(daily manure removal)	0.8
	125	Chicken Breeder Layers		0.8
	200	Chicken Broilers/Roasters		0.65
	500	Pullets (replacement layers)		0.7
DAIRY	1	Milking Cow[1,2]	(tie-stall)	0.65
	1	Milking Cow[1,2]	(free-stall)	0.7
	2	Dairy Heifers	(barn confinement)	0.7
	2	Dairy Heifers	(barn with yard)	0.8
DUCK	100	Ducks		0.7
EMU	5	Emu		0.7
FOX	40	Adult Fox[4]		1.1
GOAT	4	Adult Goats[3]		0.7
	10	Feeder Goats (>20kg)		0.7
HORSE	1	Horse[3]		0.65
MINK	80	Adult Mink[4]		1.1
OSTRICH	3	Ostrich		0.7
RABBIT	40	Adult Rabbits[4]		0.8
SHEEP	4	Adult Sheep[3]		0.7
	10	Feeder Lambs(>20kg)		0.7
SWINE	5	Sows/Boars		1.0
	20	Weaners (4-30kg)[5]		1.0
	4	Feeder Hogs (30-120 kg)		1.0
TURKEY	50	Meat Turkeys (>10 kg)		0.7
	75	Meat Turkeys (5-10 kg)		0.7
	75	Turkey Breeder Layers		0.8
	100	Meat Turkeys (<5 kg)		0.7
	500	Pullets (replacement breeders)		0.7
VEAL	6	White Veal		1.0
	3	Red Veal (<300 kg)		0.8

Notes: For all other animals/poultry use 1 livestock unit per 450 kg housed at one time (A = 0.8).
[1]Includes calf to 150 kg.
[2]A dairy farm usually has milking cows, dry cows, heifers and calves. Multiply the number of milking cows by 1.5 to account for the followers when they are all kept on the same farm.
[3]Includes offspring until weaned.
[4]Includes offspring to market size.
[5]Multiply number of sows by 2.4 to determine the number of weaners.

SCHEDULE "D"

TABLE 2: FACTOR 'B' (Final Livestock Units).

Livestock Units		Factor B	Livestock Units		Factor B	Livestock Units		Factor B	Livestock Units		Factor B
5	---	107	95	---	313	500	---	578	1,600	---	821
6	---	119	100	---	318	520	---	585	1,650	---	829
7	---	129	110	---	327	540	---	592	1,700	---	836
8	---	138	120	---	335	560	---	598	1,750	---	844
9	---	145	130	---	343	580	---	605	1,800	---	851
10	---	152	140	---	350	600	---	611	1,850	---	858
12	---	164	150	---	357	620	---	617	1,900	---	865
14	---	175	160	---	366	640	---	623	1,950	---	872
16	---	183	170	---	374	660	---	629	2,000	---	879
18	---	191	180	---	383	680	---	635	2,100	---	892
20	---	198	190	---	392	700	---	640	2,200	---	905
22	---	205	200	---	400	720	---	646	2,300	---	917
24	---	210	210	---	409	740	---	651	2,400	---	929
26	---	216	220	---	418	760	---	656	2,500	---	941
28	---	221	230	---	426	780	---	661	2,600	---	952
30	---	225	240	---	435	800	---	666	2,700	---	963
32	---	230	250	---	444	850	---	679	2,800	---	974
34	---	234	260	---	452	900	---	690	2,900	---	985
38	---	241	280	---	470	1,000	---	713	3,200	---	1,015
40	---	245	290	---	478	1,050	---	723	3,400	---	1,034
45	---	253	300	---	487	1,100	---	733	3,600	---	1,053
50	---	261	320	---	501	1,150	---	743	3,800	---	1,071
60	---	275	360	---	522	1,250	---	762	4,200	---	1,105
65	---	281	380	---	531	1,300	---	771	4,400	---	1,121
70	---	287	400	---	540	1,350	---	780	4,600	---	1,136
75	---	293	420	---	548	1,400	---	789	4,800	---	1,152
80	---	298	440	---	556	1,450	---	797	5,000	---	1,166
85	---	304	460	---	564	1,500	---	805	7,500	---	1,326
90	---	309	480	---	571	1,550	---	813	10,000	---	1,455

TABLE 3: FACTOR 'C' (Percentage Increase)

Percentage Increase		Factor C	Percentage Increase		Factor C	Percentage Increase		Factor C
0-50	---	0.70	120	---	0.86	280	---	1.03
55	---	0.72	130	---	0.88	300	---	1.04
60	---	0.73	140	---	0.90	325	---	1.05
65	---	0.75	150	---	0.91	350	---	1.06
70	---	0.76	160	---	0.92	375	---	1.07
75	---	0.77	170	---	0.94	400	---	1.08
80	---	0.78	180	---	0.95	725	---	1.09
85	---	0.79	190	---	0.96	450	---	1.10
90	---	0.81	200	---	0.97	500	---	1.11
95	---	0.82	220	---	0.99	550	---	1.12
100	---	0.83	240	---	1.00	650	---	1.13
110	---	0.85	260	---	1.02	700	---	1.14

Note: For new livestock farms or if the % increase is greater than 700 percent, use Factor C = 1.14.

SCHEDULE "D"

TABLE 4: SITING DISTANCES FOR MANURE STORAGES (metres)

Column 1: Roofed or covered storages for manure, runoff, and milkhouse washwater. Includes any covered or roofed concrete, steel or earthen storages, in-barn solid manure packs, and storages under fully slatted floors.

Column 2: Open solid manure pile on concrete slab. Includes the runoff storages (concrete or earthen) used for capturing seepage liquids from solid manure storage or runoff liquids from yards. If yards are scraped into runoff storage, use Column 3 when runoff storage is a concrete or steel tank, and Column 4 when runoff storage is earthen. Milkhouse washwater may be added to runoff storage.

Column 3: Open concrete or steel tanks used for storing liquid manure, milkhouse washwater, or yard runoff where yard is scraped into storage.

Column 4: Open earth-sided or earth-sided storage with concrete floor to be used for storing liquid manure or yard runoff when yard is scraped into storage or milkhouse washwater.

MANURE STORAGE BASIC DISTANCE 'S'

	Column 1	Column 2	Column 3	Column 4
Minimum Base Distance 'F' for the Building (m)	Covered Storage Systems (m)	Open Solid and Runoff Storage Systems (m)	Open Liquid Tank and Runoff Storage Systems (m)	Earthen Liquid and Runoff Storage Systems (m)
40	40	55	119	324
45	45	60	123	326
50	50	65	128	328
55	55	70	132	331
60	60	74	136	333
65	65	79	140	335
70	70	84	144	337
75	75	89	149	340
80	80	94	153	342
85	85	99	157	344
90	90	104	161	346
95	95	108	166	348
100	100	113	170	351
105	105	118	174	353
110	110	123	178	355
115	115	128	182	357
120	120	133	187	360
125	125	138	191	362
130	130	142	195	364
135	135	147	199	366
140	140	152	204	368
145	145	157	208	371
150	150	162	212	373
160	160	172	220	377
170	170	181	229	382
180	180	191	237	386
190	190	201	246	391
200	200	120	254	395
210	210	220	263	399
220	220	230	271	404
230	230	239	280	408
240	240	249	288	413
260	260	269	305	422
280	280	288	322	430
300	300	307	339	439
320	320	327	356	448
360	360	366	389	466
380	380	385	406	475
400	400	404	423	484
420	420	424	440	492
440	440	443	457	501
480	480	482	491	519
500	500	502	508	528
550	550	550	550	550