

SECTION 4: ZONE PROVISIONS

4.1 COUNTRYSIDE AREA (A) ZONE

No person shall within a Countryside Area (A) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

4.1.1 Permitted Uses

For each particular lot size range in the table below, permitted uses include those uses beside which an “x” occurs in the Column.

Permitted Uses	Size of Parcel	
	8.00 ha and over	2.00 ha to 7.99 ha
<i>Single Detached Dwelling</i>	X	X
<i>Additional Single dwelling ASD (1)</i>	X	
<i>One Accessory Attached dwelling unit (1)</i>	X	X
<i>Agricultural Use</i>	X	X
<i>Agriculture-Related Use</i>	X	x
<i>Bed and Breakfast</i>	X	X
<i>Crisis Centre</i>	X	X
<i>Garden Center</i>	x	x
<i>Group Home</i>	X	X
<i>On-Farm Diversified Use</i>	x	x
<i>Home Industry</i>	X	X
Home Occupation	X	X
<i>Kennel (see Canine By-law)</i>	X	
<i>Medicinal Marijuana Facility</i>	x	
<i>Portable Sawmill</i>	X	
<i>Public Open Space or Park</i>	X	X
<i>Resource Management</i>	X	X
<i>Veterinary Clinic</i>	X	X
<i>Wayside Pit or Wayside Quarry</i>	X	x

4.1.2 Regulations for Permitted Uses

For each particular size of parcel zoned Countryside Area (A) within the lot size ranges on the table below, regulations for permitted uses are those that occur in each column.

	8.00 ha and over	2.00 ha to 7.99 ha
Minimum Lot Area (ha)	8.00 ha and over	2.00 ha to 7.99 ha
Minimum Lot Frontage (m)	100	100
Minimum Yards – Front (m)	30	20
Interior Side	20	10
Exterior Side	30	20
Rear	20	10
Maximum Lot Coverage (%)	5	10
Maximum Height	10.5	10.5

4.1.3 Exceptions

4.1.3.1 Rural Exception Four (RU-4) Zone (Roll No. 5-11605)

Notwithstanding the Setback and Yard Requirements of Section 3.2, to the contrary, on lands within the "Rural Exception Four (RU-4)" Zone, all buildings and structures shall be situated within established building envelopes established by a box formed by a front yard setbacks of 45m, 6m sideyards and 180m rear yard.

4.1.3.2 Rural Exception Five (RU-5) Zone (Roll No. 6-10720)

Notwithstanding the Permitted Uses of Section 4.1.1 and the Regulations for Permitted Uses of Section 4.1.2 to the contrary, the minimum lot frontage shall be 57 m, the minimum front yard set-back shall be 308 m, and the minimum interior side yard setback (south side) shall be 70 m.

4.1.3.3 Rural Exception Seven (RU-7) Zone (Roll No. 1-25620)

Notwithstanding the provisions of Section 3.5.2 "Steep Slopes and Ravines", no building or structure shall be located within six m of the top-of-bank as identified on Schedule "B" attached to and forming part of By-law No. 48-04.

4.1.3.4 Rural Exception Eight (RU-8) Zone (Roll No. 6-18710)

Notwithstanding the regulations for permitted uses of Section 4.1.2, to the contrary, the minimum rear yard and interior side yard setbacks for existing principal structures only (existing house and barn) shall be 15.0 m, and the minimum lot frontage shall be 340 m In addition to the uses permitted in Section 4.1.1, only one accessory dwelling unit, in the form of an existing apartment on two levels with a combined floor area of a minimum of 150 sq m, shall also be permitted.

4.1.3.5 Rural Exception Eleven (RU-11) Zone (Roll No. 4-01450)

Notwithstanding the provisions of Section 4.1.2, on lands zoned "Rural Exception Eleven (RU-11)", the minimum lot frontage shall be 95 m.

4.1.3.6 Rural Exception Twelve (RU-12) Zone (Roll No. 1-24330)

Notwithstanding the provisions of Section 4.1.2 to the contrary, the minimum front yard set-back for a single detached dwelling and for all accessory buildings and structures shall be 160 m, and the minimum rear yard set-back shall be 50 m.

4.1.3.7 Rural Exception Thirteen (RU-13) zone (Roll No. 1-24320)

Notwithstanding the provisions of Section 4.1.2 to the contrary, the minimum front yard set-back for a single detached dwelling and for all accessory buildings and structures shall be 190 m, the minimum rear yard set-back shall be 50 m and the minimum interior side yard set-back (both sides) shall be 30 m.

4.1.3.8 Rural Exception Fourteen (RU-14) Zone (Roll No. 1-29600)

Notwithstanding the provisions of Section 4.1.2 to the contrary, the minimum exterior side yard set-back shall be 10 m adjacent to the unmaintained road allowance between Concessions 4 and 5 EHS.

4.1.3.9 Rural Exception Fifteen (RU-15) Zone (Roll Nos. 1-03901, 1-03930 and 1-03960)

Notwithstanding the provisions of Section 4.1.2 to the contrary, the minimum front yard set-back for a single detached dwelling and for all accessory buildings and structures shall be 200 m.

4.1.3.10 Rural Exception Twenty (RU-20) zone (Roll No.2-00290)

Notwithstanding the provisions in the Countryside Area (A) zone, to the contrary, on lands zoned Rural Exception Twenty (RU-20) an accessory building, having a maximum floor area of 307 m² and a maximum lot coverage of 400 m² shall be permitted. Outdoor parking and *outdoor storage* are prohibited. The accessory structure shall be for no other purpose than for the storage of personally owned vehicles and equipment and personal indoor storage related to the residential use. Notwithstanding the permitted uses in the Countryside Area (A) zone, to the contrary, on lands zoned Rural Exception Twenty (RU-20) there shall be no business activity permitted in the accessory structure nor on the subject lands. In all other respects the provisions of this by-law shall apply.

4.1.3.11 Agricultural Exception One (A-1) Zone (Roll No. 4-01505, 622000, 621850)

Notwithstanding the requirements of the Countryside Area (A) zone, to the contrary, on lands zoned Agricultural Exception One (A-1), neither a single detached dwelling nor a second dwelling unit – farm help house is permitted.

4.1.3.12 Agricultural Exception Nine Temporary Use (A-9-T) Zone (Part of Roll No. 1-13100)

Notwithstanding the provisions of the Countryside Area (A) zone, to the contrary, in addition to the uses permitted in the zone, a commercial *parking lot* for up to 12 vehicles for the exclusive use of the owners, staff, tenants and patrons of the existing commercial enterprise being carried out on the lands to the immediate south on property described as Part West Half of Lot 5, Concession 7 EHS and known municipally as 936291 Airport Road is also permitted as a temporary use for an additional period of up to three years (until July 4, 2021, subject to permitted extensions).

4.1.3.13 Agricultural Exception Thirteen (A-13) (Roll 211300)

Notwithstanding the provision of Section 3.7, Home Occupation, to the contrary, on lands zoned Agricultural Exception Thirteen (A-13) a craft themed bed and breakfast having a maximum capacity of 8 guest, plus any persons living on the premises shall be permitted within the existing single detached dwelling. In all other respects the provisions of this By-law shall apply.

4.2 RURAL RESIDENTIAL (RR) ZONE

No person shall within any Rural Residential (RR) Zone use any lot, or erect, alter or use any building or structure except in accordance with the following:

4.2.1 Permitted Uses

- i) Single Detached Dwelling
- ii) additional single dwelling (ASD) or attached accessory dwelling unit or habitable pool house
- iii) bed and breakfast
- iv) home industry
- v) home occupation
- vi) the keeping of not more than 50 chickens on a lot of not less than 0.5 ha and at a location not less than 60 m from any dwelling on an adjacent lot.

4.2.2 Regulations for Permitted Rural Residential Uses

- i) Minimum Lot Area 0.4 ha
- ii) Minimum Lot Frontage 45 m
- iii) Minimum Yard Requirements
 - a) Front Yard 20 m
 - b) Interior Side Yard 6 m
 - c) Exterior Side Yard 20 m
 - d) Rear Yard 20 m
- iv) Maximum Lot Coverage 10%
- v) Maximum Height 10.5 m

4.2.3 Exceptions

4.2.3.1 Rural Residential Exception One (RR-1) Zone (Roll 609450)

Notwithstanding the provision of this by-law, to the contrary, on lands zoned Rural Residential Exception Nine (RR-9) a 90m² garage having a maximum peak height of 6.0m shall be permitted in the exterior side yard. In all other respects the provisions of this By-law shall apply.

4.2.3.2 Rural Residential Exception Two (RR-2) Zone (Roll No. 1-04710)

Notwithstanding the provisions of Section 4.2.2 to the contrary, the minimum lot area shall be 0.25 ha and the minimum rear yard setback shall be 6.0 m.

4.2.4.3 Rural Residential Exception Four (RR-4) Zone (Roll No. 6-22050)

Notwithstanding the Regulations for Permitted *Used* outlined in Section 4.2.2 and the provisions of Section 3.2. to the contrary, the minimum interior side and rear yard setbacks for a building or structure used for the purpose of housing livestock shall be 7.4 m and 5.5 m respectively.

4.2.4.4 Rural Residential Exception Seven (RR-7) Zone (Roll No. 4-01650)

Notwithstanding the permitted uses of Section 4.2.1 to the contrary, the keeping of alpacas to a maximum of the equivalent of two (2) Nutrient Units per ha of lot area, if also permitted.

4.3 RURAL COMMERCIAL (RC) ZONE

No person shall, within any Rural Commercial (RC) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

4.3.1 Permitted Uses

Except as specifically provided for, the permitted uses shall be that of the Countryside Area (A) zone for lots greater than 2.0ha. Where a lot is less than 2.0 ha the permitted uses for the Rural Residential (RR) zone in section 4.2.1 shall apply.

4.3.2 Regulations for Permitted Uses

Except as specifically provided for, the regulations for permitted uses shall be that of the Countryside Area (A) zone for lots greater than 2.0ha. Where a lot is less than 2.0 ha the regulations for the Rural Residential (RR) zone in section 4.2.2 shall apply.”

Parking and loading spaces, *outdoor storage*, planting strips, setbacks, screening/buffering and landscaping shall be provided in accordance with the requirements of Section 3, General Provisions.

All new development shall be subject to site plan control.

4.3.3 Exceptions

4.3.3.1 Rural Commercial Exception One (RC-1) zone (Part Lot 10, Concession 8 EHS (Roll No. 1-04915))

In addition to the uses permitted in the Rural Residential (RR) Zone, an existing mechanics shop/garage and accessory uses, buildings and structures shall be permitted within the Rural Commercial Exception One (RC-1) zone. The following additional provisions shall apply to the mechanics shop/garage

- a) the maximum floor area shall be 85 sq m.
- b) not more than two vehicles that are incidental to the commercial use may be stored outside of the building at any time.
- c) Rural Residential permitted uses and zone provisions shall apply.

4.3.3.2 Rural Commercial Exception Two (RC-2) zone (Roll No. 1-15400)

For the existing nursery, greenhouse and *garden center*, the minimum lot area shall be 1.9 ha, the minimum interior side yard (south side) shall be 15 m, the minimum lot frontage shall be 100 m and the maximum lot coverage shall be 20 percent.

Notwithstanding the provisions of the Rural Commercial zone, to the contrary, on lands zoned Rural Commercial Exception Two (RC-2) only the following uses shall be permitted: an existing nursery, greenhouse and *garden center*, a single detached dwelling, a home occupation, a *home industry* and a farm produce sales outlet. In all other respects the provisions of this by-law shall apply. (Roll No. 1-15400)

4.3.3.3 Rural Commercial Exception Three (RC-3) Zone (Roll No. 1-13800)

A small scale, on-farm craft distillery, a *farmer's market* and uses related and accessory to those uses and the principal *agricultural uses* of the land, and *agri-tourism uses* and any related buildings or structures, but not including uses involving the overnight accommodation of guests or patrons, are permitted in Part of the West Half of Lot 4, Concession 7 EHS (Roll No. 1-13800), in addition to uses, buildings and structures permitted in the Countryside Area (A) Zone.

Except as otherwise provided for lands zoned Rural Commercial in this by-law and the following exceptions, lands in Part of the West Half of Lot 4, Concession 7 EHS shall be subject to the Regulations for Permitted Uses in the Countryside (A) zone. Notwithstanding the foregoing, the maximum lot coverage shall be 10 percent and the minimum landscaped open space shall be 20 percent. The number of parking spaces shall be provided in accordance with Section 3.16.9 as amended. The maximum gross floor area of a *farmer's market* shall be 600 sq m, and the maximum gross floor area of a small scale craft distillery shall be 400 sq m.

For the purpose of the Rural Commercial Exception Three zone, an On-farm craft distillery shall mean a small batch, pot still distillery with a maximum distillation capacity not exceeding the minimum required capacity so that a license is attainable from the Alcohol and Gaming Commission of Ontario, or 5,000 l/day, whichever is greater.

4.3.3.4 Rural Commercial Exception Four (RC-4) zone (Roll No.125900)

In addition to the uses permitted in the Countryside Area (A) zone, to the contrary, on lands zoned Rural Commercial Exception Four (RC-4) the existing geo-thermal business shall be permitted. There shall be no *outdoor storage* or display associated with the business. The regulations for permitted uses of the Countryside Area (A) zone shall apply. In all other respects the provisions of this by-law shall apply.

4.3.3.5 Rural Commercial Exception Five (RC-5) zone (Roll No.2-01850)

In addition to the uses permitted in the Countryside Area (A) zone, to the contrary, on lands zoned Rural Commercial Exception Five (RC-5) the existing well drilling business shall be permitted within the existing accessory structure and associated parking area. The regulations for permitted uses of the Countryside Area (A) zone shall apply. In addition to the regulation in the Countryside Area (A) zone and general provisions, the following shall apply:

1. There shall be no *outdoor storage* or display associated with the business, except for the storage of pipes in the existing racking structure located along the west side of the existing accessory structure and the storage of portable holding tanks along the south side of the existing accessory structure. A 1.83m board-on-board fence shall be constructed extending from the south-east corner of the existing accessory structure a minimum of 6m in a south-westerly direction.
2. At any time, there shall be a maximum of 9 vehicles and/or equipment, including, but not limited to a water truck, drill rig, pump truck, service van, trailer, excavator, and compressor, stored in the designated parking area, having a maximum area of 1300 m², which shall be a gravel or paved area located south and west of the existing accessory structure. Recreational vehicles shall be required to be stored indoor or within the designated parking area and shall count towards the maximum number of permitted vehicles and equipment.

3. Temporary parking shall be permitted outside of the designated parking area and on the north side of the existing accessory structure for the purpose of loading and unloading.
4. Parking and storage outside of the designated parking area and designated storage areas shall be prohibited. Parking of personal motor vehicles shall be located within 20m to the residential dwelling on the subject lands.
5. The designated parking area shall be delineated on the south by a minimum 1m berm with a row of evergreens having a minimum height of 2.0m and minimum spacing of 2.0m, and delineated on the east with an evergreen hedge having a minimum height of 1.0m and minimum spacing of 1.0 m.
6. Hours of operation for maintenance of vehicles and loading of trucks shall be Monday to Friday from 7:00am to 7:00pm and Saturdays from 9:00am to 4:00pm. Normal movement of vehicles for the purpose of leaving or entering the site shall not be restricted. Operation outside of the hours of operation shall be permitted for the provision of providing emergency water service.
7. No storage or sea-containers shall be permitted.

In all other respects the provisions of this by-law shall apply.

4.3.3.6 Rural Commercial Exception Six (RC-6) Part Lot 5, Concession 7 EHS (Roll No. 1-13400)

On lands zoned Rural Commercial Exception Six (RC-6) an existing *contractors shop/yard* in and uses, buildings and structures permitted in the Rural Residential (RR) zone shall be permitted. In all other respects the provisions of this by-law shall apply.

4.3.3.7 Rural Commercial Exception Seven (RC-7) Lot 16, Concession 4 EHS (Roll No. 5-04550)

On lands zoned Rural Commercial Exception Seven (RC-7) an existing water bottling plant and uses, buildings and structures permitted in the Countryside Area (A) zone. In all other respects the provisions of this by-law shall apply.

4.3.3.8 Rural Commercial Exception Eight (RC-8) Part West Half Lot 26, Concession 7 EHS (Roll No. 4-05500)

On lands zoned Rural Commercial Exception Eight, an existing carpenter's/millwork shop and uses, buildings and structures permitted in the "Countryside Area (A)" zone shall be permitted. In all other respects the provisions of this by-law shall apply.

4.3.3.9 Rural Commercial Exception Nine (RC-9)

Lot 29, Concession 8 EHS (Roll No. 4-01150)

On lands zoned Rural Commercial Exception Nine (RC-9) an existing *wrecking or salvage yard* and uses, buildings and structures permitted in the Countryside Area (A) zone shall be permitted. In all other respects the provisions of this by-law shall apply.

4.3.3.10 Rural Commercial Exception Ten (RC-10)

Part of the East Half of Lot 1, Concession 3 WHS (Roll No. 2-10740) (BL 20-14)

On lands zoned Rural Commercial Exception Ten (RC-10) , the use of an existing building (former day nursery) as a second dwelling is permitted as well as uses, buildings and structures otherwise permitted in the Countryside Area (A) Zone, with the exception of an accessory dwelling in the form of an apartment within the principal dwelling on the lot. In all other respects the provisions of this by-law shall apply.

4.3.3.11 Rural Commercial Exception Eleven (RC-11) zone (Roll No.402700)

On lands zoned Rural Commercial Exception Seven (RC-11) the only permitted uses shall be: an industrial *medicinal marijuana facility* and non-commercial and non-industrial *agricultural uses*. In addition to the regulation in the Countryside Area (A) zone and general provisions, and the provisions of section 3.40, Medicinal marijuana growing, the following shall apply:

- i) Maximum floor area: 1860 m²
- ii) Minimum height of security fencing 3m with barb wire above.
- iii) The development shall be subject to site plan control.

In all other respects the provisions of this by-law shall apply.

4.4 ESTATE RESIDENTIAL (ER) ZONE

No person shall within any Estate Residential (ER) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

4.4.1 Permitted Uses

- i) *single detached dwelling*
- ii) *additional single dwelling (ASD) or attached accessory dwelling unit* or habitable pool house
- iii) *home occupation*

4.4.2 Regulations for Permitted Uses

- i) Minimum Lot Area 0.8 ha
- ii) Minimum Lot Frontage 60 m
- iii) Minimum Yard Requirements
 - a) Front Yard 7.5 m
 - b) Interior Side Yard 5 m
 - c) Exterior Side Yard 7.5 m
 - d) Rear Yard 7.5 m
- iv) Maximum Lot Coverage 10%
- v) Maximum Height 10.5 m

4.4.3 Exceptions

4.4.3.1 Estate Residential Exception One (ER-1) Zone (Pine River Chalets)

Notwithstanding the provisions of Section 3.9.2 “Frontage on Improved Public Road”, within the Estate Residential Exception One (ER-1) Zone, access from a privately maintained road shall be permitted.

4.4.3.4 Estate Residential Exception Four (ER-4) Zone (Roll No. 1-24000)

Notwithstanding the zone regulations of Section 4.5.2 to the contrary, the minimum lot frontage shall be 400 m and the minimum lot area shall be 10 ha. Notwithstanding the permitted uses of section 4.5.1, to the contrary, on lands zoned Estate Residential Exception Four (ER-4) a *bed and breakfast* shall be permitted. All development shall be subject to site plan control.

4.4.3.5 Estate Residential Exception Five (ER-5) Zone (Roll No. 1-23930)

In addition to the permitted uses outlined in Section 4.5.1, a private *parking lot* shall be permitted as an accessory use to the Mansfield Ski Club Inc. recreational use on immediately adjoining lands, for the purposes of accommodating vehicles on an overflow basis during special events and periods of heavy use.

A landscaped buffer strip of a minimum of 8.0 m in width, or 3.0 m in width with a 1.8 m tight board fence, shall be provided along a property line between a *parking lot* and any immediately adjacent lands used for residential purposes. A landscaped buffer strip of a minimum of 5.0 m in width shall be provided along a property line adjacent to a road.

4.4.3.6 Estate Residential Exception Six (ER-6) Zone (Roll No. 1-28481)

Notwithstanding the provisions of Section 4.5.1 to the contrary, a *bed and breakfast* shall be permitted as an additional permitted uses.

4.4.3.7 Estate Residential Exception Seven (ER-7) Zone (Roll No. 1-17565)

Notwithstanding the Permitted Uses of Section 4.5.1 to the contrary, the use of the upper level of an existing accessory structure formerly used as a *garden suite*, as a second dwelling unit, is permitted in Part of the East Half of Lot 15, Concession 6 EHS, known as 26 Mountainview Road, in addition to the uses permitted in the Estate Residential zone. No additional (second) dwelling unit is hereafter permitted in the principal dwelling on the lot.

Notwithstanding the Zone Regulations of Section 4.5.2 and Section 3.3.10 to the contrary, the minimum gross floor area of the second dwelling unit shall be 80 sq m and the maximum gross floor area shall be 100 sq m.

4.4.3.8 Estate Residential Exception Eight (ER-8) Zone (Roll No. 1-24160)

Notwithstanding the provisions of this by-law, the minimum front yard setback for all buildings and structures on the lot shall be 80 m or at a distance of a minimum of 10 m to the north of the existing watercourse, whichever is greater, within a building envelope which is otherwise established by the minimum setback requirements of this by-law and as is shown on Schedule "B" of By-law No. 30-10.

4.4.3.9 Estate Residential Exception Nine (ER-9) Zone (Roll No. 1-24110)

Notwithstanding the provisions of this By-law, the minimum lot area shall be 0.50 ha, the minimum interior side yard (east side only) shall be 20 m, the minimum rear yard setback for principal structures on the lot shall be 100 m or at a distance of a minimum of 10 m to the south of the existing watercourse, whichever is greater, within a building envelope which is otherwise established by the minimum setback requirements of this by-law and as is shown on Schedule "B" of By-law No. 30-10.

4.4.3.10 Estate Residential Exception Ten (ER-10) Zone (Roll No. 1-24170)

Notwithstanding the provisions of this by-law, the minimum rear yard setback for principal structures on the lot shall be 80 m or at a distance of a minimum of 10 m to the south of the existing watercourse, whichever is greater, within a building envelope which is otherwise established by the minimum setback requirements of this by-law and as is shown on Schedule "B" of By-law No. 30-10.

4.4.3.11 Estate Residential Exception Eleven (ER-11) Zone (Roll No. 1-24100)

Notwithstanding the provisions of Section 4.5.2 to the contrary, the minimum lot area shall be 0.60 ha, the minimum front yard setback for all buildings and structures on the lot shall be 65 m and the building envelope for principal structures permitted on the lot shall be a maximum of 30 m (N-S) by 48 m (E-W) in size, as shown on Schedule "B" of By-law No. 30-10.

4.4.3.12 Estate Residential Exception Twelve (ER-12) Zone (Roll No.1-24180)

Notwithstanding the permitted uses of Section 4.5.1 and 4.5.2 to the contrary, the use of an existing building (former detached garage) as a second dwelling is permitted in Part of the West Half of Lot 16, Concession 6 EHS, in addition to the uses permitted in the Estate Residential zone. The minimum gross floor area of the second dwelling unit shall be 60 sq m and the maximum gross floor area shall be 93 sq m. No additional (second) dwelling unit is hereafter permitted in the principal dwelling on the lot.

4.4.3.13. Estate Residential Exception Thirteen (ER-13) Zone (Degasparis, Roll 1-19700)

Notwithstanding the maximum lot coverage in the Estate Residential (ER) zone, to the contrary, on lands zoned Estate Residential Exception Thirteen (ER-13) the maximum lot coverage shall be 16.6%, including the dwelling, attached garage and front porch. No detached accessory structures shall be permitted. Notwithstanding the provisions of Section 3.9.2, access from a privately maintained road shall be permitted. In all other respects the provisions of this by-law shall apply.

4.4.3.14 Estate Residential Exception Fourteen (ER-14) zone (Roll No.122300)

Notwithstanding the maximum lot coverage in the Estate Residential (ER) zone, to the contrary, on lands zoned Estate Residential Exception Fourteen (ER-14) the maximum lot coverage shall be 12%. Notwithstanding the provisions of Section 3.9.2, access from a privately maintained road shall be permitted. In all other respects the provisions of this by-law shall apply.

4.5 HAMLET RESIDENTIAL (HR) ZONE

No person shall within a Hamlet Residential (HR) Zone, use any land or erect, alter or use any building or structure *except* in accordance with the following:

4.5.1 Permitted Uses

- i) *single detached dwelling*
- ii) *attached accessory dwelling unit* having a maximum floor area of 80 m²
- iii) *home occupation*

4.5.2 Regulations for Permitted Uses

- i) Minimum Lot Area 0.4 ha
- ii) Minimum Lot Frontage 38.0 m
- iii) Minimum Yard Requirements
 - a) Front Yard 7.5 m
 - b) Interior Side Yard 1.5 m
 - c) Exterior Side Yard 7.5 m
 - d) Rear Yard 7.5 m
- iv) Maximum Lot Coverage 20%
- v) Maximum Height 10.5 m

4.5.3 Exceptions

4.5.3.1 Hamlet Residential Exception One (HR-1) Zone (Mansfield Ridge Subdivision)

Notwithstanding the provisions of Section 4.6.2 to the contrary the minimum lot frontage shall be 33 m, except for lots 66 and 67, which shall have a minimum lot frontage of 28 m, and the minimum lot area shall be 3,500 sq m. No garage shall extend closer to the front lot line than the front wall of any dwelling unit except where, on a corner lot, the front wall of the dwelling unit faces the exterior side lot line.

4.5.3.2 Hamlet Residential Exception Five (HR-5) zone (Roll No.612700)

Notwithstanding Section 3.2, Accessory Buildings, Structure and Uses, to the contrary, on lands zoned Hamlet Residential Exception Five (HR-5) an accessory structure having a maximum height of 5.0m, as measured to the midpoint of the eaves and peak shall be permitted to have a footprint floor area of 120 m², and two existing structures of less than 10 m shall be permitted. In all other respects the provisions of this by-law shall apply.

4.5.3.3 Hamlet Residential Exception Five (HR-7) Zone (Roll 508569, Rybak)

Notwithstanding the provision of the By-law, to the contrary, on lands zoned Hamlet Residential Exception Seven (HR-7) an attached pool house, being attached only by a breezeway shall be considered an Attached Accessory Dwelling Unit and shall be permitted. In all other respects the provisions of this by-law shall apply.

4.6 GENERAL COMMERCIAL (CG) ZONE

No person shall within any General Commercial (CG) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

4.6.1 Permitted Uses

- i) *one Single Detached Dwelling or Accessory attached dwelling unit, accessory to a permitted use*
- ii) *activity center*
- iii) *business, professional and administrative offices*
- iv) *convenience store*
- v) *farmer's market*
- vi) *gas station*
- vii) *hotels and motels*
- viii) *motor vehicle dealership*
- ix) *Parking lot*
- x) *personal services shop*
- xi) *Practitioner's clinic*
- xii) *post office*
- xiii) *private club*
- xiv) *recreational and entertainment facility*
- xv) *restaurant*
- xvi) *retail store*
- xvii) *repair shop (non-vehicle)*

4.6.2 Regulations for Permitted Uses

- i) Minimum Lot Area 0.5 ha
- ii) Minimum Lot Frontage 30 m
- iii) Minimum Yard Requirements
 - a) Front Yard 7.5 m
 - b) Interior Side Yard 5 m
 - c) Exterior Side Yard 7.5 m
 - d) Rear Yard 7.5 m
- iv) Maximum Lot Coverage 50%
- v) Minimum Landscaped Open Space 15%
- vi) Maximum Height 10.5 m

4.6.3 Exceptions

4.6.3.1 General Commercial Exception One (CG-1) Zone (Roll No. 2-11000)

Notwithstanding the provisions of Section 4.7.1 to the contrary, the following uses shall be permitted in addition to those uses permitted in the General Commercial (CG) Zone:

- i) *motor vehicle dealership;*
- ii) *gas station; and*
- iii) *outdoor storage of motor vehicles, subject to the following regulations:*

- a) Any vehicle or parts thereof that are dismantled, wrecked or mechanically inoperable shall be store or serviced either in a garage, shed or other enclosure or in a rear yard which shall be enclosed by a six-foot high closed board fence; and,
- b) The *outdoor storage* use shall be accessory to the main land use on the subject lands.

4.6.3.2 General Commercial Exception Two (CG-2) Zone (Roll No. 1-12200) Mansfield Gas Station East

Notwithstanding the provisions of Section 4.7.1 to the contrary, the following uses shall be permitted in addition to those uses permitted in the General Commercial (CG) Zone: *motor vehicle dealership; gas station; convenience store and motor vehicle service station.*

Notwithstanding the provisions of Section 4.6.1 to the contrary, the following provisions shall apply:

- i) Minimum front yard setback to canopy shall be 2.2m
- ii) Minimum North side yard setback to any building or structure shall be 1.75m
- iii) Minimum number of parking spaces shall be 8 spaces
- iv) Minimum width of North side yard Planting strip shall be 1.75m
- v) A 2.7m (9') fence shall be permitted and required along the north, south and east side yards, but shall not extend in front of the rear of the canopy.

In all other respects the provisions of this By-law shall apply.

4.6.3.3 General Commercial Exception Three Holding (CG-3-H) Zone (Roll No. 1-15705)

Notwithstanding the provisions of Section 4.7.1 to the contrary, the following uses shall not be permitted: *hotel or motel and place of worship.*

Notwithstanding the provisions of Section 4.7.1 to the contrary, the following additional uses shall be permitted: *emergency services facility; Child Care Facility; and Accessory dwelling unit.*

The lands shall remain vacant and shall be used for no purpose other than for the following interim uses, until the Holding symbol has been removed: *A farmer's market; A parking lot; and a fully portable chip wagon, sausage cart, snack shack or similar use.*

The Holding symbol shall remain in place on the lands until such time as the following requirements have been satisfied:

- Potential impacts on municipal water supplies have been assessed in accordance with applicable requirements for wellhead protection areas, and found to be minimal and acceptable;
- Sufficient supply capacity exists within the municipal water supply system to accommodate the proposed use(s);
- Arrangements satisfactory to the Township have been made with respect to entrances to the site and traffic generated by the proposed use(s).
- A site development plan for the lands has been approved by Council and a site plan agreement has been registered.

4.6.3.4 General Commercial Exception Four (CG-4) Zone (Roll No. 2-05900)

Notwithstanding the provisions of Section 4.7.1 to the contrary, uses permitted in the “General Commercial Exception Four (CG-4)” zone shall be limited to the following uses:

- Sports education and training facility
- Sports, recreation and leisure activities facility
- Overnight and short term residential accommodation related to the above activities and uses;
- *Motel*
- A *restaurant* (for patrons and open to the public) or *cafeteria/snack bar* (for patrons)
- Assembly hall
- *Private club*
- Health club or spa
- *Business, professional or administrative offices*
- *Retail sales and personal service shop*
- One accessory residential dwelling unit (single detached dwelling or apartment)

Notwithstanding the provisions of Section 4.7.2 to the contrary, the minimum lot size shall be 3.2 ha and the minimum lot frontage shall be 250 m.

4.6.3.3 General Commercial Exception Five Holding (CG-5-H) Zone (Roll No. 1-16000)

Notwithstanding the permitted uses in the General Commercial Zone, to the contrary, on lands zoned General Commercial Exception Five (CG-5) only the following uses shall be permitted: *Gas station, retail store, restaurant, restaurant, drive-through and convenience store.*

Notwithstanding the landscaping requirements of the general provisions, to the contrary, the minimum south side yard setback shall be 1.9 m.

4.7 HIGHWAY COMMERCIAL (CH) ZONE

No person shall within any Highway Commercial (CH) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

4.7.1 Permitted Uses

- i) *one Single Detached Dwelling or Accessory attached dwelling unit, accessory to a permitted use*
- ii) *activity center*
- iii) *building supply and lumber outlet*
- iv) *convenience store*
- v) *farmer's market*
- vi) *garden center*
- vii) *gas station*
- viii) *hotel and motel*
- ix) *outdoor recreational facility*
- x) *Self storage facilities*
- xi) *restaurant or tavern*
- xii) *sales, service and rental establishment*
- xiii) *transportation depot*
- xiv) *veterinary clinic*

4.7.2 Regulations for Permitted Uses

- i) Minimum Lot Area 0.8 ha
- ii) Minimum Lot Frontage 60 m
- iii) Minimum Yard Requirements
 - a) Front Yard 15 m
 - b) Interior Side Yard 6 m
 - c) Exterior Side Yard 15 m
 - d) Rear Yard 7.5 m
- iv) Maximum Lot Coverage 25%
- v) Minimum Landscaped Open Space 15%
- vi) Maximum Height 10.5 m

4.7.3 Exceptions

4.7.3.1 Highway Commercial Exception One (CH-1) Zone (Roll No. 1-12505)

Notwithstanding the Permitted Uses of Section 4.8.1, to the contrary, on lands zoned Highway Commercial Exception One (CH-1) the following uses only shall be permitted:

- i) *accessory dwelling (one only)*
- ii) *antiques/collectibles shop*
- iii) *artisan or craft shop/gallery*
- iv) *bank or financial institution*
- v) *Business, professional or administrative offices*
- vi) *clinic*

- vii) *convenience store*
- viii) farm produce sales outlet
- ix) outdoor display of goods offered for sale
- x) *personal services shop*
- xi) paper service only eat-in and/or take out *restaurant/snack bar*
- xii) post office
- xiii) public storage facility in an existing building
- xiv) *retail store*

Notwithstanding the Regulations for Permitted Uses of Section 4.8.2, within the Highway Commercial Exception One (CH-1) Zone, the following shall apply:

- i) Minimum Lot Area 0.75 ha
- ii) Minimum Lot Frontage 80 m
- iii) Minimum Rear Yard Setback (existing buildings only and proposed addition of a garage) 3.5 m
- iv) Outdoor display areas shall conform to the minimum yard setback requirements of the Highway Commercial Zone, the limits of which shall be defined on the site plan.

4.8 RECREATIONAL (RE) ZONE

No person shall within any Recreational (RE) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

4.8.1 Permitted Uses

- i) *golf course*
- ii) *outdoor recreation facility*
- iii) *open space or park*
- iv) *resource management*
- v) One accessory dwelling unit
- vi) One additional single dwelling (ASD) or attached accessory dwelling

4.8.2 Regulations for Permitted Uses

- i) Minimum Lot Area 4.0 ha
- ii) Minimum Lot Frontage 150 m
- iii) Minimum Yard Requirements
 - a) Front Yard 30 m
 - b) Interior Side Yard 6 m
 - c) Exterior Side Yard 30 m
 - d) Rear Yard 30 m
- iv) Maximum Lot Coverage 5%
- v) Minimum Landscaped Open Space 50%
- vi) Maximum Height 10.5 m

4.9.3 Exceptions

4.8.4 Recreational Exception One - Mansfield Ski Club (RE-1)

Additional parking spaces to serve new developments and uses, or to serve the significant expansion of existing developments and uses existing as of January 1, 2014 on lands zoned "Recreational" and owned by the Mansfield Ski Club, that require additional parking during peak parking periods (the downhill ski season) shall be provided at a rate of one space per 20 sq m.

4.9 INSTITUTIONAL (I) ZONE

4.9.1 Permitted Uses

No person shall within any Institutional (I) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

- i) *Public uses*
- ii) *emergency services facility*
- iii) *cemetery*
- iv) *place of worship*
- v) *school*

4.9.2 Regulations for Permitted Uses

- i) Minimum Lot Area 0.5 ha
- ii) Minimum Lot Frontage 30 m
- iii) Minimum Yard Requirements
 - a) Front Yard 7.5 m
 - b) Interior Side Yard 3.0 m
 - c) Exterior Side Yard 7.5 m
 - d) Rear Yard 7.5 m
- iv) Maximum Lot Coverage 35%
- v) Minimum Landscaped Open Space 10%

4.9.3 Exceptions

4.10 BUSINESS PARK (BP) ZONES

No person shall, within any Business Park Gateway (BP-G), Business Park Core (BP-C) or Business Park Transition (BP-T) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

4.10.1 Business Park Gateway (BP-G) Zone

4.10.1.1 Business Park Gateway (BP-G) Zone Permitted Uses:

- i) one accessory dwelling unit/lot
- ii) *activity center*
- iii) *business, professional and administrative office*
- iv) *emergency services facility*
- v) *farmer's market*
- vi) *gas station*
- vii) *garden center*
- viii) *hotel or motel*
- ix) *Parking lot*
- x) *personal service shop*
- xi) *post office*
- xii) *practitioner's clinic*
- xiii) *retail store, including convenience store*
- xiv) *restaurant,*
- xv) *sales, services and rental establishment*
- xvi) *repair shop (non-vehicle)*
- xvii) *tourist information centre*
- xviii) *veterinary clinic*

4.10.1.2 Business Park Gateway (BP-G) Zone Regulations

- i) Minimum Lot Area 0.4 ha
- ii) Minimum Lot Frontage 30 m
- iii) Minimum Yard Requirements
 - a) Front Yard 7.5 m
 - b) Interior Side Yard 3 m on one side and 6m on the opposite side
 - c) Exterior Side Yard 7.5 m
 - d) Rear Yard 7.5m
- iv) Maximum Lot Coverage 40 %
- v) Minimum landscaped open space 20 %
- vi) Maximum Height 10.5 m

4.10.2 Business Park Core (BP-C) Zone

4.10.2.1 Business Park Core (BP-C) Zone Permitted Uses

- i) *building supply and lumber outlet*

- ii) business, professional and administrative office
- iii) *bulk fuel depot*
- iv) *concrete product manufacturing*
- v) *contractor's yard*
- vi) *feed mill*
- vii) *light manufacturing, processing or assembly*
- viii) *motor vehicle body shop*
- ix) *motor vehicle repair garage*
- x) *motor vehicle dealership*
- xi) *outdoor storage*, ancillary to a permitted use, within a fully enclosed, screened and gated area
- xii) *repair shop(non-vehicle)*
- xiii) retail sales accessory to a permitted use not exceeding 35 percent of the total floor area
- xiv) *sales, service and rental establishment*
- xv) *self-storage facility*
- xvi) *sawmill*
- xvii) telecommunications tower, transmission towers and hydro-electric substations
- xviii) *transportation depot*
- xix) *warehouse*
- xx) *workshop*

4.10.2.2 Business Park Core (BP-C) Zone Regulations

i)	Minimum Lot Area	0.8 ha
ii)	Minimum Lot Frontage	60 m
iii)	Minimum Yard Requirements	
	a) Front Yard	15 m
	b) Interior Side Yard	6 m
	c) Exterior Side Yard	10 m
	d) Rear Yard	7.5 m
iv)	Maximum Lot Coverage	30 %
v)	Minimum landscaped open space	10 %
vi)	Maximum Height	15 m

4.10.3 Business Park Transition (BP-T) Zone

4.10.3 Business Park Transition (BP-T) Zone Permitted Uses:

- i) one accessory dwelling unit/lot
- ii) *activity center*
- iii) *business, professional or administrative office*
- iv) *child care facility*
- v) *farmer's market;*
- vi) *personal services shop*
- vii) *Parking lot;*
- viii) *Open space or park, park and trail access facility.*
- ix) *research and development establishment*
- x) *service shop (Non-vehicle)*

- xi) tourist information centre, interpretive centre or recreational trailhead facility

4.10.3.2 Business Park Transition (BP-T) Zone Regulations

i)	Minimum Lot Area	0.6 ha
ii)	Minimum Lot Frontage	40 m
iii)	Minimum Yard Requirements	
	a. Front Yard	10 m
	b. Interior Side Yard	3 m on one side and 6m on opposite side
	c. Exterior Side Yard	7.5 m
iv)	Rear Yard	7.5 m
v)	Maximum Lot Coverage	35 %
vi)	Minimum landscaped open space	20 %
vii)	Maximum Height	10.5 m

4.10.4 Exceptions

4.11 EXTRACTIVE INDUSTRIAL (MX) ZONE

No person shall within any Extractive Industrial (MX) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

4.11.1 Permitted Uses

- i) *agricultural use*
- ii) *pits*
- iii) *peat extraction*
- iv) *asphalt or concrete batching plant*
- v) *aggregate processing operations*
- vi) *quarries*
- vii) *resource management*
- viii) *wayside pits and wayside quarries*

4.11.2 Regulations for Permitted Uses

- i) Minimum Lot Area 8.0 ha
- ii) Minimum Lot Frontage 200 m
- iii) Minimum Yard Requirements (from limit of extraction) or buildings or structures
 - a) Front Yard 30 m
 - b) Interior Side Yard 15 m
 - c) Exterior Side Yard 30 m
 - d) Rear Yard 15 m
- iv) Minimum Setback from a Residential Lot 120 m
- v) Maximum Lot Coverage (Buildings and Structures) 1%
- vi) Minimum Landscaped Open Space 10%
- vii) Maximum Height 12 m
- viii) Minimum distance separation for a portable asphalt or a concrete batching plant from a dwelling unit which is not accessory to a principal permitted use on the same property 400 m.

4.11.3 Gate House in Industrial Zone

Notwithstanding the yard and setback provisions of this By-law, to the contrary, in an Industrial Zone, a gate house not exceeding 9.0 sq m shall be permitted in a required front or side yard or in the area between the street line and the required yard.

4.11.3 Exceptions

4.11.3.1 Extractive Industrial Exception One (MX-1) Zone (Roll Nos. 2-05700 and 2-06200)

Notwithstanding the provisions of the Extractive Industrial (MX) Zone, to the contrary, on lands within the Extractive Industrial Exception One (MX-1) Zone the following shall apply:

- i) Regulations for Extractive:

- a) Minimum Front Yard, Side Yard, Exterior Side Yard and Rear Yards 15 m
- b) Minimum Setback of 45 m from any Countryside Area (A), Environmental Protection (EP) or Open Space (OS) Zone
- c) Minimum Setback of 120 m from all other zones and residential dwellings.

ii) Regulations for Processing:

- a) Minimum Setback of 45 m from any, Countryside Area (A), Environmental Protection (EP) or Open Space (OS) Zone
- b) Minimum Setback of 120 m from all other zones and residential dwellings.

4.12 WASTE DISPOSAL INDUSTRIAL (MD) ZONE

No person shall within any Waste Disposal Industrial (MD) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

4.12.1 Permitted Uses

- i) recycling facility
- ii) *salvage or wrecking yard*

4.12.2 Regulations for Permitted Uses

i)	Minimum Lot Area	4.0 ha
ii)	Minimum Lot Frontage	100 m
iii)	Minimum Yard Requirements	
	a) Front Yard	60 m
	b) Interior Side Yard	60 m
	c) Exterior Side Yard	60 m
	d) Rear Yard	60 m
iv)	Maximum Lot Coverage	75%
v)	Minimum Landscaped Open Space	20%
vi)	Maximum Height	12 m

4.12.3 Exceptions

4.13 OPEN SPACE (OS) ZONE

No person shall within an Open Space (OS) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

4.13.1 Permitted Uses

- i) *open space or park*
- ii) *outdoor recreation facility*
- iii) *resource management*

4.13.2 Regulations for Permitted Uses

i)	Minimum Lot Area	2.0 ha
ii)	Minimum Lot Frontage	150 m
iii)	Minimum Yard Requirements	
	a) Front Yard	30 m
	b) Interior Side Yard	30 m
	c) Exterior Side Yard	30 m
	d) Rear Yard	30 m
iv)	Maximum Lot Coverage	1%
v)	Minimum Landscaped Open Space	50%
vi)	Maximum Height	10.5 m

4.13.3 Exceptions

4.14 ENVIRONMENTAL PROTECTION (EP) ZONE

No person shall, within any Environmental Protection (EP) Zone erect, alter or use any building or structure except in accordance with the following provisions:

4.14.1 Permitted Uses

- i) existing *agricultural use*
- ii) *resource management*
- iii) legally existing buildings and structures

4.14.2 Regulations for Permitted Uses

No buildings or structures including accessory buildings or structures with the exception of pump houses, and buildings and structures for flood and erosion are permitted in the Environmental Protection (EP) Zone.

4.14.3 Exceptions

4.14.3.1 Environmental Protection Exception One (EP-1) zone (Roll No.129000)

Notwithstanding the uses permitted in the Environmental Protection Zone (EP), to the contrary, on lands zoned Environmental Protection Exception One (EP-1) the an addition to the existing dwelling shall be permitted, resulting in a dwelling unit having a maximum floor area of 160 m². In all other respects the provisions of this by-law shall apply

4.14.3.2 Environmental Protection Exception Two (EP-2) zone (Roll No. 500600)

In addition to the uses permitted in the Environmental Protection Zone (EP), to the contrary, on lands zoned Environmental Protection Exception Two (EP-2) the existing dwelling and a one storey 60 m² studio shall be permitted, with a minimum south side yard setback of 1.2 m. The accessory structure shall not be used for human habitation. In all other respects the provisions of this by-law shall apply.