

**THE CORPORATION OF THE
TOWNSHIP OF EAST ZORRA-TAVISTOCK
COUNTY OF OXFORD
BY-LAW NUMBER #2023-24**

A By-Law to amend Zoning By-Law Number 2003-18, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of East Zorra-Tavistock deems it advisable to amend By-Law Number 2003-18, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of East Zorra-Tavistock, enacts as follows:

1. That Section 4.0 to By-Law Number 2003-18, as amended, is hereby further amended by adding the following index at the beginning thereof:

INDEX OF DEFINITIONS

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Amenity Area
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Attic
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2. That Section 4.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting Sections 4.14, 4.24, 4.28, 4.37, 4.38, 4.49, 4.51, 4.52, 4.99, 4.101, 4.107, 4.109, and 4.124.
3. That Section 4.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting all section numbers for definitions.
4. That Section 4.0 to By-Law Number 2003-18, as amended, is hereby further amended by adding the following definitions in alphabetical order:

“ADDITIONAL RESIDENTIAL UNIT”, means a *dwelling unit* located within the *principal dwelling* on the *lot* or in a permanent detached *accessory building* on the *lot*, and which is secondary and subordinate to the *principal dwelling* on the *lot*. *Additional residential unit(s)* shall not include a *trailer*, a *mobile home*, a *motor home* or *recreational vehicle* as defined herein.

“DWELLING”, means a *building* occupied or capable of being occupied as the home or residence of one or more *persons*, but shall not include a *trailer*, a *mobile home*, a *motor home* or *recreational vehicle* as defined herein. A *dwelling* may include a *mobile home* for the purposes of an *accessory dwelling* to a *farm* in the A1 or A2 Zones.

“APARTMENT DWELLING”, means a *dwelling* of two or more *storeys* containing three or more *dwelling units* sharing a common hall or halls and a common entrance at street level or above the first floor.

“BOARDING OR LODGING HOUSE”, means a *dwelling*, containing not more than four *guest rooms* used or maintained for accommodation of the public, in which the owner or head lessee supplies, for hire or gain, lodgings with or without meals for three or more *persons* but does not include any other establishment otherwise defined or classified herein.

“CONVERTED DWELLING”, means a *single detached dwelling* which has been altered or converted to contain no more than four *dwelling units*, unless otherwise specified in this By-law.

“DUPLEX DWELLING”, means the whole of a *dwelling* that is divided horizontally into two separate *dwelling units* each of which has an independent entrance either directly from the outside or through a common vestibule.

“MULTIPLE UNIT DWELLING”, means a *dwelling* consisting of three or more *dwelling units*, which are horizontally and/or vertically attached, which may be entered from an independent entrance directly from the outside or from an internal common space or an access balcony and in which 50% or more of *dwelling units* have direct access to grade or a roof terrace. A *multiple unit dwelling* includes a triplex, a fourplex, a sixplex and a townhouse, but shall not

include an *additional residential unit*, a *converted dwelling*, a *street fronting townhouse* or an *apartment dwelling*.

“PRINCIPAL DWELLING”, means the *single detached dwelling*, *semi-detached dwelling*, or *street fronting townhouse dwelling* that has been *altered* to contain *additional residential unit(s)* and/or is located on the same *lot* as an *additional residential unit* in an *accessory building*.

“SEMI-DETACHED DWELLING”, means one of a pair of two attached *dwelling units*, divided in whole or in part by a common interior vertical wall with a minimum area above grade of 10 m² (107.6 ft²), each of which has an independent entrance either directly from the outside or through a common vestibule.

“SINGLE DETACHED DWELLING”, means a *building* that was designed and built to contain only one *dwelling unit*, but shall not include a mobile home.

“STREET FRONTING TOWNHOUSE DWELLING”, means a *dwelling* consisting of three or more *dwelling units* that are aligned horizontally and divided vertically in whole or in part by common walls, with a minimum area above grade of 10 m² (107.6 ft²), and each of which has an independent entrance directly from the outside and fronts onto a public *street*.

“DWELLING UNIT”, means a suite of two or more rooms, designed or intended to be used for human habitation and to accommodate a single household, in which sanitary conveniences and cooking facilities are provided and which has a private entrance either from the outside of the *building* or through a common hallway or vestibule.

“GARAGE, PUBLIC”, means a *building* or place where *motor vehicles* are hired or kept or used for hire, or where such vehicles and gasoline or oils are stored or kept for sale, or a *building* or place used for the purpose of servicing, maintaining, repairing (including body and fender work and painting), washing or cleaning *motor vehicles*, but does not include any *use* otherwise defined or classified herein.

“INDIVIDUAL ON-SITE SEWAGE SYSTEM”, means sewage systems, as defined in O. Reg. 332/12 under the Building Code Act, 1992, that are owned, operated and managed by the owner of the *lot* upon which the system is located.

“INDIVIDUAL ON-SITE WATER SYSTEM”, means individual water supply systems that are owned, operated and managed by the owner of the *lot* upon which the system is located.

“MUNICIPAL SEWAGE SYSTEM”, means a sewage works with the meaning of Section 1 the Ontario Water Resources Act that is owned or operated by the *County*, including centralized and decentralized systems.

“MUNICIPAL WATER SYSTEM”, means a drinking-water system within the meaning of Section 2 of the Safe Drinking Water Act, 2002, that is owned or operated by the *County*, including centralized and decentralized systems.

“NATURAL HAZARDS”, means property or lands that could be unsafe for development due to naturally occurring processes and includes riverine flooding hazards, riverine erosion hazards, and wetlands regulated under the Conservation Authorities Act and associated regulations.

"PARKING AREA", means an area provided for the parking of *motor vehicles* and may include *parking aisles*, *parking spaces* and ingress and egress lanes, but shall not include any part of a public *street*. *Parking area* may include a *private garage*, unless otherwise specified in this Zoning By-law.

“PARKING SPACE”, means an area having an adequate means of ingress and egress to and from a public *street*, *lane* or *parking aisle* for the temporary parking or storage of *motor vehicles*, and may include a *private garage*, unless otherwise specified in this Zoning By-law.

“PARKING SPACE, TANDEM”, means two *parking spaces*, one behind the other, which are accessed by the same *parking aisle*.

“PRIVATE COMMUNAL SEWAGE SYSTEM”, means a sewage works within the meaning of section 1 of the Ontario Water Resources Act that serves six or more *lots* or private residences and is not owned by a municipality.

“PRIVATE COMMUNAL WATER SYSTEM”, means a non-municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002 that serves six or more *lots* or private residences.

5. That Section 5.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting Subsection 5.5 and replacing it with the following new subsection 5.5:

5.5 CONVERTED DWELLINGS AND ADDITIONAL RESIDENTIAL UNITS

5.5.1 CONVERTED DWELLINGS

5.5.1.1 WHERE PERMITTED

Where listed as a permitted use in the Zone, a *converted dwelling* containing up to four *dwelling units* is permitted subject to compliance with the provisions of this Section and all other provisions of the Zone in which the *lot* is located.

5.5.1.2 WHERE NOT PERMITTED

Converted dwellings shall not be permitted:

- i) on any *lot* containing an *additional residential unit* or a *garden suite*;
- ii) on any *lot* located in within a settlement defined in Section 2.7.2.1, unless adequate *municipal water system* and/or *municipal sewage system* capacity to service the *converted dwelling* has been determined and/or confirmed by the *County*; or,
- iii) on any *lot* containing *natural hazards*, unless clearance or approval from the Conservation Authority having jurisdiction has been obtained, or on any *lot* that does not meet Provincial access standards during a regulatory flood event.

5.5.1.3 ALTERATIONS TO DWELLING

Alterations to an *existing single detached dwelling* shall meet the following requirements:

- i) entrances on the front of the building shall be limited to one, which may be shared by *dwelling units* via an internal vestibule or corridor;
- ii) additional exterior entrance(s) shall only be located in the *rear yard* or *interior side yard*;
- iii) there shall be no exterior stairways or balconies except one open fire escape which shall be located only in the *rear yard* or *interior side yard*; and,
- iv) the lot has a minimum of **100 m²** (1076 ft²) of *landscaped open space* located in the *rear yard* that is accessible to all *dwelling units* and/or exclusive access is apportioned to each *dwelling unit*.

5.5.2 ADDITIONAL RESIDENTIAL UNITS

5.5.2.1 WHERE PERMITTED

Where listed as a permitted use in the Zone, *additional residential units* are permitted subject to the provisions of this Section and compliance with all other provisions of the Zone in which the *lot* is located.

Additional residential units located outside of a settlement defined in Section 2.7.2 shall be required to satisfy the minimum distance separation requirements, as determined through the application of the *Minimum Distance Separation Formula I* (MDS I) or not further reduce an existing insufficient MDS I setback.

5.5.2.2 WHERE NOT PERMITTED

Additional residential units shall not be permitted:

- i) on any *lot* within the following settlements as defined in Section 2.7.2:
 - a) Tavistock (Serviced Village) within the contributory area for the William Street Sewage Pumping Station.
- ii) on any *lot* containing a *boarding or lodging house, a group home, a garden suite, a converted dwelling, a duplex dwelling, a mobile home, or a bed and breakfast establishment*;
- iii) on any *lot* located in within a settlement defined in Section 2.7.2, unless adequate *municipal water system* and/or *municipal sewage system* capacity to service the *additional residential unit(s)* has been confirmed by the *County*;
- iv) on any *lot* containing *natural hazards*, unless clearance or approval from the Conservation Authority having jurisdiction has been obtained, or on any *lot* that does not meet Provincial access standards during a regulatory flood event;
- v) on any *lot* serviced by a *private communal water system* and/or *private communal sewage system*; and,
- vi) notwithstanding the provisions of Section 5.9 and 5.17, on any *lot* in a residential, mixed use or commercial zone, as defined in Section 3.1.1, that is serviced by an *individual on-site sewage system* where the *lot area* doesn't meet the minimum *lot area* provisions of this Section or the Zone in which the *lot* is located whichever is the greater.

5.5.2.3 PROVISIONS FOR ALL ADDITIONAL RESIDENTIAL UNITS

All *additional residential units* shall comply with the provisions of Table 5.5.2.3.

TABLE 5.5.2.3 – PROVISIONS FOR ALL ADDITIONAL RESIDENTIAL UNITS				
Provision	R1, R2, R3, CC and V Zones, where served by both a <i>municipal water system</i> and <i>municipal sewage system</i>	R1, R2 and V Zones, where not served by a <i>municipal sewage system</i>	RE, ER and RR Zones in a settlement area (as defined in Section 2.7.2)	A1, A2, RR, and RE Zones outside of a settlement area (as defined in Section 2.7.2)
Number of Additional Residential Units per lot , Maximum	2, in the Village of Tavistock, except as per 5.5.2.2 i) 1, in the Village of Innerkip	1	1	2

TABLE 5.5.2.3 – PROVISIONS FOR ALL ADDITIONAL RESIDENTIAL UNITS				
Provision	R1, R2, R3, CC and V Zones, where served by both a <i>municipal water system</i> and <i>municipal sewage system</i>	R1, R2 and V Zones, where not served by a <i>municipal sewage system</i>	RE, ER and RR Zones in a <i>settlement area</i> (as defined in Section 2.7.2)	A1, A2, RR, and RE Zones outside of a <i>settlement area</i> (as defined in Section 2.7.2)
Cumulative Gross Floor Area for all Additional Residential Units, Maximum	50% of the <i>gross floor area</i> of the <i>principal dwelling</i> , or 50 m² (538 ft ²) of <i>gross floor area</i> , whichever is the lesser	50% of the <i>gross floor area</i> of the <i>principal dwelling</i> , or 100 m² (1076 ft ²) of <i>gross floor area</i> , whichever is the lesser	50% of the <i>gross floor area</i> of the <i>principal dwelling</i> , or 140 m² (1507 ft ²) of <i>gross floor area</i> , whichever is the lesser	
Gross Floor Area for an Additional Residential Unit in a Basement or Cellar	Notwithstanding the maximum gross floor area provision, the entire <i>basement</i> or <i>cellar</i> of the <i>principal dwelling</i> may be used for the purposes of an <i>additional residential unit</i> , provided there are no other <i>additional residential units</i> or <i>garden suites</i> on the <i>lot</i>			
Location of Entrances	All <i>dwelling units</i> shall be accessed through a common entrance from an internal corridor or vestibule, except that separate entrance(s) may be located in the <i>rear yard</i> or <i>interior side yard</i> .			
Location of Exterior Stairways	There shall be no exterior stairways except a required emergency exit which shall be located only in the <i>rear yard</i> or <i>interior side yard</i> .			
Unobstructed Pathway to Entrance of Unit(s), Minimum	1.2 m (3.9 ft) wide unobstructed pathway from the <i>front lot line</i> to the entrance. Unobstructed means no obstruction or encroachments to a height of up to 2.3 m (7.5 ft).			
Parking Spaces, Minimum	1 space per <i>additional residential unit</i> is required. Such spaces may be <i>tandem parking spaces</i> , provided no tandem parking space for an <i>additional residential unit</i> is located within a <i>private garage</i> .			
Landscaped Open Space in Rear Yard, Minimum	75 m² (807 ft ²) for 1 <i>additional residential unit</i> and 100 m² (1076 ft ²) for 2 <i>additional residential units</i> and such <i>landscaped open space</i> shall be accessible to all <i>dwelling units</i> or exclusive access is apportioned to each <i>dwelling unit</i> .			

5.5.2.4 PROVISIONS FOR DETACHED ADDITIONAL RESIDENTIAL UNITS

An *additional residential unit* in a detached *accessory building* shall comply with the provisions of Table 5.5.2.3 and Table 5.5.2.4, where a conflict exists, the provisions of Table 5.5.2.4 will prevail.

TABLE 5.5.2.4 – PROVISIONS FOR DETACHED ADDITIONAL RESIDENTIAL UNITS					
Provision	R1, R2, R3, CC and V Zones, where served by both a <i>municipal water system</i> and <i>municipal sewage system</i>	R1, R2 and V Zones, where not served by a <i>municipal sewage system</i>	RE,ER & RR Zones, in a <i>settlement area</i> (as defined in Section 2.7.2)	RR and RE Zones, outside of a <i>settlement area</i> (as defined in Section 2.7.2)	A1 and A2 Zones
Lot Area, Minimum	600 m² (6,458.5 ft ²)	0.6 ha (1.48 ac)	0.6 ha (1.48 ac)	0.6 ha (1.48 ac)	0.6 ha (1.48 ac)
Permitted Location	<i>Rear yard or interior side yard of principal dwelling</i>				Any yard, except a <i>required yard</i>
Required Yards and Setbacks and Lot Coverage	In accordance with Table 5.1.1.3 Regulations for Accessory Uses and Table 5.5.2.3 Provisions for All Additional Residential Units – Maximum Gross Floor Area for all <i>Additional Residential Units</i> , whichever is the lesser				In accordance with Zone Provisions for “All Other Buildings and Structures”
Building Height, Maximum	In accordance with Table 5.1.1.3 Regulations for Accessory Uses and shall not exceed the <i>height</i> of the <i>principal dwelling</i>				5.5 m (18 ft)
Distance from the Principal Dwelling, Minimum	In accordance with Table 5.1.1.3 Regulations for Accessory Uses				1.2 m (3.9 ft)
Distance from the Principal Dwelling, Maximum	No provision	No provision	No provision	No provision	30 m (98.4 ft)
Distance from Public Street, Maximum	40 m (147.6 ft)	40 m (147.6 ft)	40 m (147.6 ft)	No provision	No provision
Privacy Fence, Minimum	A solid privacy fence with a minimum height of 1.8 m around the perimeter of the <i>rear yard</i>	A solid privacy fence with a minimum height of 1.8 m along a <i>lot line</i> where the detached dwelling unit is located within 7.5 m (24.6 ft) of that <i>lot line</i>		No provision	No provision
Window Openings above Ground Floor	Not permitted in a wall facing an <i>interior side yard</i> or <i>rear yard</i>			No provision	No Provision
Decks, Balconies and Rooftop Patios	Not permitted			No provision	No Provision

6. That Section 5.0 to By-Law Number 2003-18, as amended, is hereby further amended by deleting subsection 5.7 and replacing it with the following new subsection 5.7:

5.7 **DWELLING UNITS BELOW GRADE**

No *dwelling unit* shall be created in a *cellar* or *basement*, where the *building or structure* is located within a *natural hazard* or the *lot* does not meet Provincial access standards during a regulatory flood event.

7. That Section 5.0 to By-Law Number 2003-18, as amended, is hereby further amended by deleting subsections 5.10.1 and 5.10.2 and replacing it with the following new subsections 5.10.1 and 5.10.2:

5.10.1 ZONING AMENDMENT REQUIRED

Prior to placing a *garden suite* on a *lot*, an amendment to this Zoning By-Law under Section 39 of the Planning Act, as amended, will be required. The by-law will prescribe the period of time, up to twenty years, authorizing the temporary use of the *garden suite*.

5.10.2 GARDEN SUITE OCCUPANCY

The *garden suite* shall be occupied by:

- the retired parents or grandparents of a *lot* owner or the *lot* owner's spouse, or
- the retiring *lot* owner provided that the main *dwelling* is occupied by the child or grandchild of the retiring *lot* owner.

8. That Section 5.0 to By-Law Number 2003-18, as amended, is hereby further amended by deleting subsection 5.13.1 and replacing it with the following new subsection 5.13.1:

5.13.1 WHERE PERMITTED

A *home occupation* is permitted within a residential *dwelling unit* and/or an *accessory building* on the same *lot*, subject to compliance with the provisions of this Section and all other provisions of the Zone in which the *lot* is located. A *home occupation* is not permitted within an *additional residential unit*, *converted dwelling*, or *garden suite*.

9. That Section 5.0 to By-Law Number 2003-18, as amended, is hereby further amended by deleting subsections 5.13.7, 5.13.8 and 5.13.9 and replacing them with the following new subsections 5.13.7 and 5.13.8:

5.13.7 BED AND BREAKFAST ESTABLISHMENT

A bed and breakfast establishment shall be considered a home occupation located in a single detached dwelling. Notwithstanding the gross floor area limit for a home occupation in subsection 5.13.2, a bed and breakfast establishment shall be limited to three guest rooms. In a settlement, a bed and breakfast establishment is not permitted on a lot containing additional residential unit(s), a converted dwelling, or a garden suite.

5.13.8 HOME DAYCARE

A home daycare, located in a single detached dwelling, a semi-detached dwelling, or a duplex dwelling with accommodation for up to and including 5 children, shall be considered a home occupation. The gross floor area limit for a home occupation in subsection 5.13.2, shall not apply to a home daycare. In a settlement, a home daycare is not permitted on a lot containing additional residential unit(s), a converted dwelling, or a garden suite.

10. That Section 5.0 to By-Law Number 2003-18, as amended, is hereby further amended by deleting the existing Section 5.16.1 and replacing it with a new subsection 5.16.1 as follows:

5.16.1 No land shall be used or built upon and no *building or structure* shall be altered, erected, used or expanded for any purpose unless the land is serviced by municipal services, including, as applicable, *municipal water system, municipal sewage system, drainage systems and improved streets*, which meet all applicable *County and/or Township standards*. Adequacy of *municipal water system and municipal sewage system* capacity shall be confirmed by the *County* prior to issuance of a Building Permit.

11. That Section 5.0 to By-Law Number 2003-18, as amended, is hereby further amended by deleting the provisions in Table 5.19.2.1 for “Residential Uses” and replacing them with the following new provisions for “Residential Uses”:

TABLE 5.19.2.1 - PARKING STANDARDS		
Land Use Category	Use	Number of Vehicle Parking Spaces Required
Residential Uses	- <i>single detached dwelling</i> - <i>duplex dwelling</i> - <i>semi-detached dwelling</i> - <i>mobile dwelling</i> - <i>street fronting townhouse dwelling</i>	- 2 per <i>dwelling unit</i>
	- <i>bed and breakfast</i> - <i>boarding or lodging house</i>	- 1 per <i>guest room</i>
	- <i>home occupation</i>	- 1 space

TABLE 5.19.2.1 - PARKING STANDARDS		
Land Use Category	Use	Number of Vehicle Parking Spaces Required
	- <i>garden suite</i>	- 1 per <i>garden suite</i>
	- <i>additional residential unit</i>	- 1 per <i>additional residential unit</i>
	- residential units in a portion of a non-residential <i>building</i> - <i>multiple unit dwelling</i> - <i>apartment dwelling</i> - <i>converted dwelling</i>	- 1.5 per <i>dwelling unit</i>
	- <i>long term care facility</i>	- 1 per 3 beds or fraction thereof

12. That Section 5.0 to By-Law Number 35-99, as amended, is hereby further amended by deleting subsection 5.19.2.3 and replacing it with the following new subsections 5.19.2.3 and 5.19.2.4:

5.19.2.3 TANDEM PARKING SPACES

Where parking is provided at the *dwelling unit* in an individual *driveway*, the required parking for that *dwelling* may be provided by *tandem parking spaces*.

5.19.2.4 PARKING SPACES WITHIN A PRIVATE GARAGE

Where parking is provided at the *dwelling unit* in an individual *driveway*, *parking spaces* may be within a *private garage*, with the exception that *parking spaces* within a *private garage* shall not be used as *required parking spaces* for *additional residential units*, *converted dwellings* and *garden suites*.

13. That Section 6.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting Section 6.1: Uses Permitted and replacing it with the following:

6.1 **USES PERMITTED**

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

TABLE 6.1: USES PERMITTED
• <i>an additional residential unit</i> within the <i>principal dwelling</i> , in accordance with the provisions of Section 5.5;
• an <i>animal kennel</i> , in accordance with the provisions of Section 5.3 and Section 6.2.3;
• a <i>communications structure</i> ;
• a <i>conservation project</i> ;

TABLE 6.1: USES PERMITTED
• an <i>existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
• a <i>farm</i> , but does not include a <i>regulated farm</i> as defined in this Zoning By-Law;
• a <i>garden suite</i> , in accordance with the provisions of Section 5.10;
• a <i>group home</i> , in accordance with the provisions of Section 5.12;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.13;
• an <i>on-farm composting facility</i> ;
• an oil or gas well;
• a <i>public use</i> , in accordance with the provisions of Section 5.22;
• a seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the <i>farm</i> on which the outlet is located;
• a <i>single detached dwelling</i> if <i>accessory</i> to a <i>farm</i> ;
• a <i>single detached dwelling</i> on an <i>existing lot</i> zoned A1 on the date of passage of this Zoning By-law;
• a <i>wayside sand or gravel pit</i> in accordance with the provisions of Section 5.33.

14. That Section 6.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting subsections 6.2.4 and 6.2.5.
15. That Section 6.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting subsection 6.2.6 and replacing it with the following new subsection 6.2.6:
- 6.2.6 LOCATION OF NEW OR ENLARGED ACCESSORY DWELLINGS, ADDITIONAL RESIDENTIAL UNITS AND GARDEN SUITES
- New or enlarged accessory *dwelling*s, *additional residential units*, *garden suites*, and temporary *dwelling*s, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)*, or not further reduce an *existing* insufficient *MDS I* setback.
16. That Section 6.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting subsection 6.3.
17. That Section 7.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting Section 7.1: Uses Permitted and replacing it with the following:

7.1 **USES PERMITTED**

No person shall within any A2 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the A2 uses in Table 7.1:

TABLE 7.1: USES PERMITTED
• an <i>additional residential unit</i> within the <i>principal dwelling</i> , in accordance with the provisions of Section 5.5;
• an <i>animal kennel</i> , in accordance with the provisions of Section 5.3 and Section 7.2.9;
• a <i>communications structure</i> ;
• a <i>conservation project</i> ;
• an <i>existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
• a <i>farm</i> ;
• a <i>garden suite</i> , in accordance with the provisions of Section 5.10;
• a <i>group home</i> , in accordance with the provisions of Section 5.12;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.13;
• a <i>regulated farm</i> ;
• an <i>on-farm composting facility</i> ;
• an oil or gas well;
• a <i>private airstrip</i> ;
• a public use, in accordance with the provisions of Section 5.21;
• a seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the <i>farm</i> on which the outlet is located;
• a <i>single detached dwelling</i> if <i>accessory</i> to a <i>farm</i> or <i>regulated farm</i> ;
• a <i>wayside sand or gravel pit</i> or <i>stone quarry</i> in accordance with the provisions of Section 5.33.

18. That Section 7.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting subsections 7.2.4 and 7.2.5.

19. That Section 7.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting subsection 7.2.6 and replacing it with the following new subsection 7.2.6:

7.2.6 LOCATION OF NEW OR ENLARGED ACCESSORY DWELLINGS, ADDITIONAL RESIDENTIAL UNITS AND GARDEN SUITES

New or enlarged accessory *dwelling*s, *additional residential units*, *garden suites*, and temporary *dwelling*s, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum*

Distance Separation Formula I (MDS I), or not further reduce an *existing* insufficient *MDS I* setback.

20. That Section 7.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting subsection 7.3.
21. That Section 8.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting “a converted dwelling, in accordance with the provisions of Section 5.5” from Table 8.1.
22. That Section 8.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting the words “Where sanitary sewers and public water supply not available” in Table 8.2, under “Lot Area, Minimum” and replacing them with “Where a *municipal sewage system* is not available”.
23. That Section 8.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting subsection 8.3.
24. That Section 9.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting Section 9.1: Uses Permitted and replacing it with the following:

9.1 **USES PERMITTED**

No *person* shall within any RR Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the RR *uses* in Table 9.1:

TABLE 9.1: USES PERMITTED
• <i>an additional residential unit</i> , in accordance with the provisions of Section 5.5;
• <i>an existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
• <i>a garden suite</i> , in accordance with the provisions of Section 5.10;
• <i>a home occupation</i> , in accordance with the provisions of Section 5.13;
• a public use, in accordance with the provisions of Section 5.22;
• <i>a single detached dwelling</i> ;
• <i>a wayside sand or gravel pit</i> or <i>stone quarry</i> in accordance with the provisions of Section 5.33.

25. That Section 9.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting subsection 9.3.
26. That Section 10.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting Section 10.1: Uses Permitted and replacing it with the following:

10.1 **USES PERMITTED**

No *person* shall within any RE Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the RE *uses* in Table 10.1:

TABLE 10.1: USES PERMITTED
• <i>an additional residential unit</i> , in accordance with the provisions of Section 5.5;
• <i>an existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
• <i>a garden suite</i> , in accordance with the provisions of Section 5.10;
• <i>a home occupation</i> , in accordance with the provisions of Section 5.13;
• a public use, in accordance with the provisions of Section 5.22;
• <i>a single detached dwelling</i> ;
• <i>a wayside sand or gravel pit or stone quarry</i> , in accordance with the provisions of Section 5.33.

27. That Section 10.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting subsections 10.3.

28. That Section 11.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting Section 11.1: Uses Permitted and replacing it with the following:

11.1 **USES PERMITTED**

No *person* shall within any ER Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the ER *uses* in Table 11.1:

TABLE 11.1: USES PERMITTED
• <i>an additional residential unit</i> , in accordance with the provisions of Section 5.5;
• <i>an existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
• <i>a garden suite</i> , in accordance with the provisions of Section 5.10;
• <i>a home occupation</i> , in accordance with the provisions of Section 5.13;
• a public use, in accordance with the provisions of Section 5.22;
• <i>a single detached dwelling</i> ;
• <i>a wayside sand or gravel pit or stone quarry</i> , in accordance with the provisions of Section 5.33.

29. That Section 11.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting subsections 11.3.

30. That Section 12.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting Section 12.1: Uses Permitted and replacing it with the following:

12.1 **USES PERMITTED**

No *person* shall within any R1 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the R1 *uses* in Table 12.1:

TABLE 12.1: USES PERMITTED
• <i>an additional residential unit</i> , in accordance with the provisions of Section 5.5;
• <i>an existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
• <i>a garden suite</i> , in accordance with the provisions of Section 5.10;
• <i>a group home</i> , in accordance with the provisions of Section 5.12;
• <i>a home occupation</i> , in accordance with the provisions of Section 5.13;
• a public use, in accordance with the provisions of Section 5.22;
• <i>a single detached dwelling</i> .

31. That Section 12.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting all instances of the words “where sanitary sewers are not available” in Table 12.2 and replacing them with “where a *municipal sewage system* is not available” and deleting all instances of the words “where served by both sanitary sewers and public water supply” in Table 12.2 and replacing them with “where served by both a *municipal sewage system* and *municipal water system*”.
32. That Section 12.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting the preamble to subsection 12.3 Special Provisions for a Converted Dwelling (R1-C) and replacing it with the following:

12.3 **SPECIAL PROVISIONS FOR A CONVERTED DWELLING (R1-C)**

An *existing converted dwelling* containing up to two *dwelling units* is permitted within a *single detached dwelling* on R1-C zoned *lots*.

33. That Section 12.5 to By-Law Number 2003-18, as amended, is hereby amended by restoring the following subsection at the end of subsection 12.5.27.

12.5.28 **Location: Part Lots 34 & 35, Concession 13 (East Zorra), being Part Lot 7 of Registered Plan 1609, R1-28 (Key Map 7)**

12.5.28.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'R1-28' Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 12.1 of this Zoning By-Law.

12.5.28.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R1-28' Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

12.5.28.2.1 FRONT YARD

Minimum Depth **7.0 m (23 ft.)**

12.5.28.2.2 That all provisions of the R1 Zone in Section 12.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

34. That Section 13.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting Section 13.1: Uses Permitted and replacing it with the following:

13.1 **USES PERMITTED**

No *person* shall within any R2 Zone *use any lot or erect, alter or use any building or structure* for any purpose except one or more of the R2 *uses* in Table 13.1:

TABLE 13.1: USES PERMITTED
• <i>an additional residential unit</i> , in accordance with the provisions of Section 5.5;
• <i>an existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
• <i>a duplex dwelling</i> ;
• <i>a home occupation</i> , in accordance with the provisions of Section 5.13;
• a public use, in accordance with the provisions of Section 5.22;
• <i>a semi detached dwelling</i> ;
• <i>a single detached dwelling</i> .

35. That Section 13.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting the preamble to Section 13.2 and replacing it with the following:

13.2 **ZONE PROVISIONS**

No *person* shall within any R2 Zone use any *lot* or *erect, alter* or use any *building* or *structure* unless the *lot* is served by both a *municipal sewage system* and *municipal water system* and is in accordance with the provisions in Table 13.2:

36. That Section 13.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting the term “converted dwelling” from the heading of the 3rd column of Table 13.2.
37. That Section 14.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting Section 14.1: Uses Permitted and replacing it with the following:

14.1 **USES PERMITTED**

No *person* shall within any R3 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the R3 *uses* in Table 14.1:

TABLE 14.1: USES PERMITTED
• <i>an additional residential unit</i> , in accordance with the provisions of Section 5.5;
• <i>an apartment dwelling</i> ;
• <i>a boarding or lodging house</i> ;
• <i>a converted dwelling</i> , containing up to four <i>dwelling units</i> , in accordance with the provisions of Section 5.5;
• <i>a home occupation</i> , in accordance with the provisions of Section 5.13;
• <i>a multiple unit dwelling</i> ;
• a public use, in accordance with the provisions of Section 5.22;
• <i>a street fronting townhouse</i> .

38. That Section 14.3 to By-Law Number 2003-18, as amended, is hereby amended by restoring the following subsection at the end of subsection 14.3.6.

14.3.7 **Location: Part Lots 34 & 35, Concession 13 (East Zorra), being Part Lot 7 of Registered Plan 1609, R3-7 (Key Map 7)**

- 14.3.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any ‘R3-7’ Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for the purpose except the following:

all *uses permitted* in Section 14.1 of this Zoning By-Law.

14.3.7.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R3-7' Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.7.2.1 FRONT YARD

Minimum Depth 7.0 m (23 ft.)

14.3.7.2.2 That all provisions of the R1 Zone in Section 12.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

39. That Section 15.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting Section 15.1: Uses Permitted and replacing it with the following:

15.1 **USES PERMITTED**

No *person* shall within any V Zone *use any lot or erect, alter or use any building or structure* for any purpose except one or more of the V *uses* in Table 15.1:

TABLE 15.1: USES PERMITTED
• an <i>additional residential unit</i> , in accordance with the provisions of Section 5.5;
• an <i>automobile service station</i> ;
• a <i>bakeshop</i> ;
• a <i>business or professional office</i> ;
• a <i>commercial school</i> ;
• a <i>community centre</i> ;
• an <i>existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
• a <i>dwelling unit</i> in a portion of a non-residential <i>building</i> ;
• an <i>eating establishment</i> ;
• a <i>financial institution</i> ;
• a <i>fraternal lodge or institutional hall</i> ;
• a <i>funeral home</i> ;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.13;
• a <i>laundromat</i> ;
• a <i>medical centre</i> ;
• a <i>parking lot</i> ;
• a <i>personal service establishment</i> ;
• a <i>place of entertainment</i> ;

TABLE 15.1: USES PERMITTED
• a <i>public library</i> ;
• a <i>public use</i> , in accordance with the provisions of Section 5.22;
• a <i>retail store</i> ;
• a retail outlet, a wholesale outlet or a business office <i>accessory</i> to a permitted <i>use</i> ;
• a <i>service shop</i> ;
• a <i>single detached dwelling</i> ;
• a <i>studio</i> ;
• a <i>veterinary clinic</i> , with no outside kennels or runs.

40. That Section 15.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting the preamble to Section 15.2 and replacing it with the following:

15.2 **ZONE PROVISIONS**

No *person* shall within any V Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions in Table 15.2:

The *lot area* provision for residential *uses* are cumulative with the *lot area* provision for non-residential *uses* when such residential *use* is located on the same *lot* with a permitted non-residential *use*. No *person* shall use any *lot* or *erect, alter* or use any *building* or *structure* for the any of the *uses* in Table 15.1 unless the *lot* is served by partial services (a *municipal sewage system* or a *municipal water system*) or by private services (*individual on-site sewage system* and *individual on-site water system*).

41. That Section 15.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting subsection 15.3.
42. That Section 16.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting Section 16.1: Uses Permitted and replacing it with the following:

16.1 **USES PERMITTED**

No *person* shall within any CC Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the CC *uses* in Table 16.1:

TABLE 16.1: USES PERMITTED
• an <i>additional residential unit</i> , within an <i>existing single detached dwelling</i> and/or in a <i>building accessory</i> to an <i>existing single detached dwelling</i> , in accordance with Section 5.5;
• an administrative office of the <i>Corporation</i> , the <i>County</i> , the Government of Ontario, or the Government of Canada;
• an <i>automobile service station</i> ;

TABLE 16.1: USES PERMITTED
• a bakeshop;
• a <i>business or professional office</i> ;
• a <i>commercial school</i> ;
• a <i>community centre</i> ;
• an <i>existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
• a <i>dwelling unit</i> in a portion of a non-residential <i>building</i> except that in the case of an <i>automobile service station</i> such dwelling shall not be permitted;
• an <i>eating establishment</i> ;
• a financial institution;
• a <i>fraternal lodge or institutional hall</i> ;
• a funeral home;
• a <i>group home</i> , in accordance with the provisions of Section 5.12;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.13;
• a laundromat;
• a <i>medical centre</i> ;
• a <i>parking lot</i> ;
• a <i>personal service establishment</i> ;
• a <i>place of entertainment</i> ;
• a <i>public library</i> ;
• a public use, in accordance with the provisions of Section 5.22;
• a <i>recreational or athletic facility or club</i> ;
• a <i>retail store</i> ;
• a <i>service shop</i> ;
• a <i>single detached dwelling</i> ;
• a <i>studio</i> ;
• a <i>veterinary clinic</i> , with no outside kennels or runs.

43. That Section 16.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting the preamble to Section 16.2 and replacing it with the following before Table 16.2:

16.2 **ZONE PROVISIONS**

No *person* shall within any CC Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions in Table 16.2:

The *lot area* provision for residential *uses* are cumulative with the *lot area* provision for non-residential *uses* when such residential *use* is located on the same *lot* with a permitted non-residential *use*. No *person* shall use any *lot* or *erect, alter* or use any *building* or *structure* for the any of the *uses* in Table 16.1 unless the *lot* is served by a *municipal sewage system* and *municipal water system*.

44. That Section 16.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting subsection 16.3.
45. That Sections 17.0, 18.0, and 19.0 to By-law Number 2003-18, as amended, are hereby further amended by deleting all instances of the words “where sanitary sewers are not available” and replacing them with “where a *municipal sewage system* is not available” and deleting all instances of the words “where served by both sanitary sewers and public water supply” and replacing them with “where served by both a *municipal sewage system* and *municipal water system*” throughout Tables 17.2, 18.2, and 19.2.
46. That Section 18.3 to By-Law Number 2003-18, as amended, is hereby amended by restoring the following subsection at the end of subsection 18.3.2.

18.3.3 **Location: Part Lots 34 & 35, Concession 13 (East Zorra), being Part Lot 7 of Registered Plan 1609, MR-3(H) (Key Map 7)**

18.3.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any ‘MR-3’ Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 18.1 of this Zoning By-Law.

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

18.3.3.2.1 Holding Provisions

Where the symbol “H” appears on a zoning map following the zone symbol MR-3, those lands shall not be developed or used unless this By-law has been amended to remove the “H” symbol.

18.3.3.2.1.1 Criteria for the Removal of the Holding Provision

Prior to the removal of the “H” symbol, the owner shall prepare a noise/odour study and traffic impact study to the satisfaction of the Township of East Zorra-Tavistock and the County of Oxford for the purpose of identifying appropriate land *use(s)* within the 150 m (492.1 ft) sewage lagoon buffer and further, that appropriate buffering and/or mitigation of odour, noise and traffic impacts are adequately addressed relative to the adjacent residential and institutional uses.

18.3.3.2.2 That all provisions of the MR Zone in Section 18.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

47. That Section 22.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting “a converted dwelling, in accordance with the provisions of Section 5.5 of this Zoning By-law” from Table 22.1.
48. That Section 22.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting all instances of the words “where sanitary sewers are not available” and replacing them with “where a *municipal sewage system* is not available” and deleting all instances of the words “where served by both sanitary sewers and public water supply” and replacing them with “where served by both a *municipal sewage system* and *municipal water system*” throughout Table 22.2.
49. That Section 22.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting subsection 22.3.
50. That Section 23.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting “a converted dwelling, in accordance with the provisions of Section 5.5 of this Zoning By-law” from Table 23.1.
51. That Section 23.0 to By-law Number 2003-18, as amended, are hereby further amended by deleting all instances of the words “where sanitary sewers are not available” and replacing them with “where a *municipal sewage system* is not available” and deleting all instances of the words “where served by both sanitary sewers and public water supply” and replacing them with “where served by both a *municipal sewage system* and *municipal water system*” throughout Table 23.2.
52. That Section 23.0 to By-law Number 2003-18, as amended, is hereby further amended by deleting subsection 23.3.


- 53.** This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 5th day of July, 2023.

READ a third time and finally passed this 5th day of July, 2023.



Phil Schaefer, Mayor



Will Jaques, Clerk