

## 13.4 TEMPORARY USE ZONES

Where on Schedules to this By-law, a *zone* symbol is followed by a dash, the letter “T”, and a number (for example **A1-T1** or **CV-86-T4**), one or more additional *uses* are permitted on the lands noted until the permission granted by the site-specific temporary *use* by-law expires. Table 13.4 of Section 13.4 identifies the Temporary *Use Zones* within the Municipality. All other provisions of the *zone*, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

### 13.4.1 LIST OF TEMPORARY USE ZONES

Table 13.4

Zone Designation	Temporary Uses Permitted	Expiry	Special Provisions
<b>RR-T1</b> (By-law 99-53, 2009-113, 2012-113, 2015-073)	– <i>Additional Residential Unit</i> 15696 Airport Road	<b>EXPIRED</b>	“Temporary Garden Suite”
<b>A1-T2</b> (By-law 2003-04)	– <i>Additional Residential Unit</i> 13528 The Gore Road	<b>EXPIRED</b>	
<b>I-431-T3</b> (By-law 2002-48, 2006-143)	– <i>Warehouse</i> 50 Ann Street	<b>EXPIRED</b>	Warehouse use removed
<b>RR-T4</b> (By-law 1999-59)	– <i>Additional Residential Unit</i> 15346 Airport Road	<b>EXPIRED</b>	“Garden Suite” removed
<b>MS-T5</b> (By-law 2008-22)	– <i>Parking Area</i> – <i>Open Storage Area</i> 10 Nixon Road	<b>EXPIRED</b>	For the purposes of the <i>uses</i> permitted by the MS-T5 <i>zone</i> :  a) no <i>buildings</i> or <i>structures</i> shall be required;  b) no <i>landscaping area</i> or <i>planting strip</i> shall be required
<b>A1-T6</b> (By-law 2008-10)	– <i>Presentation Centre for New Homes</i> Part Lot 20, Con 2 EHS (Ching)	<b>EXPIRED</b>	
<b>A1-T7</b> (By-law 2008-10)	– <i>Model Homes</i> Part Lot 20, Con 2 EHS (Ching)	<b>EXPIRED</b>	
<b>A1-T8</b> (By-law 2008-91)	– <i>Open Storage of topsoil manufacturing materials, including soil, manure, mulch and peat accessory to</i>	<b>EXPIRED</b>	Accessory Open Storage Area Regulations:  (a) No open storage shall be permitted within 166.8m of Dixie Road;

	<i>the topsoil manufacturing business located on the property at 12321 Dixie Road</i> Part Lot 19, Con 4 EHS (Ching)		(b) No open storage shall exceed 12.2m in height.
<b>A1-T9 (By-law 2011-43)</b>	– Open storage and parking of trucks and transport trailers accessory to a transportation depot located on the same lot 13790 Airport Road Part Lot 26, Con 6 EHS (Ching)	<b>EXPIRED</b>	
<b>A1-T10 (By-law 2014-09)</b>	– Temporary Sales Structure	<b>EXPIRED</b>	<p><b>Permitted number of Temporary Sales Structures</b> 4 (maximum)</p> <p><b>Parking Spaces</b> 34 (minimum)</p> <p>The <i>Temporary Sales Structures</i> may be located on lands which are not the subject of a draft approved plan of subdivision.</p> <p>For the purpose of this <i>zone</i>, site plan approval, pursuant to Section 41 of the Planning Act, is required prior to the development of the <i>temporary sales structures</i> and <i>accessory uses</i>.</p>
<b>EPA1-T11 (By-law 2017-43, 2020-101) (By-law 2020-101). (By-law 2024-031)</b>	– Driveway, Existing	<b>April 30, 2027</b>	

<p><b>A3-T12</b>  <b>(By-law</b>  <b>2017-43,</b>  <b>2020-101),</b>  <b>(By-law</b>  <b>2024-031)</b></p>	<ul style="list-style-type: none"> <li>– <i>Business Office, Accessory</i></li> <li>– <i>Contractor's Facility</i></li> <li>– <i>Gasoline Pump Island, Accessory</i></li> <li>– <i>Open Storage Area, Accessory</i></li> </ul>	<p><b>April 30, 2027</b></p>	<p>Notwithstanding any other standard relating to <i>open storage area, accessory, parking spaces and loading spaces</i>, the below special provisions shall be considered to be additional standards.</p> <p><b>Open Storage Area, Accessory</b></p> <ul style="list-style-type: none"> <li>a) <i>All open storage area, accessory to a contractor's facility</i> shall be set back a minimum of 145m from the <i>front lot line</i>.</li> <li>b) <i>All open storage areas, accessory</i> shall be screened with fencing a minimum of 2m high with solid opaque materials except for the interior side lot lines.</li> <li>c) <i>Open Storage Area, Accessory</i> (maximum) 5% of the lot.</li> </ul> <p><b>Parking Spaces Setback (minimum)</b></p> <ul style="list-style-type: none"> <li>a) All motor vehicles accessory to a <i>contractor's facility</i> shall be set back a minimum of 25m from the <i>front lot line</i>.</li> <li>b) All tractor trailers and utility trailers accessory to a <i>contractor's facility</i> shall be set back a minimum of 95m from the <i>front lot line</i>.</li> <li>c) From an accessory <i>business Office</i> Nil</li> <li>d) From an <i>interior side lot line</i> 2m</li> </ul>
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			<p><b>Loading Space Setback</b>  a) From a <i>Front Lot Line</i>  (minimum) 145m</p> <p><b>Delivery Space Setback</b>  (minimum) Nil</p> <p><b>Gasoline Pump Island, Accessory (minimum)</b>  a) From an interior Side lot line 3.8m</p> <p><b>Illumination</b>  Where <i>parking areas</i> are illuminated, no part of the lighting fixture shall be more than 9m above grade and no closer than 1m to any <i>interior side lot line</i>.</p> <p><b>Garbage Enclosure Setback</b>  (minimum)  a) From an <i>Interior Side lot line</i>  3.8m</p> <p><b>Accessory Buildings and Structures</b>  a) From an <i>Interior Side lot line</i> (minimum)  1.5m</p> <p><b>Accessory Business Office</b>  a) <i>Gross Floor Area</i>  (maximum) 390m<sup>2</sup></p> <p><b>Landscape Area</b> (minimum)  10%</p> <p><b>Planting Strip Width</b>  a) Along an <i>Interior Side Lot Line</i>  2m  b) Along a <i>Front Lot Line</i>, except for the existing two entrances  6m</p> <p><b>Entrance Width</b> (maximum)</p>
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			a) West Entrance 7.6m b) East Entrance 5.6m
<b>EPA1-T13</b> <b>(By-law</b> <b>2017-43,</b> <b>2020-101)</b> <b>(By-law</b> <b>2020-101),</b> <b>(By-law</b> <b>2024-031)</b>	– <i>Environmental Management</i> – <i>Farm, Existing</i> – <i>Forest Management</i> – <i>Recreation Non-Intensive</i>	<b>April 30, 2027</b>	
<b>A1-T14</b> <b>(By-law</b> <b>2017-42)</b>	– Existing Dwelling – Business Office, Accessory – Industrial Use, Accessory – Nursery, Commercial – Open Storage Area, Accessory – Outside Display or Sales Area, Accessory – Retail Store, Accessory – Farm – Farm Equipment Storage Building – Gasoline Pump Island – Livestock Facility – Nursery, Horticultural	<b>EXPIRED</b>	<b>Lot Area</b> (minimum) 3.8ha  <b>Lot Frontage</b> (minimum) 90m  <b>Easternmost Rear Yard</b> (minimum) 2m  <b>Lot Area dedicated to an Industrial Use, Accessory</b> (maximum) 1,365m <sup>2</sup>  <b>Entrance Width</b> (maximum) B 14.4m  <b>Front Yard Planting Strip Width</b> (minimum) 9m  <b>Interior Side Yard Planting Strip Width</b> (minimum) 2m  <b>Privacy Berm along the most northerly rear lot line</b> a) Minimum Height 2.4m b) Minimum Width 18m  <b>Noise Berm</b> For the purpose of this zone a noise berm shall have a 3:1 slope (min)  A noise berm shall be constructed along the southern and eastern most

			<p>rear lot lines. The berm shall meet the following from the easternmost rear lot line in a continuous formation from the easternmost rear lot line adjacent to a residential use or zone:</p> <ul style="list-style-type: none"> <li>a) 20m in length with a height of 2.4m</li> <li>b) 2.5m in length with a height of 3.2m</li> <li>c) 58m in length with a height of 4m</li> <li>d) 2.5m in length with a height of 3.2m</li> <li>e) 19m in length with a height of 2.4m</li> </ul> <p><b><i>Open Storage Area, Accessory and Outside Display or Sales Area, Accessory</i></b></p> <p>Notwithstanding any other provision of this By-law, open storage area, accessory and outside display or sales area, accessory of goods or materials shall be permitted in accordance with the following provisions:</p> <ul style="list-style-type: none"> <li>a) The open storage area, accessory and outside display or sales area, accessory shall not exceed 20% of the <i>lot area</i>;</li> <li>b) No open storage area, accessory and outside display or sales area, accessory shall be located in any <i>front yard</i>;</li> <li>c) All <i>open storage areas, accessory and Outside Display or Sales Area, Accessory</i> shall be screened with fencing a</li> </ul>
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			minimum of 2.0m high with solid opaque materials except for the most northerly rear lot line.				
<b>EPA1-T15 (By-law 2017-42)</b>	<ul style="list-style-type: none"><li>– <i>Environmental Management</i></li><li>– <i>Farm, Existing</i></li><li>– <i>Forest Management</i></li><li>– <i>Recreation, Non-Intensive</i></li></ul>	<b>EXPIRED</b>					
<b>EPA2-T16 (By-law 2017-42)</b>	<ul style="list-style-type: none"><li>– <i>Existing Dwelling, Detached</i></li><li>– <i>Environmental Management</i></li><li>– <i>Farm, Existing</i></li><li>– <i>Forest Management</i></li><li>– <i>Recreation, Non-Intensive</i></li></ul>	<b>EXPIRED</b>					
<b>A1-T17 (By-law 2021-031)  (By-law 2025-114)</b>	<ul style="list-style-type: none"><li>– <i>Business Office, Accessory</i></li><li>– <i>Existing Dwelling</i></li><li>– <i>Farm</i></li><li>– <i>Farm Equipment</i></li><li>– <i>Storage Building</i></li><li>– <i>Gasoline Pump Island, Accessory</i></li><li>– <i>Livestock Facility</i></li><li>– <i>Nursery</i></li><li>– <i>Nursery, Commercial</i></li><li>– <i>Nursery, Horticultural</i></li><li>– <i>Open Storage Area, Accessory</i></li><li>– <i>Outside Display or Sales Area, Accessory</i></li><li>– <i>Retail Store, Accessory</i></li></ul>	November 25, 2028	<p><b>Lot Area</b> (minimum) 3.8ha</p> <p><b>Lot Frontage</b> (minimum) 90m</p> <p><b>Easternmost Rear Yard</b> (minimum) 2.0m</p> <p><b>Entrance Width</b> (maximum) 14.6m</p> <p><b>Planting Strip Width</b> (minimum)</p> <table><tr><td><i>Front Yard</i></td><td>3.0m</td></tr><tr><td><i>Interior Side Yard</i></td><td>2.0m</td></tr></table> <p><b>Privacy Berm along the most northerly Rear Lot Line</b> Minimum Height 1.8m Maximum Height 2.4m</p> <p><b>Noise Berm</b> For the purpose of this zone a noise berm shall have a 3:1 slope (maximum).</p>	<i>Front Yard</i>	3.0m	<i>Interior Side Yard</i>	2.0m
<i>Front Yard</i>	3.0m						
<i>Interior Side Yard</i>	2.0m						

			<p>A noise berm shall be constructed along the entire southern rear lot line abutting a residential use, commencing at the most easterly rear lot line. The berm shall meet the following requirements in a continuous formation:</p> <p>20m in length with a height of 2.4m</p> <p>2.5m in length with a height of 3.2m</p> <p>58m in length with a height of 4m</p> <p>2.5m in length with a height of 3.2m</p> <p>5m in length with a height of 2.4m, and</p> <p>Along the interior side lot line abutting a residential use:</p> <p>14m in length with a height of 2.4m</p> <p><b><i>Open Storage Area, Accessory and Outside Display or Sales, Accessory</i></b></p> <p>Notwithstanding any other provision of the By-law, goods or material associated with <b><i>Open Storage Area, Accessory and Outside Display or Sales Area, Accessory</i></b> shall be permitted in accordance with the following provisions:</p> <p>a) <i>The Open Storage Area, Accessory and Outside Display or Sales Area, Accessory</i> shall not exceed 26% of the lot area;</p>
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			<p><i>b) No Open Storage Area, Accessory and Outside Display or Sales Area, Accessory shall be located in the front yard; and</i></p> <p><i>c) All Open Storage Area, Accessory and Outside Display or Sales Area, Accessory shall be screened with fencing, a minimum of 1.8m high with solid opaque materials except for the most northerly rear lot line.</i></p>
<b>EPA1-T18</b> <b>(By-law</b> <b>2021-102)</b> <b>(By-law</b> <b>2021-031)</b> <b>(By-law</b> <b>2025-114)</b>	<ul style="list-style-type: none"> <li>– <i>Environmental Management;</i></li> <li>– <i>Farm, Existing</i></li> <li>– <i>Forest Management</i></li> <li>– <i>Recreation Non-Intensive</i></li> </ul>	November 25, 2028	
<b>EPA1-T19</b> <b>(By-law</b> <b>2021-102)</b> <b>(By-law</b> <b>2021-031)</b> <b>(By-law</b> <b>2025-114)</b>	<ul style="list-style-type: none"> <li>– <i>Existing Dwelling, Detached</i></li> <li>– <i>Environmental Management</i></li> <li>– <i>Farm, Existing</i></li> <li>– <i>Forest Management</i></li> <li>– <i>Recreation Non-Intensive</i></li> </ul>	November 25, 2028	
<b>A1-352-T20</b> <b>(By-law</b> <b>2023-049)</b>	<ul style="list-style-type: none"> <li>– <i>Agricultural-Related Commercial Use (5)</i></li> <li>– <i>Agricultural-Related Industrial Use (5)</i></li> <li>– <i>Agri-Tourism Use (6)</i></li> <li>– <i>Apartment, Accessory</i></li> <li>– <i>Agricultural Uses</i></li> <li>– <i>Artist Studio and Gallery</i></li> <li>– <i>Business Office, Accessory</i></li> <li>– <i>Community Centre</i></li> <li>– <i>Dwelling, Detached</i></li> <li>– <i>Environmental Management</i></li> <li>– <i>Fairground</i></li> <li>– <i>Farm-Based Alcohol Production Facility (6)</i></li> </ul>	May 23, 2026	<p><b><i>Fairground Definition</i></b>  For the purpose of this zone, <i>Fairground</i> shall mean an agricultural <i>fairground</i> where:</p> <ul style="list-style-type: none"> <li>• farm produce, equipment, vehicles and/or livestock may be displayed for judging or displayed periodically for sale;</li> <li>• livestock or other farm-related shows may be held;</li> <li>• crop and demonstration farm plots and conservation and education</li> </ul>

	<ul style="list-style-type: none"> <li>– <i>Farm Equipment Storage Building</i></li> <li>– <i>Farmer’s Market</i></li> <li>– <i>Fitness Centre</i></li> <li>– <i>Forest Management</i></li> <li>– <i>Gasoline Pump Island, Accessory to an Agricultural Use or Fairground</i></li> <li>– <i>Home Occupation (1)</i></li> <li>– <i>Museum</i></li> <li>– <i>Nature Research Centre</i></li> <li>– <i>Nursery, Horticultural</i></li> <li>– <i>On Farm Diversified Use (6)</i></li> <li>– <i>Open Storage, Accessory to an Agricultural Use or Fairground</i></li> <li>– <i>Private Club</i></li> <li>– <i>Produce Storage Building</i></li> <li>– <i>Recreation, Intensive</i></li> <li>– <i>Recreation, Non-Intensive</i></li> <li>– <i>Restaurant</i></li> <li>– <i>Patio, Outdoor, Accessory</i></li> <li>– <i>Service Building, Accessory to a Fairground</i></li> <li>– <i>Sports Arena</i></li> <li>– <i>Training Facility</i></li> <li>– <i>Wellness Centre</i></li> </ul>		<p>demonstrations may be held;</p> <ul style="list-style-type: none"> <li>• social gatherings and association meetings may be held;</li> <li>• recreational sport training and events may be held;</li> <li>• a midway or a place of amusement may be held;</li> <li>• stock car, demolition derby, truck and tractor pulling, rodeo and motocross demonstrations and races may be held;</li> <li>• auctions, concerts, entertainment, festivals, banquets, events and seasonal holiday sales may be held;</li> <li>• dining facilities for the exclusive use of the Fairground participants, and the selling of goods related to the event shall be permitted.</li> </ul> <p><b>Overnight Accommodations</b> Overnight accommodations may be permitted as an <i>accessory use</i> to a <i>fairground</i>, provided that the overnight accommodations are not accessory to auctions, concerts, entertainment, festivals, banquets, events, recreational sport training, and seasonal holiday sales.</p>
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			<p><b>Community Centre Definition</b>  For the purpose of this <i>zone</i>, a <i>Community Centre</i> means a multi-purpose facility that provides facilities for a variety of indoor recreational, cultural, or community service activities for use by the general public, including but not limited to blood donor clinic, craft sales, bake sales.</p> <p><b>Temporary Buildings and Structures Definition</b>  For the purpose of this <i>zone</i>, <i>Temporary Buildings and Structures</i> shall mean anything constructed, the use of which requires location on or in the ground or attached to something having location on or in the ground for a period of no longer than ten (10) calendar days in one month. This definition shall not include private septic sewage disposal systems.</p> <p><b>Site Plan Control</b>  For the purpose of this <i>zone</i>, site plan approval, pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, is not required for <i>Temporary Buildings and Structures</i> as defined in this <i>zone</i>.</p> <p><b>Special Setbacks</b>  All <i>buildings, structures or temporary buildings and structures, parking areas</i> and concert, entertainment, festival, banquet and event programming space shall be setback a minimum of 30 metres from any Residential <i>use</i> located on a separate <i>lot</i>.</p>
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			<p><b>Building Area (Maximum)</b> 5%</p> <p><b>Building Area</b> For the purpose of this zone, <i>building area</i> shall not include <i>Temporary Buildings</i> and <i>Structures</i> as defined by this zone.</p> <p><b>Entrance</b> For the purpose of this zone, the maximum number of <i>entrances</i> per <i>lot</i> shall be 5.</p> <p><b>Parking Spaces (Minimum)</b> 1,800</p> <p><b>Surface Treatment</b> Notwithstanding Section 5.2.15, <i>parking spaces</i>, <i>parking areas</i> and <i>driveways</i> leading to <i>parking spaces</i> and <i>parking areas</i> may be provided on paved, gravel or grass surfaces.</p>
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