

13.2 BEACON HALL LANDS

13.2.1 The following permitted *uses* and Special Provisions shall apply only to the lands located on Part of Lots 16, 17, 18, 19, 20 & 21, Concession 3 WHS (Caledon) and Part of Lots 16, 17 & 18, Concession 4 WHS (Caledon).

13.2.2 These permitted *uses* and Special Provisions are set out in Table 13.2 and in Section 13.2.4 below.

13.2.2.1 Column 1 identifies the *Zone* subject to the exception.

13.2.2.2 Column 2 sets out the exception number of each *Zone* exception, which corresponds to an area of the Town identified on the *Zoning* Schedules by the same number, preceded by a dash and denoting an exception. (i.e. **HL-1**).

13.2.2.3 Column 3 sets out those *uses* that are permitted in the *Zone* exception.

13.2.2.4 Column 4 sets out the new or modified standards for the *zone* exception, if applicable.

13.2.3 DEFINITIONS

Alter, when used in reference to a *building*, *structure* or part thereof, means:

- (a) to change any 1 or more of the external dimensions of such *building* or *structure*; or
- (b) to change the type of construction of the exterior walls or roof of such *building* or *structure*; or
- (c) to change the *use* of such *building* or *structure*; or
- (d) to change the number of *uses* or *dwelling units* contained therein.

Attic means that portion of a *building* situated wholly or partly within the roof but which is not a *one-half storey*.

Basement means any *storey* below the first *storey* which is at least 50% above *finished grade* (measured from finished floor to finished ceiling).

Building means any *structure*, consisting of walls and a roof, which is used for shelter, accommodation or enclosure of *persons*, animals, equipment, goods or materials.

Building area means that portion of the *lot area* of a *lot* permitted to be covered by 1 or more *building envelopes*.

Building, accessory means a *detached building* which is incidental, subordinate and exclusively devoted to a *main building* or *main use* and located on the same *lot* therewith.

Building by-law means any law of the *Corporation* passed pursuant to the Building Code Act.

Building envelope means the total horizontal area of a *building* calculated by perpendicular projection onto a horizontal plane. This definition shall not include:

- (a) sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters or similar ornamental *structures* unless such *structure* projects more than 1 metre horizontally from an exterior wall of the *building*; or,

- (b) unenclosed porches, balconies or steps unless such *structure* projects more than 2 metres horizontally from an exterior wall of the *building*.

Building height means the vertical distance between the *finished grade* of the *lot* on which the *building* is situated and:

- (a) the highest point of the roof surface of a flat roof; or
- (c) the deck line of a mansard roof; or
- (a) the median level between eaves and ridge of a gable, gambrel or hip roof.

Building, main means the *building* which contains the principal *use* of the *lot* on which such *building* is located.

Building permit means a permit required by the *Building By-law*.

Building separation means the least horizontal distance permitted between the nearest portions of any *building envelopes* on a *lot*.

Building setback means the least horizontal distance permitted between a *lot line* and the nearest portion of any *building envelope* on such *lot*.

Building setback, flank means the *building setback* on a *lot* measured from each *flank lot line* of such *lot*.

Building setback, front means the *building setback* on a *lot* measured from each *front lot line* of such *lot*.

Building setback, rear means the *building setback* on a *lot* measured from each *rear lot line* of such *lot*.

Building setback, side means the *building setback* on a *lot* measured from each *side lot line* of such *lot*.

Carport means a roofed *structure*, supported by columns, piers or not more than 2 walls, which is *used* for the sheltering of permitted *vehicles*.

Cellar means any *storey* below the first *storey* which is more than 50% below *finished grade* (measured from finished floor to finished ceiling).

Conservation Authority means the Toronto and Region Conservation Authority, the Credit Valley Conservation, the Nottawasaga Valley Conservation Authority or the South Lake Simcoe Conservation Authority.

Construct means to build, erect, place, reconstruct or relocate and, without limiting the generality of the word, also includes:

- (a) any preliminary operation such as excavating, filling or draining; or
- (b) *altering* an *existing building* or *structure* by an addition, enlargement, extension or other structural change; or
- (c) any work which requires a *building permit*.

Corporation means the Corporation of the Town of Caledon.

Delivery space means an area provided for the temporary parking of *vehicles* delivering or picking up equipment, goods, materials or *persons*.

Detached, when used in reference to a *building*, means a *building* which is not dependent on any other *building* for structural support or enclosure.

Driveway means an unobstructed passageway *used* to provide vehicular access from an *entrance* to a *delivery space*, *loading space* or *parking space*.

Driveway setback means the least horizontal distance permitted between a *lot line* (other than the *lot line* which the *driveway* intersects) and the nearest portion of any *driveway* on such *lot*.

Duplex means a *house* divided vertically into 2 separate *dwelling units*, each such *dwelling unit* having an independent entrance either directly from outside the *building* or through a common vestibule.

Dwelling unit means a suite of 2 or more *habitable rooms*, occupied by not more than one *family*, in which sanitary conveniences are provided and in which 1 set of facilities are provided for cooking or for the installation of cooking equipment, and with an independent entrance either directly from outside the *building* or through a common corridor or vestibule inside the *building*. This definition shall not include any part of any *vehicle* as defined herein.

Entrance, when used in reference to a *lot*, means an unobstructed passageway used to provide vehicular access from the traveled portion of a *street* to a *lane* or *driveway*.

Existing means existing on October 17, 1988.

Family means a group of human beings living together as a single housekeeping unit. This definition may also include domestic servants and not more than 2 boarders or roomers.

Farm means land used for the tillage of soil or the growing of vegetables, fruit, grains, legumes, hays, tobacco or other crops. This definition may also apply to land used for livestock raising, dairying or woodlots.

Finished grade means the median elevation between the highest and lowest portions of the finished surface of the ground (measured at the base of a *building* or *structure*) but exclusive of any embankment in lieu of steps.

Floor area means the horizontal area of a *storey*, measured between the interior faces of the exterior walls at the floor level of such *storey*.

Floor area, gross means the aggregate of all *floor areas* of a *building* or *structure*.

Floor area, net means that portion of the *gross floor area* of a *building* which is *used* by a Non-Residential *use* defined herein or specifically named elsewhere in this By-law, but excluding:

- (a) any part of such *building used* by another Non-Residential *use* which is defined herein or specifically named elsewhere in this By-law; and
- (b) any part of such *building used* as a *dwelling unit*; and
- (c) any part of such *building used* for the parking or storage of motor *vehicles*; and
- (d) any part of such *building used* for equipment to heat such *building* or a portion thereof; and
- (e) the thickness of any exterior walls of such *building*.

Forestry use means the development, cultivation and management of timber resources.

Habitable room means a room designed to provide living, dining, sleeping or kitchen accommodation for *persons*. This definition may include a bathroom, den, library or enclosed sun room but shall not include any *private garage*, *carport*, porch, verandah unfinished *attic*, unfinished *basement* or unfinished *cellar*.

Golf course means a public or private premises which is *used* for the purpose of playing golf. This definition may include a par-3 *golf course*, a driving range, a miniature *golf course* or any similar *use*.

House means a detached *building* occupied or capable of being occupied as the home or residence of 1 or more *persons*. This definition shall not include any part of a *vehicle* as defined herein. A *house* can also incorporate an *Apartment-in-house Unit*.

Landscaping area means that portion of the *lot area* of a *lot* required for the growth and maintenance of grass, flowers, bushes, trees and other landscaping. This definition may include any surfaced walk, surfaced patio, play facility, or similar area but shall not include any *driveway* or ramp (whether surfaced or not) nor any curb, retaining wall, *parking area*, *delivery space*, *loading space*, swimming pool nor any open space beneath or within a *building* or *structure*.

Lane means a public thoroughfare, whether or not improved for use, which has a right-of-way width of 10 metres or less and which affords only a secondary means of access for vehicular traffic to abutting *lots* and which is not intended for general traffic circulation.

Link house means a *house* divided vertically into 2 separate *dwelling units* with the foundation for each *dwelling unit* being connected by a wall below grade to the foundation for the other *dwelling unit* and with each *dwelling unit* having an independent entrance from outside the *building*.

Loading space means an area provided for the temporary parking of *vehicles* loading or unloading animals, equipment, goods or materials.

Lot means a parcel of land which is capable of being conveyed in accordance with the provisions of the Planning Act, 1983, provided that, in the case of a *link house*, a *semi-detached house* or a *townhouse*, *lot* means the parcel of land which was capable of being conveyed in accordance with the Planning Act, 1983 immediately before the *link*

house, semi-detached house or townhouse was constructed thereon.

Lot area means the total horizontal area within the *lot lines* of a *lot*.

Lot, corner means a *lot* having 4 or fewer *lot lines* and situated at the intersection of 2 *street lines* which contain an angle of not more than 135 degrees. Where such *street lines* are curved, the angle of intersection of the *street lines* shall be deemed to be the angle formed by the intersection of the tangents to the *street lines*, drawn through the extremities of the *side lot lines*. In the latter case, the corner of the *lot* shall be deemed to be that point on the *street line* nearest to the point of intersection of the said tangents.

Lot, interior means a *lot*, other than a *corner lot* or *through lot*, which has *street* access.

Lot frontage means the horizontal distance between the 2 *lot lines* which intersect the *front lot line* of a *lot*, such distance being measured along a line which is parallel to the *front lot line* and distant from the *front lot line* a distance equal to the minimum front *building setback* required herein for the specified *use* in the *zone* where such *lot* is located.

Lot, fully serviced means a *lot* which is served by a *public water system* and a *sanitary sewer system*.

Lot line means any boundary of a *lot* or the vertical projection thereof.

Lot line, flank means any *lot line* other than a *front lot line* which is also a *street line*.

Lot line, front means, in the case of an *interior lot*, the *lot line* dividing the *lot* from the *street*. In the case of a *corner lot*, the shorter *lot line* shall be deemed to be the *front lot line* except, where the *lot lines* abutting a *street* are the same length, the *lot line* used for the principal *entrance* to the *lot* shall be deemed to be the *front lot line*. In the case of a *through lot*, the *lot line* used for the principal *entrance* shall be deemed to be the *front lot line*.

Lot line, side means, except for *corner lots*, a *lot line* which intersects a *front lot line* or a *flank lot line*. For *corner lots*, *side lot line* means a *lot line*, other than a *flank lot line*, which intersects a *front lot line*.

Maintenance building means a *building* associated with the *existing golf course* where *vehicles* owned or leased by the owner are maintained, repaired and stored.

Mobile home means a prefabricated *building*, designed to be transported on its own chassis (notwithstanding that its running gear is or may be removed), or by other means, and designed and equipped for year-round occupancy, containing therein facilities for cooking equipment as well as sanitary facilities including a flush toilet and a shower or bathtub. This definition shall not include any *tourist vehicle* nor any *trailer* which has a *gross floor area* of less than 30 square metres.

Mobile home park means land which has been provided and designed for the location thereon of 2 or more occupied *mobile homes*.

One-half storey means that portion of a *building* situated wholly or partly within the roof and in which there is a vertical dimension of at least 2 metres (measured from finished floor to finished ceiling) over a *floor area* equal to at least 75% of the *floor area* of the *storey* next below.

Parking space means a portion of a *parking area*, exclusive of any aisles, which may be used for the temporary parking or storage of a *vehicle*.

Person means any human being, association, firm, partnership, syndicate, company, corporation, agent or trustee, and the heirs, administrators, executors, assigns or other legal representatives of a *person* to whom the context may apply according to law.

Principal dwelling unit means the main *dwelling unit* occupying the *detached, semi-detached, duplex* or *link house*.

Private garage means an accessory *building* or portion of a *house* which is fully enclosed and used for the sheltering of permitted *vehicles*. This definition shall not include a *carport* or other open shelter.

Region means the Regional Municipality of Peel.

Semi-detached house means a *house* divided vertically by a common wall above finished grade into 2 separate *dwelling units*, each such *dwelling unit* having an independent entrance either directly from outside the *building* or through a common vestibule.

Sewage treatment facility means a *building* or *structure*, approved by the Ministry of the Environment, where domestic or industrial waste is treated.

Sewer system, sanitary means a system of underground conduits, operated by the *Region* or by the Ministry of the Environment, which carries sewage to a *sewage treatment facility*.

Storey means that portion of a *building* or *structure* between any floor level of such *building* or *structure* and the floor, ceiling or roof next above such floor level.

Street means a public thoroughfare under the jurisdiction of either the *Corporation*, the *Region* or the Province of Ontario. This definition shall not include a *lane* or private right-of-way.

Street line means the limit of a *street* allowance and is the dividing line between the *lot* and the *street*.

Structure means anything constructed, the use of which requires location on or in the ground, or attached to something having location on or in the ground.

Tourist camp means any land *used* to provide temporary accommodation for the public or members of an organization.

Tourist vehicle means a self-propelled *vehicle* capable of being used for the temporary living, sleeping or eating accommodation of *persons*. This definition may include a bus, motor home, truck or van.

Townhouse means a *house* divided vertically into 3 or more separate *dwelling units*, each such *dwelling unit* having 2 independent entrances directly from outside the *building*.

Trailer means any *vehicle* designed to be towed by another *vehicle*.

Use, when used as a noun, means the purpose for which a *lot*, *building* or *structure*, or any combination thereof, is designed, arranged, occupied or maintained.

Use, accessory means a use which is incidental, subordinate and exclusively devoted to a *main building* or *main use* and located on the same *lot* therewith.

Use, main means the principal *use* of a *lot*. *Use*, when used as a verb, *used* and *to use* shall have corresponding meanings.

Vehicle means an automobile, a boat, a commercial motor *vehicle*, a farm implement, a *mobile home*, a motorcycle, a snowmobile, a *tourist vehicle* or a *trailer*.

Water system, public means a distribution system of underground piping and related storage, including pumping and purification appurtenances, owned and operated by the *Region* or by the Ministry of the Environment.

Waterbody means bay, lake, natural watercourse, canal or municipal drain established pursuant to the Drainage Act, other than a drainage ditch or irrigation canal.

Zone means a designated area of land use shown on Schedule A and includes any exception *zone* used in this by-law.

TABLE 13.2

Zone Prefix	Exception Number	Permitted Uses	Special Provisions
HL		<ul style="list-style-type: none"> - Beach - Farm - Flood or Erosion Control Use - Forestry Use - Golf Course - Marine Facility - Nursery, Horticultural - Park - Parking Area - Stormwater Management Facility 	<p>For the purpose of the HL <i>Zone</i>, <i>horticultural nursery</i> means land used for the growing of sod, flowers, bushes, trees or other gardening, landscaping or orchard stock for wholesale or retail sale.</p> <p>For the purpose of the HL <i>Zone</i>, <i>marine facility</i> means a <i>building</i> or <i>structure</i> which is used to place a boat or take a boat out of a <i>waterbody</i>; or to moor, to berth or to store a boat. This definition may include a boat launching ramp, boat lift, dock or boathouse, but shall not include any <i>building</i> used for human habitation or any boat service, repair</p>

			<p>or sales facility.</p> <p>For the purpose of the HL Zone, <i>park</i> means an area, consisting largely of open space, which may include a recreational area, playground, playfield or similar use but shall not include a <i>mobile home park</i> or a <i>tourist camp</i>.</p> <p>For the purpose of the HL Zone, <i>parking area</i> means an area or <i>structure</i> provided for the parking of <i>vehicles</i> and includes any related aisles and <i>parking spaces</i>, but shall not include any part of a <i>street</i> or <i>lane</i>.</p> <p><i>Building area</i> (maximum) 30 sq m</p> <p><i>Building separation</i> (minimum) 1.5m</p> <p><i>Building height</i> (maximum) 10.5m</p> <p>Conservation Authority Approval: No <i>building</i> or <i>structure</i> shall be <i>constructed</i> or <i>altered</i> without the written approval of the <i>Conservation Authority</i> having jurisdiction in the area.</p>
HL	1	<ul style="list-style-type: none"> - Flood or Erosion Control Use - Forestry Use - Trail 	<p><i>Building Area</i> (maximum) 30 sq m</p> <p><i>Building Separation</i> (minimum) 1.5m</p> <p><i>Building Height</i> (maximum) 10.5m</p> <p>Conservation Authority Approval: No <i>building</i> or <i>structure</i> shall be <i>constructed</i> or <i>altered</i> without the written approval of the <i>Conservation Authority</i> having jurisdiction in the area.</p>
OS-F (1)		<ul style="list-style-type: none"> - Beach - Camping Ground - Cemetery - Conservation School - Dormitory - Accessory to Conservation School 	<p>For the purpose of the OS-F Zone, <i>accessory dwelling unit</i> means a <i>dwelling unit</i> which is part of and accessory to a permitted Non-Residential <i>building</i> other than an <i>automobile service station</i> or a <i>commercial garage</i>. Such <i>dwelling unit</i> shall be occupied either by the <i>family</i> of the owner of such Non-Residential <i>building</i> or by the <i>family</i> of a <i>person</i> employed on the premises</p>

		<ul style="list-style-type: none"> - <i>Dwelling Unit, Accessory</i> - <i>Fairground</i> - <i>Fishing Club</i> - <i>Forestry Use</i> - <i>Golf Course</i> - <i>Hunt Club</i> - <i>Nursery, Horticultural Park</i> - <i>Parking Lot</i> - <i>Ski Area</i> 	<p>where such <i>dwelling unit</i> is located.</p> <p>For the purpose of the OS-F Zone, <i>automobile service station</i> means an establishment primarily engaged in the retail sale of fuels or lubricants for <i>vehicles</i>. <i>Accessory uses</i> may include the sale of <i>vehicles</i> or accessories and minor maintenance or repair operations for such <i>vehicles</i>, other than bodywork or painting. If any <i>vehicle</i>, other than a private automobile, a tow truck or similar service <i>vehicle</i>, is kept on the premises of the establishment, except while awaiting repair, maintenance or sale, then such establishment shall be classified as a <i>commercial garage</i>.</p> <p>For the purpose of the OS-F Zone, <i>camping ground</i> means an open area provided for the use of outdoor camping in tents or similar facilities. This definition shall not include a <i>tourist camp</i> or <i>mobile home park</i>.</p> <p>For the purpose of the OS-F Zone, <i>commercial garage</i> means an establishment or premises where <i>vehicles</i> owned by the general public are repaired or maintained.</p> <p>For the purpose of the OS-F Zone, <i>horticultural nursery</i> means land used for the growing of sod, flowers, bushes, trees or other gardening, landscaping or orchard stock for wholesale or retail sale.</p> <p>For the purpose of the OS-F Zone, <i>park</i> means an area, consisting largely of open space, which may include a recreational area, playground, playfield or similar use but shall not include a <i>mobile home park</i> or a <i>tourist camp</i>.</p> <p>For the purpose of the OS-F Zone, <i>parking lot</i> means any <i>parking area</i> other than a <i>parking area</i> which is accessory to a permitted use and located on the same lot therewith.</p> <p>For the purpose of the OS-F Zone, <i>ski area</i> means land used for snow skiing and may include ski lifts, tows, maintenance shops,</p>
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			<p>ski equipment sales shops, dining rooms, beverage rooms and similar <i>accessory uses</i>. This definition shall not include a <i>tourist establishment</i>.</p> <p>For the purpose of the OS-F Zone, <i>tourist establishment</i> means a <i>building</i> or <i>buildings</i> designed or used for the accommodation of the travelling or vacationing public.</p> <p><i>Lot Areas</i> (minima)</p> <p>(a) <i>golf course</i> 4 ha</p> <p>(b) <i>other uses</i> nil</p> <p><i>Lot Frontages</i> (minima)</p> <p>(a) <i>golf course</i> 60m</p> <p>(b) <i>other uses</i> 9m</p> <p><i>Dwelling Units per Lot</i> (maximum) 1 only</p> <p><i>Building Area</i> (maximum) the greater of 10%; or 20 sq m</p> <p><i>Building Setback</i> (minimum) 7.5m</p> <p><i>Building Separation</i> (minimum) 3m</p> <p><i>Building Height</i> (maximum) 10.5m</p> <p><i>Landscaping Area</i> (minimum) 50%</p> <p><i>Driveway Setbacks</i> (minima)</p> <p>(a) fully serviced <i>lot</i>, nil except that, where a <i>side lot line</i> abuts a Residential zone, the minimum <i>driveway setback</i> shall be 3m</p> <p>(b) <i>other lots</i> 1.5m except that, where a <i>side lot line</i> abuts a Residential zone, the minimum <i>driveway setback</i> shall be 4.5m</p> <p><i>Parking Spaces</i> (minimum) 1 for each 15 sq m of <i>net floor area</i> or portion thereof</p> <p><i>Parking Space Setbacks</i> (minima)</p> <p>(a) from any <i>lot line</i> abutting a Residential zone 4.5m</p>
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			(b) from any other <i>lot line</i>	1.5m
OS	2	<ul style="list-style-type: none"> - Clubhouse - Golf Course - Maintenance Building - Pump House 	<i>Lot area</i> (minimum)	4 ha
			<i>Lot frontage</i> (minimum)	60m
			<i>Building area</i> (maximum)	the greater of: 10%; or 20 sq m
			<i>Building setback</i> (minimum)	7.5m
			<i>Building separation</i> (minimum)	3m
			<i>Building height</i> (maximum)	10.5m
			<i>Landscaping area</i> (minimum)	50%
			<i>Driveway setbacks</i> (minima)	
			(a) <i>fully serviced lot</i> ,	nil
			except that, where a <i>side lot line</i> abuts a Residential zone, the minimum <i>driveway setback</i> shall be	3m
			(b) <i>other lots</i>	1.5 m
			except that, where a <i>side lot line</i> abuts a Residential zone, the minimum <i>driveway setback</i> shall be	4.5m
			<i>Parking spaces</i> (minimum)	1 for each 15 sq m of <i>net floor area</i> or portion thereof
			<i>Parking space setbacks</i> (minima)	
			(a) from any <i>lot line</i> abutting a Residential zone	4.5 m
			(b) from any other <i>lot line</i>	1.5 m
OS	3	<ul style="list-style-type: none"> - House, Accessory - Clubhouse associated with a golf course - Conference centre/lodge - Fishing pond - Golf course - Maintenance building - Nursery - Pump house 	For the purpose of the OS-3 Zone, <i>conference centre/lodge</i> means a <i>tourist establishment</i> containing therein 5 or more <i>guest rooms</i> which may be served by a common <i>building</i> entrance, or may have separate entrances directly from outside the <i>building</i> . <i>Accessory uses</i> may include rental cabins, accommodation for permanent staff and 1 or more beverage rooms, dining rooms, meeting rooms, recreational facilities, commercial accessory facilities and related <i>uses, structures</i> and facilities.	

		<p>- Stormwater management facility</p> <p>- Tennis courts</p> <p>- Wastewater Treatment Centre, Private, including Wastewater Storage Ponds</p>	<p>For the purpose of the OS-3 Zone, <i>guest room</i> means a room or suite of rooms which may contain facilities for cooking and which is <i>used</i> or maintained, for gain or profit, by providing accommodation to the public.</p> <p>For the purpose of the OS-3 Zone, <i>nursery</i> means land used for the growing of sod, flowers, bushes, trees, shrubs, or other gardening, landscaping or orchard stock for use only in lands zoned OS-3, and not for wholesale or retail sale.</p> <p><i>Accessory houses per lot</i> (maximum) 2 only</p> <p><i>Lot area</i> (minimum) 4 ha</p> <p><i>Lot frontage</i> (minimum) 60m</p> <p><i>Building area</i> (maximum) 3%</p> <p><i>Building setback</i> (minimum) 7.5m</p> <p><i>Building separation</i> (minimum) 3m</p> <p><i>Building height</i> (maximum) 15m</p> <p><i>Landscaping area</i> (minimum) 50%</p> <p><i>Driveway setbacks</i> (minima)</p> <p>(a) <i>fully serviced lot</i>, nil except that, where a <i>side lot line</i> abuts a Residential zone, the minimum <i>driveway setback</i> shall be 3m</p> <p>(b) <i>other lots</i> 1.5m except that, where a <i>side lot line</i> abuts a Residential zone, the minimum <i>driveway setback</i> shall be 4.5m</p> <p><i>Parking spaces</i> (minimum) 1 for each 15 sq m of <i>net floor area</i> or portion thereof</p> <p><i>Parking space setbacks</i> (minima)</p> <p>(a) from any <i>lot line</i> abutting a Residential zone 4.5m</p> <p>(b) from any other <i>lot line</i> 1.5m</p>
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<p>A1</p>		<ul style="list-style-type: none"> - Apartment-in-house unit - Bunkhouse - Farm - Farm equipment storage building - Farm produce outlet - Gasoline pump island, private - Home industry, existing - House, accessory - House, one-family - Home occupation (3) - Home profession (3) - Livestock Facility - Nursery, horticultural - Produce storage building - Wayside pit - Woodlot 	<p>For the purpose of the A1 Zone, <i>apartment-in-house unit</i> means a self-contained residential unit, with its own cooking facilities and bathroom facilities and two accesses to the exterior to the satisfaction of the Fire and Building departments, and created through converting part of, or adding onto a permitted residential <i>structure</i> including a <i>detached, semi-detached, duplex, or link house</i> accommodated, and the unit is accessory to the existing <i>principal dwelling unit</i>.</p> <p>For the purpose of the A1 Zone, <i>bunkhouse</i> means a <i>building</i>, accessory to a <i>farm</i>, <i>designed or used</i> during the planting, growing or harvesting season, for the accommodation of agricultural workers and consisting of at least 1 bathroom and not fewer than 2 rooms providing therein living, dining and sleeping accommodation in appropriate individual or combination rooms.</p> <p>For the purpose of the A1 Zone, <i>dwelling unit area</i> means the aggregate of the <i>floor areas</i> of all <i>habitable rooms</i> in a <i>dwelling unit</i>.</p> <p>For the purpose of the A1 Zone, <i>farm produce outlet</i> means a <i>use</i>, accessory to a <i>farm</i>, which consists of the retail sale of agricultural products produced on that <i>farm</i>.</p> <p>For the purpose of the A1 Zone, <i>gasoline pump island</i> means a <i>structure</i> which is an accessory <i>use</i> intended to provide gasoline for <i>vehicles</i> or aircraft.</p> <p>For the purpose of the A1 Zone, <i>gasoline pump island, private</i> means a <i>gasoline pump island</i> used to dispense gasoline solely to <i>vehicles</i> owned or leased by the occupant of the <i>lot</i> where such <i>gasoline pump island</i> is located. This definition shall not include an <i>automobile service station</i> or any other facility for the sale of fuels.</p> <p>For the purpose of the A1 Zone, <i>home industry</i> means a <i>use</i> located on and subordinate to a permitted <i>farm</i> which may include a carpentry shop, a craft shop, a metal working shop, a welding shop, a</p>
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			<p>storage <i>building</i> for school buses, boats or snowmobiles, or a similar <i>use</i>.</p> <p>For the purpose of the A1 <i>Zone</i>, <i>home occupation</i> means any occupation conducted for gain or profit within a <i>dwelling unit</i>. This definition may include dressmaking; hairdressing; instruction in arts, crafts, dancing or music to not more than 6 pupils at any one lesson; molding; painting; sculpting; weaving; or the making or repairing of garden or household ornaments, clothing, personal effects or toys.</p> <p>For the purpose of the A1 <i>Zone</i>, <i>home profession</i> means any profession practiced within a <i>dwelling unit</i>. This definition may include the offices of an accountant, architect, auditor, dentist, drugless practitioner, engineer, insurance agent, land surveyor, lawyer, medical practitioner, notary, realtor or town planner.</p> <p>For the purpose of the A1 <i>Zone</i>, <i>house, accessory</i> means a <i>one-family house</i> which is accessory to a permitted Non-Residential <i>use</i> and is occupied either by the <i>family</i> of the owner of such Non-Residential <i>use</i> or by the <i>family</i> of a <i>person</i> employed on the <i>lot</i> where such <i>house</i> is located.</p> <p>For the purpose of the A1 <i>Zone</i>, <i>house area</i> means the aggregate of the <i>floor areas</i> of all <i>habitable rooms</i> in a <i>house</i>.</p> <p>For the purpose of the A1 <i>Zone</i>, <i>house, one-family</i> means a <i>house</i> containing only one <i>dwelling unit</i>.</p> <p>For the purpose of the A1 <i>Zone</i>, <i>wayside pit</i> means a temporary, open excavation made for the removal of any soil, earth, clay, marl, sand, gravel or unconsolidated rock or mineral, opened and used by a public road authority solely for the purpose of a particular project or road construction.</p> <p><i>Lot area</i> (minimum) 8 ha</p> <p><i>Lot frontage</i> (minimum) 120m</p>
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			<i>Houses per lot</i>	1 only
			<i>Building area (maximum)</i>	(3)
			<i>Building setback, front (minimum)</i>	18m
			<i>Building setback, flank (minimum)</i>	18m
			<i>Building setback, rear (minimum)</i>	10m
			<i>Building setbacks, side (minima)</i>	
			(a) <i>existing lots of less than 8 ha</i>	3m
			(b) <i>other lots</i>	15m
			<i>Building separations (minima)</i>	
			(a) <i>between main building and detached accessory buildings</i>	2 m
			(b) <i>between detached accessory buildings</i>	1.5m
			<i>Building heights (maxima)</i>	
			(a) <i>Residential uses</i>	10.5m
			(b) <i>Non-Residential uses</i>	12.2m
			<i>Dwelling unit area</i>	
			(a) <i>house area (minimum)</i>	110 sq m
			(b) <i>apartment-in-house (minimum)</i>	32.5 sq m
			(b) <i>apartment-in-house (maximum)</i>	(4)
			<i>Landscaping area (minimum)</i>	10%
			<i>Gasoline pump island, private setback (minimum)</i>	9 m
			<i>Driveway setback (minimum)</i>	3m
			<i>Parking spaces (minima)</i>	
			(a) <i>one-family house</i>	2 spaces
			(b) <i>accessory house</i>	2 spaces
			(c) <i>apartment-in-house unit</i>	(5)
			(d) <i>farm produce outlet, home industry, home occupation or home profession</i>	(6)
			<i>Parking space setback (minimum)</i>	
			No part of any <i>parking space</i> shall be located closer to any <i>street line</i> than	3m

			<p><i>House location</i> No part of any Residential <i>building</i> shall be located closer to any feedlot, any manure storage area or any Livestock Facility than 150m</p> <p><i>Farm use location</i> No part of any feedlot, manure storage area or Livestock Facility shall be located closer to:</p> <p>(a) any Residential <i>use</i> on another <i>lot</i> than 150m</p> <p>(b) any boundary of a Residential <i>zone</i> than 150m</p> <p>(c) the centreline of any <i>street</i> than 90m</p> <p>(d) any <i>rear lot line</i> than 18m</p> <p>(e) any <i>side lot line</i> than 15m</p> <p><i>Gasoline pump island setback</i> (minimum) 9m</p> <p>Land Division Committee Consent for Residential <i>Lot</i> (7)</p>
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Footnotes to Table 13.2

- (1) Where a *zone* symbol is followed by a dash and the letter “F” (for example, “RR-F”), this denotes lands which are subject to flooding during “Regional Storm” conditions, as defined in regulations made under the Conservation Authorities Act, respecting the *Conservation Authority* having jurisdiction in the area. The lands so designated shall be subject to all the requirements of the *zone* represented by such zone symbol except that no *person* shall *construct* or *alter* any *building* or *structure* without the written approval of the *Conservation Authority* having jurisdiction in the area. No *building permit* shall be issued by the *Corporation* until such written approval has been given.
- (2) No more than 6 students are permitted in any one lesson for a home occupation or home profession involving the instruction of a craft or skill.
- (3) The maximum *building area* shall be the lesser of 5% or 0.4 hectares.
- (4) The maximum *dwelling unit area* for an *apartment-in-house unit* shall be 30 percent of the *gross floor area* of the *house* excluding the *cellar* area and private garage.
- (5) The minimum number of *parking spaces* for an *apartment-in-house unit* is 1 space for every 70 sq m or portion thereof to a maximum of 2 *parking spaces*.
- (6) The minimum number of *parking spaces* for a *farm produce outlet, home industry, home occupation* or *home profession* shall be the greater of: 2 per *lot*; or 1 for each 20 sq m of *net floor area* or portion thereof.
- (7) Notwithstanding any of the above A1 *Zone* provisions to the contrary, where a consent is or has been given by the Committee of Adjustment to create a Residential *lot*, such *lot* may be *used* for a *one-family house*, provided that such *lot* complies with the provisions of the RR *Zone* and further provided that the residual *lot* complies with the provisions of the A1 *Zone*.

13.2.4 PARKING AREA REGULATIONS

13.2.4.1 SIZE

Each *parking space* shall be at least 6 m long, 2.5 m wide and have an area of at least 18 sq m and a vertical clearance of at least 2 m.

13.2.4.2 SURFACE

Each *parking area, driveway* and *entrance* connecting the *parking area* with a *street* shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles.