

SUMMARY OF AMENDMENTS

B/L 50 of 2020 Sept. 21, 2020	Wayne & Melissa McKay 4607 Churchill Line A1 to A-ND	Signed By-law
B/L 69 of 2020 December 21, 2020	Donna Mae Teskey 3263 Petrolia Line A1 to A1-ND	Signed By-law
B/L 21 of 2022 April 4, 2022	Wayne & Deb Dupuis 5706 Petrolia Line A1 to A1-ND and A1(5)	Signed By-law
B/L 28 of 2022 April 19, 2022	Ryan & Kyra Bright 3725 Shiloh Line A1 to A1-ND	Signed By-law
B/L 55 of 2022	Gail Moore and Cheryl Cuthbertson 3749 Lasalle Line A1 to R2 (Marthaville)	Signed By-law

- h) **5830 Courtright Line**
Notwithstanding Section 5.1a) in Table "A" which requires agricultural lots to have a minimum area of 38 hectares, the retained farm lot resulting from consent application B-002/20 shall be permitted to have a minimum area of 33.9 hectares on lands described as Concession 5, Part Lot 29. (B/L 34/2020)
- i) **4607 Churchill Line**
For the Residential Lot created by Consent Application B-04/20 on lands described as Concession 14, Part Lot 17 containing the house known municipally as 4607 Churchill Line:
i) Notwithstanding Section 3.3.5 c) of the Zoning By-law an existing detached accessory building may cover 463 square metres of the lot. (B/L 50/2020)
- j) **3263 Petrolia Line**
For the Residential Lot created by Consent Application B-005/20 on lands described as Concession 10, East Half Lot 3 containing the house known municipally as 3263 Petrolia Line:
i) Notwithstanding Section 3.3.5 c) of the Zoning By-law, an existing detached accessory building may cover 214 square metres of the lot; and
ii) Notwithstanding Section 3.3.5 e) of the Zoning By-law, an existing detached accessory building may be located 1.5 metres from the rear lot line. (B/L 69/2020)
- k) **5706 Petrolia Line**
For the Residential Lot created by Consent Application B-001/22 on lands described as Concession 11, Part Lot 28 containing the house known municipally as 5706 Petrolia Line:
i) Notwithstanding Section 3.3.5 c) of the Zoning By-law existing detached accessory buildings may cover 650 square metres of the lot. **(B/L 21 OF 2022)**
- l) **3725 Shiloh Line**
For the Residential Lot created by consent application B-003/22 on lands described as Concession 6, Part Lot 8 and containing the dwelling known municipally as 3725 Shiloh Line:
i) Notwithstanding Section 5.2 a), the Minimum Required Setback from Livestock Barn located at 5724 Shiloh Line shall be 225 metres and Minimum Requires Setback from the Manure Storage shall be 215 metres. **(B/L 28 of 2022)**
- m) **3749 Lasalle Line**
Notwithstanding Section 5.1 a) in Table "A" which requires agricultural lots to have a minimum area of 38 hectares, the retained farm lot resulting from Consent Application B-004/22 shall be permitted to have a minimum area of 17.96 hectares (44.4 acres) on lands described as Concession 12, Part Lot 8. **(B/L 55 of 2022)**

5.4 Agricultural 1 (A1) Zone Exceptions

The following Zones apply to unique or Existing situations and are not the standard A1 Zones. If a regulation or Use is not specified, the list of Permitted Uses in **Section 5.1** and/or the regulations of **Table A** shall apply.

5.4.1 Agricultural 1(1) A1(1) Zone

Permitted Uses

- a) Any Permitted Uses in an A1 Zone.
- b) Existing Electrical Contracting Business.
- c) Buildings, Structures and Uses accessory to a Permitted Use.”

5.4.2 Agricultural 1(2) A1(2) Zone

Permitted Uses

- a) Any Permitted Uses in an A1 Zone.
- b) A Window Tinting Business with maximum client parking of five spaces.
- c) A non-illuminated Sign measuring 1.2 metres by 2.4 metres.

5.4.3 Agriculture 1(3) A1(3) Zone

Permitted Uses

- a) Any Permitted Uses in an A1 Zone.
- b) An Accessory Building located within the Front Yard at a site approved by the St. Clair Region Conservation Authority.

5.4.4 Agriculture 1(4) A1(4) Zone

Permitted Uses

- a) Any Permitted Uses in an A1 Zone.
- b) Building or Contracting Establishment.

Special Provisions

- c) A Building or Contracting Establishment and Uses Accessory thereto shall be subject to the provisions of the C2 Zone.
- d) Any addition to the Existing Single Detached Dwelling and any Erection of a new Single Detached Dwelling shall be subject to the completion of such phases of environmental assessment as are necessary to determine that the location of such addition or new Single Detached Dwelling complies with the standards for residential use contained within Ontario Regulation 153/04 under the Environmental Protection Act and within the Act itself.

5.4.5 Agriculture 1(5) A1(5)

- a) Single Detached Dwelling
- b) Accessory Buildings and Structures
- c) An Existing Tiling Contractor Business that occupies no more than 630 square metres of the lot (including building and outdoor parking and/or storage area). **(B/L 21 of 2022)**

SECTION 6 – AGRICULTURAL – NO DWELLING (A-ND) ZONE

6.1 Prohibited Uses

No land, Building, or Structure shall be used or Erected for the purposes of a Dwelling in the Agricultural -No Dwelling (A-ND) Zone.

6.2 Permitted Uses

No land, Building, or Structure shall be used or Erected in the Agricultural - No Dwelling (A-ND) Zone except for one or more of the following Uses:

- a) Any Use Permitted in the Agricultural 1 (A1) Zone, excluding a Dwelling of any kind.
- b) Buildings, Structures and Uses Accessory to a Permitted Use

6.3 Special Provisions

- a) Permitted Uses within the Agricultural-No Dwelling (A-ND) Zone shall comply with the provisions applicable within the Agricultural 1 (A1) Zone.
- b) Notwithstanding the minimum required lot area of 38 hectares in **Table A**, the lot zoned "A-ND" within Concession 14, Part Lot 7 created by Consent Application B-004/12, shall be treated as and deemed to be legally Non-Complying with a lot area of 19.15 hectares (47.3 acres).
- c) Notwithstanding the minimum required Lot Area of 38 hectares in Table A, the minimum required Lot Area for the Lot zoned "A-ND" within Concession 5, Lot 21 created by consent application B-003/17, shall be 29 hectares (71.6) acres. (B/L 28/2017)

SECTION 7 - AGRICULTURAL 2 (A2) ZONE**7.1 Permitted Uses**

No land, Building, or Structure shall be used or Erected in any Agricultural 2 (A2) Zone except for one or more of the following Uses:

- a) Agriculture, including one Farm Dwelling, but excluding new Livestock Facilities
Commercial Greenhouse
Conservation
Existing Livestock Facilities
Forestry
- b) Single Detached Dwelling
Group Home, Type 1
- c) Buildings, Structures and Uses Accessory to a Permitted Use, including but not limited to:
Agri-Tourism Use, subject to **Section 3.10.4**
Bed and Breakfast Establishment
Day Nursery
Home Occupation, subject to **Section 3.10.2**
Value Added Industry, subject to **Section 3.10.3**

7.2 Minimum Distance Separation

- a) All Buildings, Structures and Uses Erected or established in the A2 Zone shall comply with the separation requirements of **Section 5.2**
- b) Notwithstanding clause a), any Renovation of an Existing Livestock Facility that would result in an increase in Livestock Housing Capacity or constitute a Replacement shall not be Permitted.

7.3 Agricultural 2 (A2) Zone Special Provisions**7.4 Agricultural 2 (A2) Zone Exceptions**

The following Zones apply to unique or Existing situations and are not the standard A2 Zone. If a regulation or Use is not specified, the list of Permitted Uses in **Section 7.1** and/or the regulations of **Table A** shall apply.