

8.1 USES PERMITTED

No person shall within any AB Zone use any *lot*, or *erect*, *alter* or use any *building* or structure for any purpose except one or more of the AB *uses* presented in Table 8.1:

TABLE 8.1: USES PERMITTED
• <i>an abattoir</i> ;
• an agricultural research and/or breeding operation;
• an <i>animal kennel</i> ;
• a commercial grain elevator;
• a <i>communications structure</i> ;
• a <i>converted dwelling</i> in accordance with the provisions of Section 5.4;
• a <i>dead stock removal operation</i> ;
• a <i>farm auction barn</i> ;
• a <i>farm implement dealer</i> ;
• a farm drainage and excavation contractor;
• a farm produce retail outlet;
• a feed mill;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.14;
• a landscaping business;
• a <i>livestock assembly and sales yard</i> ;
• a manufacturing plant for the production of agricultural field tile;
• a <i>processing plant for agricultural products and/or by-products</i> ;
• a <i>public use</i> in accordance with the provisions of subsection 5.21;
• a regulating and compressor station for a petroleum products pipeline or natural gas pipeline;
• a <i>retail or wholesale nursery</i> ;
• a retail outlet, a wholesale outlet or a <i>business office accessory</i> to a permitted use;
• a retail outlet for the sale of agricultural supplies such as feed, grain, fertilizer, etc.;
• a sawmill;
• a <i>single detached dwelling</i> if <i>accessory</i> to a permitted use on the <i>lot</i> ;

TABLE 8.1: USES PERMITTED	
•	a soil processing operation;
•	a veterinary clinic;
•	a wayside sand or gravel pit or stone quarry in accordance with the provisions of Section 5.32;
•	a welding and repair garage for servicing farm vehicles and farm implements.

(Amended by By-Law 31-09)

8.2 ZONE PROVISIONS

No person shall within any AB Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions presented in Table 8.2. The lot area and lot frontage provisions for residential uses are cumulative with the lot area and lot frontage provisions for non-residential uses when such residential use is located on the same lot with a permitted non-residential use.

TABLE 8.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
Number of Single Detached Dwellings per Lot, Maximum	1	No Provision
Lot Area, Minimum Where sanitary sewers and public water supply not available	.4 ha (1 ac)	.4 ha (1 ac)
Lot Frontage, Minimum	45 m (147.6 ft)	45 m (147.6 ft)
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	10 m (32.8 ft)	
Rear Yard, Minimum Depth	7.5 m (24.6 ft)	
Interior Side Yard, Minimum Width	3 m (9.8 ft)	7.5 m (24.6 ft)
Lot Depth, Minimum	60 m (196.9 ft)	
Setback, Minimum Distance from the Centreline of a County Road	26 m (85.3 ft)	
Height of Building, Maximum	11 m (36.1 ft)	15 m (49.2 ft) or in accordance with the provisions of Section 5.30;
Gross Floor Area, Minimum	93 m ² (1,001 ft ²)	No Provision
Landscaped Open Space,	30% of lot area	10 % of the lot area

TABLE 8.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
Minimum		
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5.	

8.2.1 LOCATION OF NEW DWELLINGS, BUILDINGS OR STRUCTURES

Dwellings, buildings or structures hereafter *erected* outside of a designated settlement as listed in Section 2.7.2.1, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)* in accordance with Section 2.7 of this Zoning By-Law.

Dwellings, buildings or structures hereafter *erected* within a Rural Cluster designation, as listed in Section 2.7.2.1, shall be required to satisfy the MDS I, in accordance with Section 2.7 of this Zoning By-Law, or not further reduce an *existing* insufficient *setback* relative to the MDS I, whichever is lesser.

Existing dwellings, buildings or structures located outside of a settlement, as listed in Section 2.7.2.1, which are hereafter enlarged, shall be required to satisfy MDS I, in accordance with Section 2.7 of this Zoning By-Law, or not further reduce an *existing* insufficient *setback* relative to MDS I, whichever is the lesser.

(Amended by By-Law 85-07)

(Amended by By-Law 31-09)

8.2.2 SPECIAL PROVISION FOR ACCESSORY RESIDENTIAL USE

Prior to the issuance of a building permit for the *single detached dwelling*, the construction of the agri-business or farm *buildings* and/or *structures* must be complete to the satisfaction of the Chief Building Official.

(Amended by By-Law 31-09)

May/09

8.2.3 LOCATION OF AN ANIMAL KENNEL

Notwithstanding any provision of this Zoning By-Law to the contrary, no land shall be used and no *building* or structure or part thereof shall be used or *erected*, renovated or remodelled for *use* as an *animal kennel* closer than **90 m** (295.3 ft) to any *lot line*.

(Added by By-Law 31-09)

8.2.4 OPEN STORAGE REQUIREMENTS

No storage of goods or materials is permitted outside any *building* except that the *open storage* of goods or materials may be permitted to the rear of the main *building* provided that:

- 8.2.4.1 such *open storage* is *accessory* to the *use* of the main non-residential *building* on the *lot*;
- 8.2.4.2 such *open storage* complies with the *yard* and *setback* requirements of this Section; and
- 8.2.4.3 such *open storage* shall be enclosed within a closed wooden, rigid plastic and/or metal fence extending at least **1.5 m** (4.9 ft) in height from the ground, constructed of new materials.
- 8.2.4.4 Notwithstanding the *open storage yard*, *setback* and enclosure requirements, the *open storage* of finished goods or materials shall be permitted for the purposes of display or sale.

8.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (AB-C)

In accordance with the provisions of Section 5.5, all AB-C zoned *lots* shall contain a *converted dwelling* and may contain a *home occupation* or a *public use* in accordance with the provisions of Section 8.2 of this Zoning By-Law.

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8.4 SPECIAL PROVISIONS8.4.1 Location: Part Lot 29, Concession 12 (East Nissouri), AB-1

8.4.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or structure for any purpose except the following:

8.4.1.1.1 RESIDENTIAL USES

a single detached dwelling if accessory to a permitted use on the lot.

8.4.1.1.2 NON-RESIDENTIAL USES

auction barn;
a banquet hall;
a dance hall.

8.4.1.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or structure except in accordance with the following provisions:

8.4.1.2.1 LOT AREA

Minimum **2.8 ha** (6.9 ac)

8.4.1.2.2 That all the other provisions of the AB Zone in Section 8.2 and all other relevant provisions of this Zoning By-Law shall continue to apply *mutatis mutandis*.

8.4.2 Location: Lot 21, Concession 1 (North Oxford), AB-2

8.4.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or structure for any purpose except the following:

a single detached dwelling house if *accessory* to a permitted *use* on the *lot*;
a farm, provided that the total aggregate number of nutrient units does not exceed 15;
a truck transport terminal for the transporting of agricultural produce.

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(Amended by By-Law 85-07)

8.4.2.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or structure except in accordance with the following provisions:

8.4.2.2.1 LOT FRONTAGE

Minimum **314.74 m** (1,032.6 ft)

provided that for the purposes of this Zoning By-Law, the *lot frontage* shall be measured along the *front lot line*.

8.4.2.2.2 LOT AREA

Minimum **4.8 ha** (11.9 ac)

8.4.2.2.3 NUMBER OF ACCESSORY SINGLE DETACHED DWELLINGS PER LOT

Maximum 1

8.4.2.2.4 Notwithstanding the provisions of Sections 8.4.2.2.1, 8.4.2.2.2, and 8.4.2.2.3 hereof, all the provisions of the AI Zone in Section 6.2 to this Zoning By-Law, as amended, shall apply to the *farm* with a total aggregate number of nutrient units not exceeding 15 and *accessory single detached dwelling* house, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Amended by By-Law 85-07)

8.4.2.2.5 NUMBER OF TRACTOR TRAILERS

Maximum 6

provided that for the purposes of this by-law, a tractor trailer means a truck consisting of a self-propelled cab and having temporarily attached thereto, a *trailer* consisting of one or more axles designed to be pulled by the cab for the purpose of carrying agricultural produce.

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8.4.2.2.6 **GROSS FLOOR AREA OF TRUCK TRANSPORTATION TERMINAL:**

Maximum **375 m²** (4,036.6 ft²)

8.4.2.2.7 Notwithstanding the provisions of Sections 8.4.2.2.1 and 8.4.2.2.2 hereof, all the other provisions of the MG Zone in Section 18.2 to this Zoning By-Law shall apply to the *truck transport terminal*, and further that all other provisions of this Zoning By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

8.4.3 **Location: Lot 5, Concession 5 (North Oxford) AB-3**

8.4.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or structure for any purpose except the following:

a *contractor's yard or shop* servicing agricultural operations;
 a farm welding and machine shop;
 a public *use* in accordance with the provisions of subsection 5.21;
 a retail outlet, a wholesale outlet or a *business office accessory* to a permitted *use*.

8.4.3.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or structure except in accordance with the following provisions:

8.4.3.2.1 That all the other provisions of the AB Zone In Section 8.2 to this Zoning By-Law shall apply, and further that all other provisions of this Zoning By-Law that are consistent with the provisions herein contained shall continue to apply, *mutatis mutandis*,

8.4.4 **Location: Part Lot 25, Concession 6 (West Zorra), AB-4**

8.4.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or structure for any purpose except the following:

a repair garage for servicing and repairing farm vehicles and farm implements;
 a *single detached dwelling* if *accessory* to a permitted *use* on the *lot*.

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(Added by By-Law 12-03)

8.4.4.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or structure except in accordance with the following provisions:

8.4.4.2.1 INTERIOR SIDE YARD

Minimum width **6.1 m** (20.0 ft)

8.4.4.2.2 LOT DEPTH

Minimum **50 m** (164.0 ft)

8.4.4.2.3 That all the provisions of the AB-4 Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 12-03)

8.4.5 Location: Part Lot 31, Concession 10 (East Nissouri), AB-5

8.4.5.1 Notwithstanding any provisions of By-Law No. 35-99 to the contrary, no *person* shall within any AB-5 Zone use any *lot*, or *erect* alter or use any *building* or structure for any purpose except for the following:

- a welding repair and machining shop for the repair of farm vehicles and implements;
- an *accessory single detached dwelling*;
- a *farm*

8.4.5.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or structure except in accordance with the following provisions:

8.4.5.2.1 LOT DEPTH

Minimum **38 m** (124.7 ft)

(Added by By-Law 31-03)

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8.4.5.2.2 SPECIAL PROVISION FOR ACCESSORY SINGLE DETACHED DWELLING

Prior to the issuance by the Township of a building permit for an *accessory single detached dwelling*, the agri-business *building* with a total minimum floor area of **213.7 m²** (2,300 ft²) shall be *erected* and completed on the subject property.

8.4.5.2.3 That all the provisions of the AB-5 Zone in Section 8.2 to this Zoning By-Law Number, as amended, shall apply, and further that all other provisions of By-Law Number 81-3054, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 31-03)

8.4.6 Location: Part Lot 25, Concession 11 (East Nissouri), AB-6

8.4.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this Zoning By-Law;
an assembly plant;
a *contractor's shop* or *yard*;
a fabricating plant;
a *public garage*;
a retail outlet, a wholesale outlet or a *business office accessory* to a permitted use;
a *service shop*;
a *warehouse*.

8.4.6.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.6.2.1 That all the provisions of the AB Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 12-04)

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8.4.7 Location: Part Lot 31, Concession 10 (East Nissouri), AB-7

8.4.7.1 Notwithstanding any provisions of By-Law No. 35-99 to the contrary, no *person* shall within any AB-7 Zone use any *lot*, or erect alter or use any *building* or *structure* for any purpose except for the following:

- a sawmill;
- an *accessory single detached dwelling*;
- a *farm*.

8.4.7.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-7 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.7.2.1 LOT FRONTAGE

Minimum **30.0 m** (98.4 ft)

8.4.7.2.2 SPECIAL PROVISIONS FOR ACCESSORY SINGLE DETACHED DWELLING

8.4.7.2.2.1 FRONT YARD DEPTH

Maximum **50.0 m** (164.0 ft)

8.4.7.2.3 That all the provisions of the AB Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 24-04)

July 24/09

8.4.8 Location: Part Lot 4, Concession 4 (West Zorra), AB-8

8.4.8.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

- a contractor's shop or yard;*
- a farm drainage and excavation contractor;*
- a farm produce retail outlet;*
- a landscaping business;*
- a manufacturing plant;*
- a public use*, in accordance with the provisions of Section 5.21;
- a retail or wholesale nursery;*
- a sawmill;*
- a service shop;*
- a veterinary clinic.*

8.4.8.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.8.2.1 That all the provisions of the AB Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 48-05)

(Amended by By-Law 46-09)

July/09

8.4.9 Location: Part Lot 20, Concession 11 (East Nissouri), AB-9

8.4.9.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a retail or wholesale nursery;
an accessory single detached dwelling.

8.4.9.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.4.9.2.1 That all the provisions of the AB Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 53-07)

8.4.10 Location: Part Lot 20, Concession 1 (North Oxford), AB-10

8.4.10.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a farm drainage contractor;
a farm implement dealer;
a retail or wholesale or auctioneer outlet for farm and agricultural related products;
a landscaping or nursery business;
a veterinary clinic;
a welding and repair garage for servicing farm vehicles and implements;
a business office accessory to a permitted use on the lot.
A single detached dwelling if accessory to a permitted use on the lot.

8.4.10.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

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(Added by By-Law 38-08)

8.4.10.2.1 LOT AREA

Minimum 1.21 ha (3 ac)

8.4.10.2.2 That all the provisions of the AB Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 38-08)

8.4.11 Location: Part Lot 4, Concession 4 (West Zorra), AB-11

8.4.11.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-11 Zone use any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

- a contractor’s shop or yard;*
- a farm drainage and excavation contractor;*
- a farm produce retail outlet;*
- a farm supply store;*
- a landscaping business;*
- a manufacturing plant;*
- a public use*, in accordance with the provisions of Section 5.21;
- a nursery, retail or wholesale;*
- a sawmill;*
- a service shop;*
- a veterinary clinic.*

8.4.11.2 For the purposes of this section, a “farm supply store” shall mean land or *building* or part thereof in which the retail sales of animal feed and supplies, veterinary supplies, agricultural fertilizers, chemicals and pesticides, seeds, farm hardware goods, and other such farm supplies are stored and offered for sale.

8.4.11.3 That all the provisions of the AB Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 10-13)

February/13

8.4.12 **Location: Part Lot 30, Concession 11 (East Nissouri), AB-12 (Key Map)**

8.4.12.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-12 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a farm implement dealer;
a nursery, retail or wholesale.

8.4.12.2 That all the provisions of the AB Zone in Section 8.2 to this Zoning By-law, as amended, shall apply, and further that all other provisions of this Zoning By-law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 45-13)

8.4.13 **LOCATION: Part of Lot 34, Concession 8 (E. Nissouri), AB-13 (Key Map 1)**

8.4.13.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-13 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 8.1 of this Zoning By-Law;
an automobile service station.

8.4.13.2 That all the provisions of the AB Zone in Section 8.2 to this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 54-13)