

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
RR-T1 (By-law 99-53, 2009- 113, 2012-113, 2015-073)	– <i>Additional Residential Unit</i> 15696 Airport Road	EXPIRED	“Temporary Garden Suite”
A1-T2 (By-law 2003-04)	– <i>Additional Residential Unit</i> 13528 The Gore Road	EXPIRED	
I-431-T3 (By-law 2002-48, 2006-143)	– <i>Warehouse</i> 50 Ann Street	EXPIRED	Warehouse use removed
RR-T4 (By-law 1999-59)	– <i>Additional Residential Unit</i> 15346 Airport Road	EXPIRED	“Garden Suite” removed
MS-T5 (By-law 2008-22)	– <i>Parking Area</i> – <i>Open Storage Area</i> 10 Nixon Road	EXPIRED	For the purposes of the <i>uses</i> permitted by the MS-T5 zone: a) no <i>buildings or structures</i> shall be required; b) no <i>landscaping area or planting strip</i> shall be required
A1-T6 (By-law 2008-10)	– <i>Presentation Centre for New Homes</i> Part Lot 20, Con 2 EHS (Ching)	EXPIRED	
A1-T7 (By-law 2008-10)	– <i>Model Homes</i> Part Lot 20, Con 2 EHS (Ching)	EXPIRED	
A1-T8 (By-law 2008-91)	– <i>Open Storage of topsoil manufacturing materials, including soil, manure, mulch and peat accessory to</i>	EXPIRED	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.
A1-T9 (By-law 2011-43)	– 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)	EXPIRED	
A1-T10 (By-law 2014-09)	– Temporary Sales Structure	EXPIRED	<p>Permitted number of <i>Temporary Sales Structures</i> 4 (maximum)</p> <p><i>Parking Spaces</i> (minimum) 34</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 accessory uses.</p>
EPA1-T11 (By-law 2017-43, 2020-101) (By-law 2020-101). (By-law 2024-031)	– Driveway, Existing	April 30, 2027	

A3-T12 (By-law 2017-43, 2020-101), (By-law 2024-031)	– <i>Business Office, Accessory</i> – <i>Contractor's Facility</i> – <i>Gasoline Pump Island, Accessory</i> – <i>Open Storage Area, Accessory</i>	April 30, 2027	<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>Open Storage Area, Accessory</p> <p>a) All <i>open storage area, accessory</i> to a <i>contractor's facility</i> shall be set back a minimum of 145m from the <i>front lot line</i>.</p> <p>b) All <i>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.</p> <p>c) <i>Open Storage Area, Accessory</i> (maximum) 5% of the lot.</p> <p>Parking Spaces Setback (minimum)</p> <p>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>.</p> <p>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>.</p> <p>c) From an accessory <i>business Office</i> Nil</p> <p>d) From an <i>interior side lot line</i> 2m</p>
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			<p>Loading Space Setback a) From a <i>Front Lot Line</i> (minimum) 145m</p> <p>Delivery Space Setback (minimum) Nil</p> <p>Gasoline Pump Island, Accessory (minimum) a) From an <i>interior Side lot line</i> 3.8m</p> <p>Illumination 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>Garbage Enclosure Setback (minimum) a) From an <i>Interior Side lot line</i> 3.8m</p> <p>Accessory Buildings and Structures a) From an <i>Interior Side lot line</i> (minimum) 1.5m</p> <p>Accessory Business Office a) <i>Gross Floor Area</i> (maximum) 390m²</p> <p>Landscape Area (minimum) 10%</p> <p>Planting Strip Width 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>Entrance Width (maximum)</p>
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			a) West <i>Entrance</i> 7.6m b) East <i>Entrance</i> 5.6m
EPA1-T13 (By-law 2017-43, 2020-101) (By-law 2020-101), (By-law 2024-031)	– <i>Environmental Management</i> – <i>Farm, Existing</i> – <i>Forest Management</i> – <i>Recreation Non-Intensive</i>	April 30, 2027	
A1-T14 (By-law 2017-42)	– <i>Existing Dwelling</i> – <i>Business Office, Accessory</i> – <i>Industrial Use, Accessory</i> – <i>Nursery, Commercial</i> – <i>Open Storage Area, Accessory</i> – <i>Outside Display or Sales Area, Accessory</i> – <i>Retail Store, Accessory</i> – <i>Farm</i> – <i>Farm Equipment Storage Building</i> – <i>Gasoline Pump Island</i> – <i>Livestock Facility</i> – <i>Nursery, Horticultural</i>	EXPIRED	<p><i>Lot Area</i> (minimum) 3.8ha</p> <p><i>Lot Frontage</i> (minimum) 90m</p> <p><i>Easternmost Rear Yard</i> (minimum) 2m</p> <p><i>Lot Area dedicated to an Industrial Use, Accessory</i> (maximum) 1,365m²</p> <p><i>Entrance Width</i> (maximum) B 14.4m</p> <p><i>Front Yard Planting Strip Width</i> (minimum) 9m</p> <p><i>Interior Side Yard Planting Strip Width</i> (minimum) 2m</p> <p><i>Privacy Berm along the most northerly rear lot line</i></p> <p>a) Minimum Height 2.4m</p> <p>b) Minimum Width 18m</p> <p><i>Noise Berm</i> For the purpose of this zone a noise berm shall have a 3:1 slope (min)</p> <p>A noise berm shall be constructed along the southern and eastern most</p>

		<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"> a) 20m in length with a height of 2.4m b) 2.5m in length with a height of 3.2m c) 58m in length with a height of 4m d) 2.5m in length with a height of 3.2m e) 19m in length with a height of 2.4m <p><i>Open Storage Area, Accessory and Outside Display or Sales Area, Accessory</i></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"> a) The open storage area, accessory and outside display or sales area, accessory shall not exceed 20% of the <i>lot area</i>; b) No open storage area, accessory and outside display or sales area, accessory shall be located in any <i>front yard</i>; c) All <i>open storage areas, accessory and Outside Display or Sales Area, Accessory</i> shall be screened with fencing a
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			minimum of 2.0m high with solid opaque materials except for the most northerly rear lot line.				
EPA1-T15 (By-law 2017-42)	<ul style="list-style-type: none"> – <i>Environmental Management</i> – <i>Farm, Existing</i> – <i>Forest Management</i> – <i>Recreation, Non-Intensive</i> 	EXPIRED					
EPA2-T16 (By-law 2017-42)	<ul style="list-style-type: none"> – <i>Existing Dwelling, Detached</i> – <i>Environmental Management</i> – <i>Farm, Existing</i> – <i>Forest Management</i> – <i>Recreation, Non-Intensive</i> 	EXPIRED					
A1-T17 (By-law 2021-031) (By-law 2025-114)	<ul style="list-style-type: none"> – <i>Business Office, Accessory</i> – <i>Existing Dwelling</i> – <i>Farm</i> – <i>Farm Equipment</i> – <i>Storage Building</i> – <i>Gasoline Pump Island, Accessory</i> – <i>Livestock Facility</i> – <i>Nursery</i> – <i>Nursery, Commercial</i> – <i>Nursery, Horticultural</i> – <i>Open Storage Area, Accessory</i> – <i>Outside Display or Sales Area, Accessory</i> – <i>Retail Store, Accessory</i> 	November 25, 2028	<p>Lot Area (minimum) 3.8ha</p> <p>Lot Frontage (minimum) 90m</p> <p>Easternmost Rear Yard (minimum) 2.0m</p> <p>Entrance Width (maximum) 14.6m</p> <p>Planting Strip Width (minimum)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><i>Front Yard</i></td> <td style="width: 50%; text-align: right;">3.0m</td> </tr> <tr> <td><i>Interior Side Yard</i></td> <td style="text-align: right;">2.0m</td> </tr> </table> <p>Privacy Berm along the most northerly Rear Lot Line</p> <p>Minimum Height 1.8m</p> <p>Maximum Height 2.4m</p> <p>Noise Berm</p> <p>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><i>Open Storage Area, Accessory and Outside Display or Sales, Accessory</i></p> <p>Notwithstanding any other provision of the By-law, goods or material associated with <i>Open Storage Area, Accessory and Outside Display or Sales Area, Accessory</i> 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>
EPA1-T18 (By-law 2021-102) (By-law 2021-031) (By-law 2025-114)	<ul style="list-style-type: none"> – <i>Environmental Management;</i> – <i>Farm, Existing</i> – <i>Forest Management</i> – <i>Recreation Non-Intensive</i> 	November 25, 2028	
EPA1-T19 (By-law 2021-102) (By-law 2021-031) (By-law 2025-114)	<ul style="list-style-type: none"> – <i>Existing Dwelling, Detached</i> – <i>Environmental Management</i> – <i>Farm, Existing</i> – <i>Forest Management</i> – <i>Recreation Non-Intensive</i> 	November 25, 2028	
A1-352-T20 (By-law 2023-049)	<ul style="list-style-type: none"> – <i>Agricultural-Related Commercial Use (5)</i> – <i>Agricultural-Related Industrial Use (5)</i> – <i>Agri-Tourism Use (6)</i> – <i>Apartment, Accessory</i> – <i>Agricultural Uses</i> – <i>Artist Studio and Gallery</i> – <i>Business Office, Accessory</i> – <i>Community Centre</i> – <i>Dwelling, Detached</i> – <i>Environmental Management</i> – <i>Fairground</i> – <i>Farm-Based Alcohol Production Facility (6)</i> 	May 23, 2026	<p>Fairground Definition</p> <p>For the purpose of this zone, <i>Fairground</i> shall mean an agricultural <i>fairground</i> where:</p> <ul style="list-style-type: none"> • farm produce, equipment, vehicles and/or livestock may be displayed for judging or displayed periodically for sale; • livestock or other farm-related shows may be held; • crop and demonstration farm plots and conservation and education

	<ul style="list-style-type: none"> – <i>Farm Equipment Storage Building</i> – <i>Farmer's Market</i> – <i>Fitness Centre</i> – <i>Forest Management</i> – <i>Gasoline Pump Island, Accessory to an Agricultural Use or Fairground</i> – <i>Home Occupation (1)</i> – <i>Museum</i> – <i>Nature Research Centre</i> – <i>Nursery, Horticultural</i> – <i>On Farm Diversified Use (6)</i> – <i>Open Storage, Accessory to an Agricultural Use or Fairground</i> – <i>Private Club</i> – <i>Produce Storage Building</i> – <i>Recreation, Intensive</i> – <i>Recreation, Non-Intensive</i> – <i>Restaurant</i> – <i>Patio, Outdoor, Accessory</i> – <i>Service Building, Accessory to a Fairground</i> – <i>Sports Arena</i> – <i>Training Facility</i> – <i>Wellness Centre</i> 		<p>demonstrations may be held;</p> <ul style="list-style-type: none"> • social gatherings and association meetings may be held; • recreational sport training and events may be held; • a midway or a place of amusement may be held; • stock car, demolition derby, truck and tractor pulling, rodeo and motocross demonstrations and races may be held; • auctions, concerts, entertainment, festivals, banquets, events and seasonal holiday sales may be held; • dining facilities for the exclusive use of the Fairground participants, and the selling of goods related to the event shall be permitted. <p>Overnight Accommodations Overnight accommodations may be permitted as an accessory use 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>Community Centre Definition 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>Temporary Buildings and Structures Definition 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>Site Plan Control 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>Special Setbacks All <i>buildings, structures or temporary buildings and structures, parking areas and concert, entertainment, festival, banquet and event programming space</i> shall be setback a minimum of 30 metres from any <i>Residential use</i> located on a separate <i>lot</i>.</p>
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		<p>Building Area (Maximum) 5%</p> <p>Building Area For the purpose of this <i>zone</i>, <i>building area</i> shall not include <i>Temporary Buildings</i> and <i>Structures</i> as defined by this <i>zone</i>.</p> <p>Entrance For the purpose of this <i>zone</i>, the maximum number of <i>entrances</i> per <i>lot</i> shall be 5.</p> <p>Parking Spaces (Minimum) 1,800</p> <p>Surface Treatment 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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