

SECTION 7: ZONE 1 – Z.1

7.1 PERMITTED USES

Within a Zone 1 – Z.1, no land shall be used and no building or structure shall be erected or used except for one or more of the Permitted Uses listed in Column 1 of sub-section 7.3.

7.2 REGULATIONS

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

7.2.1	Minimum Lot Area	35 hectares (86.5 acres)
7.2.2	Minimum Lot Frontage	230 metres (754.6 feet)
7.2.3	Minimum Side Yard (each side) a) Residence b) Other Permitted and/or Accessory Buildings	3 metres (10 feet) Equal to one-half (1/2) building but in no case less than 3 metres (10 feet)
7.2.4	Minimum Rear Yard	7.5 metres (25 feet)
7.2.5	Minimum Floor Area – Residential Building a) 1 storey b) 1 ½ storey or split level c) 2 or more storeys	100 square metres (1075 square feet) 140 square metres (1500 square feet) 160 square metres (1700 square feet)
7.2.6	Off-Street Parking	In conformity with the provision of sub-sections 6.11 and 6.13
7.2.7	Minimum Distance Separation Buildings used for livestock or manure storage	In conformity with the provisions of sub-sections 6.28 and 6.29.

7.3 ADDITIONAL REGULATIONS

In addition to the regulations set forth in sub-section 7.2, the regulations in Column 2 below shall apply to the specific uses listed in Column 1 below:

	<u>Column 1</u> <u>Permitted Uses</u>	<u>Column 2</u> <u>Regulation</u>
7.3.1	Farming (except sod farming or commercial greenhouses) including the following accessory uses: a) any barn, shed, building or structure required as part of the farm operation part b) sale of products grown or raised on the premises c) a farm-related occupation d) a second dwelling unit by	In conformity with the provisions of sub-section 6.4 In conformity with the provisions of sub-section 6.23 In conformity with the provisions of sub-sections 6.24, 6.25, 6.39
7.3.2	Residential Building – One Unit which may include: a) private home day care b) a home occupation or office, base or headquarters for	In conformity with the provisions of sub-section 6.18

	c) a hairdresser or barber d) bed and breakfast establishment	In conformity with the provisions of sub-section 6.27 In conformity with the provisions of sub-section 6.35
	A Secondary Dwelling Unit A Coach House	In conformity with the provisions of sub-section 6.39 In conformity with the provisions of sub-section 6.40
7.3.3	A Group Home Type 'A'	In conformity with the provisions of sub-section 6.30
7.3.4	A Veterinary Clinic or Office	
7.3.5	The raising, training or boarding of horses including Riding Stable or Riding Academy	
7.3.6	Accessory Uses a) buildings or structures accessory to the foregoing permitted uses b) accessory signs	In conformity with the provisions of sub-section 6.4 In conformity with the provisions of sub-section 6.16

7.4 RECOGNICZED LOT – 13900 SQUARE METRES TO 4 HECTARES

Notwithstanding anything contained in the foregoing, any Recognized Lot which has a Minimum Lot Frontage of not less than 30 metres and which contains an area of not more than 4 hectares may be used for the permitted uses listed in Column 1 below in conformity with the applicable regulations contained in Section 6, entitled "General Regulations", and in conformity with the additional regulations for the specific uses listed in Column 2 below.

	<u>Column 1</u> <u>Permitted Uses</u>	<u>Column 2</u> <u>Regulation</u>
7.4.1	Farming (except sod farming, commercial greenhouses or any farming activity which includes the keeping or raising of animals or other livestock for commercial purposes except as specifically permitted below) including the following accessory uses: a) any barn, shed, building or structure required as part of the farm operation part b) sale of products grown or raised on the premises The foregoing permitted uses are not to be constructed to permit a farm-related occupation	In conformity with the provisions of sub-section 7.2 except for Minimum Lot Area and Minimum Frontage requirements In conformity with the provisions of sub-section 6.4
7.4.2	Residential Building – One Unit which may include: a) private home day care b) a home occupation or office, base or headquarters for c) bed and breakfast establishment A Secondary Dwelling Unit A Coach House	In conformity with the provisions of sub-section 7.2 except for Minimum Lot Area and Minimum Frontage requirements In conformity with the provisions of sub-section 6.18 In conformity with the provisions of sub-section 6.35 In conformity with the provisions of sub-section 6.39 In conformity with the provisions of sub-section 6.40

7.4.3	A Group Home Type ‘A’	In conformity with the provisions for a Residential Building – One Unit of paragraph 7.4.2 and the provisions of sub-section 6.30
7.4.4	A Veterinary Clinic or Office	
7.4.5	The raising, training or boarding of horses	In conformity with the provisions of sub-sections 6.28 and 6.29
7.4.6	Accessory Uses a) buildings or structures accessory to the foregoing permitted uses b) accessory signs	In conformity with the provisions of sub-section 6.4 In conformity with the provisions of sub-section 6.16

7.5 RECOGNIZED LOT – 4 HECTARES TO 35 HECTARES

Notwithstanding anything contained in the foregoing, any Recognized Lot which has a Minimum Lot Frontage of not less than 30 metres and which contains an area of more than 4 hectares and 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, entitled, “General Regulations”, and in conformity with the additional regulations for the specific uses listed in Column 2 below.

	<u>Column 1</u> <u>Permitted Uses</u>	<u>Column 2</u> <u>Regulation</u>
7.5.1	Farming (except sod farming, commercial greenhouses) including the following accessory uses: 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 farm-related occupation	In conformity with the provisions of sub-section 7.2 except for Minimum Lot Area and Minimum Frontage requirements In conformity with the provisions of sub-section 6.4 In conformity with the provisions of sub-section 6.23
7.5.2	Residential Building – One Unit which may include: a) private home day care b) a home occupation or office, base or headquarters for c) bed and breakfast establishment A Secondary Dwelling Unit A Coach House	In conformity with the provisions of sub-section 7.2 except for Minimum Lot Area and Minimum Frontage requirements In conformity with the provisions of sub-section 6.18 In conformity with the provisions of sub-section 6.35 In conformity with the provisions of sub-section 6.39 In conformity with the provisions of sub-section 6.40
7.5.3	A Group Home Type ‘A’	In conformity with the provisions for a Residential Building – One Unit of paragraph 7.5.2 and the provisions of sub-section 6.30
7.5.4	A Veterinary Clinic or Office	
7.5.5	The raising, training or boarding of horses including Riding Stable or Riding Academy	
7.5.6	Accessory Uses a) buildings or structures accessory to the foregoing permitted uses b) accessory signs	In conformity with the provisions of sub-section 6.4 In conformity with the provisions of sub-section 6.16