

SECTION 7: ZONE 1**7.1 Permitted Uses**

Within a Zone 1, no land shall be used and no building or structure shall be erected or used, except for the permitted uses listed in Column 1 below.

In addition to the regulations set forth in subsection 7.2, the regulations listed in Column 2 below shall apply to the specific use listed in Column 1.

	Column 1 Permitted Use	Column 2 Additional Regulations
7.1.1	Farming, but not including (a) Sod farming (b) garden centre, florist or commercial greenhouse operation	In conformity with subsection 7.2
7.1.2	Uses accessory to farming including (a) any barn, shed building or structure required as part of the farm operation (b) sale of products grown or raised on the premises (c) a second dwelling unit by conversion of a residential building or by use of a mobile home (d) Deleted <i>(By-law amendment 90-78)</i>	In conformity with subsection 7.2 <i>(By-law amendment 90-78)</i>
7.1.3	A farm related occupation as an ancillary use to a farm	In conformity with subsection 6.21
7.1.4	Residential Building – One Unit, including the following ancillary uses: (a) a “Group Home A” <i>(amended by By-law 2005-86)</i> (b) a private home day care (c) a home occupation (d) hairdresser or barber (e) rooming or boarding house	In conformity with subsection 7.2 In conformity with subsection 6.27 In conformity with subsection 6.17 In conformity with subsection 6.26 Subject to the parking requirements under Section 6.12; and in conformity with Section 6.28 <i>(By-law amendment 94-69)</i>
7.1.5	A Veterinary Clinic	In conformity with subsection 7.2 <i>(By-law amendment 90-78)</i>
7.1.6	A Dog Kennel	In conformity with subsection 7.2 <i>(By-law amendment 90-78)</i>

7.1.7	The raising, training or boarding of horses including Riding Stable or Riding Academy	In conformity with subsection 7.2 <i>(By-law amendment 90-78)</i>
7.1.8	Uses accessory to the foregoing permitted uses	In conformity with subsection 7.2 <i>(By-law amendment 90-78)</i>

7.2 Regulations

Within a Zone 1, no land shall be used and no building or structure shall be erected or used except in conformity with the applicable regulations in Section 6 – General Regulations and the following:

7.2.1	Minimum Lot Area	35 hectares
7.2.2	Minimum Lot Frontage	230 metres
7.2.3	Minimum Side Yard (each side)	
	(a) Residence	3.0 metres
	(b) Other Permitted and/or Accessory Buildings	Equal to one-half (1/2) building height but in no case less than 3.0 metres
7.2.4	Minimum Rear Yard	7.5 metres
7.2.5	Minimum Ground Floor Area – Residential Building	
	(a) 1 storey	100 square metres
	(b) More than 1 storey	70 square metres

7.2.6 Off-Street Parking

Shall be provided in conformity with the regulations contained in subsections 6.10 and 6.12 of this By-law.

7.2.7 Minimum Distance Separations

- (a) No new farm building or structure designed or intended for the housing of livestock, nor any building or structure intended for the keeping or storage of manure shall be erected within 900 metres of any zone limit established by this By-law unless the applicant can provide a letter issued by the Ministry of Agriculture and Food which indicates that the proposed structure will comply with the Minimum Distance Separation Formula devised by that Ministry.
- (b) No new farm building or structure designed or intended for the housing of livestock, nor any building or structure intended for the keeping or storage of manure shall be erected within 300 metres of a non-farm Residential Building located on an adjacent lot unless the applicant can provide a letter issued by the Ministry of Agriculture and Food which indicates that the proposed structure will comply with the Minimum Distance Formula devised by that Ministry.
- (c) No new farm building or structure designed or intended for the housing of livestock, nor any building or structure intended for the keeping or storage of manure shall be erected within 60 metres of the limit of any street or road.

7.3 Recognized Lot – 1,390 Square Metres to 1.2 Hectares

Notwithstanding anything contained in the foregoing, any Recognized Lot which contains an area of not less than 1,390 square metres and an area of not more than 1.2 hectares may be used for the permitted uses listed in Column 1 below, in conformity with the applicable regulations contained in Section 6 – General Regulations and in conformity with the additional regulations for the specific use listed in Column 2 below:

	Column 1 Permitted Uses	Column 2 Additional Regulations
7.3.1	Residential Building – One Unit including the following ancillary uses:	In conformity with subsection 7.2 except for Minimum Lot Area and Frontage Requirements
	(a) a “Group Home A” <i>(amended by By-law 2005-86)</i>	In conformity with subsection 6.27
	(b) private home day care	
	(c) a home occupation	In conformity with subsection 6.17
	(d) hairdresser or barber	In conformity with subsection 6.26
	(e) rooming or boarding house	Subject to the parking requirements under Section 6.12; and in conformity with Section 6.28 <i>(By-law amendment 94-69)</i>
7.3.2	Uses accessory to the foregoing permitted uses	In conformity with Section 7.2 except for Minimum Lot Area and Frontage Requirements. <i>(By-law amendment 90-78)</i>

7.4 Recognized Lot – 1.2 Hectares to 4.0 Hectares

Notwithstanding anything contained in the foregoing, any Recognized Lot which contains an area of not less than 1.2 hectares and an area of not more than 4.0 hectares may be used for the permitted uses listed in Column 1 below, in conformity with the applicable regulations contained in Section 6 – General Regulations and in conformity with the additional regulations for the specific use listed in Column 2 below:

	Column 1 Permitted Use	Column 2 Additional Regulations
7.4.1	Farming, but not including (a) Sod farming (b) the keeping or raising of livestock for commercial purposes, except as specifically permitted below (c) garden centre, florist or commercial greenhouse operation (d) a second dwelling unit (e) a farm related occupation	In conformity with subsection 7.2 except for Minimum Lot Area and Minimum Lot Frontage requirements

7.4.2	Uses accessory to farming including (a) any building or structure required as part of the farm operation (b) sale of products grown or raised on the premises	In conformity with subsection 7.2 except for Minimum Lot Area and Minimum Lot Frontage requirements <i>(By-law amendment 90-78)</i>
7.4.3	Residential Building – One Unit, including the following ancillary uses:	In conformity with subsection 7.2 except for Minimum Lot Area and Minimum Lot Frontage requirements <i>(By-law amendment 90-78)</i>
	(a) a “Group Home A” <i>(amended by By-law 2005-86)</i>	In conformity with subsection 6.27
	(b) a private home day care	
	(c) a home occupation	In conformity with subsection 6.17
	(d) hairdresser or barber	In conformity with subsection 6.26
	(e) rooming or boarding house	Subject to the parking requirements under Section 6.12; and in conformity with Section 6.28 <i>(By-law amendment 94-69)</i>
7.4.4	A Veterinary Clinic	In conformity with subsection 7.2 except for Minimum Lot Area and Minimum Lot Frontage requirements <i>(By-law amendment 90-78)</i>
7.4.5	Uses accessory to the foregoing permitted uses	In conformity with subsection 7.2 except for Minimum Lot Area and Minimum Lot Frontage requirements <i>(By-law amendment 90-78)</i>

7.5 Recognized Lot – 4.0 Hectares to 35 Hectares

Notwithstanding anything contained in the foregoing, any Recognized Lot which contains an area of not less than 4.0 hectares and an area of not more than 35 hectares may be used for the permitted uses listed in Column 1 below, in conformity with the applicable regulations contained in Section 6 – General Regulations and in conformity with the additional regulations for the specific use listed in Column 2 below:

	Column 1 Permitted Use	Column 2 Additional Regulations
7.5.1	Farming, but not including (a) Sod farming (b) garden centre, florist or commercial greenhouse operation (c) a second dwelling unit	In conformity with subsection 7.2 except for Minimum Lot Area and Minimum Lot Frontage requirements
7.5.2	Uses accessory to farming including (a) any building or structure required as part of the farm operation	In conformity with subsection 7.2 except for Minimum Lot Area and Minimum Lot Frontage requirements <i>(By-law amendment 90-78)</i>

	(b) sale of products grown or raised on the premises	
7.5.3	Residential Building – One Unit, including the following ancillary uses:	In conformity with subsection 7.2 except for Minimum Lot Area and Minimum Lot Frontage requirements <i>(By-law amendment 90-78)</i>
	(a) a “Group Home A” <i>(amended by By-law 2005-86)</i>	In conformity with subsection 6.27
	(b) a private home day care	
	(c) a home occupation	In conformity with subsection 6.17
	(d) hairdresser or barber	In conformity with subsection 6.26
	(e) rooming or boarding house	Subject to the parking requirements under Section 6.12; and in conformity with Section 6.28 <i>(By-law amendment 94-69)</i>
7.5.4	A Veterinary Clinic	In conformity with subsection 7.2 except for Minimum Lot Area and Minimum Lot Frontage requirements <i>(By-law amendment 90-78)</i>
7.5.5	A Dog Kennel	In conformity with subsection 7.2 except for Minimum Lot Area and Minimum Lot Frontage requirements <i>(By-law amendment 90-78)</i>
7.5.6	The raising, training or boarding of horses including Riding Stable or Riding Academy	In conformity with subsection 7.2 except for Minimum Lot Area and Minimum Lot Frontage requirements <i>(By-law amendment 90-78)</i>
7.5.7	Uses accessory to the foregoing permitted uses	In conformity with subsection 7.2 except for Minimum Lot Area and Minimum Lot Frontage requirements <i>(By-law amendment 90-78)</i>