



# COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



## Listing Information Package Pt Lot 2 Concession 3, Meaford



KAREN E. WILLISON Sales Representative  
705-888-0075 | [kwillison@royalpage.ca](mailto:kwillison@royalpage.ca)



LOCATIONS NORTH







\*\*Outline for illustrative purposes only



**CollaborativeRealEstate.ca**



Just over 101 stunning acres of beautiful land  
waiting for your dream home!





**KAREN E. WILLISON**  
 WORKING TOGETHER & HELPING YOU IS WHAT WE DO  
 kwillison@royallepage.ca  
 Cell: (705) 888-0075  
 www.CollaborativeRealEstate.ca

# EAST PART LOT 2 CONCESSION 3 Concession, Meaford (Municipality), Ontario N4L 1W7

Client Full  
**Active / Land**

**EAST PART LOT 2 CONCESSION 3 Cn**  
**Meaford (Municipality)**

MLS® #: 40246200  
 Price: \$1,300,000



**Grey/Meaford/Meaford**  
**Residential**  
 Tax Amt/Yr: **\$1,397/2022**  
 Zoning: **RU EP**  
 Devel Chrg Pd: **No**  
 Official Plan:  
 Site Plan Apprv:

Trans Type: **Sale**  
 Lot Size Acres: **101.21**  
 Acres Range: **100+**  
 Frontage: **1,238.10**  
 Lot Dimensions: **1,238.1 x**  
 Lot Irregularities: **See GeoWarehouse**  
 Lot Shape: **Irregular**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$1,397/2022**

**Remarks/Directions**

Public Rmks: **Don't miss this rare opportunity to own just over 101 acres within a very short distance to the pretty community of Meaford, Thornbury, Blue Mountains and all of the four season adventures in the heart of beautiful Southern Georgian Bay. This property, family-owned for 54 years, has been planted with 7,200 trees. Trails meander through varied terrain; from open areas to mature forest with streams, a pond, wildlife and flora that lend to a serene and quiet experience. A perfect place for small gardening and hobby beekeeping (numerous wild apple trees). The neighbouring property has a private vineyard and further along the 3rd concession is a small brewery along with a variety of estate homes. Rural/EP zoning permits agriculture and forestry, single detached dwellings, farm winery, nursery, private club, passive recreational uses. This is a canvas waiting for you to create your ultimate dream property to relax and enjoy. Please do not walk the property without an appointment. Listing agent must be present for all viewings. HST is in addition to the list price.**

Directions: **Meaford: Grey 7 South, left on Sd Rd 4, right on 3 Line, sign on right. Thornbury: Grey 13 South, right on Napier St W, left on Sd Rd 33/Sd Rd 4, left on 3 Line, sign on right. Collingwood: Hwy 26, left on Grey 40, right on 3rd Line, sign on left.**

Cross St: **Grey 40**

**Exterior**

Property Access: **Municipal Road**

Area Influences: **Golf, Greenbelt/Conservation, Hospital, Library, Open Spaces, Place of Worship, Quiet Area, River/Stream, School Bus Route, Schools, Shopping Nearby, Skiing, Trails**

View: **Creek/Stream, Forest, Meadow, Trees/Woods, Vineyard** Fronting: **West**

Topography: **Hilly, Rolling, Sloping, Wooded/Treed**

Restrictions: **Conserv. Control, Environmentally Protected**

School District: **Bluewater District School Board, Bruce-Grey Catholic District School Board**

High School: **Georgian Bay Community School, Owen Sound DS, St. Mary's HS**

Elementary School: **Georgian Bay Community School, Notre Dame Catholic**

**Comments**

Inclusions: **None**

Exclusions: **None**

**Land Information**

Utilities: **Available** Sewer: **None**

Water Source: **Drilled Well** Water Treatment:

Well Testing: Location: **Rural**

Services: **At Lot Line-Hydro, Cell Service, High Speed Internet Avail, Telephone Available**

Acres Clear: Acres Waste: Acres Workable: Lot Size: **101.206 Acres**

Lot Front (Ft): **1,238.10** Lot Depth (Ft): **0.00**

**Property Information**

Legal Desc: **PT LT 2 CON 3 ST. VINCENT AS IN R108016; MEAFORD**

Zoning: **RU EP** Survey: **None/**

Assess Val/Year: **\$209,000/2022**  
PIN: **371280095**  
ROLL: **421048001203500**  
Possession/Date: **Immediate/**

Hold Over Days: **60**  
Occupant Type:

Deposit: **5% Minimum**

---

**Brokerage Information**

---

List Date: **06/02/2022**  
List Brokerage: **[Royal LePage Locations North \(Collingwood Unit B\) Brokerage](#)**   
Source Board: **The Lakelands**

**Prepared By: KAREN E. WILLISON, Salesperson**

**Date Prepared: 06/02/2022**

**POWERED by [itsorealestate.com](https://itsorealestate.com). All rights reserved.**

**\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix**

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.



## 10 Favourite Things About This Property!

1	Family owned property for 54 years.
2	Interesting variety of geographic features.
3	Secluded wildlife pond and quiet serenity of deep wooded areas.
4	A variety of 7,200 hundred coniferous and deciduous trees planted between 1969 and 1986.
5	Conducive location for beekeeping due to water sources and wide variety of floral sources.
6	Three garden plots in use up to four years ago.
7	Access to Highway 26, Grey Road 40 and Eric Winkler Parkway.
8	Short distances to Meaford (11 min), Thornbury (10 min), Blue Mountains (13 min), Owen Sound (35 min) and surrounding Georgian Bay area for a variety of shopping, recreation, restaurants and festivals.
9	Close to wineries, orchards, breweries, cideries and historical sites.
10	Peaceful and serene.



# Property Photography





# Property Photography





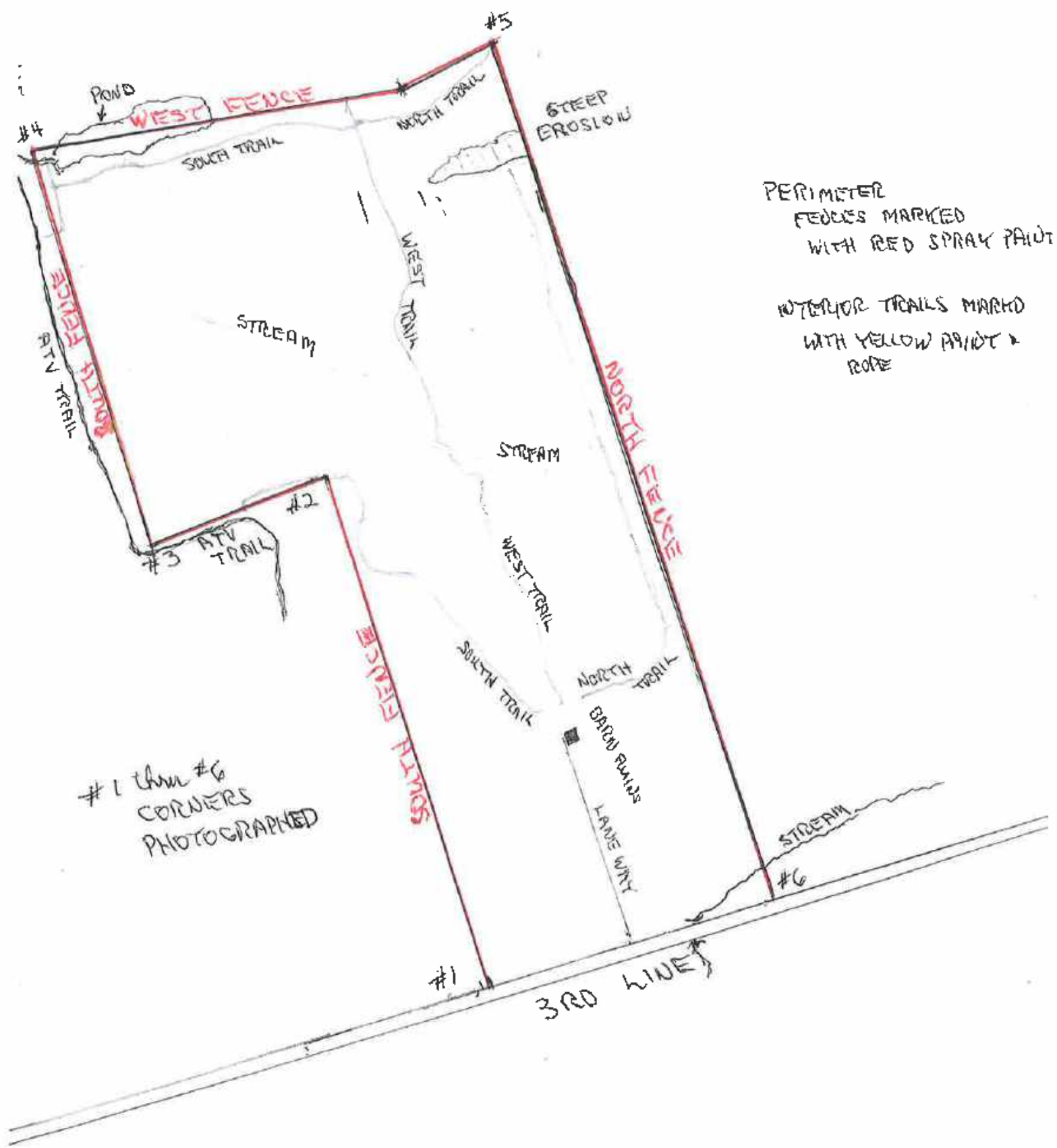
# Property Photography





# Property Photography





PERIMETER  
FENCES MARKED  
WITH RED SPRAY PAINT

INTERIOR TRAILS MARKED  
WITH YELLOW PAINT &  
ROPE

#1 thru #6  
CORNERS  
PHOTOGRAPHED

3RD LINE





**MUNICIPALITY OF MEAFORD**  
21 TROWBRIDGE STREET WEST  
MEAFORD, ON N4L 1A1  
TEL: 519-538-1060  
FAX: 519-538-5240  
EMAIL: tax@meaford.ca

## TAX BILL

2022 INTERIM

January 26, 2022

BILLING DATE

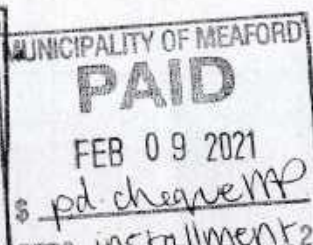
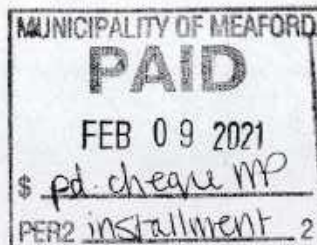
PLEASE QUOTE ROLL NO. WHEN MAKING INQUIRIES	COUNTY MUN	MAP	SUB	PARCEL	TENANT	
	42 10	480	012	03500	0000	
MORTGAGE NO.	BILLING GROUP					PENALTY RATE
						1.250 %
PROPERTY DESCRIPTION						
CON 3 E PT LOT 2 REG 97.50AC FR D						

Assessment				Municipal				Education	
Tax Class	Value	Municipal Levies	Tax Rate	Amount	Municipal Levies	Tax Rate	Amount	Tax Rate	Amount
50% OF PREVIOUS YEARS LEVY	0	General		1,397.00	County		0.00		0.00
Sub Totals		General Levy:		1,397.00	County Levy:		0.00	Education Levy:	0.00
Special Charges/Credits				Summary					
				Tax Levy Sub-Total (Municipal + Education)					
				Special Charges/Credits					
				Phase-in Summary					
				2022 Tax Cap Adjustment					
				2022 Interim Taxes					
				Less Previous Interim					
				Past Due/Credit (As of 01/26/2022)					
Total				0.00	Total Amount Due				1,397.00

E & O.E. Instalments Due FEB 25, 2022 699.00  
APR 27, 2022 698.00

2022 Assessment

RT-Residential Full Occ. 209,000 English Public





Concession 3E PT Lot 2  
Municipality of Meaford  
Grey County

Krystin Rennie  
Land Use Planner  
Principal

Office 705.446.0530  
Mobile 705.606.7526  
[krennie@georgianplanning.ca](mailto:krennie@georgianplanning.ca)



## 1.0 Purpose and Scope

Georgian Planning Solutions was retained to provide an overview of the planning policies and regulations related to the property referred to as East Part Lot 2, Concession 3 in the Municipality of Meaford in the County of Grey.

Material support of the content of this report is based on published planning documentation, site reviews, discussion with municipal staff and information provided by the client.

## 2.0 Subject Lands Description

The subject lands are located within the Municipality of Meaford in the Grey County. The Municipal address is East Part Lot 2, Concession 3.



### 3.0 Current Planning Status

#### 3.1 County of Grey Official Plan

The subject lands are designated 'Rural' and 'Hazard' on Schedule A, Land Use Designations Map 1 in the County of Grey Official Plan. "The predominant land use within the Rural designation will be agriculture and forestry. While the designation will continue to protect the existing farming operations and maintain the visual appearance of a rural landscape, the Rural designation will permit the consideration of resource based recreational uses and other appropriate rural land uses so long as they do not negatively impact on agriculture, forestry or natural environment. Outside of settlement areas, the Rural land use type offers flexibility for lot creation (both agricultural and non-agricultural), economic development, tourism, residential, and recreation. A wider range of lot sizes and accommodations are provided in the Rural land use type, than in other countryside land use types." (S 5.4)



Permitted uses within the Rural designation includes all types of agricultural uses, resource based recreational uses, and recreational or tourist-based rural clusters (e.g. cottages, yurts or a similar form of development under common ownership) (S5.4.1)

The County Official Plan outlines development criteria policies that permitted uses listed in Section 5.4.1 must satisfy. (S 5.4.2) They are outlined below:





2) Minimum lot size within the Rural land use type for non-agricultural uses shall be determined by the zoning by-law of the local municipality and shall address the requirements of Sections 8 and 9 of this Plan. Unless otherwise specified new non-farm sized lots shall be a minimum of 0.8 hectares in size.

5) The Provincial Minimum Distance Separation (MDS) formulae policies found in section 5.2.2 of this Plan shall also apply to the Rural land use type.

6) For any non-agricultural uses to be permitted within the Rural land use type, all of the following shall be satisfied:

a) The development policies of Section 5.2.2, the Agricultural land use type, shall also apply to the Rural land use type, except where it makes reference to farm lot sizes and surplus farmhouse severances.

b) That development on productive agricultural land be discouraged. Where development is proposed on productive agricultural land (i.e. land that is currently or has recently been used for farm purposes) it shall be demonstrated that no reasonable alternative exists. The investigation for a reasonable alternative shall be limited to the lot to be developed.

Section 5.4.3 outlines the consent policies

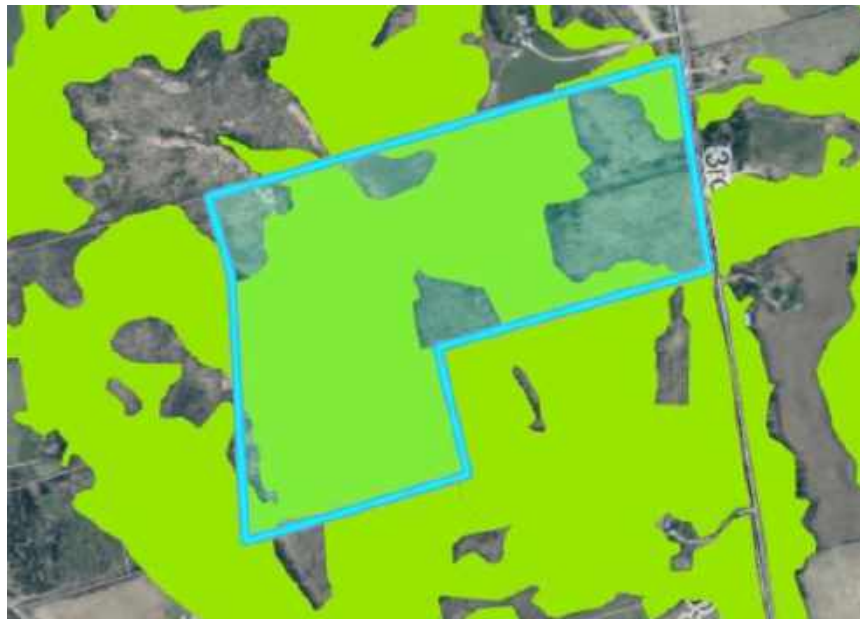
1) All consents for new lot development shall be **no smaller than 0.8 hectares** in area, and the maximum lot density shall not be exceeded as outlined in Table 9 below. The lot density is determined based on the original Township lot fabric (i.e. as determined by the original crown survey) and shall be pro-rated up or down based on the size of the original Township lot. Any proposed increase to this maximum lot density will require an amendment to this Plan, and will require justification as to the need for additional Rural lot creation.

The maximum lot density as outlined in Table 7 is intended to be the maximum permitted. Local municipalities through their local official plans can be more restrictive than the County Official Plan as it applies to the maximum lot density in the Rural Land Use Type without causing a conflict to the County Official Plan.

**Table 9: Permitted Rural Severances based on Original Township Lot Size**

Original Township Lot Size (in hectares)	Number of Severances Permitted	Total Lots Permitted including the Severed and the Retained
20	1	2
40	3	4
60	4	5
80	5	6

The original township lot was 80 ha therefore, as per the county consent policies, in total this original lot would be allowed 5 severed lots and 1 retained. Currently there are 4 lots within the original township lot which mean 2 additional lots could be severed based on this policy. (please note that the Municipality of Meaford's Official Plan polices only permit 4 severed and 1 retained – see section below)



 Significant Woodlands

A significant portion of the property is considered Significant Woodland – no development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an **environmental impact study**, that there will be no negative impacts on the natural features or their ecological functions.





 Aggregate Resource Area

Aggregate resources have been identified on this property. The Official Plan policies note that the Aggregate Resource Area land use type on Schedule B act as overlays on top of other land use types shown on Schedule A to the Plan. Where the Aggregate Resource Area overlaps an Agricultural, Special Agricultural, Rural, or Hazard Lands land use type, the policies and permitted use of the underlying land use types shall apply until such time as the site is licensed for sand, gravel, or bedrock extraction.

Outside of settlement areas, on areas within 300 metres of Mineral Resource Extraction land use type on Schedule B, new non-agricultural uses that require a zoning by-law amendment on existing lots of record, or new non-farm sized lot creation, may only be permitted where it has been demonstrated that the proposed land use or development would not prevent or hinder the expansion or continued use of aggregate operations, or which would be incompatible for reasons of public health, public safety, or environmental impact.

In Aggregate Resource Areas shown on Schedule B, new non-agricultural uses that require a zoning by-law amendment on existing lots of record, or new nonfarm sized lot creation, which would prevent or hinder new extraction operations and may only be permitted if:

a) The extraction of the aggregate resource is not feasible due to the quality or quantity of material or the existence of incompatible development patterns. The quality and quantity of the material will be determined by having a qualified individual dig test pits within the area proposed for the non-agricultural development as well as the adjacent lands within 300 metres of the aggregate resource area; or that

- b) The proposed land use or development serves a greater long term interest of the general public than the aggregate extraction; and
- c) Issues of public health, public safety, and environmental impact are addressed.

### 3.2 Municipality of Meaford Official Plan

The subject lands are currently designated Rural, and Environmental Protection in Municipality of Meaford Official Plan (Schedule A-1)



The subject lands are designated Rural and Environmental Protection in the Municipality of Meaford Official Plan (Municipality of Meaford Official Plan Schedule A-1 Land Use). The Rural designation applies to those rural lands in the Municipality which are not considered to be prime agricultural land. (B2.3.2) Permitted uses include agricultural uses, single detached dwellings, passive recreational uses, small scale commercial and industrial uses on farm properties, and accommodation uses such as private campgrounds, rental cabin establishments and trailer parks (B2.3.3).

The intent of Rural designation is to *“protect the rural character of the Municipality and the maintenance of those elements which contribute to the open space character of the countryside; prevent the intrusion of land uses which are incompatible with the rural character and/or resource activities of the area; provide for the development of recreational uses which are compatible with the rural and agricultural character of the Municipality; and ensure that the scale of development is compatible with the role and function of the rural area.”*



Section B2.3.4.1 in the Meaford Official Plan speaks to the consent policies and notes that “no more than two lots (plus the retained) can be created from an original 40 hectare Township Lot (i.e. as determined by the original crown survey). The lot density shall be pro-rated up or down based upon the size of the original Township lot- in cases where the original Township Lot is 80 hectares, **a maximum of four lots may be created (plus the retained)**. So for this property there are already 4 lots so one additional lot would be permitted as per this policy for the subject lands.

In considering the creation of a new lot, it shall be ensured that:

- a) the severed lot will not remove good agricultural land from production and is located where it would have the least impact on existing and future agricultural operations. Where development is proposed on improved agricultural land (i.e. land that is currently or has been previously used for farm purposes) it must be demonstrated that no reasonable alternative exists. The investigation for a reasonable alternative shall be limited to the lot to be developed;
- b) the proposed lot is generally **no smaller than 0.8 hectares** (1.97 acres);
- c) the lot will conform to the minimum distance required by the Minimum Separation Distance Formula;
- d) the proposed lot complies with the applicable criteria set out in **Section D4.2.1** (New Lots by Consent General Criteria).
- e) Non-farm lot creation within 500 meters of the Urban Area of Meaford shall not be considered.
- f) no ribbon development along roadways will result from the development. Ribbon development shall mean a strip of four (4) or more contiguous non-farm lots, less than 20 hectares in area, along an existing road.
- g) In order to avoid narrow linear parcels of land, **the frontage-to-depth ratio for non-farm lots shall be a maximum of 1:3**. Justification to go beyond the 1:3 frontage-to-depth ratio shall be provided via any development application.

Section D4.2.1 outlines the general criteria for lot creation and that following shall be satisfied:

- a) fronts on and will be directly accessed by a public road that is maintained on a year-round basis;
- b) will not cause a traffic hazard as a result of its location on a curve or a hill;
- c) can be serviced with an appropriate water supply and means of sewage disposal. **Where municipal services are not available, evidence shall be provided indicating the site's suitability to provide adequate quality and quantity of water supply and confirming that the site can accommodate an approved sanitary sewage disposal system with adequate area to accommodate a 100% contingency envelope on the lot ;**
- d) will not have a negative impact on the drainage patterns in the area;
- e) will not affect the develop ability of the remainder of the lands, if they are designated for development by this Plan; and,
- f) will not have a negative impact on the features and functions of any environmentally sensitive feature in the area.

### 3.3 Zoning

The subject lands are currently zoned Rural (RU), Environmental Protection (EP) in the Meaford Zoning By-Law 60-2009. (Municipality of Meaford Zoning By-Law Schedule A). Permitted uses within the RU zone include: All agricultural uses, one single detached dwelling, accessory dwelling unit, farm winery, home industry, forestry, nursery, private club, daycare, veterinary clinic, wood chipping establishment, buildings and structures, and uses, buildings and structures accessory to a permitted use.

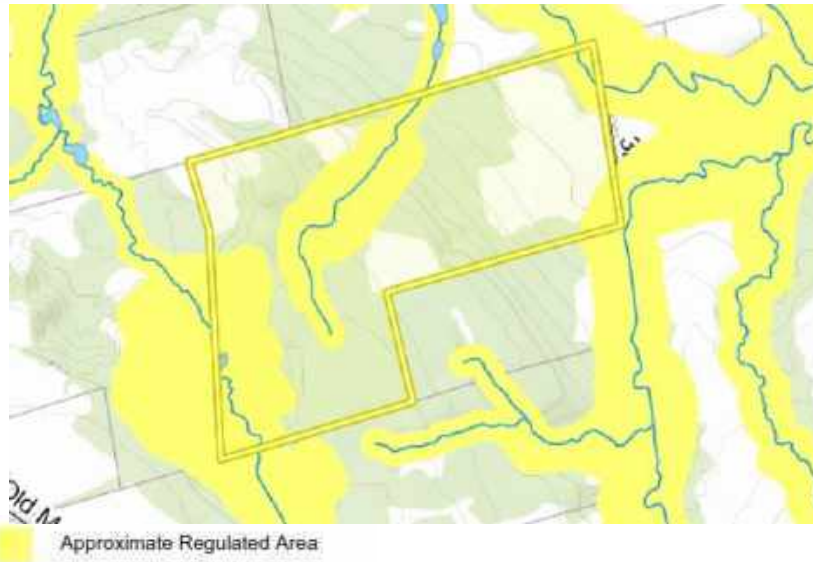


Permitted uses within the Environmental Protection Zone are limited to agriculture, and conservation.

### 3.5 Grey Sauble Conservation Authority

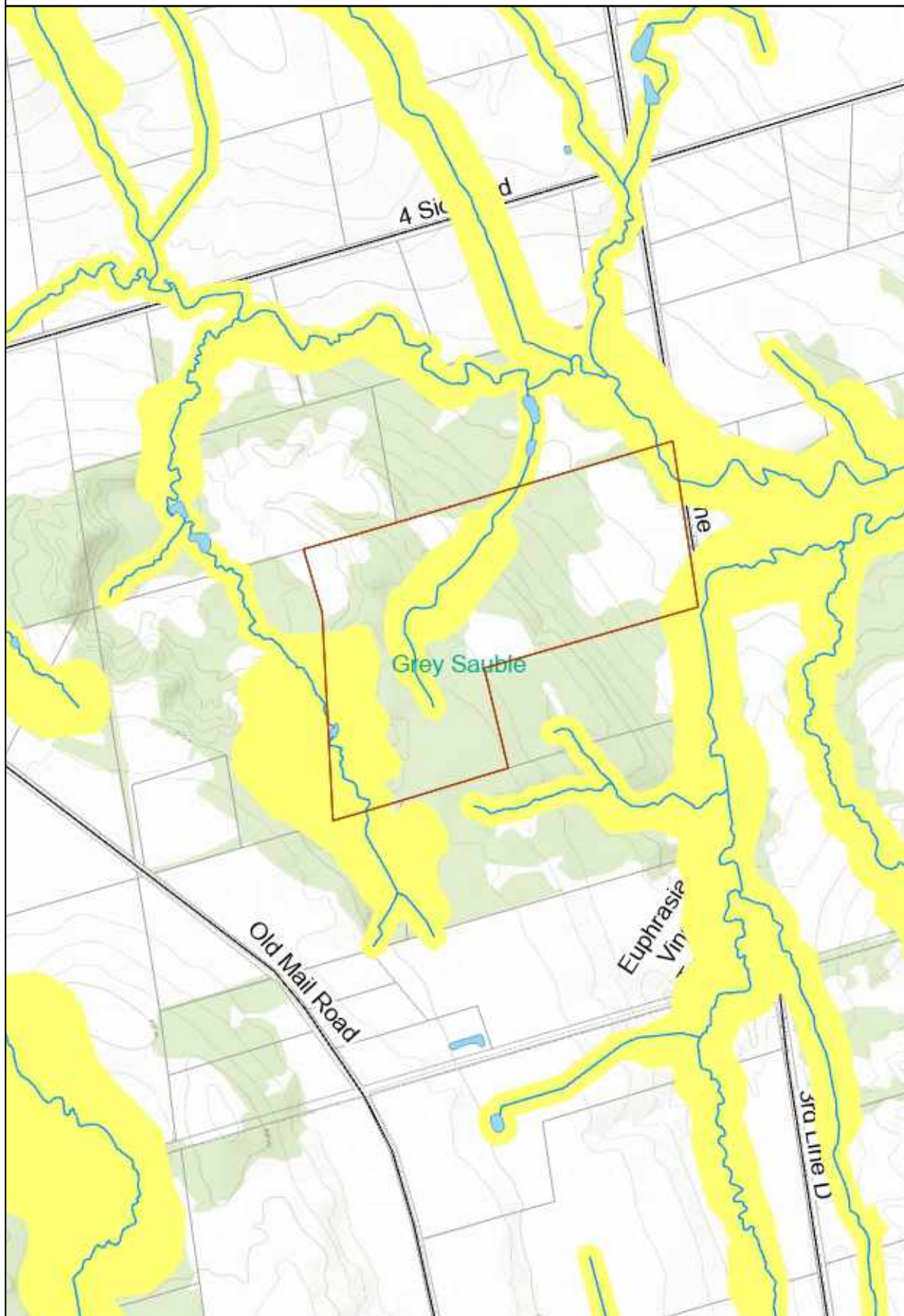
Almost the entire property falls within the Grey Sauble Conservation Authority (GSCA) Regulated Areas (yellow area). In order to construct within the regulated area, a permit would be required from the GSCA.





#### 4.0 Conclusion

The subject lands are currently designated Rural and Hazard Lands. The Rural land designation does support non-agricultural lot creation. The Meaford Official Plan does have more restrictive policies related to the number of lots that can be created on an original township lot. It would seem that one additional lot could be created. There are questions about the aggregate resources on the property and how those would impact the ability to sever the lands.



## Legend

- Zoning - West Grey**
- A1 Agricultural
  - A2 Rural
  - A3 Restricted Rural
  - C1 General Commer
  - C2 Highway Commer
  - C3 Neighbourhood C
  - C4 Shopping Centre
  - C5 Hamlet Commer
  - C6 Rural Commercia
  - FD Future Developm
  - FL Flood Way
  - I Institutional
  - M1 Industrial
  - M2 Restricted Indust
  - M3 Rural Industrial
  - M4 Extractive Industr
  - MH Mobile Home Pai
  - MU1 Mixed Use
  - ND No Development
  - NE Natural Environn
  - NE2 Natural Environn
  - OS Open Space
  - ER Estate Residentie
  - R1A Unserved Resi
  - R1B Low Density Res
  - R2 Medium Density
  - R3 High Density Res
- Forest Outline**
- Forest Entrances
  - CA Boundaries
  - Wet Areas - GSCA
  - Wet Areas - GRCA
  - Water Features
  - Watercourses
  - Floodplains - NVCA
  - Floodplains - GRCA
- Approximate Regulated : SVCA**
- Approximate Regulated Ar
  - Approximate Screening Ar
- Regulations - GSCA**
- Regulations - NVCA
- Large Scale Roads**
- Provincial Highway

## Notes

1 0 0 1 Kilometers

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© County of Grey



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Printed: January 19, 2022

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Roll Number	Address	Assessed Value	Acerage
421048001203500	No Address Assigned	\$209000	101.14

Notice: Assessed value may not reflect current market value [MPAC](#)

NEC Designation	Legal Description	Property Use
Outside the Niagara Escarpment Plan Area	CON 3 E PT LOT 2	Vacant residential land not on water

Zoning
Rural,Environmental Protection





Municipality of Meaford

# Official Plan

Office Consolidation – November 2014 (Post OPA #16)

Original Plan Prepared By Meridian Planning Consultants Inc.  
Updated by the Municipality of Meaford via OPA #14, in force and effect on  
May 12th, 2014, as modified by the County of Grey on September 12th, 2013 &  
further updated via OPA #16, in force and effect October 2nd, 2014.



## **B2.3 Rural**

### **B2.3.1 Objectives**

It is the intent of this Plan to:

- protect the rural character of the Municipality and the maintenance of those elements which contribute to the open space character of the countryside;
- prevent the intrusion of land uses which are incompatible with the rural character and/or resource activities of the area;
- protect land suitable for agricultural production from development and land uses unrelated to agriculture;
- promote the agricultural industry and associated activities and enhance their capacity to contribute to the economy of the Municipality;
- provide for the development of recreational uses which are compatible with the rural and agricultural character of the Municipality;
- ensure that new recreational uses will not have an impact on the environmental and hydrogeological resources of the Municipality; and,
- ensure that the scale of development is compatible with the role and function of the rural area.

### **B2.3.2 Location**

The Rural designation as shown on Schedule A and Schedule A-1 applies to those rural lands in the Municipality which are not considered to be prime agricultural land.

### **B2.3.3 Permitted Uses**

- a) agricultural uses;
- b) single detached dwellings;
- c) bed and breakfast establishments subject to the policies of Section B2.1.4.5 of this Plan;
- d) home occupations, and custom workshops subject to the provisions of Section B2.1.4.6 of this Plan;
- e) accessory residential uses on farm properties subject to Section B2.1.4.4 of this Plan;
- f) veterinary clinics;
- g) commercial dog kennels subject to Section B2.3.4.3 of this Plan;
- h) passive recreational uses, such as walking trails and nature interpretation centres ;
- i) institutional uses;
- j) forestry and resource management uses;
- k) cemeteries subject to Section B2.3.4.4 of this Plan;

- l) small scale commercial and industrial uses on farm properties subject to Section B2.1.4.7 of this Plan;
- m) accommodation uses such as private campgrounds, rental cabin establishments and trailer parks subject to Section B2.3.4.6 of this Plan;
- n) open air recreational uses such as golf courses, conservation clubs, cross country ski facilities and mountain bike facilities subject to Section B2.3.4.6 of this Plan;
- o) sand and/or gravel operations proposed within Potential Aggregate Resource Areas identified on Schedule B and wayside pits and quarries in accordance with Section B2.7.4.3 of this Plan
- p) Garden Suites, subject to the temporary use provisions of Section E1.2 of this Plan
- q) Farm related exhibitions and agricultural tourism establishments in accordance with B2.1.4.8 of this Plan; and,
- r) Wineries subject to Section B2.1.4.9 of this Plan.

A small scale commercial/retail establishment with a maximum gross floor area of 400m<sup>2</sup> shall be permitted on those lands known municipally as 121 Old Highway 26 and described as part of Lot 11, Concession 22, 16R-63 Part 5, less RP 16R-529 Pts. 8 & 9 save and except the remnant parcel on the west side of Part 9, 16R-529. (OPA 8)

### **B2.3.4 Development Policies**

Within the Rural designation farm lots shall generally be 20 hectares or greater. Lots less than 20 hectares in size may be created and used for agricultural purposes however lots less than 2 hectares in size will generally be considered non-farm residential parcels and will be zoned accordingly in the implementing Zoning By-law.

This plan acknowledges that there may be site specific circumstances where a lot of less than 2 ha may be suitable for agricultural uses or other permitted agriculturally related uses. An application for Zoning Amendment to allow such a use shall demonstrate:

- The suitability of the parcel for the proposed use;
- Compatibility with adjacent uses;
- Compliance with the Minimum Distance Separation Formulae I and II, as applicable.

#### **B2.3.4.1. Creation of New Lots**

Except for development associated with resource based recreational uses (which shall require an amendment to this plan), new lot creation in the rural designation shall be permitted only via the consent process.



# **ZONING BY-LAW**

**60-2009**

OFFICE CONSOLIDATION  
JULY 2019

**Original Prepared by**





---

## **PART 8.0**

### **AGRICULTURAL, RURAL, RECREATIONAL AND OTHER ZONES**

---

#### **8.1 ZONES**

*Uses* that are permitted in the following *Zone* categories are identified on the following Permitted *Use* Table:

Permitted *uses* in a *Zone* are noted by the symbol 'X' in the column for that *Zone* corresponding with the row for a specific permitted *use*. A number or numbers following the symbol 'X', or following the *Zone* heading, or following the name of a permitted *use*, indicates that one or more special provisions apply to the noted *use* or *Zone*. Special provisions are listed at the end of each table. If a *use* is not listed on the table, it is not permitted.

#### **Agricultural, Rural, Recreational and Other Zones:**

A	Agricultural
SA	Special Agricultural
RU	Rural
D	Development
EP	Environmental Protection
EP-W	Environmental Protection - Wetland
UAW	Urban Area Waterfront
I	Institutional
UI	Urban Institutional
MAR	Mineral Aggregate Resources
MR	Major Recreation
OS	Open Space

**Table 8.1 – Agricultural, Rural, Recreational and Other Zone Use Permissions**

	<b>PERMITTED USE</b>	<b>A</b>	<b>SA</b>	<b>RU</b>	<b>D</b>	<b>EP</b>	<b>EP-W</b>	<b>UAW</b>	<b>I/UI</b>	<b>MAR</b>	<b>MR</b>	<b>OS</b>
1	<i>Agricultural Use, Intensive</i>	X	X	X	X(6)	X(1)	X(1)			X		
2	<i>Agricultural Use (including Specialized)</i>	X	X	X	X	X(1)	X(1)			X		
3	<i>Bed and Breakfast Establishment</i>	X	X	X	X(2)	X(7)						
4	<i>Campground</i>										X	
5	<i>Cannabis Production and Processing (13)</i>	X	X	X								
6	<i>Cemetery</i>											
7	<i>Community Centre</i>											X
8	<i>Conservation Use</i>	X	X	X	X	X(5)	X(5)	X		X	X	X
9	<i>Cross Country Ski Facility</i>										X	
10	<i>Dwelling, Single Detached</i>	X	X	X	X(2)	X(8)					X	
11	<i>Dwelling Unit, Accessory Apartment (11)</i>	X	X	X	X							
12	<i>Equestrian Facility</i>	X	X	X								
13	<i>Farm Produce Outlet</i>	X	X	X								
14	<i>Farm Winery (12)</i>	X	X	X								
15	<i>Forestry Use</i>	X	X	X						X	X	X
16	<i>Golf Course</i>										X	
17	<i>Golf Driving Range</i>										X	
18	<i>Home Industry (3)</i>	X	X	X								
19	<i>Hospital</i>											
20	<i>Library</i>											
21	<i>Long Term Care Facility</i>											
22	<i>Marina</i>							X				
23	<i>Mineral Aggregate Operation</i>									X		
24	<i>Museum</i>											
25	<i>Mountain Bike Facility</i>										X	
26	<i>Nursery</i>	X	X	X						X		
27	<i>Nursing Home</i>											
28	<i>Park, Private</i>											X
29	<i>Park, Public</i>					X(5)	X(5)	X				X
30	<i>Place of Worship</i>											
31	<i>Private Club</i>			X								
32	<i>Private Home Daycare</i>	X	X	X	X(2)	X(7)						
33	<i>Public Works Yard</i>											
34	<i>Recreational Equipment Sales and Service Establishment</i>							X			X	
35	<i>Residential Care Facility</i>	X	X	X	X(2) (9)	X(7)						

	PERMITTED USE	A	SA	RU	D	EP	EP-W	UAW	I/UI	MAR	MR	OS
36	Restaurant							X				
37	Retail Store							X				
38	Retirement Home											
39	Saw and/or Planing Mill			X								
40	School, Public, Private or Commercial							X				
41	Tourist Establishment										X	
42	Trailer Park							X			X	
43	Veterinary Clinic			X								
44	Woodchipping Establishment			X								
45	Legally existing uses as of September 21, 2009				X			X	X (10)			

### Special Provisions

- (1) Uses existing as of September 21, 2009. All *buildings* or *structures* are prohibited.
- (2) On an existing *lot* of record only, that was in existence on September 21, 2009.
- (3) Subject to Section 4.10 of this By-law.
- (4) Deleted.
- (5) All *buildings* and *structures* are prohibited and only *passive recreation* permitted.
- (6) No *livestock operation* shall be erected or enlarged after September 21, 2009.
- (7) Only permitted within a *single detached dwelling* that existed on September 21, 2009. No expansion of the *single detached dwelling* is permitted.
- (8) No new *dwelling units* are permitted. The expansion of the single detached dwelling and the siting or enlargement of accessory buildings or structures on the lot, shall not be permitted within the EP or EP-W zones.
- (9) On full municipal water and sewer services only.
- (10) A 'Day Nursery' shall be permitted as an accessory use to an existing or approved Institutional Use in the I or UI zones.
- (11) Subject to Section 4.2.1 and 4.21 of this by-law.
- (12) Subject to Section 4.10.3 of this By-law
- (13) Cannabis Production and Processing is subject to Section 4.33 of this By-law



## 8.2 ZONE STANDARDS

Standards for the Zones subject to this Part of the By-law are identified on the following Zone Standards Table.

A number or numbers following the Zone Standard, Zone Heading or description of the standard, indicates an additional Zone requirement. These additional standards are listed at the end of this subsection as special provisions.

**Table 8.2 - Minimum Lot Area for Certain Uses in the A, SA, RU and MR Zones**

1	<i>Agricultural Use</i>	n/a
2	<i>Agricultural Use, Intensive</i>	2.0 ha
3	<i>Agricultural Use, Specialized</i>	n/a
4	<i>Bed and Breakfast Establishment</i>	n/a
5	<i>Campground</i>	4.0 ha
6	<i>Cannabis Production and Processing (5)</i>	2.0 ha
7	<i>Conservation Use</i>	2.0 ha
8	<i>Cross Country Ski Facility</i>	5.0 ha
9	<i>Equestrian Facility</i>	2.0 ha
10	<i>Farm Produce Outlet (4)</i>	In RU & SA zones: 2.0 ha In A zone: 20 ha
11	<i>Forestry Use</i>	2.0 ha
12	<i>Golf Course</i>	20.0 ha
13	<i>Golf Driving Range</i>	5.0 ha
14	<i>Home Industry (2)</i>	In RU & SA zones: 4.0 ha In A zone: 20 ha
15	<i>Mountain Bike Facility</i>	5.0 ha
16	<i>Nursery</i>	2.0 ha
17	<i>Park, Private</i>	5.0 ha
18	<i>Private Club (3)</i>	1.0 ha
19	<i>Private Home Daycare</i>	n/a
20	<i>Recreational Equipment Sales and Service</i>	2.0 ha
21	<i>Residential Care Facility</i>	n/a
22	<i>Saw and/or Planing Mill</i>	5.0 ha
23	<i>Tourist Establishment</i>	4.0 ha
24	<i>Trailer Park</i>	4.0 ha
25	<i>Veterinary Clinic</i>	2.0 ha
26	<i>Woodchipping Establishment</i>	5.0 ha

## Special Provisions

- (1) Deleted.
- (2) Subject to Section 4.10 of this By-law.
- (3) Subject to Table 8.3 of this By-law.
- (4) Subject to Section 4.10.2 of this By-law
- (5) Subject to Section 4.33 of this By-law.

**Table 8.3 - Provisions for Buildings in the A, SA, RU or MR Zones**

<b>ZONE STANDARD</b>	<b>Boarding stables, barns, agricultural buildings, cannabis production and processing (4)(1)(2)(6)</b>	<b>Veterinary clinics, farm produce outlets; farm wineries, private clubs, home industries including any accessory outdoor storage (2)</b>	<b>Dwelling, Single Detached, Temporary Farm Help Accommodation (2)(5)</b>
<i>Minimum required front yard</i>	30.0m	30.0m	7.5m
<i>Minimum required exterior side yard</i>	15.0m	30.0m	7.5m
<i>Minimum required interior side yard</i>	15.0m	30.0m	3.0m (3)
<i>Minimum required rear yard</i>	15.0m	30.0m	7.5m
<i>Maximum height</i>	n/a	6.0m	11.0m

## Special Provisions

- (1) Subject to Section 4.23.5 of this By-law.
- (2) *Buildings and structures* not listed on this Table are subject to Section 4.1 of this By-law.
- (3) *Minimum required interior side yard* for a *single detached dwelling* where there is no attached *private garage* or *carport* – 6.0 metres on one side.
- (4) Cannabis Production and Processing may occur within an Agricultural Building sited in accordance with Table 8.3. This use is further subject to the provisions of Section 4.33 of this By-law.
- (5) *Temporary Farm Help Accommodation* is subject to 4.24.2 of this By-law
- (6) Where a stable, barn, agricultural building/structure does not exceed the maximum height set out via 4.1.1.4 a) or b), the building/structure may be located in accordance with the applicable provisions of Section 4.1.1.3 or 4.1.1.4 b), save and except where the MDS II calculated for a livestock facility would require a greater setback, in which case said greater setback applies.

**Table 8.4 - All Other Zones**

	<b>ZONE STANDARD</b>	<b>D</b>	<b>EP</b>	<b>EP-W</b>	<b>UAW</b>	<b>I/UI</b>	<b>MAR</b>	<b>OS</b>
1	<i>Minimum lot area</i>	(1)	n/a	n/a	n/a	n/a	n/a	n/a
2	<i>Minimum lot frontage</i>	(1)	n/a	n/a	n/a	n/a	n/a	n/a
3	<i>Minimum required front yard</i>	7.5m	8.0m	n/a	n/a	7.5m	15.0m	8.0m
4	<i>Minimum required exterior side yard</i>	5.0m	8.0m	n/a	n/a	4.5m	15.0m	8.0m
5	<i>Minimum required interior side yard</i>	1.2m (2)	8.0m	n/a	n/a	4.5m	15.0m	8.0m
6	<i>Minimum rear yard</i>	7.5m	8.0m	n/a	n/a	7.5m	15.0m	8.0 m
7	<i>Maximum height</i>	11.0m	11.0m	n/a	14.0m	14.0m	11.0m	11.0m

**Special Provisions**

- (1) Existing on September 21, 2009.
- (2) *Minimum required interior side yard* where there is no attached *private garage* or *carport* – 4.8 metres, on one side.

### 8.3 SMALL LOTS IN THE AGRICULTURAL (A), SPECIAL AGRICULTURAL (SA) AND RURAL (RU) ZONES

Notwithstanding Tables 8.1, 8.2 and 8.3, any lot having less than 2.0 hectares in lot area shall be subject to the Zone Standards and Use Permissions of the Rural Residential (RR) Zone.