SECTION 7: ZONE 1

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 of subsections 7.1, 7.2, 7.3 and 7.4.

7.1 Lots Having an Area of 35 Hectares or More

In addition to the regulations set forth in subsection 7.5, 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	
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 use of a mobile home	In conformity with subsection 6.25
7.1.3	A farm related occupation as an accessory use to a farm	In conformity with subsection 6.24
7.1.4	Residential Building – Single Detached, including the following accessory uses:	
	(a) a Group Home A	
	(b) a private home day care	
	(c) a home occupation	In conformity with subsection 6.20
	(d) lodging, rooming or boarding house	Subject to the parking requirements under Section 6.12; and in conformity with Section 6.29
	(e) bed and breakfast	In conformity with subsection 6.20
	(f) an additional dwelling unit (attached)	In conformity with subsection 6.26
	(g) an additional dwelling unit (detached)	In conformity with subsection 6.27
7.1.5	A veterinary clinic	
7.1.6	A dog kennel	
7.1.7	The raising, training or boarding of horses including riding stable or riding academy	
7.1.8	Uses accessory to the foregoing permitted uses	

7.2 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 less 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**
7.2.1	Residential Building – Single Detached including the following accessory uses:	In conformity with subsection 7.5 except for Minimum Lot Area and Frontage Requirements
	(a) a Group Home A	
	(b) private home day care	
	(c) a home occupation	In conformity with subsection 6.20

	(d) lodging, rooming or boarding house	Subject to the parking requirements under Section 6.12; and in conformity with Section 6.29
	(e) bed and breakfast	In conformity with subsection 6.20
	(f) an additional dwelling unit (attached)	In conformity with subsection 6.26
	(g) an additional dwelling unit (detached)	In conformity with subsection 6.27
	(h) keeping of backyard chickens	In conformity with subsection 6.32
7.2.2	Uses accessory to the foregoing permitted uses	In conformity with Section 7.5 except for Minimum Lot Area and Frontage Requirements.

7.3 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 less 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**
7.3.1	Farming, but not including the keeping or raising of livestock for commercial purposes	In conformity with subsection 7.5 except for Minimum Lot Area and Minimum Lot Frontage requirements
7.3.2	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 7.5 except for Minimum Lot Area and Minimum Lot Frontage requirements
7.3.3	Residential Building – Single Detached, including the following accessory uses:	In conformity with subsection 7.5 except for Minimum Lot Area and Minimum Lot Frontage requirements
	(a) a Group Home A	
	(b) a private home day care	
	(c) a home occupation	In conformity with subsection 6.20
	(d) lodging, rooming or boarding house	Subject to the parking requirements under Section 6.12; and in conformity with Section 6.29)
	(e) bed and breakfast	In conformity with subsection 6.20
	(f) an additional dwelling unit (attached)	In conformity with subsection 6.26
	(g) an additional dwelling unit (detached)	In conformity with subsection 6.27
7.3.4	A Veterinary Clinic	In conformity with subsection 7.5 except for Minimum Lot Area and Minimum Lot Frontage requirements
7.3.5	Uses accessory to the foregoing permitted uses	In conformity with subsection 7.5 except for Minimum Lot Area and Minimum Lot Frontage requirements

7.4 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 less 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
7.4.1	Farming	In conformity with subsection 7.5 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 7.5 except for Minimum Lot Area and Minimum Lot Frontage requirements
7.4.3	Residential Building –Single Detached, including the following accessory uses:	In conformity with subsection 7.5 except for Minimum Lot Area and Minimum Lot Frontage requirements
	(a) a Group Home A	
	(b) a private home day care	
	(c) a home occupation	In conformity with subsection 6.20
	(d) lodging, rooming or boarding house	Subject to the parking requirements under Section 6.12; and in conformity with Section 6.29
	(e) bed and breakfast	In conformity with subsection 6.20
	(f) an additional dwelling unit (attached)	In conformity with subsection 6.26
	(g) an additional dwelling unit (detached)	In conformity with subsection 6.27
7.4.4	A Veterinary Clinic	In conformity with subsection 7.5 except for Minimum Lot Area and Minimum Lot Frontage requirements
7.4.5	A Dog Kennel	In conformity with subsection 7.5 except for Minimum Lot Area and Minimum Lot Frontage requirements
7.4.6	The raising, training or boarding of horses including Riding Stable or Riding Academy	In conformity with subsection 7.5 except for Minimum Lot Area and Minimum Lot Frontage requirements
7.4.7	Uses accessory to the foregoing permitted uses	In conformity with subsection 7.5 except for Minimum Lot Area and Minimum Lot Frontage requirements

7.5 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:

7.5.1	Minimum Lot Area	40 hectares
7.5.2	Minimum Lot Frontage	230 metres
7.5.3	Front Yard Setback (all buildings)	10 metres
7.5.4	Minimum Side Yard Setback (each side) on lots with an area of less than 1.2 hectares	
	(a) Residential Building	2.0 metres
	(b) Accessory Buildings	1.0 metre
7.5.5	Minimum Side Yard Setback (each side) on lots with an area of 1.2 hectares or greater	
	(a) Residential Building	3.0 metres
	(b) Buildings Accessory to a Residential Building when the Accessory Building has a lot coverage not exceeding 10% of the lot area or 75% of the lot coverage of the Residential Building on the lot, whichever is lesser	1.0 metre

	(c) All other Buildings	Equal to one-half (1/2) building height but in no case less than 3.0 metres
7.5.6	Minimum Exterior Side Yard Setback (all buildings)	10 metres
7.5.7	Minimum Rear Yard Setback	
	(a) Buildings Accessory to a Residential Building when the Accessory Building has a lot coverage not exceeding 10% of the lot area or 75% of the lot coverage of the Residential Building on the lot, whichever is lesser	1.0 metre
	(b) Other Permitted and/or Accessory Buildings	7.5 metres
7.5.8	Minimum Ground Floor Area – Residential Building	
	(a) 1 storey	100 square metres
	(b) More than 1 storey	70 square metres
7.5.9	Maximum Lot Coverage on lots with an area less than 1.2 hectares	
	(a) Residential Building	25%
	(b) All Accessory Buildings	10% of the lot area or 75% of the lot coverage of the Residential Building on the lot, whichever is lesser
7.5.10	Maximum Building Height on lots with an area of less than 1.2 hectares	
	(a) Residential Building	10.5 metres
	(b) All Accessory Buildings	10.5 metres when an accessory building has a side or rear yard setback of 3.0m or greater 4.5 metres, but not more than one (1) storey when an accessory building has a side or rear yard setback of less than 3.0m

7.5.11 Off-Street Parking

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

7.5.12 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 unless the location of said building or structure conforms with the regulations contained within Section 7.5 of this By-law or the Minimum Distance Separation II setbacks derived from the Province of Ontario's Minimum Distance Separation (MDS): Overview and the MDS Document - Publication 853, or its successor, whichever is more restrictive.

(b) No new Residential Building, Additional Dwelling Unit (Attached) contained within a new Residential Building, or Additional Dwelling Unit (Detached) shall be erected unless the location of said building or structure conforms with the regulations contained within Section 7.5 of this By-law or the Minimum Distance Separation I setbacks derived from the Province of Ontario's Minimum Distance Separation (MDS): Overview and the MDS Document - Publication 853, or its successor, whichever is more restrictive.