

## SECTION 21 - NATURAL RESOURCES / ENVIRONMENT ZONE TWO (NRE2)

Explanatory Note: The “NRE2” zone applies to locally significant natural areas identified in the Perth County Official Plan.

### 21.1 Permitted Uses

- Conservation;
- Forestry;
- Maple syrup production;
- Recreational trails existing on the date of passing of this By-law;
- Uses existing on the date of passing of this By-law.

### 21.2 Permitted Buildings and Structures

Buildings and structures existing on the date of passing of this By-law.

### 21.3 Regulations

Section 20.3 (NRE1) shall apply.

### 21.4 Special Zones

#### 21.4.1 NRE2-1 (added by By-law No. 206-2000)

(a) Location: Part of Lot 21, Concession 10, Ellice Ward

(b) Notwithstanding the provisions of Section 21 of By-law No. 30-1999 to the contrary, one vehicle access trail shall be permitted in the woodlot area on the land in the “NRE2-1” zone as shown on Key Map 28 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 206-2000). This vehicle access trail is permitted in order to provide access to the rear of the subject land.

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

#### 21.4.2 NRE2-2 (added by By-law No. 218-2002)

(a) Location: Part of Lot 17, Concession 7, North Easthope Ward

(b) Notwithstanding the provisions of Section 21 of By-law No. 30-1999 to the contrary, the minimum lot area and lot frontage for the land in the “NRE2-2” zone in combination with the land in the “A-74” 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 m, respectively. This 15.34-hectare lot shall be considered as an existing lot under the provisions of Section 5.29 of By-law No. 30-1999.

**21.4.3 NRE2-3** (added by By-law No. 205-2005)

- (a) Location: Part of Lot 15, Concession 4, North Easthope Ward
- (b) Notwithstanding the provisions of Section 21 of By-law No. 30-1999 to the contrary, a building described as a storage shed accessory to an existing single-detached dwelling shall be permitted in an existing clearing in the woodlot area located on the land zoned "NRE2-3" as shown on Key Map 42 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 205-2005). The permitted storage shed and all construction activity associated with the storage shed shall be setback a minimum of 2 m from the tree drip-line for the woodlot area that surrounds the above-noted clearing.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**21.4.4 NRE2-4** (added by By-law 203-2011)

- (a) Location: Part of Lots 38, 39, 40 and 41, Concessions 5 and 6, North Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the area zoned "NRE2-4" is subject to the Stratford Municipal Airport Zoning regulations registered as instrument number 358214. The "NRE2-4" zone shall not preclude the trimming or removal of trees that have grown into or are located within the approach surface, transitional surface, outer surface or as otherwise defined and permitted in the Federal Zoning Regulation for these lands as shown on Key Map 39 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "B" to By-law No. 203-2011).
- (c) All other provisions of this By-law, as amended, shall apply.

**21.4.5 NRE2-5** (added by By-law 220-2012)

- (a) Location: Part of Lot 5, Concession 7, North Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a single detached residence shall be a permitted use within the area zoned NRE2-5, as shown on Key Map 34 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 220-2012), subject to the following provisions:
  - The single detached residence, septic system and driveway shall only be permitted within a building envelope described as beginning at the south easterly corner of the lot, with a depth of 85 m to the west, then 24 m northerly, perpendicular to the southerly lot line, then 32 m to the east, then 9.0 m to the south, then 35 m to the east, and then 14.0 m to the south-east, ending 10.5 m north of the point of commencement, and subject to the following additional provisions:
    - Minimum front yard setback of 40 m for residence.

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- Minimum southerly side yard setback of 2.75 m for residence.
- Maximum southerly side yard setback of 24 m for residence.
- Maximum front yard setback shall be 86 m for any part of all buildings and structures as measured along the southerly lot line.
- No accessory buildings or structures shall be permitted on any part of this lot.
- The maximum building footprint for the residence shall be 370 m<sup>2</sup>.
- Only one driveway entrance shall be permitted to this property and driveway shall only be located at the southerly end of the property.

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

### **21.4.6 NRE2-6** (added by By-law 212-2014)

(a) Location: Part of Lot 40, Concession 4, North Easthope Ward

(b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a use described as a storage building shall be a permitted use within the area zoned NRE2-6, as shown on Key Map 39 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 212-2014), subject to the following provisions:

- The storage building, driveways, and septic system shall only be permitted within a clearing of the woodlot as established by this By-law, in compliance with the Edge Management Plan prepared July 11, 2014 by Dougan and Associates Ecological Consulting and Design, and subject to the following additional provisions:
  - Minimum Lot Area: 2.45 hectares
  - Maximum Woodlot Clearing Area: 0.22 hectares
  - Minimum Front Yard: 58 m
  - Minimum Southerly Side Yard: 52 m
  - Minimum Northerly Side Yard: 29 m
  - Minimum Rear Yard: 126 m
  - Maximum Ground Floor Area for the permitted use shall be 581 m<sup>2</sup>.
  - The storage building may contain an accessory dwelling unit.
  - No accessory buildings or structures shall be permitted on any part of this lot.
  - No future enlargement of the permitted use shall be permitted.
  - No home occupation/secondary farm occupation shall be permitted.

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

**21.4.7 NRE2-7** (added by By-law 207-2017)

- (a) Location: Part of Lot 15, Concession 7, in the Ellice Ward
- (b) Notwithstanding any provisions of this By-law to the contrary, the only uses, buildings, and structures permitted on the land located in the “NRE2-7” 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 by-law No. 30-1999, as amended, shall apply.

**21.4.8 NRE2-8** (added by By-law 204-2018)

- (a) Location: Part Lot 28 and 29, Concession 14, North Easthope Ward.
- (b) Notwithstanding the corresponding provisions of Section 21 of By-law No. 30-1999 to the contrary, no agricultural uses shall be permitted on lands shown as “NRE2-8” on Schedule “A” to By-law No. 30-1999.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.