

Environmental Zones

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

13.1 List of Applicable Zones

| | |
|--------------------------------|-----|
| Natural Area | N |
| Greenbelt | GB |
| Parkway Belt Public Use | PB1 |
| Parkway Belt Complementary Use | PB2 |

Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in the zoning section of the Building Services department to confirm the applicable zoning.

13.2 Permitted Uses

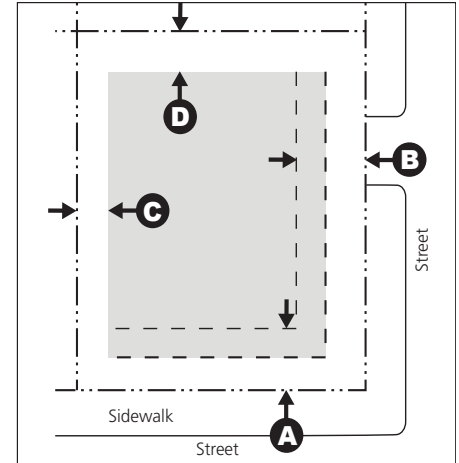
Uses permitted in the Environmental Zones are denoted by the symbol “✓” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 13.2, below.

| | N | GB | PB1 | PB2 |
|--|-------|-------|-----|-------|
| <i>Accessory dwelling unit (2023-024)</i> | | ✓ (3) | | ✓ (3) |
| <i>Agriculture</i> | | ✓ | ✓ | ✓ |
| <i>Bed and breakfast establishment</i> | | ✓ (3) | | ✓ (3) |
| <i>Boarding kennel</i> | | ✓ | | ✓ |
| <i>Conservation use</i> | ✓ (5) | ✓ | ✓ | ✓ |
| <i>Day care</i> | | ✓ (3) | | ✓ (3) |
| <i>Detached dwelling</i> | | ✓ (1) | | ✓ (1) |
| <i>Emergency service facility</i> | | | | ✓ |
| <i>Golf course</i> | | | | ✓ |
| <i>Home occupation</i> | | ✓ | | ✓ |
| <i>Legal uses of land, buildings, and structures existing on the lot as of the effective date of this By-law</i> | | | ✓ | ✓ |
| <i>Legal uses of land, buildings, and structures existing on the lot as of December 16, 2004</i> | | ✓ | | |
| <i>Lodging house</i> | | ✓ (3) | | ✓ (3) |
| <i>Marina</i> | | | ✓ | |
| <i>Outside miniature golf</i> | | | | ✓ |
| <i>Park, private</i> | ✓ (5) | | | ✓ |
| <i>Park, public</i> | ✓ (5) | ✓ | ✓ | ✓ |
| <i>Private home day care</i> | | ✓ (3) | | ✓ (3) |
| <i>Short-term accommodation</i> | | ✓ (6) | | ✓ (6) |
| <i>Stormwater management facility</i> | ✓ | ✓ | ✓ | ✓ |
| <i>Wayside pit and quarry</i> | | | | ✓ (4) |

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Additional Regulations for Permitted Uses Table 13.2

1. Legal *uses* existing on the *lot* on December 16, 2004 only. Notwithstanding this, a new *dwelling* and *accessory buildings* and *structures* may be erected only on a *lot* that legally existed and was vacant on December 16, 2004.
2. Legal *uses* existing on the *lot* on the effective date of this By-law only. Notwithstanding this, a new *dwelling* and *accessory buildings* and *structures* may be erected only on a *lot* that legally existed and was vacant on September 22, 1983.
3. A maximum of one of the *accessory uses* subject to this footnote shall be permitted in a *dwelling*.
4. Permitted only north of Highway 407.
5. No habitable *buildings* and habitable *structures* shall be permitted.
6. Shall be subject to footnote 3 but shall exclude *accessory dwellings*.



The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed.

13.3 Regulations

The regulations for *lots* in an *Environmental Zone* are set out in Table 13.3, below.

| Table 13.3: Regulations in the Environmental Zones | | | | | |
|--|----------|-----|------------|------------|------------|
| | | N | GB | PB1 | PB2 |
| Minimum <i>lot area</i> | | n/a | 0.8 ha (1) | 0.8 ha | 0.8 ha (1) |
| Maximum <i>lot coverage</i> | | n/a | 25% | 25% | 25% |
| Minimum <i>lot frontage</i> | | n/a | 45.5 m | 45.5 m | 45.5 m |
| Minimum <i>front yard</i> | A | n/a | 15.0 m (2) | 15.0 m | 15.0 m (2) |
| Minimum <i>flankage yard</i> | B | n/a | 15.0 m (2) | 15.0 m | 15.0 m (2) |
| Minimum <i>interior side yard</i> | C | n/a | 15.0 m (2) | 15.0 m | 15.0 m (2) |
| Minimum <i>rear yard</i> | D | n/a | 15.0 m (2) | 15.0 m | 15.0 m (2) |
| Maximum <i>height</i> | | n/a | 12.0 m (3) | 12.0 m (3) | 12.0 m (3) |

Additional Regulations for Zone Regulations Table 13.3

1. The minimum *lot area* for a *detached dwelling* shall be 0.3 hectares.
2. The *minimum yard* for a *detached dwelling* shall be 7.5 metres.
3. Maximum *height* shall not apply to *buildings* and *structures* used for *agriculture*.

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13.4 Minimum Distance Separation Formulae

13.4.1 MDS II

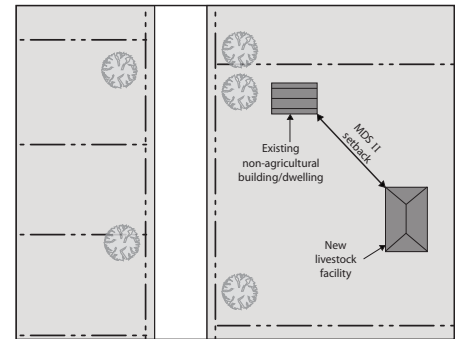
Notwithstanding any other provision of this By-law no livestock facility shall be erected or enlarged unless it is located in compliance with the Minimum Distance Separation II Formula, as set out in Section 13.4.2 of this By-law.

13.4.2 Minimum Distance Separation Formulae (2006)

The Minimum Distance Separation Formulae (Publication 707) issued by the Ministry of Agriculture, Food and Rural Affairs in 2006 shall be the formulae used for this calculation.

The Ontario Ministry of Agriculture, Food, and Rural Affairs has developed the Minimum Distance Separation (MDS) Formulae to provide direction to municipalities when reviewing Building Permit applications for dwelling units and livestock facilities in rural areas.

In Zoning By-law 2014-014, the Town applies MDS II (new livestock facilities) only, and only on lands north of Highway 407 only.



Example MDS II calculation