

3.2 ACCESSORY BUILDINGS, STRUCTURES AND USES

3.2.1 Permitted Purposes

Where this By-law provides that a lot may be used or a building or structure may be erected or used for a purpose, that purpose shall include any accessory building or structure or accessory use, provided the principal building, structure or use is already in existence on the lot, but shall not include the following:

- (i) any occupation for gain or profit conducted within or accessory to a dwelling unit or on such lot associated therewith, except as is specifically permitted in accordance with this By-law; or
- (ii) any building used for human habitation except in accordance with this By-law, as is specifically permitted.

Legal non-conforming uses shall be permitted to have accessory uses, buildings and structures in accordance with the provisions of section 3.2 of the By-law and the provisions of the applicable zone.

3.2.1.1 Accessory Buildings and Structures on Vacant Lands

Accessory structures shall not be permitted on vacant land, including land used for a forestry or livestock use. No building or structure of less than 10 sq m in size and no temporary or seasonal buildings and structures that are designed to be dismantled and re-erected, such as fabric or plastic covered, metal or wood framed structures, shall be constructed on a lot unless it is accessory to a legal non-conforming, or to a permitted principal building or structure already in existence on the lot. Such structures shall be subject to the requirements of Section 3.2.

3.2.1.2 Large Accessory Buildings as Principal Uses

Buildings and structures greater than 120 m² in the Countryside Area (A) zone shall be considered principal buildings and shall be for a purpose permitted by the By-law, including an *implement shed* or *livestock facility*. Buildings greater than 120 m² proposed for personal use shall require an amendment to the zoning by-law.

Note: An implement shed, by definition, must be accessory to a crop operation having a minimum of 15 ha of tillable land or accessory to a livestock facility. A new livestock facility, in accordance with the Nutrient Management Act, must have an approved NMP/S if designed for > 5NU (approx. 50m²)

For the purposes of this By-law a *livestock facility*, manure storage facility and/or anaerobic digester with an approved nutrient management plan or *implement shed* on a lot having a minimum of 15 ha of workable land shall be considered as a principal building in an Agricultural or Rural Zone.

3.2.3 Regulations for Accessory Buildings and Structures

The following regulations shall apply to all accessory buildings and structures, including buildings and structures less than 10 m² in floor area and temporary buildings and structures:

Note: Municipal approval is required for temporary buildings and structures, and permanent buildings and structures less than 10m² even though a building permit may or may not be required.

Provisions applying to accessory Building and/ or Accessory Structure	Zone											
	Countryside Area (A)	Rural Residential	Hamlet Residential	Estate Residential	Rural Commercial	General Commercial	Business Park Gateway Core, Transition	Highway Commercial	Industrial	Recreational	Institutional	Open Space
Required to meet zone requirements	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Permitted in front of Principal Building provided it meets minimum front yard and exterior side yard setbacks of zone	✓											✓
Maximum total number of all accessory buildings or structures having a floor area of 10 m ² or less	1	1	1	1	1	1	1	1	1	1	1	4
Maximum total number of all accessory buildings and structures greater than 10 m ²	2	1	1	1	1	1	1	1	1	1	1	2
Maximum floor area as a percentage of the floor area of the largest dwelling (including attached garage to a dwelling) or main building (%)	100	75	75	75		40	40	40	40			75
Maximum floor area of all accessory buildings and structures (m ²)	120	120	120	120	120							120
Maximum height (m)	6	4.5	4.5	4.5								4.5
Maximum number of storeys shall be one storey, and no second storey loft or truss design to facilitate future storage areas shall be permitted.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ground floor area of accessory buildings and structures shall be Included in calculation of total lot coverage	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Minimum interior side or rear yard setback, to a maximum of the minimum requirement for the principal building on the lot where:												
floor area is less than 20 m ²	1.5m											
floor area is between 20 m ² and 40 m ²	3m											
floor area between 40 m ² and 60 m ²	4.5m											
floor area is greater than 60 m ²	6m											

3.2.4 Temporary accessory uses and structures during Construction

A tool shed, construction trailer, scaffold or other building or structure incidental to construction is permitted in all Zones within the Township on the lot so long as it is necessary for the work in progress and until the work is completed or abandoned. For the purpose of this Section, abandoned shall mean the discontinuation of work for more than 30 consecutive days and/or the failure to maintain a current building permit.

3.2.5 Signs

A sign shall be permitted on any lot, including a vacant lot and, unless otherwise specified, the provisions of this By-law shall not apply to prevent the erection, alteration or use of any sign having a face area of 3 sq m or less provided such sign complies with the by-laws of the Township.

Note: By-law 20-2009, as amended or replaced, regulates sign on the Municipal Right-of-way. County Roads are regulated by the County of Dufferin.

Where a sign has a face area of greater than 3 sq m it shall be deemed to be an accessory structure for the purposes of this By-law. Notwithstanding the provisions for accessory structures, to the contrary, a sign shall be permitted in the front yard. Such sign shall not exceed the maximum height of an accessory structure on the lot and, notwithstanding any other provision of this by-law to the contrary, it shall be located at a minimum distance of 1.5 times its height from any lot line.

Where a sign is regulated by a road authority under the *Municipal Act*, the setbacks and regulations shall be the greater of the requirements of the road authority, this By-law and the sign by-law.

3.2.6 Swimming Pools and Fences

Regulations pertaining to pools and pool fences are contained in the Township's fence by-law, as amended.