

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)	Garden Suite 15696 Airport Road	EXPIRED	Temporary Garden Suite
A1-T2 (By-law 2003-04)	Garden Suite 13528 The Gore Road	EXPIRED	
I-431-T3 (By-law 2002-48, 2006-143)	Warehouse 50 Ann Street	EXPIRED	Warehouse use removed
RR-T4 (By-law 1999-59)	Garden Suite 15346 Airport Road	EXPIRED	Garden Suite removed
MS-T5 (By-law 2008-22)	Parking Area Open Storage Area 10 Nixon Road	EXPIRED	For the purposes of the <i>uses</i> permitted by the MS-T5 zone: 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
A1-T6 (By-law 2008-10)	Presentation Centre for New Homes Part Lot 20, Con 2 EHS (Ching)	EXPIRED	
A1-T7 (By-law 2008-10)	Model Homes Part Lot 20, Con 2 EHS (Ching)	EXPIRED	
A1-T8 (By-law 2008-91)	Open Storage of topsoil manufacturing materials, including soil, manure, mulch and peat accessory to	EXPIRED	Accessory Open Storage Area Regulations:

	<i>the topsoil manufacturing business</i> located on the property at 12321 Dixie Road Part Lot 19, Con 4 EHS (Ching)		(a) No open storage shall be permitted within 166.8m of Dixie Road; (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	Permitted number of Temporary Sales Structures 4 (maximum) Parking Spaces 34 (minimum) The <i>Temporary Sales Structures</i> may be located on lands which are not the subject of a draft approved plan of subdivision. 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> .
EPA1-T11 (By-law 2017-43, 2020-101) (By-law 2020-101)	Driveway, Existing	November 24, 2023	
A3-T12	-Business Office, Accessory -Contractor's Facility	November 24, 2023	Notwithstanding any other standard relating to <i>open storage area, accessory,</i>

<p>(By-law 2017-43, 2020-101)</p>	<p>-Gasoline Pump Island, Accessory -Open Storage Area, Accessory</p>	<p><i>parking spaces and loading spaces, the below special provisions shall be considered to be additional standards.</i></p> <p>Open Storage Area, Accessory</p> <ul style="list-style-type: none"> a) <i>All open storage area, accessory to a contractor's facility shall be set back a minimum of 145m from the front lot line.</i> b) <i>All open storage areas, accessory shall be screened with fencing a minimum of 2m high with solid opaque materials except for the interior side lot lines.</i> c) <i>Open Storage Area, Accessory (maximum) 5% of the lot.</i> <p>Parking Spaces Setback (minimum)</p> <ul style="list-style-type: none"> a) <i>All motor vehicles accessory to a contractor's facility shall be set back a minimum of 25m from the front lot line.</i> b) <i>All tractor trailers and utility trailers accessory to a contractor's facility shall be set back a minimum of 95m from the front lot line.</i> c) <i>From an accessory business Office Nil</i> d) <i>From an interior side lot line 2m</i> <p>Loading Space Setback</p>
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			<p>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 interior Side lot line 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 interior side lot line 3.8m</p> <p>Accessory Buildings and Structures a) From an Interior side lot line (minimum) 1.5m</p> <p>Accessory Business Office a) Gross Floor Area (maximum) 390m²</p> <p>Landscape Area (minimum) 10%</p> <p>Planting Strip Width a) Along an Interior Side Lot Line 2m b) Along a Front Lot c) Line except for the existing two entrances 6m</p> <p>Entrance Width (maximum) a) West Entrance 7.6m</p>
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			b) East Entrance 5.6m
EPA1-T13 (By-law 2017-43, 2020-101) (By-law 2020-101)	-Environmental Management -Farm, Existing -Forest Management -Recreation Non-Intensive	November 24, 2023	
A1-T14 (By-law 2017-42)	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	EXPIRED	<p>Lot Area (minimum) 3.8ha</p> <p>Lot Frontage (minimum) 90m</p> <p>Easternmost Rear Yard (minimum) 2m</p> <p>Lot Area dedicated to an Industrial Use, Accessory (maximum) 1,365m²</p> <p>Entrance Width (maximum) B 14.4m</p> <p>Front Yard Planting Strip Width (minimum) 9m</p> <p>Interior Side Yard Planting Strip Width (minimum) 2m</p> <p>Privacy Berm along the most northerly rear lot line</p> <p>a) Minimum Height 2.4m</p> <p>b) Minimum Width 18m</p> <p>Noise Berm 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 rear lot lines. The berm shall meet the following from the</p>

			<p>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 minimum of 2.0m high
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			with solid opaque materials except for the most northerly rear lot line.
EPA1-T15 (By-law 2017-42)	Environmental Management Farm, Existing Forest Management Recreation, Non- Intensive	EXPIRED	
EPA2-T16 (By-law 2017-42)	<i>-Existing Dwelling, Detached -Environmental Management -Farm, Existing -Forest Management -Recreation, Non- Intensive</i>	EXPIRED	
A1-T17 (By- law 2021-031	<i>-Business Office, Accessory -Existing, Dwelling Farm -Farm Equipment -Storage Building -Gasoline Pump Island, Accessory -Livestock Facility -Nursery -Nursery, Commercial -Nursery, Horticultural -Open Storage Area, Accessory -Open Storage Area, Accessory -Outside Display or Sales Area, Accessory -Retail Store, Accessory</i>	April 27, 2024	<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) Front Yard 3.0m Interior side Yard 2.0m</p> <p>Privacy Berm along the most northerly rear lot line Minimum Height 1.8m Maximum Height 2.4m</p> <p>Noise Berm For the purpose of this zone a noise berm shall have a 3:1 slope (maximum).</p>

		<p>A noise berm shall be constructed along the southern and eastern most 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"> 20m in length with a height of 2.4m 2.5m in length with a height of 3.2m 58m in length with a height of 4m 2.5m in length with a height of 3.2m 19m in length with a height of 2.4m <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><i>The Open Storage Area, Accessory and Outside Display or Sales Area, Accessory</i> shall not exceed 25% of the lot area;</p> <p><i>No Open Storage Area, Accessory and Outside Display or Sales Area, Accessory</i> shall be located in any front yard; and</p> <p><i>All Open Storage Area, Accessory and Outside</i></p>
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			<i>Display or Sales Area, Accessory</i> shall be screened with fencing a minimum of 1.8m high with solid opaque materials except for the most northerly rear lot line.
EPA1-T18 (By-law 2021-102) (By-law 2021-031)	-Environmental Management; -Farm, Existing -Forest Management -Recreation Non-Intensive	April 27, 2024	
EPA1-T19 (By-law 2021-102) (By-law 2021-031)	-Existing Dwelling, Detached -Environmental Management -Farm, Existing -Forest Management -Recreation Non-Intensive	April 27, 2024	