

**SECTION 6  
AGRICULTURAL ZONE (A)**

**6.1 Permitted Uses**

- (a) farm uses, including farm residential uses in accordance with Section 6.2;
- (b) a secondary farm occupation in accordance with Section 3;
- (c) a home occupation in accordance with Section 3;
- (d) a bed and breakfast / farm vacation establishment in accordance with Section 3;
- (e) a grass airfield;
- (f) a kennel;
- (g) an existing institutional use;
- (h) an existing non-farm residential use;
- (i) conservation;
- (j) forestry;
- (k) recreational trails;
- (l) uses accessory to the permitted uses;
- (m) wayside permit aggregate operations and portable asphalt plants (in accordance with Section 5.31).

**6.2 Permitted Buildings and Structures** *(revised by By-law No. 209-2002)*

- (a) Farm Buildings and Structures, including:
  - (i) one single-detached dwelling associated with an agricultural use on a minimum lot area of 33 hectares;
  - (ii) for farm lots 33 hectares or larger, one supplementary farm dwelling unit in the form of one non-permanent dwelling (defined in Section 3.43.8) is permitted in accordance with the policies of Sections 5.5.6.1 and 5.5.6.2 of the County of Perth Official Plan. The supplementary farm dwelling unit shall be permitted only where the farm contains a principal farm dwelling and only for farm families, farm labour, or farm retirees. No supplementary farm dwelling unit shall be permitted until the landowner has signed an agreement with the Township covering such matters as the occupancy of and duration for the unit.
- (b) dwellings existing on the date of passing of this By-law;
- (c) a converted dwelling containing not more than two dwelling units shall be permitted on farms having a minimum lot area of 33 hectares provided that the converted dwelling serves one of the purposes set out in Sections 5.5.6.1 and 5.5.6.2 of the County of Perth Official Plan. Notwithstanding the provisions of Section 3.43.4 of this By-law to the contrary, an addition to the existing dwelling may be permitted when converting the existing dwelling for such purposes. No converted dwelling shall be permitted until the landowner has signed an agreement with the Township covering such matters as the occupancy of and duration for the unit;

- (d) institutional buildings and structures existing on the date of passing of this By-law;
- (e) buildings and structures for the permitted uses;
- (f) buildings and structures accessory to the permitted uses.  
*(added by By-law No. 203-2011)*
- (g) on a lot in the “Agricultural Zone” with a lot area less than 1 hectare, buildings or structures (except for the principal residence) shall have a maximum gross floor area of 10 percent of the lot area or 375 square metres whichever is the lesser.

**Explanatory Note:** See Section 5.29 for permitted uses on existing undersized lots.

### 6.3 Zone Regulations

#### 6.3.1 Lot Area (minimum)

For agricultural uses: 33 hectares  
(Areas of the same lot zoned as NRE1, NRE2 or AL may be included in the calculation of lot area).

For other permitted uses: 1850 square metres

#### 6.3.2 Lot Frontage (minimum)

For agricultural uses: 200 metres  
For other permitted uses: 30 metres

#### 6.3.3 Yard Requirements (minimum)

##### 6.3.3.1 Buildings and structures for livestock and manure storage and buildings and structures accessory to an agricultural use:

The minimum yards shall be established by the Minimum Distance Separation II formula (MDS II), but shall not be less than:

Front Yard: 30 metres  
Rear Yard: 30 metres  
Side Yard: 30 metres  
Exterior Side Yard: 30 metres

##### 6.3.3.2 Other permitted buildings and structures, including a dwelling and buildings and structures accessory to a dwelling:

Front Yard: 15 metres  
Rear Yard: 7.5 metres  
Side Yard: 7.5 metres

Exterior Side Yard: 15 metres

6.3.4 Lot Coverage (maximum): 30 percent

(revised by by-law 220-2008)

6.3.5 Building Height (maximum)

For agricultural buildings and structures: 40 metres

For other permitted buildings and structures: 12 metres

6.3.6 Supplementary Dwelling Unit

Any supplementary dwelling unit on a farm, where permitted by Section 6.2(a), shall be located no more than 45 metres from the main dwelling on the farm. A supplementary dwelling unit shall not contain a basement or cellar.

6.3.7 Floor Area

Single-detached dwelling (minimum):

Ground Floor Area:

1 or 1 ½ storey dwelling: 80 square metres

2 or 2 ½ storey dwelling: 65 square metres

Converted dwellings (minimum):

Floor Area per dwelling unit: 50 square metres

Mobile/Modular Home (minimum): 45 square metres

Mobile/Modular Home (maximum): 120 square metres

## **6.4 Minimum Distance Separation**

6.4.1 Agricultural Uses

Livestock facilities shall comply with the Minimum Distance Separation formula II (MDS II).

6.4.2 Residential and Institutional Uses

Notwithstanding the provisions of Section 6.3 to the contrary, dwellings and institutional uses shall comply with the Minimum Distance Separation formula I (MDS I).

Notwithstanding the above, supplementary dwelling units, where permitted by Section 6.2, shall comply with MDS I OR shall be no closer to existing livestock facilities on adjacent lots than the main dwelling to which the unit is supplementary.

Notwithstanding any provisions of this By-law to the contrary, inactive cemeteries, as defined in this by-law, are a "Type "A" Land Use" for the purposes of MDS.

6.4.3 Kennels

New kennels and additions to existing kennels must be located at a distance of not less than 150 metres from a dwelling or commercial, industrial, institutional, and park and recreation uses situated on adjacent lots and must be located at a distance of not less than 300 metres from land zoned in a Residential Zone.

**6.5 Manure Storage Structures** (*revised by By-law No. 209-2002*)

6.5.1 Structures for the storage of liquid manure shall:

- (a) be constructed of concrete or metal; and
- (b) be of sufficient size to accommodate 240 days of manure generated by the livestock; and
- (c) have walls extending a minimum of 0.3 metres above grade for a covered tank or an open tank; and
- (d) for open tanks where the top of wall is less than 1.8 metres above grade, a safety fence on top of or attached to the walls is required. Such safety fence and wall shall extend to a minimum of 1.8 metres above grade and encircle the entire tank. The safety fence shall:
  - (a) consist of pressure treated or painted wood (vertical), prepainted or galvanized metal, heavy gauge chain link fence, or other suitable material approved by the Township;
  - (b) be adequately and properly supported with solid posts which have a maximum of 1.8 metres spacing on centre;
  - (c) be fastened to the wall at 0.6 metre intervals between all posts (where a chain link fence is used);
  - (d) is a maximum of 50 mm above the tank wall and have no openings that a spherical object greater than 50 mm maximum can pass through;
  - (e) here a ramp is used, gates and fencing having a minimum height of 1.5 metres shall be installed for the full width of the ramp and 3.0 metres beyond each side of the ramp.

6.5.2 Structures for the storage of dry manure shall:

- consist of a concrete pad of sufficient size to accommodate 240 days of manure generated by the livestock operation; and
- be constructed to contain run-off from the manure; and
- any liquid storage facility to store run-off from the dry manure shall be an inground covered and sealed tank with at least 240 days liquid storage

capacity or shall be constructed in accordance with Section 6.5.1.

6.5.3 All manure storage structures shall:

- be no closer than 30 metres from any watercourse, including an open municipal drain and a pond; and
- be no closer than 15 metres from any enclosed municipal drain and any field drainage tile;
- comply with the Minimum Distance Separation formula II (MDS II) .

6.5.4 deleted by by-law 220-2008.

## **6.6 Nutrient Management Plan**

No livestock facility shall be established or enlarged until a nutrient management strategy/plan is completed where required by the Nutrient Management Act as amended from time to time.

## **6.8 Woodlot Provisions**

6.8.1 Clearing Prohibitions

The clearing of woodlots or forested areas or parts thereof shall be prohibited with the exception of minor clearing where permitted in accordance with the County of Perth Tree By-law.

6.8.2 Building Prohibition

The construction or placement of new buildings or structures in a woodlot (as defined in the County of Perth Tree Cutting By-law) shall be prohibited. Where a building or structure presently exists in a woodlot, a one-time enlargement of that building or structure shall be permitted provided such one-time enlargement does not exceed 25 percent of the floor area of the existing building or structure.

## **6.9 Special Zones**

6.9.1 **A-1** (revised by By-law No. 212-2017)

- (a) Location: All Lands within the "A-1" Zone as shown on Schedule "A" to this By-law.
- (b) Notwithstanding the provisions of Sections 6.1 and 6.2 of this By-law to the contrary, the only uses, buildings, and structures permitted on the lands located in the "A-1" Zone shall be a non-farm residential use, in the form of a single-detached dwelling, a home occupation in accordance with Section 3, a bed and breakfast establishment in accordance with Section 3, and

accessory uses, buildings, and structures in accordance with Sections 3 and 5.

(c) All other provisions of this By-law, as amended, shall apply.

**Explanatory Note:** *The "A-1" zone would apply to existing lots of record where: a) a site-specific rezoning has been approved in accordance with Section 5.5.15 of the Perth County Official Plan; or,*

*b) the County of Perth Land Division Committee has required regulations limiting uses on a lot to residential uses due to the approval of a land severance (generally as a result of the severance of a surplus farm dwelling from the farm).*

**6.9.2 A-2** (revised by By-law No. 209-2002)

(a) Location: As shown on Schedule "A".

(b) Notwithstanding any provisions of this By-law to the contrary, permitted uses in the "A-2" zone shall be limited to agricultural uses and buildings and structures necessary for the agricultural use, excluding any new single-detached dwelling. Where the property in question is a farm property having a lot size of at least 33 hectares, a supplementary farm dwelling in the form of a non-permanent dwelling shall be permitted in accordance with the provisions of Section 6.2(a)(ii) and the applicable provisions of Sections 6.3 and 6.4 of By-law No. 30-1999.

(c) All other provisions of this By-law, as amended, shall apply.

**Explanatory Note:** *The "A-2" zone applies to potential sand and gravel deposits identified in the Perth County Official Plan.*

**6.9.3 A-3** (revised by By-law No. 208- 2001)

(a) Location: Part of Lot 12, Concession 3, Mornington Ward

(b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a disused railroad car may be located and used for agricultural storage purposes on the land in the "A-3" zone as shown on Key Map 17 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 208-2001).

(c) Notwithstanding the provisions of Section 6.3.3 of By-law No. 30-1999 to the contrary, the minimum front yard and/or interior side yard for the buildings and structures outlined below, which buildings and structures are to be erected or placed on the land in the "A-3" zone as shown on Key Map 17 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 208-2001), shall be as follows:

- 1.5 metres for an agricultural building described as a stock building;
- 1.5 metres for a building and/or structure used for agricultural storage purposes;
- 10.5 metres for two agricultural structures described as granaries.

(d) Notwithstanding the provisions of Section 6.3.3 of By-law No. 30-1999 to

- the contrary, the minimum front yard and/or interior side yard for an addition to an existing agricultural storage shed on the land in the “A-3” zone as shown on Key Map 17 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 208-2001), shall be 1.2 metres.
- (e) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area for the land in the “A-3” zone together with the land in the “FP-2”, as shown on Key Map 17 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 208- 2001), shall be 21.4 hectares.
  - (f) All other provisions of By-law No. 30-1999, as amended, shall apply.

#### **6.9.4 A-4**

- (a) Location: Part Lot 6, Concession 14, Mornington Ward (formerly A-15)
- (b) Notwithstanding any provision of this By-law to the contrary, the only permitted uses on the land in the “A-4” zone are a golf driving range and accessory uses, subject to the requirements of Section 19.2.
- (c) All other provisions of this By-law, as amended, shall apply.

#### **6.9.5 A-5** (Repealed by By-law No. 205-2002; Added by By-law 212-2017)

- (a) Location: All Lands within the “A-5” Zone as shown on Schedule “A” to this By-law.
- (b) Notwithstanding any provisions of this By-law to the contrary, no dwelling or mobile home shall be established on lands located in the “A-5” Zone.
- (c) All other applicable provisions of this By-law shall apply.

***Explanatory Note:*** *The A-5 zone applies to lands where the County of Perth Land Division Committee has required a prohibition of further residential development upon the lot due to the approval of a land severance (generally as a result of the severance of a surplus farm dwelling from the farm).*

#### **6.9.5.1 A-5<sub>1</sub>** (Added by By-law 201-2018)

- (a) Location: South Part of Lot 32, Concession 11, Ellice Ward (Key Map 27);
- (b) Notwithstanding the corresponding provisions of By-law No. 30-1999 to the contrary, no dwelling or mobile home shall be permitted in an “A-5<sub>1</sub>” zone, as shown on Key Map 27 of Schedule “A” to By-law No. 30-1999.
- (c) Notwithstanding the corresponding provisions of Section 6.3 of By-law No. 30-1999 to the contrary, the minimum lot for lands in the “A-5<sub>1</sub>” zone, as shown on Key Map 27 of Schedule “A” to this By-law, shall be 20.7 hectares.
- (d) All other provisions of this By-law, as amended, shall apply.

***Explanatory Note:*** *The A-5<sub>1</sub> zone applies to undersized lots of record where the County of Perth Land Division Committee has required a prohibition of further residential development upon the lot due to the approval of a land severance (generally as a result of the severance of a surplus farm dwelling from the farm).*

#### **6.9.6 A-6**

- (a) Location: Part Lot 12, Concession 14, Mornington Ward (Part 1, Reference Plan 44R286) (formerly A-42B)
- (b) Notwithstanding any provision of this By-law to the contrary, the only livestock use permitted on the land in the "A-6" zone shall be a turkey breeding operation with a maximum of 56 livestock units, based on 125 25 lb. turkey toms equalling one livestock unit.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.7 A-7**

- (a) Location: Part Lot 17, Concession 6, Mornington Ward (formerly A-49)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "A-7" zone may also be used for:
  - a home occupation described as the retailing of baked goods produced on the premises and honey extracted on the premises, as well as a butcher shop for the making and retailing of sausage, located in a 49 square metre addition to the existing dwelling; and
  - a second dwelling unit in the form of a 63 square metre addition to the existing dwelling for the elderly parents of one of the owners, for persons involved in the farm operation and/or farm retirees.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.8 A-8 (revised by By-law No. 210-2003)**

- (a) Location: Part Lot 6, Concession 6, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.1 of By-law No. 30-1999 to the contrary, a farm-related business use described as a harness manufacturing and sales business shall be permitted on the land in the "A-8" zone as shown on Key Map 7 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 210-2003). The permitted farm-related business use shall occupy a floor area of approximately 75 square metres and shall be conducted in a part of the single-detached dwelling and in the attached garage on the subject land.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.9 A-9**

- (a) Location: Part Lot 8, Concession 1, Mornington Ward (formerly A-51)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "A-9" zone may also be used for a contractor's shop and a repair shop within a detached garage having a maximum ground floor area of 125 square metres, provided that no outdoor storage shall be permitted.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.10 A-10**

- (a) Location: Part Lot 18, Concession 8, Mornington Ward (formerly A-55)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "A-10" zone may be used for a secondary farm occupation described as a



welding shop with a maximum gross floor area of 139 square metres for the welding shop and assembly area, and a maximum gross floor area of 262 square metres for the associated storage and warehousing area.

(c) All other provisions of this By-law as amended, shall apply.

**6.9.11 A-11-T**

(a) Location: Part Lot 5, Concession 5, Mornington Ward (formerly A-60-T)

(b) Notwithstanding any provision of this By-law to the contrary, a garden suite dwelling shall be permitted on the land in the "A-11-T" zone as secondary housing for a period of ten years from the day of passing of the Township of Mornington By-law 215-1997 (expires on July 15, 2007).

(c) Upon the expiry of the time period during which the authorization of the temporary use is in effect, Section 34(9)(a) of the Planning Act, R.S.O. 1990, as amended, does not apply so as to permit the continued use of the land, buildings, or structures for the permitted temporary use.

(d) Upon the expiry of the time period during which the authorization of the temporary use is in effect, the zone classification of the subject property shall be established as Agricultural Zone (A) in this By-law and shall thereafter be shown as "A" on Key Map 9 of Schedule "A" to this By-law and the provisions of Section 6 shall apply.

(e) All other provisions of this By-law, as amended, shall apply.

**6.9.12 A-12**

(a) Location: Part Lot 16, Concession 8, Mornington Ward (formerly A-61)

(b) Notwithstanding any provision of this By-law to the contrary, the land in the "A-12" zone may also be used for a secondary farm occupation subject to the following additional requirements:

- not more than two employees from off of the farm;
- no storage of materials, containers, or finished products in the front or side yards; and
- not more than one business sign which does not exceed 0.61 metres x 0.61 metres in size.

(c) All other provisions of this By-law, as amended, shall apply.

**6.9.13 A-13**

(a) Location: Part Lot 41, Concession 1, North Easthope Ward (formerly A1-2)

Lot 16, Concession 2, South Easthope Ward (formerly A1-1)

Part Lot 16, Concession 1, South Easthope Ward (formerly A1-1)

Part Lot 10, Concession 7, Ellice Ward (formerly A1-2)

(b) Notwithstanding any provision of this By-law to the contrary, a dwelling shall not be permitted in the "A-13" zone.

(c) All other provisions of this By-law, as amended, shall apply.

**6.9.14 A-14 (Amended by By-law 210-2011)**

(a) Location: Part Lot 36, Concession 1, North Easthope Ward (formerly A1-5)

- (b) Notwithstanding any provision of this By-law to the contrary, the extension or enlargement of land and buildings associated with a non-conforming use described as a metal fabricating, manufacturing and machining business shall be permitted in the "A-14" zone, subject to the following regulations:

Lot Area, Minimum	6,900 square metres
Lot Frontage, Minimum	110 metres
Front Yard, Minimum	19 metres
Interior Side Yard, Minimum	
Easterly side	15 metres
Westerly side	32 metres
Rear Yard, Minimum	8 metres
Lot Coverage, Maximum	25 percent
Height of Buildings, Maximum	10.5 metres
Ground Floor Area, Maximum	1600 square metres

**6.9.15 A-15** (revised by By-law No. 212- 2002)

- (a) Location: Part of Lot 41, Concession 1, North Easthope Ward
- (b) Notwithstanding the provisions of Section 6 of By-law No. 30-1999 to the contrary, permitted uses on the land in the "A-15" zone as shown on Key Map 47 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 212-2002) shall be as follows:
- (i) the southerly portion of the subject property shall be used only for a building centre, hardware outlet, and building supply yard, and accessory uses, but not including a residential use. The southerly portion of the subject property is defined as that area located between the northerly limit of the Line 34 (Highway 7/8) road right-of-way and a point measured 158 metres northerly therefrom. The approximate size of this southerly area is 1.66 hectares.
  - (ii) the middle portion of the subject property shall be used only for storage associated with the building centre, hardware outlet, and building supply yard use referred to in Clause(b)(i) above. The middle portion of the subject property is defined as that area located north of the southerly portion of the subject property as defined in Clause(b)(i) above and measured back a further distance of 72.2 metres northerly therefrom. The approximate size of this middle area is 0.76 hectares.
  - (iii) the rear portion of the subject property (i.e. that area north of the middle portion as identified in Clause(b)(ii) above) shall be used only for agricultural uses, excluding any buildings and structures.
- (c) The provisions of Section 16.2 of By-law No. 30-1999 shall apply, except for the following additional provisions:
- (i) the minimum front yard shall be 30 metres.
  - (ii) the minimum interior side yard shall be 9 metres, except that the minimum interior side yard for any building material storage structures erected on the middle portion of the subject property (as defined in Clause(b) (ii) above) shall be 6 metres.

- (iii) the minimum exterior side yard shall be 15 metres.
  - (iv) the maximum rear yard shall be 162 metres.
  - (v) the maximum lot coverage shall be 20 percent.
  - (vi) outdoor storage is permitted only in a lumber/building material storage yard area located to the north of the rear of the main building on the subject property, which lumber/building material storage yard area shall be fenced in accordance with a site plan agreement pursuant to Section 41 of the Planning Act.
  - (vii) landscaping shall be in accordance with a site plan agreement pursuant to Section 41 of the Planning Act.
  - (viii) the principal means or main access to the subject property shall be from Line 34 (Highway 7/8). Two additional accesses will be permitted from Road 111; however, such additional accesses shall be restricted accesses which are to be used only for emergency vehicle access and for farm vehicle access and which are controlled by gates.
- (d) All other provisions of this By-law, as amended, shall apply.

**6.9.16 A-16**

- (a) Location: Part Lot 2, Concession 1, North Easthope Ward (formerly A1-28)
- (b) Notwithstanding any provision of this By-law to the contrary, an automobile repair establishment shall be permitted in the "A-16" zone, subject to the following provisions:  
Maximum ground floor area of all buildings and structures used for the automobile repair establishment shall be 380 square metres  
Front Yard, Minimum 36 metres  
West Side Yard, Minimum 30 metres  
East Side Yard, Minimum  
    N-E corner of building 2.5 metres  
    S-E corner of building 3.1 metres  
Rear Yard, Minimum 4 metres  
No further extension or enlargement of this automobile repair establishment shall be permitted.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.17 A-17**

- (a) Location: Part Lot 45, Concession 3, North Easthope Ward (formerly A2-1)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "A-17" zone may be used for a landscaping, garden centre and nursery use.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.18 A-18**

- (a) Location: Part Lot 41, Concession 1, North Easthope Ward (formerly A2-2)
- (b) Notwithstanding any provision of this By-law to the contrary, the extension or enlargement of the existing buildings and structures associated with the existing use, and accessory buildings or structures are permitted within the

southerly 230 metres of the property, subject to the provisions of Section 16.2.

(c) All other provisions of this By-law, as amended, shall apply.

**6.9.19 A-19**

- (a) Location: Part Lot 41, Concession 1, North Easthope Ward (formerly A2-3)
- (b) Notwithstanding any provision of this By-law to the contrary, the following uses shall be the only uses permitted in the "A-19" zone:
  - (i) automobile repair shop including the repair, maintenance and storage of vehicles, products or equipment related to a permitted use but excluding a body or metal fabricating shop;
  - (ii) automobile sales establishment including small engine sales and motorized snow and water recreational vehicles sales but excluding boat sales;
  - (iii) airport transit/motor vehicle charter service licensed under a federal or provincial statute but excluding a taxi-cab business;
  - (iv) automobile service station except gasoline or oils may not be stored or kept for sale at retail;
  - (v) retail store related solely to the use permitted in clause (ii);
  - (vi) personal service shop related solely to the use permitted in clause (iii);
  - (vii) office use;
  - (viii) a single financial institution;
  - (ix) accessory uses, buildings or structures, excluding any accessory residential uses.

(c) Notwithstanding any provision of this By-law to the contrary, the following requirements shall apply in the "A-19" zone:

Lot Area, Minimum	14,100 square metres
Lot Frontage, Minimum	69 metres
Front Yard, Minimum	24 metres
Side yard, Minimum	West 6 metres
	East 3 metres
Rear Yard, Minimum	50 metres
Lot Coverage, Maximum	20 percent

Maximum Gross Floor Area shall be 2,462 square metres of which a maximum of 511 square metres of gross floor area may be devoted to those uses permitted by subsection (b)(v) - (viii) inclusive.

Building Height, Maximum 9.2 metres

Landscaping Requirements - Landscaped open space in accordance with Section 3.71 shall be maintained in the areas adjacent to the front lot line, side lot lines, and rear lot line. The minimum width of the landscaped open space area adjacent to the front lot line shall be 7.5 metres and adjacent to the side and rear lot lines shall be 3 metres.

Service Requirements - Unless communal services are available, permitted uses shall be serviced by private on-site well and sewage treatment facilities to the extent permitted by the appropriate regulatory body.

Outdoor Storage - All outdoor storage areas associated with a permitted use shall be located to the rear of the front yard; except that the outdoor display of vehicles associated with an automobile sales establishment shall be permitted in the front yard provided it is set back 7.5 metres from the front lot line.

Parking - Parking shall be permitted in all yards provided the following setbacks are maintained:

Front Yard	7.5 metres
Side Yard	3 metres
Rear Yard	50 metres

(d) All other provisions of this By-law, as amended, shall apply.

**6.9.20 A-20**

- (a) Location: Part Lot 44, Concession 3, South Easthope Ward (formerly A1-2)
- (b) Notwithstanding any provision of this By-law to the contrary, the enlargement or extension of the existing non-conforming use described as a food and beverage vending business and accessory uses shall be permitted in the "A-20" zone, subject to the requirements of Section 7.2.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.21 A-21**

- (a) Location: Part Lot 8, Concession 3, South Easthope Ward (formerly A1-10)
- (b) Notwithstanding any provision of this By-law to the contrary, the existing non-conforming use described as a salvage and wrecking yard shall be limited to the building area and storage yard area existing on the date of passing of this By-law, and the existing storage yard shall be enclosed by a totally closed board or metal fence with a minimum height of 2.4 metres.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.22 A-22**

- (a) Location: Part Lots 21 and 22, Concession 5, South Easthope Ward (formerly A1-26B and A2-7)
- (b) Notwithstanding any provision of this By-law to the contrary, an open top liquid manure storage tank shall be permitted on the land in the A-22 zone, subject to the following requirements for the subject manure storage tank:
  - setback from Residential Zone  
Minimum 185 metres

- North Side Yard (from Line 29)
    - Minimum 120 metres
    - Maximum 150 metres
  - the manure storage tank shall be sized to contain the total amount of manure generated in a 12 month period by the agricultural operation on the subject property.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.23 A-23**

- (a) Location: Part Lot 35, Concession 1, South Easthope Ward (formerly A1-12)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "A-23" zone shall be used only for farm uses (excluding a farm dwelling) and outdoor recreational uses consisting of a golf driving range, a miniature golf course, a recreation go-cart track, a baseball batting cage, and accessory uses to these specific outdoor recreational uses (i.e. parking, storage building, washroom facility). For the purpose of this provision, a miniature golf course is defined as an area of land or a structure operated for profit or gain as a commercial place of amusement or recreation in which facilities, including "t"-off, putting, and fairway areas, are provided to stimulate the game of golf or any aspect of the game of golf on a small-scale, but does not include a regulation golf course, a par three golf course, or a golf driving range.
- (c) Notwithstanding any provision of this By-law to the contrary, the following site requirements shall apply to the outdoor recreational uses permitted in the "A-23" zone:
- (i) Front Yard, Minimum
    - Buildings 35 metres
    - Accessory Structures 30 metres
  - (ii) Side Yard, Minimum
    - Buildings 165 metres for the easterly side yard - as existed on the day this By-law was adopted for the westerly yard
    - Accessory Structures 30 metres
  - (iii) Rear Yard, Minimum
    - Buildings 250 metres
    - Accessory Structures 30 metres
  - (iv) Lot Coverage, Maximum 2.5 percent
  - (v) Height of Buildings, Maximum 12 metres
  - (vi) Size of Buildings, Maximum 370 sq. m. ground floor area (total)
  - (vii) Parking Area Requirements
    - Golf Driving Range: 1 space per "t"-off pad
    - Miniature Golf Course: 1 space per golf hole
    - Baseball batting cage: 2 spaces
    - Recreational Go-cart Facility: 9 spaces
    - Employee Spaces: 2 spaces

- (viii) A miniature golf course and the recreation go-cart shall be setback a minimum of 15 metres from the front lot line.
- (ix) The baseball batting cage shall be setback a minimum of 45 metres from the front lot line.
- (d) Notwithstanding any provisions of this By-law to the contrary, the minimum lot area for the land in the "A-23" zone in combination with the abutting "A" zoned lands to the east (together which form one property for the purposes of Section 50 of the Planning Act) shall be 28.2 hectares.
- (e) The development/use of the land in the "A-23" zone shall be subject to a site plan agreement.
- (f) All other provisions of this By-law, as amended, shall apply.

**6.9.24 A-24** (amended by By-law 205-2015)

- (a) Location:
  - a. Lot 3 and Part of Lot 4, Concession 2, South Easthope Ward (formerly A1-15)
  - b. Part of Lot 14, Concession 12, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the land within the "A-24" zone as shown on Key Maps 50 and 3 of Schedule "A" to this By-law may contain two single-detached dwellings associated with an agricultural use.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.25 A-25**

- (a) Location: Part of Lot 30, Concession 3, South Easthope Ward (formerly A1-18)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "A-25" zone may also be used for a farm-related business involving the manufacture of bale wagons, bale feeders, farm gates; the sand blasting of tractors and other farm equipment; the repair of small engines; the sale of calf huts; and the sale and repair of snowmobiles; subject to the following additional requirements:
  - the farm-related business shall be confined to an existing shop building with an area not exceeding 370 square metres and an outdoor parking and storage area of approximately the same size. The outdoor parking and storage area shall be located immediately to the north of the existing shop building and approximately 75 metres to the south of the existing dwelling.
  - not more than two people are permitted to work at the farm-related business.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.26 A-26**

- (a) Location: Part Lot 39, Concession 7, South Easthope Ward (formerly A1-26A)

- (b) Notwithstanding any provision of this By-law to the contrary, no residential dwelling and no buildings or structures used for the housing of livestock and/or poultry shall be permitted on the land in the "A-26" zone.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.27 A-27**

- (a) Location: Part Lot 44, Concession 3, South Easthope Ward (formerly A1-27)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "A-27" zone may be used for a building construction contracting business and yard; a parking lot and property maintenance business (e.g. snow removal, sanding, line painting, grading, grass mowing); and a truck cartage business involving not more than ten trucks; subject to the following additional requirements:
  - the uses permitted by Clause (b) shall be confined to a 7,155 square metre area located in the northeast corner of the property. This 7,155 sq. m area shall continue to be a part of the 17.5 hectare property.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.28 A-28**

- (a) Location: Part Lot 46, Concession 3, South Easthope Ward (formerly A2-3)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "A-28" zone may be used only for a fruit and vegetable produce outlet; a bakery; a meat and cheese store; and accessory uses. The provisions of Section 6.3 shall apply, except for the following additional requirements:
  - Front Yard, Minimum 30 metres
  - Interior Side Yard, Minimum 15 metres
  - Exterior Side Yard, Minimum 30 metres
  - Rear Yard, Minimum 15 metres
  - the permitted uses shall be located in a single building with a gross floor area of not exceeding 840 square metres with no single use occupying a gross floor area greater than 420 square metres.
  - a planting strip shall be provided in accordance with Section 5.21 adjacent to every portion of any lot line that abuts a residential lot.
  - no access driveway shall be located closer than 90 metres from the intersection of County Road 21 and Lorne Avenue, and no parking space shall be located closer than 7.5 metres from any lot line.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.29 A-29**

- (a) Location: Part Lot 46, Concession 3, South Easthope Ward (formerly A2-5)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "A-29" zone may be used for one single-detached dwelling with a minimum front yard of 2.1 metres.
- (c) All other provisions of this By-law, as amended, shall apply.



**6.9.30 A-30** (revised by By-law No. 202- 2001 & 210-2008)

- (a) Location: Part Lot 8, Concession 1, Ellice Ward (formerly A1-8)
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, permitted uses on the land in the “A-30” zone as shown on Key Map 44 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 202-2001) shall be limited to the following:
  - (i) a restaurant, an ice cream parlour, a miniature golf course, and accessory uses, excluding any accessory residential use. The requirements of Section 10.2 of By-law No. 30-1999 shall apply to these permitted uses. In addition to the provisions of Section 10.2.10, a planting strip shall be required along the northerly 78 metre length of the westerly side lot line.
  - (ii) a mini-storage facility and accessory uses, excluding any accessory residential use. The requirements of Section 17.2 of By-law No. 30-1999 shall apply to these permitted uses. In addition to the provisions of Section 17.2.9, a planting strip shall be required along the northerly 78 metre length of the westerly side lot line.
  - (iii) an animal clinic, including accessory office use and an accessory retail outlet, but excluding an accessory residential use. The requirements of Section 17.2 of By-law No. 30-1999 shall apply to these permitted uses. In addition to the provisions of 17.2.9, a planting strip shall be required along the northerly 78 metre length of the westerly side lot line.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.31 A-31**

- (a) Location: Part Lots 2 and 3, Concession 7, Ellice Ward (formerly A1-19)  
Part Lot 13, Concession 3, Ellice Ward (formerly A1-26)
- (b) Notwithstanding any provision of this By-law to the contrary, in the “A-31” zone the existing buildings used for livestock/poultry may be enlarged/expanded without complying with Section 6.4.1 in relation to the closest dwelling on the abutting lot, provided that the existing separation distance between the livestock/ poultry building and the said dwelling is not reduced. All other minimum distance separations required by Section 6.4.1 shall apply.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.32 A-32**

- (a) Location: Part Lot 34, Concession 4, Ellice Ward (formerly A1-20)
- (b) Notwithstanding any provision of this By-law to the contrary, the maximum number of livestock units to be housed in the area zoned “A-32” shall be 199.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.33 A-33**

- (a) Location: Part Lot 15, Concession 12, Ellice Ward (formerly A1-27)
- (b) Notwithstanding any provision of this By-law to the contrary, the maximum number of livestock units to be housed in the area zoned "A-33" shall be 99.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.34 A-34**

- (a) Location: Lot 33, Concession 5, Ellice Ward (formerly A1-31)
- (b) Notwithstanding any provision of this By-law to the contrary, the maximum number of livestock units to be housed in the area zoned "A-34" shall be 411.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.35 A-35**

- (a) Location: Part Lot 29, Concession 1, Ellice Ward (formerly A1-30)
- (b) Notwithstanding any provision of this By-law to the contrary, the existing buildings used for livestock/poultry may be enlarged/expanded without complying with Section 6.4.1 in relation to the closest dwelling on the abutting lot, provided that the existing separation distance between the livestock/poultry building and the said dwelling is not reduced, and provided that any enlargement/expansion does not increase the capacity of the barn beyond its current 60 livestock units. All other minimum distance separations required by Section 6.4.1 shall apply.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.36 A-36**

- (a) Location: Part Lot 18, Concession 14, Mornington Ward (formerly A-35)
- (b) Notwithstanding any provision of this By-law to the contrary, an existing solid/semi-solid manure storage structure/system may be replaced with a liquid manure storage tank on land in the "A-36" zone to the rear of the existing dairy barn on land in the "A-36" zone provided such liquid manure storage tank is located a distance of not less than 95 metres from the nearest neighbour's dwelling, not less than 95 metres from an area zoned for industrial use, and not less than 95 metres from an area zoned for residential use.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.37 A-37**

- (a) Location: Part Lot 1, Concession 10, Mornington Ward (formerly A-65)
- (b) Notwithstanding any provision of this By-law to the contrary, a parochial school shall be permitted on a 0.6 hectare portion (exclusive of driveway area) of a larger farm property on land in the "A-37" zone. The 0.6 hectare portion on which the school is permitted is identified on a Site Plan Agreement under Section 41 of the Planning Act. The parochial school shall remain a part of the subject farm property and shall not be severed from it.

(c) All other provisions of this By-law, as amended, shall apply.

**6.9.38 A-38** (amended by By-law 215-2008)

- (a) Location: Part Lot 11, Concession 1, Ellice Ward (formerly ACM-26)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "A-38" shall be used only for a recreational vehicle and camping equipment sales, service, repair and storage business and accessory uses, including an existing single-detached dwelling subject to the following provisions:
  - (i) A maximum of 3 entrances shall be permitted along Road 125, each with a maximum width of 10 metres.
  - (ii) One driveway entrance onto Perth Line 34 (Highway 7/8) shall be permitted for the existing house with a maximum width of 7.5 metres, located a minimum of 27 metres west of the original Road 125 road allowance.
  - (iii) All internal access driveways and parking areas for customers and display of recreational vehicles shall be a minimum of 5.0 metres from the dripline of the trees within the area zoned "NRE2".
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.39 A-39**

- (a) Location: Part Lot 26, Concession 5, South Easthope Ward
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "A-39" zone may be used for public uses by the Township, including a municipal landfill site, recycling depot, and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.40 A-40**

- (a) Location: Part Lot 14, Concession 7, Ellice Ward
- (d) Notwithstanding any provision of this By-law to the contrary, the only uses permitted in the "A-40" zone shall be existing uses described as a salvage or wrecking yard, an automobile repair/sales use, an existing dwelling, and accessory uses. The permitted uses shall be subject to any salvage/wrecking yard passed by the Township pursuant to the Municipal Act.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.41 A-41**

- (a) Location: Part of Lot 8, Concession 7, Mornington Ward (formerly A-62)
- (b) Notwithstanding any provision of this By-law to the contrary, a minimum front yard requirement for an agricultural silo on the land in the "A-41" zone shall be 10.9 metres. In addition, a 2.4 metre accessory building shall be permitted between the agricultural silo and the existing barn.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.42 A-42**

- (a) Location: Part of Lot 17, Concession 14, Mornington Ward (formerly A-61)
- (b) Notwithstanding any provision of this By-law to the contrary, a home occupation (including any office and accessory uses to the home occupation) located in an existing dwelling on the land in the "A-42" zone shall be permitted to occupy a maximum of 30 square metres of gross floor area. Further, the existing home occupation consisting of a fabric and material shop shall be recognized as a permitted use.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.43 A-43**

- (a) Location: Part Lot 35, Concession 1, South Easthope Ward
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "A-43" may also be used for a retail garden centre.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.44 A-44** (added by By-law No. 209-1999)

- (a) Location: Part of Lot 45, Concession 3 (formerly in the Township of North Easthope)
- (b) Notwithstanding any provision of By-law No. 30-1999 to the contrary, a single-detached dwelling and buildings and structures accessory thereto shall be permitted on the land in the "A-44" zone as shown on Map 33 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 209-1999).
- (c) Notwithstanding any provision of By-law No 30-1999 to the contrary, the minimum lot area and minimum lot frontage for a parcel of land in the "A-44" zone as shown on Map 33 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 209-1999 shall be 4.2 hectares and 90 metres, respectively.
- (d) The provisions of Section 6.3 of By-law No. 30-1999 shall apply to the single-detached dwelling use permitted by Clause (b) above.
- (e) The provisions of Section 5.1 and 6.3 of By-law No. 30-1999 shall apply to the buildings and structures accessory to single-detached dwelling uses permitted by Clause (b) above.
- (f) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.45 A-45** (added by By-law No. 209-1999)

- (a) Location: Part of Lot 45, Concession 3 (formerly in the Township of North Easthope)
- (b) Notwithstanding any provision of By-law No. 30-1999 to the contrary, a single-detached dwelling and buildings and structures accessory thereto shall be permitted on the land in the "A-45" zone as shown on Map 33 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 209-1999).
- (c) Notwithstanding any provision of By-law No 30-1999 to the contrary, the

minimum lot area and minimum lot frontage for a parcel of land in the "A-45" zone as shown on Key Map 39 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 209-1999) shall be 1.2 hectares and 100 metres, respectively.

- (d) The provisions of Section 6.3 of By-law No. 30-1999 shall apply to the single-detached dwelling use permitted by Clause (b) above.
- (e) The provisions of Section 5.1 and 6.3 of By-law No. 30-1999 shall apply to the buildings and structures accessory to single-detached dwelling uses permitted by Clause (b) above, excepting that the minimum northerly side yard for an existing shed shall be 6.0 metres.
- (f) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.46 A-46** (added by By-law No. 211-1999)

- (d) Location: Part of Lot 35, Concession 3 (formerly in the Township of South Easthope)
- (b) Notwithstanding any of the provisions of Section 6 of By-law No. 30-1999 to the contrary, an additional use described as a single-detached dwelling use and accessory uses shall be permitted on the land in the "A-46" zone as shown on Key Map 52 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 211-1999).
- (c) The provisions of Section 6.3 of By-law No. 30-1999 shall apply to the single-detached dwelling use permitted by Clause (b) above.
- (d) The provisions of Section 5.1 and 6.3 of By-law No. 30-1999 shall apply to the buildings and structures accessory to single-detached dwelling uses permitted by Clause (b) above.
- (e) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.47 A-47** (added by By-law No. 214-1999)

- (a) Location: Part Lot 7, Concession 3 (formerly in the Township of Mornington)
- (b) Notwithstanding any of the provisions of Section 6.1 of By-law No. 30-1999 to the contrary, the only uses permitted on the land in the "A-47" zone as shown on Schedule "A" to By-Law No. 30-1999 (also shown on schedule "A" to By-law No. 214-1999) shall be as follows:
  - (i) the growing of crops;
  - (ii) access driveway, stormwater management area, and landscaping associated with the uses permitted on the abutting "RC-9" zoned land.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.48 A-48** (added by OMB Order No. 0154)

- (a) Location: Part Lot 3, Concession 5, Mornington Ward
- (b) Notwithstanding the provisions of Section 5.29(g) of this By-law to the contrary, a farm dwelling in the form of a single-detached dwelling shall be permitted on the land in the "A-48" zone.

(c) All other provisions of the By-law, as amended, shall apply.

**6.9.49 A-49** (added by By-law No. 202-2000/amended by By-law 220-2009)

- (a) Location: Part of Lot 31, Concession 1, Ellice Ward
- (b) Notwithstanding the provisions of Section 6 of By-law No.30-1999 to the contrary, the minimum lot area and minimum lot frontage requirements for the land in the "A-49" zone as shown on Key Map 43 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 220-2009) shall be 0.8 hectares and 67 metres, respectively.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.50 A-50** (added by By-law No. 208-2000)

- (a) Location: Lot 23, Concession 6 (formerly in the Township of North Easthope)
- (b) Notwithstanding provisions of Section 6 of By-law No. 30-1999 to the contrary, an additional use described as the sale of farm produce/ products that are not grown and/or raised on the subject farm property shall be permitted on the land in the "A-50" zone as shown on Map 36 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 208-2000).
- (c) The additional use referred to in Clause (b) above must be complimentary to the sale of farm produce/products that are grown and/or raised on the subject property. The maximum gross floor area devoted to the sale of farm produce/products that are grown and/or raised on the subject farm property and the sale of farm produce/products that are not grown and/or raised on the subject farm property shall be 120 square metres.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.51 A-51** (added by By-law No. 209-2000)

- (a) Location: Part of Lot 43, Concession 2 (formerly in the Township of North Easthope)
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area requirement for an agricultural use on the land in the "A-51" zone as shown on Key Map 46 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 209-2000) shall be 19.8 hectares.
- (c) Notwithstanding the provisions of Section 6.3.3.1 of By-law No 30-1999 to the contrary, the minimum interior side yard for an existing agricultural shed on the land in the "A-51" zone as shown on Key Map 46 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 209-2000) shall be 3.5 metres.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.52 A-52** (added by By-law No. 209-2000)

- (a) Location: Part of Lot 43, Concession 2 (formerly in the Township of North

Easthope)

- (b) Notwithstanding the provisions of Sections 6.3.1 and 6.3.2 of By-law No. 30-1999 to the contrary, the minimum lot area and minimum lot frontage requirements for an existing non-farm residential use on the land in the “A-52” zone as shown on Key Map 46 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 209-2000) shall be 2,240 sq.metres and 47.0 metres, respectively.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.53 A-53** (added by By-law No. 201-2001)

- (a) Location: Part of Lot 18, Concession 7, Mornington Ward
- (b) Notwithstanding the provisions of Sections 6.1(c) and 3.63 of By-law No. 30-1999 to the contrary, a home occupation described as the making, display and sale of quilts on the land in the “A-53” zone as shown on Key Maps 7 and 7A of Schedule “A” to By-law No. 30-1999 (also shown on Schedules “A” and “B” to By-law No. 201-2001) shall be permitted in a recent building addition to the farm dwelling on the subject land and shall be permitted to occupy a floor area of not more than 30 square metres.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.54 A-54** (added by By-law No. 206-2001)

- (a) Location: Part of Lots 2 and 3, Concession 3 and part of Lots 1, 2 and 3, Concession 4, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.3.2 of By-law No. 30-1999 to the contrary, the minimum lot frontage for agricultural uses on the land in the “A-54” zone as shown on Key Map 9 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 206-2001) shall be 119 metres.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.55 A-55** (added by By-law No. 209-2001)

- (a) Location: Part of Lots 22 and 23, Concession 10, North Easthope Ward
- (b) Notwithstanding the provisions of Sections 6.3.3.1 and 6.5.3 of By-law No. 30-1999 to the contrary, the minimum easterly side yard for a liquid manure storage structure on the land in the “A-55” zone as shown on Key Map 32 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 209-2001) shall be 5 metres.
- (c) Notwithstanding the provisions of Section 6.7 of By-law No. 30-1999 to the contrary, a Certificate of Compliance shall not be required for the liquid manure storage structure referred to in Clause (b) above.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.56 A-56** (added by By-law No. 210-2001)

- (a) Location: Part of Lot 21, Concession 10, North Easthope Ward
- (b) Notwithstanding the provisions of Sections 6.3.1 and 6.3.2 of By-law

No.30-1999 to the contrary, the minimum lot area and the minimum lot frontage for a non-farm residential lot on the land in the "A-56" zone as shown on Key Map 32 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 210-2001) shall be 1,940 square metres and 60 metres, respectively.

- (c) Notwithstanding the provisions of Section 6.4.2 of By-law No. 30-1999 to the contrary, a non-farm residential lot on the land in the "A-56" zone as shown on Key Map 32 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 210-2001) shall not be required to meet the MDS I separation distance from the barn located on the farmland directly to the west of the subject land but rather shall be permitted at a distance of not less than 168 metres from the barn located on the farmland directly to the west of the subject land.
- (d) Notwithstanding the provisions of Section 6.3.3.2 of By-law No. 30-1999 to the contrary, the minimum westerly side yard for a single-detached dwelling on the land in the "A-56" zone as shown on Key Map 32 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 210-2001) shall be 36 metres. This 36 metre westerly side yard requirement applies only to the dwelling and not to any attached garage or accessory building/structure.
- (e) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.57 A-57** (added by By-laws No. 213-2001 and 210-2007)

- (a) Location: Part of Lots 16 and 17, Concession 16, Ellice Ward
- (b) Notwithstanding any provisions of Section 6.1 of this By-law to the contrary, the extension or enlargement of an existing legal non-conforming use described as an organic liquid waste and septic haulage business shall be permitted on the land in the "A-57" zone as shown on Key Map 23 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 213-2001). The permitted extension or enlargement shall consist of an addition to an existing shop building, which addition shall be approximately 65 square metres in size.
- (c) Notwithstanding any provisions of Section 6.1 of this By-law to the contrary, the extension or enlargement of an existing legal non-conforming use described as an organic liquid waste and septic haulage business shall be permitted on the land in the "A-57" zone as shown on Key Map 23 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 210-2007). The permitted extension or enlargement shall consist of a new building for truck wash and truck repair only for the trucks owned and operated by Glenn Nafziger Farms and with a maximum floor area of 1858 square metres.
- (d) All other provisions of this By-law, as amended, shall apply.

**6.9.58 A-58** (added by By-law No. 214-2001)

- (a) Location: Part of Lot 6, Concession 1, Ellice Ward
- (b) Notwithstanding any provisions of Section 6.1 of this By-law to the contrary,



an additional use described as an electrical contracting business that primarily serves the agricultural and farming community shall be permitted on the land in the "A-58" zone as shown on Key Map 32A of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 214-2001).

- (c) The location of the electrical contracting business permitted by Clause (b) above shall be limited to a 0.49 hectare area which is located in the south-east corner of the subject 12.0 hectare property. The location of the 0.49 hectare area is shown in a cross-hatched pattern on Schedule "A" to By-law No. 214-2001 and specific dimensions are identified thereon.
- (d) The minimum southerly side yard for buildings and structures used for the electrical contracting business permitted by Clause (a) above shall be 5.0 metres.
- (e) The maximum ground floor area of all buildings and structures used for the electrical contracting business permitted by Clause (b) above shall be 580 square metres.
- (f) The outdoor storage of goods and materials associated with the electrical contracting business permitted by Clause (b) above shall be permitted only to the south of the main building associated with the electrical contracting business and in accordance with the provisions of the related Site Plan Agreement for the electrical contracting business.
- (g) All other provisions of this By-law, as amended, shall apply.

**6.9.59 A-59** (added by By-law No. 216-2001)

- (a) Location: Part of Lot 45, Concession 3, North Easthope Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of this By-law to the contrary, the minimum lot area for a farm use on the land in the "A-59" zone as shown on Key Map 39 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 216-2001) shall be 3.43 hectares provided that the subject land continues to form a part of a larger approximate 11.25 hectare property, which larger 11.25 hectare property is located in both the Township of Perth East and the City of Stratford.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.60 A-60** (added by By-law No. 215-2001/ amended by 220-2009)

- (a) Location: Part of Lot 31, Concession 1, Ellice Ward
- (b) Notwithstanding the provisions of Section 6 of By-law No.30-1999 to the contrary, the minimum lot area and minimum lot frontage requirements for the land in the "A-60" zone as shown on Key Map 43 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 220-2009) shall be 0.45 hectares and 35 metres, respectively.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply

**6.9.61 A-61** (added by By-law No. 202-2002)

- (d) Location: Part of Lot 7, Concession 7 and part of Lots 7 and 8, Concession

8, Mornington Ward

- (b) Notwithstanding the provisions of Section 6.2 of By-law No. 30-1999 to the contrary, a second supplementary farm-related dwelling shall be permitted on the land in the "A-61" zone as shown on Key Map 5 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 202-2002). This additional supplementary farm-related dwelling shall be used only to accommodate farm family members/labourers that are involved in the farm operation on the subject 70.8 hectare farm property, shall be in the form of a dwelling unit in a converted dwelling (i.e. principal farm dwelling and any building addition thereto), and it must comply with the policies of Section 5.5.6.4 of the County of Perth Official Plan.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.61A A-61A** (added by By-law No. 203-2002)

- (a) Location: Part of Lot 7, Concession 12 in the Mornington Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum combined lot area for the land in the "A-61A" zone and the "FD-7" zone as shown on Key Maps 1 and 2 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 203-2002) shall be 18 hectares.
- (c) Notwithstanding the provisions of Sections 6 and 5.29 of By-law No. 30-1999 to the contrary, a farm-related single-detached dwelling shall be permitted as part of a farm use on the land in the "A-61A" zone as shown on Key Maps 1 and 2 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 203-1999).
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.62 A-62** (added by By-law No. 209-2002)

- (a) Location: Lot 25, Concession 11, formerly in the Township of Ellice
- (b) Notwithstanding the provisions of By-law No. 30-1999 to the contrary, the existing mobile home dwelling on the land in the "A-62" zone as shown on Key Map 27 of Schedule "A" to By-law No. 30-1999 shall be considered as a single-detached dwelling. In the event that the subject mobile home dwelling is destroyed or removed from the subject property, any replacement dwelling shall be in the form of a single-detached dwelling and not a mobile home.
- (c) All other provisions of By-law No. 30-1999 shall apply.

**6.9.64 A-64** (added by By-law No. 204-2002)

- (a) Location: Part of Lot 9, Concession 5, Mornington Ward
- (b) Notwithstanding the provisions of Sections 6.3.3.1, 6.5.3, and 6.7 of By-law No. 30-1999 to the contrary, a shed/barn and related manure storage area shall be permitted with a minimum westerly side yard of 12.18 metres on the land in the "A-64" zone as shown on Key Map 9 of Schedule "A" to By-law No. 30-1999, as amended. All other applicable MDS II provisions

- relating to the shed/barn and manure storage area must be satisfied.
- (c) Notwithstanding the provisions of Section 5.29 of By-law No. 30-1999 to the contrary, a farm dwelling shall be permitted on the approximate 9.2 hectare farm property in the "A-64" zone as shown on Key Map 9 of Schedule "A" to By-law No. 30-1999, as amended.
  - (d) Notwithstanding the provisions of Section 6.1 of By-law No. 30-1999 to the contrary, a farm-related commercial and industrial activity described as a horse buggy manufacturing, repair, and sales business shall be permitted on the farm property in the "A-64" zone as shown on Key Map 9 of Schedule "A" to By-law No. 30-1999, as amended, in the shed/barn referred to in Clause (b) above and in an existing shed on the easterly portion of the subject property.
  - (e) The barn and related manure storage area, farm dwelling, and horse buggy manufacturing, repair, and sales business permitted by Clauses (b), (c), and (d) above must satisfy all applicable regulations of the Grand River Conservation Authority.
  - (f) All other provisions of the By-Law, as amended, shall apply.

**6.9.65 A-65** (added by By-law No. 205-2002 and revised by By-law No. 216-2003)

- (a) Location: Part of Lot 14, Concession 9, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.2 of By-law No. 30-1999 to the contrary, a supplementary farm-related dwelling shall be permitted on the land in the "A-65" zone as shown on Key Map 7 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 205-2002). This supplementary farm-related dwelling shall be used only to accommodate farm family members/labourers or farm retirees involved in the farm operation on the subject 20.9 hectare farm property, shall be in the form of a dwelling unit in a converted dwelling (i.e. principal farm dwelling and any building addition thereto), and must comply with the policies of Section 5.5.6.4 of the County of Perth Official Plan.
- (c) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the land in the "A-65" zone as shown on Key Map 7 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 216-2003) may also be used for a window manufacturing and sales business and the retail, wholesale, and processing of window/door glass and related products, subject to the following additional provisions:
  - (i) the maximum ground floor area of buildings used in conjunction with the window manufacturing and sales business and the retail, wholesale, and processing of window/door glass and related products shall be 519 square metres;
  - (ii) the maximum gross floor area of the buildings used in connection with the window manufacturing and sales business and the retail, wholesale, and processing of window/door glass and related products shall be 809 square metres; and
  - (iii) buildings described as a farm dwelling (including the permitted converted

dwelling) and a barn on the subject property shall not be used in connection with the window manufacturing and sales business and the retail, wholesale, and processing of window/ door glass and related products.

(d) All other provisions of this By-law, as amended, shall apply.

**6.9.66 A-66** (added by By-law No. 206-2002)

(a) Location: Part of Lot 11, Concession 8, Mornington Ward

(b) Notwithstanding the provisions of Section 6.1 of By-law No. 30-1999 to the contrary, an additional use described as a farm-related construction business shall be permitted on the land in the "A-66" zone as shown on Key Map 7 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 206-2002). This permitted farm-related construction business shall occupy a gross floor area of not more than 186 square metres.

(c) All other provisions of this By-law, as amended, shall apply.

**6.9.67 A-67** (added by By-law No. 208-2002)

(a) Location: Part of Lot 12, Concession 5, Mornington Ward

(b) Notwithstanding the provisions of Sections 6.2 and 5.29 of By-law No. 30-1999 to the contrary, a farm-related single-detached dwelling shall be permitted on the approximate 14.6 hectare farm property in the "A-67" zone as shown on Key Map 17 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 208-1999).

(c) All other provisions of this By-law, as amended, shall apply.

**6.9.68 A-68** (added by By-law No. 210-2002)

(a) Location: Part of Lot 16, Concession 7, Mornington Ward

(b) Notwithstanding the provisions of Sections 6.4.1 and 6.5 of By-law No. 30-1999 to the contrary, a new covered liquid manure storage tank for the manure from an existing poultry layer operation and the liquid run-off from the dry manure system for an existing hog operation shall be permitted on the land in the "A-68" zone as shown on Key Maps 7 and 8 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 210-2002). The new covered liquid manure storage structure shall be located to the north-east of the existing poultry layer barn on the subject land at a distance of no less than 86 metres from the nearest area zoned or designated residential.

(c) Notwithstanding the provisions of Section 6.7 of By-law No. 30-1999 to the contrary, a Certificate of Compliance shall not be required for the manure storage structure referred to Clause (b) above.

(d) All other provisions of this By-law, as amended, shall apply.

**6.9.69 A-69** (added by By-law No. 213-2002)

- (a) Location: Part of Lot 17, Concession 9, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.2 of By-law No. 30-1999 to the contrary, a supplementary farm-related dwelling shall be permitted on the land in the "A-69" zone as shown on Key Map 7 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 213-2002). This supplementary farm-related dwelling shall be used to accommodate a farm retiree(s), shall be in the form of a non-permanent dwelling, and must comply with the policies of Section 5.5.6.2 of the County of Perth Official Plan.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.70 A-70** (added by By-law No. 214-2002)

- (a) Location: Part of Lot 15, Concession 6, North Easthope Ward
- (b) Notwithstanding the provisions of Sections 5.1.3 and 6.3 of By-law No. 30-1999 to the contrary, the minimum front yard and the minimum westerly side yard for a building described as a detached garage accessory to an existing non-farm residential use on the land in the "A-70" zone as shown on Key Map 42 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 214-2002) shall be 24 metres and 3 metres, respectively.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.71 A-71** (added by By-law No. 215-2002)

- (a) Location: Part of Lot 14, Concession 1, South Easthope Ward
- (b) Notwithstanding the provisions of Sections 6.2 and 5.29 of By-law No. 30-1999 to the contrary, a farm-related single-detached dwelling shall be permitted on the approximate 14.06 hectare farm property in the "A-71" zone as shown on Key Map 50 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 215-2002).
- (c) Notwithstanding the provisions of Section 6 of By-law No. 30-1999 to the contrary, the following site regulations shall apply to buildings and structures that are established/erected on the property in the "A-71" zone as shown on Key Map 50 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 215-2002):
  - (i) Front Yard, Minimum 90 metres
  - (ii) Interior Side Yard, Minimum 30 metres
  - (iii) Rear Yard, Minimum 30 metres, except that the minimum rear yard for a dwelling shall be 120 metres
  - (iv) The setback distance determined by the Minimum Distance Separation I formula (MDS I) shall apply to any dwelling established/erected on the subject property.
  - (v) The minimum yard requirements for agricultural buildings and structures as determined by the Minimum Distance Separation II formula (MDS II) shall apply in addition to the requirements of Paragraphs (i), (ii) and (iii), above.

(d) All other provisions of this By-law, as amended, shall apply.

**6.9.72 A-72** (added by By-law No. 216-2002)

- (a) Location: Part of Lots 34 and 35, Concession 3, North Easthope Ward
- (b) Notwithstanding the provisions of Section 6.1 of By-law No. 30-1999 to the contrary, an additional use described as a farm-related drainage business shall be permitted on the land in the "A-72" zone as shown on Key Map 40 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 216-2002).
- (c) Notwithstanding the provisions of By-law No. 30-1999 to the contrary, the farm-related drainage business permitted by Clause (b) above shall be conducted in a building with a maximum ground floor area of 530 square metres. The yard requirements for this building shall be as follows:
  - (i) Front yard, minimum 30 metres
  - (ii) Interior side yard, minimum 15 metres
  - (iii) Rear yard, minimum 15 metres
- (d) The farm-related drainage business and building for same as permitted by Clauses (b) and (c) above shall not be located in any of the woodlot area on the subject lands.
- (e) All other provisions of this By-law, as amended, shall apply.

**6.9.73 A-73** (added by By-law No. 217-2002; changed by By-law No. 213-2014)

- (a) Location: West Part of Lot 34, Concession 1, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an addition to the existing single-detached dwelling shall be permitted on the land within the "A-73" zone as shown on Key Map 43 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 213-2014) at a distance of 231.0 metres from the livestock facility located on the farm property to the east described as East Part Lot 34, Concession 1, in the Ellice Ward.
- (c) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area for an existing non-agricultural lot as enlarged through Consent Application No. B14/14 on the lands in the "A-73" zone as shown on Key Map 43 of Schedule "A" to By-law 30-1999 (also shown on Schedule "A" to By-law No. 213-2014) shall be 1.12 ha.
- (d) All other provisions of this By-law, as amended, shall apply.

**6.9.74 A-74** (added by By-law No. 218-2002)

- (a) Location: Part of Lots 17 and 18, Concession 7, North Easthope Ward
- (b) Notwithstanding the provisions of Sections 6.3.1 and 6.3.2 of By-law No. 30-1999 to the contrary, the minimum lot area and minimum lot frontage for the land in the "A-74" zone in combination with the land in the "NRE2-2" zone as shown on the Key Map 32 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 218-2002) shall be 15.34 hectares and 14.9 metres, respectively. This 15.24 hectare lot shall

be considered as an existing lot under the provisions of Section 5.29 of By-law No. 30-1999.

- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.75 A-75** (added by By-law No. 219-2002)

- (a) Location: Part of Lots 36 and 37, Concession 5, North Easthope Ward
- (b) Notwithstanding the provisions of Sections 6.3.1 and 6.3.2 of By-law No. 30-1999 to the contrary, the minimum lot area and minimum lot frontage for an existing non-farm residential lot as enlarged through Consent Application No. B25/02 on the land in the "A-75" zone as shown on Key Map 39 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 219-2002) shall be 0.65 hectares and 135 metres, respectively.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.76 A-76** (added by By-law No. 223-2002)

- (a) Location: Part of Lot 7, Concession 7, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.2 of By-law No. 30-1999 to the contrary, a supplementary farm-related dwelling shall be permitted on the land in the "A-76" zone as shown on Key Map 5 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 223-2002). This supplementary farm-related dwelling shall be used to accommodate farm labourers and/or farm retiree(s), shall be in the form of a non-permanent dwelling, and must comply with the policies of Sections 5.5.6.1 and/or 5.5.6.2 of the County of Perth Official Plan.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.77 A-77** (added by By-law No. 201-2003)

- (a) Location: Part of Lot 46, Concession 3, South Easthope Ward
- (b) Notwithstanding the provisions of By-law No. 30-1999 to the contrary, the minimum front yard requirement for a new single-detached dwelling to replace the existing single-detached dwelling on the land in the "A-77" zone as shown on Key Map 51 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 201-2003) shall be 15 metres.
- (c) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the replacement of an existing shop building which is used for an existing legal non-conforming construction business on the land in the "A-77" zone as shown on Key Map 51 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 201-2003) with a new shop building to be used for the same purpose shall be permitted.
- (d) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the following provisions shall apply to the new shop building permitted by Clause (c) above:
  - (i) Minimum Front Yard 75 metres
  - (ii) Minimum Side Yards 7.5 metres

- (iii) Minimum Rear Yard 30 metres
- (iv) Maximum Building Height 10 metres
- (v) Maximum Ground Floor Area 700 square metres
- (e) All other provisions of this By-law, as amended, shall apply.

**6.9.78 A-78** (added by By-law No. 203-2003)

- (a) Location: Part of Lots 22 and 23, Concession 3, South Easthope Ward
- (b) Notwithstanding the provisions of Section 6.3.3.1 of By-law No. 30-1999 to the contrary, the following westerly side yard requirements shall apply to existing identified agricultural buildings and structures on the land in the "A-78" zone as shown on Key Map 53 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 203-2003):
  - (i) Existing drive shed 14 metres
  - (ii) Existing bin (immediately south of drive shed) 14 metres
  - (iii) Existing silo/bins immediately north, south, and east of silo 17 metres
- (c) Notwithstanding the provisions of Sections 6.1 and 6.2 of By-law No. 30-1999 to the contrary, the most easterly barn on the land in the "A-78" zone as shown on Key Map 53 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 203-2003), which barn has been used as a hog barn, shall be used only for agricultural storage purposes and shall not be used for the housing or sheltering of livestock.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.79 A-79** (added by By-law No. 207-2003)

- (a) Location: Part of Lot 30, Concession 2 and part of Lot 29, Concession 1, South Easthope Ward
- (b) Notwithstanding the provisions of Section 6.3.1 and Section 6.3.2 of By-law No. 30-1999 to the contrary, the minimum lot area and the minimum lot frontage for an agricultural use on the land in the "A-79" zone as shown on Key Map 48 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 207-2003) shall be 24.3 hectares and 9 metres, respectively.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.80 A-80** (added by By-law No. 211-2003)

- (a) Location: Part of Lot 4, Concession 4, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.1 of By-law No. 30-1999 to the contrary, an additional use described as a farm-related construction business shall be permitted on the land in the "A-80" zone as shown on Key Map 9 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 211-2003). This permitted farm-related construction business shall occupy a gross floor area of not more than 240 square metres.
- (c) All other provisions of this By-law, as amended, shall apply.



**6.9.81 A-81** (added by By-law No. 214-2003)

- (a) Location: Part of Lot 15, Concession 4, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area for an existing non-farm residential lot as enlarged through Consent Application No. B40/03 on the land in the "A-81" zone as shown on Key Map 17 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 214-2003) shall be 1,855 square metres.
- (c) Notwithstanding the provisions of Section 6.4.2 of By-law No. 30-1999 to the contrary, a non-farm residential lot as enlarged through Consent Application No. B40/03 on the land in the "A-81" zone as shown on Key Map 17 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 214-2003) shall not be required to meet the MDS I separation distance from the barn located on the farmland directly to the west of the subject land but rather shall be permitted at a distance of not less than 210 metres from the barn located on the farmland directly to the west of the subject land.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.82 A-82** (added by By-law No. 214-2003)

- (a) Location: Part of Lot 15, Concession 4, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area for a farm use on the land in the "A-82" zone as shown on Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 214-2003) shall be 29.5 hectares.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.83 A-83** (added by By-law No. 215-2003)

- (a) Location: Part of Lot 15, Concession 11, Mornington Ward
- (e) Notwithstanding the provisions of Section 6.1 of By-law No. 30-1999 to the contrary, a farm-related business use described as the manufacture and sale of barn windows and natural ventilation systems shall be permitted on the land in the "A-83" zone as shown on Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 215-2003).
- (f) The maximum gross floor area for buildings used for the farm-related business use permitted by Clause (b) above shall be 375 square metres.
- (g) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.84 A-84** (added by By-law No. 202-2004)

- (a) Location: Part of Lot 15, Concession 3, Mornington Ward
- (h) Notwithstanding the provisions of Section 5.11, Section 6.1, and Section 6.3 of By-law No. 30-1999 to the contrary, a shed used for storage purposes accessory to the abutting existing dwelling located in the "Hamlet/Village Residential Zone (HVR)" zone to the east shall be permitted on a parcel of land with a minimum frontage of 45 metres and a minimum area of 0.3 hectares and located in the "A-84" zone as shown on Key Map 18 of

Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 202-2004).

- (i) Notwithstanding the provisions of Section 6.3.3.2 of By-law No. 30-1999 to the contrary, the following site regulations shall apply to a shed used for storage purposes accessory to the abutting existing dwelling as described in paragraph (b) above:
  - (i) Front yard, minimum 15 metres
  - (ii) Rear yard, minimum 7.5 metres
  - (iii) Side yard (westerly), minimum 7.5 metres
  - (iv) Side yard (easterly), minimum 3.5 metres
- (j) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.85 A-85 (added by By-law No. 204-2004)**

- (a) Location: Part of Lot 20, Concession 6, North Easthope Ward
- (b) Notwithstanding the provisions of Section 6.1 of By-law No. 30-1999 to the contrary, a tile bed and septic system and other uses accessory to the existing dwelling located in the "Hamlet/Village Residential Zone (HVR)" to the west shall be permitted on a parcel of land with a minimum frontage of 10 metres and a minimum area of 430 square metres and located in the "A-85" zone as shown on Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 204-2004).
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.86 A-86 (added by By-law No. 205-2004)**

- (a) Location: Part of Lot 13, Concession 1, Mornintgton Ward
- (k) Notwithstanding the provisions of Section 6.4.3 of By-law No. 30-1999 to the contrary, a dog kennel use shall be permitted in an existing barn building with outdoor run areas to the north of the existing barn and east of two existing silos on land in the "A-86" zone as shown on Key Map 20 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 205-2004) at a distance of 129 metres from the nearest neighbouring dwelling (i.e. directly to the west).
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.87 A-87 (added by By-law No. 209-2004)**

- (a) Location: Part of Lot 16, Concession 3 and part of Lot 16, Concession 4, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area for a farm use on the land in the "A-87" zone as shown on Key Map 17 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 209-2004) shall be 9.5 hectares.
- (c) Notwithstanding the provisions of Section 6.3.3 of By-law No. 30-1999 to the contrary, the minimum northerly side yard for an existing poultry barn on the land in the "A-87" zone as shown on Key Map 17 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 209-2004) shall be 28 metres.
- (d) Notwithstanding the provisions of Section 6.3.3 of By-law No. 30-1999 to the

contrary, the minimum northerly side yard for that portion of the existing poultry barn referred to in Clause (c) above which is not used for the housing of poultry shall be 18 metres.

(e) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.88 A-88 (added by By-law No. 209-2004)**

(a) Location: Part of Lot 16, Concession 3 and part of Lot 16, Concession 4, Mornington Ward

(b) Notwithstanding the provisions of Section 6.3.3 of By-law No. 30-1999 to the contrary, the minimum southerly side yard for an existing building on the land in the "A-88" zone as shown on Key Map 17 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 209-2004), which existing building is used for storage associated with an agricultural use, shall be 13 metres.

(c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.89 A-89 (added by By-law No. 204-2005)**

(a) Location: Part of Lot 19, Concession 1, North Easthope Ward

(b) Notwithstanding any provisions of Section 6.1 of By-law No. 30-1999 to the contrary, the following uses shall be permitted on the land in the "A-89" zone as shown on Key Maps 48 and 49 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 204-2005):

(i) a farmer's market (including but not limited to the sale of meats and baked goods and the retail of giftware/souvenirs);

(ii) a farm/agri-tourism education centre;

(iii) a farm animal exhibit;

(iv) festivals/public events;

(v) small private events/gatherings;

(vi) accessory uses (including a snack bar).

(c) The location of the uses permitted by Clause (b) above shall be limited to an approximate 2.0 hectare area located in the area of the existing buildings and structures in the south-west corner of the subject property, the westerly limit of which is defined by an existing tree row and a post and wire fence located west and north-west of the dwelling on the subject property. The approximate 2.0 hectare area is identified on a site plan drawing prepared by McNeil Surveying Ltd. And dated July 4, 2005 (File No. 8610 (ML)).

(d) Notwithstanding the provisions of Section 6.3.4 of By-law No. 30-1999 to the contrary, the maximum lot coverage for the uses permitted by Clause (b) above shall be limited to the lot coverage that existed (i.e. area of existing buildings and structures) on the day that By-law No. 204-2005 was adopted.

(e) Notwithstanding the provisions of By-law No. 30-1999 to the contrary, driveway access to the subject property shall be by the two driveways as they existed on the day that By-law No. 204-2005 was adopted.

(f) The use of the subject property for the uses permitted by Clause (b) above shall be subject to a Site Plan Agreement pursuant to Section 41 of the Planning Act, R.S.O. 1990.

(g) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.90 A-90 (added by By-law No. 209-2005)**

(a) Location: Part of Lot 5, Concession 9, Mornington Ward

(b) Notwithstanding the provisions of Section 6.3.3.1 of By-law No. 30-1999 to

the contrary, the minimum easterly side yard for an existing barn on the parcel of land zoned "A-90" as shown on Key Map 4 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 209-2005) shall be 16.75 metres.

- (c) Notwithstanding the provisions of Section 6.4.1 of By-law No. 30-1999 to the contrary, the minimum easterly side yard for an existing barn located on the parcel of land zoned "A-90" as shown on Key Map 4 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 209-2005) shall be 16.75 metres.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.91 A-91 (added by By-law No. 208-2005)**

- (a) Location: Part of Lot 1, Concession 11, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.1 and 5.29 of By-law No. 30-1999 to the contrary, a single-detached dwelling and accessory buildings and structures shall be permitted on the approximate 3.3 hectare parcel of land zoned "A-91" as shown on Key Map 1 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 208-2005).
- (c) Notwithstanding the provisions of Section 6.3.3.2 of By-law No. 30-1999 to the contrary, the single-detached dwelling permitted by Clause (b) above shall be located such that it is no further than 120 metres from the southerly lot line of the subject property and no closer than 60 metres to the front lot line of the subject property.
- (d) Notwithstanding the provisions of Section 5.1.3.1 of By-law No. 30-1999 to the contrary, an existing shed shall be permitted in the front yard of the single-detached dwelling permitted by Clause (b) above.
- (e) Notwithstanding the provisions of Sections 6.1 and 3.133(k) of By-law No. 30-1999 to the contrary, any permitted secondary farm occupation use permitted on the land in the "A-91" zone as shown on Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 208-2005) shall be limited to a trades occupation where the primary activities of the trades occupation are conducted off the subject property and where the trades occupation use activities on the subject property are limited to accessory aspects of the trades occupation (i.e. office use, storage of supplies and materials necessary for the trades occupation (i.e. office use, storage of supplies and materials necessary for the trades occupation)).
- (f) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.92 A-92 (added by By-law No. 215-2005)**

- (a) Location: Part of Lot 5, Concession 6, North Easthope Ward
- (b) Notwithstanding the provisions of Sections 6.1 and 5.29 of By-law No. 30-1999 to the contrary, a single-detached dwelling and accessory buildings and structures shall be permitted on the approximate 2,435 square metre parcel of land zoned "A-92" as shown on Key Map 42 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 215-2005).
- (c) Notwithstanding the provisions of Section 6 to By-law No. 30-1999 to the contrary, the conversion of an existing institutional use building to a single-detached dwelling shall be permitted. The existing front yard and the existing exterior side yard for the institutional use building shall be the minimum front yard and the minimum exterior yard, respectively, for any

- building additions to the converted residential use building.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.93 A-93 (Added by By-law 201-2006)**

- (a) Location: Part of Lot 1, Concession 10, Mornington Ward
- (b) Notwithstanding the provisions of Section 6 of By-law No. 30-1999 to the contrary, a wind turbine structure (i.e. small wind energy generation system) shall be permitted as a part of the farm use on the land in the "A-93" zone as shown on Key Map 5 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 201-2006) subject to the following:
  - (i) Minimum yard requirements 67 metres
  - (ii) Maximum height (measured to top of blade tip) 45 metres
  - (iii) Minimum distance from nearest neighbouring dwelling and from neighbouring institutional use 240 metres
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.94 A-94**

- (a) Location: Part of Lot 1, Concession 1, North Easthope Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area for the land shown in the "A-94" zone as shown on Key Map 50 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 205-2006) shall be 25.5 hectares.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply

**6.9.95 A-95-T (added by By-law 206-2006)**

- (a) Location: Part of Lot 1, Concessions 11 and 12, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.1 and 6.2 of By-law No. 30-1999 to the contrary, a garden suite in the form of a non-permanent dwelling shall be permitted as secondary housing on the land in the "A-95-T" zone as shown on Key Map 1 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 206-2006) for a period of not more than ten years from the day of passing of By-law No. 206-2006 (i.e. March 21, 2006).
- (c) Upon the expiry of the time period during which the authorization for the use described in Clause (b) above is in effect, Section 34(9)(a) of the Planning Act, R.S.O. 1990, does not apply so as to permit the continued use of land, buildings, or structures for the proposed temporary use.
- (d) Upon the expiry of the time period during which the authorization for the use described in Clause (b) above is in effect, the zone classification of the subject property shall revert to the "Agricultural Zone (A)" of this By-law, shall be shown as "A" on Key Map 1 of Schedule "A" to By-law No. 30-1999, and shall be subject to the provisions of Section 6 of By-law No. 30-1999.
- (e) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.96 A-96 (Added by By-law No.210-2006)**

- (a) Location: Part of Lot 12, Concession 14, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area for an agricultural use on the land in the "A-96" zone as shown on Key Map 3 of Schedule "A" to By-law No. 30-1999

(also shown on Schedule "A" to By-law No. 210-2006) shall be 32.25 hectares.

- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.
- (d) The provisions of Section 6.9.6 of By-law No. 30-1999 are hereby deleted.

**6.9.97 A-97** (*Added by By-law 210-2006*)

- (a) Location: Part of Lot 12, Concession 14, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area for an agricultural use on the land in the "A-97" zone as shown on Key Map 3 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 210-2006) shall be 32.25 hectares.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.98 A-98** (*Added by By-law 214-2006*)

- (a) Location: Part of Lot 16, Concession 7, North Easthope Ward (Key Map 32)
- (b) Notwithstanding the provisions of Sections 6.1 and 5.29 (g) of By-law No. 30-1999 to the contrary, a single-detached dwelling and accessory buildings and structures shall be permitted on the approximate 6.6 hectare parcel of land zoned "A-98" as shown on Key Map 32 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 214-2006).
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.99 A-99** (*Added by By-law 217-2006*)

- (a) Location: Part of Lot 18, Concession 7, Mornington Ward (Key Map 7)
- (b) Notwithstanding the provisions of Sections 6.1 and 6.2 of By-law No. 30-1999 to the contrary, an additional use described as a farm market shall be permitted on the land zoned "A-99" as shown on Key Map 7 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 217-2006). The permitted farm market shall be operated on a seasonal basis (i.e. spring to fall).
- (c) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the permitted farm market use shall be located no closer than 3.0 metres to any abutting property line.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.100 A-100** (*Amended by By-law 221-2006*)

- (a) Location: Part of Lot 21, Concession 1, Ellice Ward (Key Map 43).
- (b) Notwithstanding the provisions of Sections 6.1 and 6.2 of By-law No. 30-1999 to the contrary, a new non-farm residential use, consisting of a single-detached dwelling and accessory buildings and structures, and a tree farm/nursery use shall be permitted on the land zoned "A-100" as shown on Key Map 43 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 221-2006).
- (c) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot area for the above-noted non-farm residential use and tree nursery use shall be 1.2 hectares.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

- 6.9.101 A-101 (Added by By-law 201-2007)
- (a) Location: Part of Lot 1 and 2, Concession 2, South Easthope Ward
  - (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot frontage for an agricultural use on the land in the "A-101" zone as shown on Key Map 50 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 201-2007) shall be 145.0 metres.
  - (c) All other provisions of By-law No. 30-1999, as amended, shall apply.
- 6.9.102 A102 (Added by By-law 201-2007)
- (a) Location: Part of Lot 1 and 2, Concessions 1 and 2, South Easthope Ward
  - (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area and lot frontage for an agricultural use on the land in the "A-102" zone together with lands zoned NRE2 on Lot 2, Concession 2, as shown on Key Map 50 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 201-2007) shall be 32.0 hectares and 160.0 metres respectively.
  - (c) All other provisions of By-law No. 30-1999, as amended, shall apply.
- 6.9.103 A-103 (Added by By-law 204-2007)
- (a) Location: Part of Lot 15, Concession 9, Mornington Ward
  - (a) Notwithstanding the provisions of Sections 6.4.1 of By-law No. 30-1999 to the contrary, a new livestock facility shall be permitted on the land in the "A-103" zone as shown on Key Maps 7 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 204-2007). The new livestock facility is limited to housing 36 Heifer cows, or equivalent animal units and shall be located to the south west of the existing barn on the subject land at a distance of not less than 110 metres from the nearest area zoned or designated Institutional.
  - (c) All other provisions of this By-law, as amended, shall apply.
- 6.9.104 A-104 (Added by By-Law 211-2007)
- (a) Location: Part of Lot 4, Concession 7, Mornington Ward
  - (b) Notwithstanding any provision of this By-law to the contrary, a parochial school shall be permitted on a 0.4 hectare portion of a larger farm property on land in the "A-104" zone. The parochial school shall remain a part of the subject farm property and shall not be severed from it.
  - (c) All other provisions of By-law No. 30-1999, as amended, shall apply.
- 6.9.105 A-105 (Added by By-law 213-2007)
- (e) Location: Part of Lot 20, Concession 2, North Easthope Ward
  - (f) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area and frontage of an existing non-farm residential lot as enlarged through Consent Application No. B15/07 on the lands in the "A-105" zone as shown on Key Map 48 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 213-2007) shall be 2780 square metres and 38.0 metres respectively.
  - (g) All other provisions of this By-law, as amended, shall apply.

6.9.106 A-106-T (added by By-law 214-2007)

- (a) Location: Part of Lot 5, Concession 9, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a mobile home may be used as the principal dwelling for a period not to exceed three years from the date of passing of this By-law, on the lands in the "A-106-T" zone as shown on Key Map 5 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 214-2007).
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.107 A-107 (added by By-law 216-2007)

- (a) Location: Part of Lot 8 Concession 4, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a single detached residence may be located on the lands in the "A-107" zone as shown on Key Map 11 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 216-2007).
- (c) Prior to the issuance of a building permit for the proposed residence, the property owner shall enter into an agreement with the Township of Perth to address access, maintenance and financial contribution for future upgrades to Cobalt Street.
- (d) All other provisions of this By-law, as amended, shall apply.

6.9.108 A-108 (added by By-law 201-2008 and 204-2013)

- (a) Location: Part of Lot 5 Concession 3, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a single detached residence may be located on the lands created through consent application B03/08 in the "A-108" zone with a lot frontage of 45.0 metres, a lot area of 2143 square metres, a front yard setback of 14.0 metres and an easterly side yard setback of 1.2 metres, as shown on Key Map 39 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 204-2013).
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.109 A-109 (added by By-law 204-2008)

- (a) Location: part of Lot 1, Concession 4, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a Public Works Yard shall be a permitted use within the area zoned "A-109", as shown on Key Map 39 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 204-2008), subject to the following provisions:
  - All buildings and structures shall be set back 7.5 metres from all property lines save and except the southerly side yard which shall have a 10.0 metre setback from the lot line abutting the adjacent woodland.
  - For purposes of MDS II requirements this public works facility shall be



considered a Type A land Use.

- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.110 A-110 (added by By-law 205-2008)**

- (a) Location: Part of Lots 16 and 17, Concession 1 in the South Easthope Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum combined lot area and minimum lot frontage for the land in the "A-110" zone in combination with the land in the "NRE2" zone as shown on Key Map 48 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 205-2008) shall be 24 hectares and 9 metres respectively.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.111.1 A-111 (added by By-law 205-2008)**

- (a) Location: Part of Lot 16, Concession 1 in the South Easthope Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area for the land in the "A-111" zone as shown on Key Map 48 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 205-2008) shall be 10 hectares.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.111.2 A-111(A)-T (added by By-law 207-2008)**

- (a) Location: Part of Lot 39, Concessions 4, South Easthope Ward
- (b) Notwithstanding the provisions of Section 6.1 and 6.2 of By-law No. 30-1999 to the contrary, a garden suite in the form of a non-permanent dwelling shall be permitted as secondary housing on the land in the "A-111-T" zone as shown on Key Map 51 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 207-2008) for a period of not more than ten years from the day of passing of By-law No. 207-2008 (i.e. July 15, 2008).
- (c) Upon the expiry of the time period during which the authorization for the use described in Clause (b) above is in effect, Section 34(9)(a) of the Planning Act, R.S.O. 1990, does not apply so as to permit the continued use of land, buildings, or structures for the proposed temporary use.
- (d) Upon the expiry of the time period during which the authorization for the use described in Clause (b) above is in effect, the zone classification of the subject property shall revert to the "Agricultural Zone (A)" of this By-law, shall be shown as "A" on Key Map 51 of Schedule "A" to By-law No. 30-1999, and shall be subject to the provisions of Section 6 of By-law No. 30-1999.
- (e) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.112 A-112 (added by By-law 212-2008)**

- (a) Location: Part of Lot 15, Concession 6, Mornington Ward
- (b) Notwithstanding any provision of By-law No. 30-1999 to the contrary, the area zoned "A-112" as shown on Key Map 8 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 212-2008) shall be used for farm uses including a single detached dwelling, a home occupation in accordance with Section 3 and a bed and breakfast/farm vacation

establishment in accordance with Section 3, subject to the following provisions:

- (i) Minimum lot area of 8.0 hectares.
  - (ii) Minimum lot frontage of 20.0 metres.
  - (iii) No building or structure shall be located greater than 95 metres from the northerly lot line of the retained land created by consent application B21/08.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.113 A-113 (added by By-law 213-2008)**

- (a) Location: Part of Lot 41 Concession 2, South Easthope Ward
- (b) Notwithstanding any provision of By-law No. 30-1999 to the contrary, the minimum lot area for a agricultural use on the lands in the "A-113" zone, as shown on Key Map 46 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 213-2008) shall be 7.0 hectares.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.114 A-114 (added by By-law 217-2008)**

- (a) Location: Part of Lot 11, Concession 1, Ellice Ward
- (b) Notwithstanding the provisions of Section 6.3.1of By-law No. 30-1999 to the contrary, in addition to the uses permitted by Section 6.1 the lands in the "A-114" zone as shown on Key Map 44 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 217-2008) may be used for a communal septic bed servicing the Crystal Lake Mobile Home Court development only.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.115 A-115 (added by By-law 218-2008)**

- (a) Location: Part of Lot 8, Concession 3, Ellice Ward
- (b) Notwithstanding the provisions of Section 6.3.1of By-law No. 30-1999 to the contrary, the minimum lot area and frontage of the non-farm residential lots created through Consent Application No. B37/08 on the lands in the "A-115" zone as shown on Key Map 44 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 218-2008) shall be 1770 square metres and 29.0 metres respectively.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.116 A-116 (added by By-law 204-2009)**

- (a) Location: Part of Lot 20, Concession 10, North Easthope Ward
- (b) Notwithstanding the provisions of Section 6.3.1of By-law No. 30-1999 to the contrary, the minimum lot area and frontage of an existing non-farm lot as enlarged through Consent Application No. B43/08 on the lands in the "A-116" zone as shown on Key Map 32 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 204-2009) shall be 5100 square metres and 50.0 metres respectively.

(c) All other provisions of this By-law, as amended, shall apply.

**6.9.117 A-117 (added by By-law 201-2009)**

- (a) Location: Lot 22, Concession 1, North Easthope Ward
- (b) Notwithstanding any provisions of Section 6 of By-law No. 30-1999 to the contrary, no new residential buildings shall be permitted on these lands.
- (c) Notwithstanding any provisions of Section 6 of By-law No. 30-1999 to the contrary, the minimum lot frontage requirement for lands in the A-117 zone as shown on Key Map 48 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 201-2009) shall be 27 metres.
- (d) All other provisions of this By-law, as amended, shall apply.

**6.9.118 A-118 (added by by-law 206-2009)**

- (a) Location: Part of Lot 40, Concessions 1 and 2, South Easthope Ward
- (b) Notwithstanding any other provisions of By-law No. 30-1999 to the contrary, a single detached dwelling shall be permitted on the existing non-farm lot and the minimum lot area and frontage on the lands in the "A-118" zone as shown on Key Maps 47 and 39A of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 206-2009) shall be 5400 square metres and 67 metres respectively.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.119 A-119 (added by By-law 208-2009)**

- (a) Location: Part of Lot 15, Concession 5, South Easthope Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area for the land shown in the "A-119" zone as shown on Key Map 47 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 208-2009) shall be 8.0 hectares and .
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.120 A-120 (added by By-law 210-2009 approved by OMB)**

- (a) Location: Part of Lot 6, Concession 12, Mornington
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a dwelling shall be permitted on the 4.0 hectare parcel of land zoned "A-120" as shown on Key Map 1 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 210-2009). A new dwelling shall be constructed in accordance with the following regulations:
  - (i) Minimum side yard (south side) 7.5 metres
  - (ii) Minimum side yard (north side) 50 metres
  - (iii) Minimum front yard 125 metres
  - (iv) Minimum rear yard 250 metres
  - (v) All of yard and setback provisions of section 6.3.3.2 of by-law 30-1999 shall apply.
- (c) All other provisions of By-law 30-1999, as amended shall apply.

**6.9.121 A-121 (added by By-law 214-2010)**

- (a) Location: Part of Lot 46, Concession 3, South Easthope Ward

- (b) Notwithstanding any provision of By-law No. 30-1999 to the contrary the area zoned "A-121" as shown on Key Map 51 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 207-2009 and By-law 214-2010) shall be used only for a single detached dwelling, a home occupation, bed and breakfast and accessory uses subject to the following provisions:
  - (i) minimum lot frontage of 18 metres
  - (ii) minimum lot area of 7500 square metres
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.122 A-122** (added by By-law 207-2009)

- (a) Location: Part of Lot 46, Concession 3, South Easthope Ward
- (b) Notwithstanding any provision of By-law No. 30-1999 to the contrary the area zoned "A-122" as shown on Key Map 51 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 207-2009) shall be used only for a single detached dwelling, a home occupation, bed and breakfast and accessory uses subject to the following provisions:
  - (i) minimum lot frontage of 18 metres
  - (ii) minimum lot area of 8000 square metres
  - (iii) minimum front yard setback for all buildings and structures of 130 metres (to preserve woodlot area on site as defined in County of Perth Forest Conservation By-law No. 2927)
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.123 A-123** (added by By-law 207-2009)

- (a) Location: Part of Lot 46, Concession 3, South Easthope Ward
- (b) Notwithstanding any provision of By-law No. 30-1999 to the contrary the area zoned "A-123" as shown on Key Map 51 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 207-2009) shall be used only for a single detached dwelling, a home occupation, bed and breakfast and accessory uses subject to the following provisions:
  - (i) minimum lot frontage of 36 metres
  - (ii) minimum lot area of 2600 square metres
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.124 A-124** (added by By-law 215-2009)

- (a) Location: Part of Lots 17 and 18, Concession 13, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the required easterly side yard for a single detached dwelling shall be a minimum of 2.8 metres for the parcel of land zoned "A-124" as shown on Key Map 23 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 215-2009).
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.125 A-125** (added by By-law 216-2009)

- (a) Location: Part of Lot 30, Concession 4, South Easthope Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the

contrary, the minimum lot area for the land shown in the “A-125” zone as shown on Key Map 52 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 216-2009) shall be 29.0 hectares.

(c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.126 A-126** (added by By-law 216-2009)

(a) Location: Part of Lot 30, Concession 4, South Easthope Ward

(b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area and minimum frontage for the land shown in the “A-126” zone as shown on Key Map 52 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 216-2009) shall be 31.0 hectares and 175 metres respectively.

(c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.127 A-127** (added by By-law 220-2009)

(a) Location: Part of Lot 31, Concession 1, Ellice Ward

(b) Notwithstanding the provisions of Section 6 of By-law No.30-1999 to the contrary, the minimum lot area and minimum lot frontage (measured along Road 145) requirements for the land in the “A-127” zone as shown on Key Map 43 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 220-2009) shall be 0.5 hectares and 30 metres, respectively.

(c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.128 A-128** (added by By-law 201-2010)

(a) Location: Part of Lot 10 Concession 1, Ellice Ward

(b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a single detached dwelling shall be permitted on the existing non-farm lots zoned “A-128” as shown on Key Map 32 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 201-2010) subject to the following special provisions:

- i) Minimum lot area 0.13 hectares
- ii) Minimum lot frontage 25.0 metres
- iii) Minimum side yard 4.5 metres

(c) All other provisions of By-law No. 30-1999, as amended, shall apply

**6.9.129 A-129** (added by By-law 204-2010)

(a) Location: Part of Lot 10, Concession 10, Mornington Ward

(b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot area and lot frontage for an existing non-farm residential lot enlarged through consent application B23/09 on the lands in the “A-129” zone, together with the land zoned NRE2 as shown on Key Map 7 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 204-2010) shall be 1.4 hectares and 94 metres respectively.

(c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.130 A-130** (added by by-law 209-2010)

(a) Location: Part of Lot 6, Concession 2, Mornington Ward

- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the following uses shall be the only uses permitted in the "A-130" zone as shown on Key Map 19 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 209-2010):
  - (i) a stone cutting and fabrication business, including the shearing, cutting, polishing and processing of stone for building and landscape uses.
  - (ii) a contractors yard
  - (iii) accessory sales, and
  - (iv) accessory uses
- (c) Notwithstanding any provisions of this by-law to the contrary, the following requirements shall apply in the "A-130" zone:
  - (i) Lot Area minimum 2.0 hectares
  - (ii) Lot Frontage minimum 84 metres
  - (iii) Front Yard, minimum 20 metres
  - (iv) Side Yard, south 10 metres
  - (v) Side Yard, north 15 metres (no buildings, structures or outdoor storage shall be permitted in northerly side yard. The northerly side yard is to be maintained as a landscaped buffer in accordance with this by-law)
  - (vi) Rear Yard 20 metres
  - (vii) Lot Coverage, maximum 40 percent
  - (viii) Building height, maximum 12 metres
  - (ix) Outdoor Storage Storage of products for processing and sales shall be permitted on this lot in any yard, except for the two landscaped areas specified in this amendment.
- (d) Notwithstanding any other provisions of this By-law to the contrary, a 5.0 metres wide landscape strip shall be maintained along the entire frontage on Perth Road 131. No storage, display or sale of the products or materials shall be permitted in this landscaped strip.
- (e) All other provisions of this By-law, as amended, shall apply.

**6.9.131 A-131** (added by By-law 213-2010)

- (a) Location: Part of Lot 8, Concession 12, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a new replacement residence shall be permitted on the land in the "A-131" zone as shown on Key Map 1 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 213-2010). The new residence may be permitted no closer than 230 metres from the livestock facility on Part Lot 9, Concession 13 (4489 Line 83).
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.132 A-132** (Added by By-law 205-2011)

- (a) Location: Part of Lot 35, Concession 11, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a dwelling shall be permitted on the 10.0 hectares parcel of land zoned "A-132" as shown on Key Map 27 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 205-2011) subject to the following special provisions:

- (i) That the minimum front yard setback for a residence from the southerly lot line shall be 800 metres
- (ii) That the minimum side yard setback for a residence from the northerly lot line shall be 50 metres.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.133 A-133** (Added by By-law 206-2011)

- (a) Location: Part of Lot 4, Concession 6, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a dwelling shall be permitted on the 6.0 hectares parcel of land zoned "A-133" as shown on Key Map 9 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 206-2011).
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.134 A-134** (Added by By-law 207-2011)

- (a) Location: Part of Lot 15, Concession 5, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a rear yard setback of 15.0 metres for agricultural related buildings shall be permitted on the land zoned "A-134" as shown on Key Map 17 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 207-2011).
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.135 A-135** (Added by By-law 209-2011)

- (a) Location: Part of Lot 36, Concession 1, North Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a westerly side yard setback of 1.4 metres for an addition to a residence shall be permitted on the land zoned "A-135" as shown on Key Map 47 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 209-2011).
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.136 A-136** (Added by By-law 213-2011)

- (a) Location: Part of Lot 21, Concession 4, North Easthope Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area and lot frontage for an agricultural use on the land in the "A-136" zone together with lands zoned NRE2 on Part of Lot 21, Concession 4, as shown on Key Map 41 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 213-2011) shall be 3.0 hectares and 100.0 metres respectively.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.137 A-137** (Added by By-law 215-2011)

- (a) Location: Part of Lot 1, Concession 12, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a

single detached dwelling shall be permitted on the 10.0 hectare parcel of land zoned "A-137" together with the area zoned "NRE2" as shown on Key Map 1 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 215-2011) subject to the following special provisions.

- (c) A single detached dwelling and any new accessory buildings shall only be located within the existing open area in the pine plantation subject to the following provisions:
  - i) Minimum front yard setback 150 metres
  - ii) Minimum southerly side yard setback 30 metres
  - iii) Minimum northerly side yard setback 80 metres
  - iv) Minimum rear yard setback 400 metres
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.138 A-138** (Added by By-law 216-2011)

- (a) Location: Part of Lot 10, Concession 4, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, in addition to those uses permitted in 6.1 the following additional use shall be permitted on the land in the "A-138" zone as shown on Key Map 17 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 216-2011) :
  - (i) a bulk pet food wholesale business
- (c) Notwithstanding any provisions of this By-law to the contrary the following additional provisions shall apply to any use, buildings and structures permitted by clause b) above:
  - (i) the bulk pet food wholesale business shall be permitted only in conjunction with a licensed dog kennel operation/use conducted on the subject property;
  - (ii) the bulk pet food wholesale business shall be limited to the storage, wholesaling and distribution of pet food (no retail sales are permitted);
  - (iii) the bulk pet food wholesale business shall be conducted only by the farmer/farm family members residing on the farm property; and
  - (iv) The maximum gross floor area permitted for the bulk pet food wholesale business shall be 375 square metres (4036 square feet). Any building(s) that is used for this use shall be capable of being converted back to agricultural use.

**6.3.139 A-139** (Added by By-law 202-2012)

- (a) Location: Lot 19, Concession 6 and part of lot 18, Concessions 5 and 6, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an addition to the existing hog barn shall be permitted on the land in the "A-139" zone as shown on Key Map 38 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 202-2012). The expanded livestock facility shall be limited to 1900 feeder hogs and shall be permitted a distance of 342 metres from the residence at 4657 Line 42, 284 metres from the residence at 4700 Line 42 and 550 metres from the Wartburg settlement area boundary.



(c) All other provisions of this By-law, as amended, shall apply.

**6.9.140 A-140** (added by By-law 204-2012)

- (a) Location: Part of Lot 11, Concession 15, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a front yard setback of 18.0 metres for an agriculturally related storage shed shall be permitted on the land zoned "A-140" as shown on Key Map 23 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 204-2012).
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.141 A-141** (added by By-law 207-2012)

- (a) Location: Part of Lot 34, Concession 3, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, no new dwelling shall be permitted on the land zoned "A-141" as shown on Key Map 43 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 207-2012).
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**6.9.142 A-142** (added by by-law 211-2012)

- (a) Location: Part of Lot 8, Concession 3, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a single detached dwelling shall be permitted on the existing non-farm lot zoned "A-142" as shown on Key Map 44 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 211-2012) subject to the following special provisions:
  - (i) Minimum lot area 0.19 hectares
  - (ii) Minimum lot frontage 30.0 metres
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.143.1 A-143**

- (a) Location: Part of Lot 5, Concession 3, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the following uses shall be the only uses permitted in the "A-143" zone as shown on Key Map 9 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 208-2012):
  - (i) small scale industrial uses which are primarily involved in manufacturing, assembling, processing, constructing, printing, preparing, finishing, treating, repairing, shipping, wholesaling, storing, or warehousing;
  - (ii) a building supply outlet;
  - (iii) a contractor's yard or shop;
  - (iv) a parking lot;
  - (v) an equipment sales/rental establishment;
  - (vi) office uses and retail outlets accessory to the permitted uses and carried on in the same building;
  - (vii) uses accessory to the above permitted uses

- (c) Notwithstanding any provisions of this by-law to the contrary, the following requirements shall apply in the “A-143” zone:
- (i) Lot Area minimum 0.4 hectares
  - (ii) Lot Frontage minimum 30 metres
  - (iii) Front Yard, minimum 15 metres
  - (iv) Side Yard 6 metres
  - (v) Rear Yard 10 metres
  - (vi) Lot Coverage, maximum 40 percent
  - (vii) Building height, maximum 12 metres
  - (viii) The outdoor storage or display of goods or materials shall be permitted only in the interior side or rear yard of the main building provided that the following provisions are satisfied:
    - the outdoor storage or display area is accessory to the use of the main building on the lot;
    - such outdoor storage complies with the yard requirements when abutting a Residential Zone or a residential lot with a dwelling;
    - any portion of the lot area used for outdoor storage shall be completely concealed from view from the street or an abutting lot in a Residential Zone or a residential lot with a dwelling, by a planting strip, fence, decorative masonry wall, or existing building on the lot, or combination thereof.
    - such outdoor storage or display area is kept in a neat and attractive manner.
- (d) All other provisions of this By-law, as amended, shall apply.

**6.9.143.2 A-143(A)** (added by By-law 213-2012)

- (a) Location: West half of Lot 12 and East half of Lot 13, Concession 10, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a single-detached dwelling shall be permitted on the land shown in hatching on Key Map 29 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 213-2012) at a distance of 161.5 metres from the dairy barn and manure storage area located on the farm property to the north at Lot 13, Concession 11 in the Ellice Ward.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.144 A-144** (added by by-law 214-2012)

- (a) Location: Part of Lot 33, Concession 13, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a supplementary farm retirement dwelling may be permitted within 52 metre of the main dwelling on the 12 hectare parcel of land zoned “A-144” on Key Map 22 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 214-2012).
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.145 A-145** (added by By-law 219-2012)

- (a) Location: Part of Lot 25, Concession 6, South Easthope Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area and frontage of the non-farm residential lots created expanded through Consent Application No. B25/11 on the lands in the "A-145" zone as shown on Key Map 53 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 219-2012) shall be 4530 square metres and 135 metres respectively.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.146 A-146** (added by By-law 205-2013)

- (a) Location: Part of Lot 12, Concession 11, North Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot area and frontage of the non-farm residential lots expanded through Consent Application No. B18/12 on the lands in the "A-146" zone as shown on Key Map 34 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 205-2013) shall be 3700 square metres and 78 metres respectively.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.147 A-147** (added by By-law 208-2013)

- (a) Location: Part of Lot 15, Concession 2, North Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a non-farm residence and accessory uses shall be permitted on the subject lands, and the minimum lot area and frontage of the non-farm residential lot expanded through Consent Application No. B01/13 on the lands in the "A-147" zone shall be 1890 square metres and 50 metres respectively as shown on Key Map 50 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 208-2013).
- (c) Notwithstanding any other provision of the by-law to the contrary the existing non-complying MDS I setback from the barn to the east is reduced from 62 metres to 47 metres.
- (d) All other provisions of this By-law, as amended, shall apply.

**6.9.148 A-148** (added by By-law 211-2013)

- (a) Location: Part of Lots 18 and 19 Concession 3, North Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the easterly side yard setback for a proposed addition to the existing drive shed, as shown on Key Map 41 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 211-2013) shall be a minimum of 10 metres.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.149 A-149** (added by By-law 212-2013)

- (a) Location: Part of Lot 17, Concession 5, South Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an additional use described as the sale of produce/products that are not grown and/or raised on the subject farm property shall be permitted on the land in the "A-149" Zone as shown on Key Map 53 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 212-2013).
- (c) The additional use referred to in clause (b) above must be complimentary and accessory to the sale of farm produce/products that are grown or raised on the subject farm property.
- (d) Notwithstanding any provisions of By-law 30-1999 to the contrary the maximum gross floor area of all buildings and structures that can be used for the uses described in clauses (b) and (c) above shall be 250 square metres.
- (e) All other provisions of this By-law, as amended, shall apply.

**6.9.150 A-150** (added by By-law 217-2013)

- (a) Location: Part of Lot 2 Concession 6, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the westerly side yard setback for a proposed new replacement drive shed, as shown on Key Map 9 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 217-2013) shall be a minimum of 4.5 metres.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.151 A-151** (added by By-law 220-2013)

- (a) Location: Part of Lot 3, Concession 9, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the front yard setback for a proposed addition to the existing shed (secondary farm occupation), as shown on Key Map 5 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 220-2013) shall be a minimum of 20 metres.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.152.1 A-152** (added by By-law 218-2013)

- (a) Location: Part of Lot 15 Concession 7, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot area and minimum lot frontage for the proposed retained lands created by consents (B15/13 and B16/13) as shown on Key Maps 7 and 8 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 217-2013) shall be 9.0 hectares and 56 metres respectively.
- (c) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a single detached dwelling shall be permitted on these lands.
- (d) Notwithstanding and provisions of By-law 30-1999 to the contrary, a dwelling permitted in section (c) above on the lands in the "A-152"

zone as shown on key maps 7 and 8 of Schedule "A" to By-law Number 30-1999 (also shown on schedule "A" to By-law 217-2013) shall not be required to meet the MDS I separation distance from the barn located on the farmland directly to the east of the subject land, but rather shall be permitted a distance of not less than 100 metres from the barn located on the farm directly to the east of the subject lands.

- (e) All other provisions of this By-law, as amended, shall apply.

**6.9.152.2 A-152A** (added by By-law 224-2013)

- (a) Location: Lot 20, Concession 5, North Easthope Ward
- (b) Notwithstanding any other provisions of By-law No. 30-1999 to the contrary, in addition to the uses permitted in Section 6.1 a single detached dwelling shall be permitted on the non-farm lot on the lands in the "A-152" zone as shown on Key Map 41 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 224-2013). The lot and dwelling shall be subject to the following regulations:
  - (i) Lot frontage, minimum 60.0 metres
  - (ii) Lot area, minimum 0.6 hectares
  - (iii) Front yard setback, minimum 15.0 metres
  - (iv) Exterior side yard setback, minimum 8.5 metres
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.153 A-153** (added by By-law 219-2013, revised by By-law 212-2018)

- (a) Location: Part of Lot 5, Concession 3, Mornington Ward
- (b) Notwithstanding Section 6.1 of By-law No. 30-1999 to the contrary, permitted uses within the "A-153" zone shall include:
  - (i) Light industrial uses which are primarily involved in manufacturing, assembling, processing, constructing, printing, preparing, finishing, treating, repairing, shipping, wholesaling, storing, or warehousing;
  - (ii) a building supply outlet;
  - (iii) a contractor's yard or shop;
  - (iv) a fire hall;
  - (v) a laboratory or research facility;
  - (vi) a motor vehicle washing establishment;
  - (vii) a parking lot;
  - (viii) a recycling depot;
  - (ix) a window or plate glass establishment;
  - (x) an equipment sales/rental/distribution establishment;
  - (xi) a truck and/or automobile repair establishment;
  - (xii) office uses and retail outlets accessory to the permitted uses and carried on in the same building;
  - (xiii) public works/utility buildings and yard;
  - (xiv) uses accessory to the above permitted uses.

- (c) Notwithstanding any provisions of this by-law to the contrary, the following requirements shall apply in the “A-153” zone:
- (i) Lot Area minimum 1.5 hectares
  - (ii) Lot Frontage minimum 60 metres
  - (iii) Front Yard, minimum 15 metres
  - (iv) Side Yard 6 metres
  - (v) Rear Yard 10 metres
  - (vi) Lot Coverage, maximum 40 percent
  - (vii) Building height, maximum 12 metres
  - (viii) The outdoor storage or display of goods or materials shall be permitted only in the interior side or rear yard of the main building provided that the following provisions are satisfied:
    - the outdoor storage or display area is accessory to the use of the main building on the lot;
    - such outdoor storage complies with the yard requirements when abutting a Residential Zone or a residential lot with a dwelling;
    - any portion of the lot area used for outdoor storage shall be completely concealed from view from the street or an abutting lot in a Residential Zone or a residential lot with a dwelling, by a planting strip, fence, decorative masonry wall, or existing building on the lot, or combination thereof.
    - such outdoor storage or display area is kept in a neat and attractive manner.

**6.9.153(A) A-153(A)** (added by By-law 225-2013)

- (a) Location: Part of Lot 35 and Part of Creek Street, Plan 291, Mornington Ward
- (b) Notwithstanding any other provisions of By-law No. 30-1999 to the contrary, a single detached dwelling and accessory buildings shall be permitted on the non-farm lot on the lands in the “A-153” zone as shown on Key Map 18 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 225-2013). The lot and dwelling shall be subject to the following regulations:
  - (i) Lot frontage, minimum 60.0 metres
  - (ii) Lot area, minimum 0.2 hectares
  - (iii) Front yard setback, minimum 2.0 metres
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.154 A-154** (added by By-law 228-2013)

- (a) Location: Part of Lot 38 Concessions 1 and 2, South Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the westerly side yard setback for a proposed new drive shed, as shown on Key Map 46 of Schedule “A” to By-law No. 30-1999 (also

shown on Schedule “A” to By-law No. 228-2013) shall be a minimum of 14 metres.

(c) All other provisions of this By-law, as amended, shall apply.

**6.9.155 A-155** (added by By-law 229-2013)

(a) Location: Part Lot 15, Concession 7, North Easthope Ward

(b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot area for an agricultural use on the lands in the A-155 Zone, together with the lands zoned “NRE2” on this lot and shown on Key Map 34 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 229-2013) shall be 23.0 hectares.

(c) All other provisions of this By-law, as amended, shall apply.

**6.9.156 A-156** (added by By-law 202-2014)

(a) Location: Part of Lot 9, Concession 14, Mornington Ward

(b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot area and frontage of the non-farm residential lots expanded through Consent Application No. B37/13 on the lands in the “A-156” zone as shown on Key Map 1 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 202-2014) shall be 4000 square metres and 70 metres respectively.

(c) All other provisions of this By-law, as amended, shall apply.

**6.9.157 A-157** (added by By-law 226-2013)

(a) Location: Part of Lot 41, Concession 1, South Easthope Ward

(b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the following uses shall be the only uses permitted on the land in the “A-157” zone as shown on Key Map 47 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 226-2013):

(i) a business or professional office

(ii) a medical clinic

(c) Notwithstanding any provisions of this by-law to the contrary, the following requirements shall apply in the “A-157” zone:

(i)	Lot Area minimum	0.9 hectares
(ii)	Lot Frontage minimum	73.0 metres
(iii)	Maximum gross floor area	929 m <sup>2</sup>
(iv)	Front Yard setback, minimum	15.0 metres
(v)	Side Yard setback, west	6.0 metres
(vi)	Side Yard setback, east	6.0 metres
(vii)	Rear Yard setback, minimum	20 metres
(viii)	Lot Coverage, maximum	35 percent
(ix)	Building height, maximum	10 metres
(x)	Minimum landscaped open space	15 percent
(xi)	Parking, minimum	1 space per 20m <sup>2</sup> of gross floor area.

- (d) All other provisions of this By-law, as amended, shall apply.

**6.9.158 A-158** (added by By-law 205-2014)

- (a) Location: West part of Lot 14, Concession 13, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an addition to the existing single-detached dwelling shall be permitted on the land shown in hatching on Key Map 3 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 205-2014) at a distance of 175.0 metres from the poultry barns located on the farm property to the west at Lot 12, Concession 14 in the Mornington Ward.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.159 A-159** (added by By-law 206-2014)

- (a) Location: Part Lot 16, Concession 5, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum side yard for a dwelling shall be 7.3 metres, and the minimum side yard for accessory buildings and structures shall be 1.8 metres, and an accessory building is permitted in the front yard on the lands in the "A-159" zone as shown on Key Map 7 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 206-2014).
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.160 A-160** (added by By-law 207-2014)

- (a) Location: East Part of Lot 9, Concession 6, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot area for lands within the "A-160" zone as shown on Key Map 6 and 9 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 207-2014), shall be 24 ha.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.161 A-161** (added by By-law 211-2014)

- (a) Location: East Part of Lot 14, Concession 13, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an addition to the existing single-detached dwelling shall be permitted on the land shown in hatching on Key Map 23 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 211-2014) at a distance of 215.0 metres from the unenclosed liquid manure storage tank and 205.0 metres from the livestock facility both located on the farm property to the west at Part Lot 14 and Part Lot 15, Concession 13 in the Ellice Ward.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.162 A-162** (added by By-law 214-2014)

- (a) Location: North Part of Lot 15, Concession 5, Mornington Ward



- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, one single-detached dwelling shall be permitted on the land shown in hatching on Key Map 17 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 214-2014) subject to the following additional provisions:
  - (i) The Front Yard shall be established from the easterly property boundary;
  - (ii) Front Yard, east (minimum) 30 metres
  - (iii) Interior Side Yard, south (minimum) 250 metres
  - (iv) Interior Side Yard, north (minimum) 7.5 metres
  - (v) Rear Yard , west (minimum) 455 metres
  - (vi) Access to this parcel from Perth Road 121 shall be provided by an existing Right-of-Way;
- (c) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the single-detached dwelling referenced in (b) shall be permitted at a distance of 335 metres from the livestock facility and 375 metres from the permanent manure storage area located on the farm property to the south at Part of Lot 15, Concession 5 in the Mornington Ward.
- (d) All other provisions of this By-law, as amended, shall apply.

**6.9.163 A-163** (added by By-law 202-2015)

- (a) Location: Part of Lot 45, Concession 3, with Right-of-Way, North Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a single-detached residential dwelling and accessory uses, buildings and structures shall be permitted on the land within the “A-163” zone as shown on Key Map 39 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 202-2015) subject to the following additional provisions:
  - (i) The Front Yard shall be established from the south-easterly property boundary, being approximately 56 metres in length;
  - (ii) Front Yard, east (minimum) 30 metres
  - (iii) Access to this parcel from Perth Road 119 shall be provided by an existing Right-of-Way;
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.164 A-164** (added by By-law 207-2015)

- (a) Location: Part of Lot 31, Concession 12, North Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an additional use described as a farm produce sales outlet shall be permitted on the land in the “A-164” Zone as shown on Key Map 24 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 207-2015) subject to the following additional provisions:
  - (i) the sale of produce/products that are not grown and/or raised

on the subject farm property shall be permitted;

- (ii) the amount of total interior gross floor area open to the public shall be limited to one greenhouse that shall not exceed 240 square metres and one retail store that shall not exceed 135 square metres; and,
  - (iii) the permitted use shall be subject to site plan control.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.165 A-165** (added by By-law 216-2015)

- (a) Location: S. Part of Lot 11, Concession 2, South Easthope Ward, Lot 7, Plan 456, Mornington Ward
- (b) Notwithstanding that sections 5.29 and 6.2 (c) of this By-law requires a minimum lot area of 33 hectares before any supplementary dwelling is permitted, a second dwelling unit shall be permitted on the land within the “A-165” Zone as shown on Key Map 50 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 216-2015).
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.166 A-166** (added by By-law 217-2015)

- (a) Location: Part of Lot 46, Concession 3, South Easthope Ward
- (b) Notwithstanding Sections 5.29, 6.1, and 6.3.3.2 of By-law No. 30-1999 to the contrary, the area zoned “A-166” as shown on Key Map 51 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 217-2015) shall be used only for a single detached dwelling, a home occupation, bed and breakfast and accessory uses subject to the following provisions:
  - i. Minimum Lot Area 2,500m<sup>2</sup>
  - ii. Minimum Side Yard 3m
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.167 A-167** (added by By-law 217-2015)

- (a) Location: Part of Lot 46, Concession 3, South Easthope Ward
- (b) Notwithstanding Sections 5.29, 6.1, and 6.3.2 of By-law No. 30-1999 to the contrary, the area zoned “A-167” as shown on Key Map 51 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 217-2015) shall be used only for a single detached dwelling, a home occupation, bed and breakfast and accessory uses subject to the following provisions:
  - i. Minimum Lot Area 9,000m<sup>2</sup>
  - ii. Minimum Lot Frontage 21m
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.168 A-168** (added by By-law 201-2016)

- (a) Location: North Part of Lot 5, Concession 6, Mornington Ward

- (b) Notwithstanding Section No. 6.2(a)(i) of By-law No. 30-1999 to the contrary, one single-detached dwelling with accessory buildings and uses shall be permitted on the land shown in hatching on Key Map 9 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 201-2016) subject to the following additional provisions:
  - i. Interior Side Yard, east 75 metres
  - ii. Rear Yard 575 metres
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.169 A-169** (added by By-law 202-2017)

- (a) Location: Part of Lot 5, Concession 3, (being Part 2 on R.P. 44R-5107) Mornington Ward
- (b) Notwithstanding Section 6.1 of By-law No. 30-1999 to the contrary, permitted uses within the "A-169" zone shall include:
- (c) Light industrial uses which are primarily involved in manufacturing, assembling, processing, constructing, printing, preparing, finishing, treating, repairing, shipping, wholesaling, storing, or warehousing;
  - (xv) a building supply outlet;
  - (xvi) a contractor's yard or shop;
  - (xvii) a fire hall;
  - (xviii) a laboratory or research facility;
  - (xix) a motor vehicle washing establishment;
  - (xx) a parking lot;
  - (xxi) a recycling depot;
  - (xxii) a window or plate glass establishment;
  - (xxiii) an equipment sales/rental establishment;
  - (xxiv) automobile repair establishment;
  - (xxv) office uses and retail outlets accessory to the permitted uses and carried on in the same building;
  - (xxvi) public works/utility buildings and yard;
  - (xxvii) uses accessory to the above permitted uses.
- (d) Notwithstanding any provisions of this by-law to the contrary, the following requirements shall apply in the "A-169" zone:
  - (i) Lot Area minimum 3,900 square metres
  - (ii) Lot Frontage minimum 30 metres
  - (iii) Front Yard, minimum 15 metres
  - (iv) Side Yard 5 metres
  - (v) Rear Yard 10 metres
  - (vi) Lot Coverage, maximum 40 percent
  - (vii) Building height, maximum 12 metres
  - (viii) The outdoor storage or display of goods or materials shall be permitted only in the interior side or rear yard of the main building provided that the following provisions are satisfied:
    - the outdoor storage or display area is accessory to the use of

the main building on the lot;

- such outdoor storage complies with the yard requirements when abutting a Residential Zone or a residential lot with a dwelling;
- any portion of the lot area used for outdoor storage shall be completely concealed from view from the street or an abutting lot in a Residential Zone or a residential lot with a dwelling, by a planting strip, fence, decorative masonry wall, or existing building on the lot, or combination thereof.
- such outdoor storage or display area is kept in a neat and attractive manner.

**6.9.170 A-170** (added by By-law 207-2017)

- (a) Location: All Lands within the “A-170” zone as shown on Schedule “A” to By-law No. 30-1999.
- (b) Notwithstanding any provisions of this By-law to the contrary, no dwelling or mobile home shall be established in an “A-170” zone, as shown on Schedule “A” to this By-law.
- (c) All other applicable provisions of this By-law, as amended, shall apply.

*Explanatory Note: The “A-170” zone applies to land where the Land Division Committee has required a prohibition of further residential development, generally as a result of the severance of a surplus farm dwelling.*

**6.9.171 A-171** (added by By-law 205-2018)

- (a) Location: Lot 33, Concession 4, South Easthope Ward.
- (b) Notwithstanding any the corresponding provisions of By-law No. 30-1999 to the contrary, a new dairy barn shall be permitted on the lands in the “A-171” zone as shown on Key Map 52 of Schedule “A” to By-law No. 30-1999. The property shall be limited to 300 milking-age cows, 50 large frame calves, and 15 medium-framed horses. The new barn shall be permitted an MDS II setback of 200 metres from the dwelling located on property described as Lot 32, Concession 4, South Easthope (2666 Line 29). The new barn shall be permitted an MDS II setback of 245 metres from the dwellings located on properties described as Lot 32, West Part Lot 31, Concession 5, South Easthope Ward (2671 Line 29) and East Part Lot 34, Concession 4, South Easthope Ward (2724 Line 29).
- (c) Notwithstanding any the corresponding provisions of By-law No. 30-1999 to the contrary, a new manure storage tank shall be permitted on the lands in the “A-171” zone as shown on Key Map 52 of Schedule “A” to By-law No. 30-1999. The new manure storage tank shall be permitted an MDS II setback of 243 metres from the dwelling

located on property described as Lot 32, Concession 4, South Easthope (2666 Line 29). The new manure storage tank shall be permitted an MDS II setback of 280 metres from the dwellings located on properties described as Lot 32, West Part Lot 31, Concession 5, South Easthope Ward (2671 Line 29) and East Part Lot 34 Concession 4, South Easthope Ward (2724 Line 29).

- (d) All other provisions of this By-law, as amended, shall apply.

**6.9.172 A-172** (Added by By-law 206-2018)

- (a) South Part Lot 10, Concession 9, Mornington Ward (Key Map 7);
- (b) Notwithstanding the corresponding provisions of By-law No. 30-1999 to the contrary, a supplementary farm dwelling unit in the form of a non-permanent dwelling for farm labour is permitted to be constructed more than 45 metres from the primary dwelling but not more than 45 metres from the west side of the existing livestock barn.
- (c) The non-permanent dwelling shall be exempt from MDS I requirements due to Flood Plain constraints.
- (d) All other provisions of this By-law, as amended, shall apply.

**6.9.173 A-173** (added by By-law 208-2018)

- (a) South Part Lot 12, Concession 2, and Part South St., Plan 291, Mornington Ward (Key Map 20);
- (b) Notwithstanding the corresponding provisions of By-law No. 30-1999 to the contrary, a manure storage tank is permitted to be constructed within 194 metres from the dwelling located on the property described as West Part Lot 13, Concession 2 (6313 Road 124) and within 35 metres of the road allowance of the Perth East Road 124.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.174: A-174** (added by By-law 209-2018)

- (a) Location: Part of Lots 42 & 43, Concession 2, South Easthope Ward (Key Map 46);
- (b) Notwithstanding the corresponding provisions of Section 6.3 of By-law No. 30-1999 to the contrary, the minimum lot area for lands in the "A-174" zone, as shown on Key Map 46 of Schedule "A" to this By-law, shall be 12.9 hectares.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.175: A-175** (added by By-law 209-2018)

- (a) Location: Part of Lots 42 and 43, Concession 2, South Easthope

Ward (Key Map 46);

- (b) Notwithstanding the corresponding provisions of Section 6.3 of By-law No. 30-1999 to the contrary, the minimum lot frontage for lands in the "A-175" Zone, as shown on Key Map 46 of Schedule "A" to this By-law, shall be 20 metres.
- (c) All other provisions of this By-law, as amended, shall apply.

**6.9.176: A-176** (added by By-law 211-2018, revised by By-law 214-2018)

- (a) Location: Part of Lot 30, Concession 13, North Easthope Ward (Key Map 24).
- (b) Notwithstanding the corresponding provisions of Section 6.3 of By-law No. 30-1999 to the contrary, the minimum lot area for the lands in the "A-176" Zone, as shown on Key Map 24 of Schedule "A" to this By-law, shall be 19.87 hectares.
- (c) Notwithstanding any provisions of this By-law to the contrary, no dwelling or mobile home shall be established in the "A-176"
- (d) All other provisions of this By-law, as amended, shall apply.