

Section 33 – Agricultural (A) Zone

33.1. Within an Agricultural (A) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

33.2. Permitted Uses

33.2.1. Residential Uses:

- a) single detached dwelling in accordance with Sections 33.3.14.1, 33.3.14.2 and 33.3.14.3.
- b) single detached dwelling which is accessory to the permitted uses of Section 33.2.2 b) in accordance with Section 33.3.14.4.

33.2.2. Non-Residential Uses:

- a) agricultural use in accordance with the General Provisions Section
- b) hobby kennel in accordance with subsection 3.6(c) of the Kennel (K) Zone
- c) conservation and wildlife sanctuary, including a forestry use
- d) veterinary clinic
- e) equestrian facility
- f) market garden or farm produce sales outlet
- g) home occupation in accordance with General Provisions Section
- h) home industry in accordance with General Provisions Section and 33.3.13
- i) bed & breakfast establishment
- j) radio, television, telephone or other communications tower or transmission facility
- k) passive outdoor recreation use
- l) public use in accordance with the General Provisions Section
- m) Cannabis Production Facility in accordance with General Provisions Section 3.49

33.3. Zone Provisions

33.3.1. Refer to Section 3 – General Provisions

33.3.2. Lot area (minimum) 35 ha (86.48 acres)

33.3.3. Lot frontage (minimum) 150 m (492.13 ft.)

33.3.4. Front Yard Depth (minimum) or MDS II requirement, whichever is the greater 30 m (98.43 ft.)

- 33.3.5. Rear Yard Depth (minimum) or MDS II Requirement whichever is the greater 30 m (98.43 ft.)
- 33.3.6. Interior Side Yard Width (minimum) or the MDS II requirement, whichever is the greater 30 m (98.43 ft.)
- 33.3.7. Exterior Side Yard Width (minimum) or the MDS II requirement, whichever is the greater 30 m (98.43 ft.)
- 33.3.8. Maximum Building Height for all non-agricultural buildings 11 m (36.09 ft.)
- 33.3.9. Maximum Building Height for all agriculturally related buildings N/A
- 33.3.10. Dwelling Units per lot (maximum) 1
- 33.3.11. Accessory buildings refer to the General Provisions section

a) In addition to the above and notwithstanding the General Provisions Section, the following shall apply in regard to buildings accessory to an agricultural use.

	Yard Provision	Required
i)	minimum front yard for an accessory building	15m (49.22 ft.)
ii)	minimum interior side yard for an accessory building	8m (26.25 ft.)
iii)	minimum exterior side yard for an accessory building	15m (49.22 ft.)
iv)	minimum rear yard for an accessory building	8m (26.25 ft.)

33.3.12. Off Street Parking in accordance with the General Provisions Section.

33.3.13. Special Lot Area Requirements:

- a) No minimum lot area is required in the case of a radio, television, telephone or other communications tower.
- b) The minimum lot area for a lot to be used for a market garden shall be 4 hectares (9.88 acres) and the use shall comply with the regulations of Section 26.3. In addition to the above the minimum front yard setback for a market garden outlet shall be 90 metres (295.28 ft.).
- c) The minimum lot area for a lot to be used for a home industry shall be 0.8 hectares (1.98 acres) and the minimum frontage shall be 60

metres (196.85 ft.). In addition to the above the provisions of Section 33.3.14.1 shall apply.

33.3.14. Single Detached Dwelling Unit Provisions

33.3.14.1. In the case of a lot used or intended to be used for a residential purpose or a lot created by consent subsequent to the passing of this Bylaw, the following zone provisions shall apply:

	Provision	Required
a)	Minimum Frontage	30 m (98.43 ft.)
b)	Minimum Area	1855 m ² (19967.71 ft. ²)
c)	Minimum Yards	
	Front	9.0 m (29.53 ft.)
	Rear	7.5 m (24.61 ft.)
	Interior Side	3.0 m (9.84 ft.)
	Exterior Side	9.0 m (29.53 ft.)
d)	Maximum Lot Coverage	20%
e)	Dwelling Unit Area (Min. Ground Floor Area)	100 m ² (1076.43 ft. ²)
	i) In the case of a 1½ storey or 2 storey dwelling, the minimum ground floor area may be reduced to 80 percent of the minimum ground floor area required.	
f)	Maximum Building Height	11.0 m (36.09 ft.)
g)	Dwelling Units per Lot (maximum)	1
h)	Accessory Buildings	
	In addition to the General Provisions Section, the maximum total area of accessory buildings or structures shall be 115 m ² (1238 ft. ²) in total.	
	Minimum Yards	
	Front	9.0 m (29.53 ft.)
	Rear	3.0 m (9.84 ft.)
	Interior Side	3.0 m (9.84 ft.)
	Exterior Side	9.0 m (29.53 ft.)
i)	Parking	
	i) Refer to the General Provisions Section for additional parking requirements;	
	ii) No part of the required front yard of any lot, or the required exterior side yard of a corner lot, shall be used for the parking or storage of the whole or any part of a boat trailer, boat, truck, bus, coach or streetcar.	
	iii) Not more than 50 percent of the area of a side yard or rear yard of any lot shall be occupied by parking area.	

33.3.14.2. In the case of a single detached dwelling unit which is used in conjunction with an agricultural or equestrian facility use, the following zone provisions shall apply:

Provision	Required
a) Minimum Frontage	150.0 m (492.13 ft.)
b) Minimum Area	35.0 ha (86.48 acres)
c) Minimum Yards	
Front	9.0 m (29.53 ft.)
Rear	7.5 m (24.61 ft.)
Interior Side	3.0 m (9.84 ft.)
Exterior Side	9.0 m (29.53 ft.)
d) Maximum Lot Coverage	20%
e) Dwelling Unit Area (Min. Ground Floor Area)	100 m ² (1076.43 ft. ²)
i) In the case of a 1½ storey or 2 storey dwelling, the minimum ground floor area may be reduced to 80 percent of the minimum ground floor area required.	
f) Maximum Building Height	11.0 m (36.09 ft.)
g) Dwelling Units per Lot (maximum)	1
h) Accessory Buildings	
Front	9.0 m (29.53 ft.)
Rear	3.0 m (9.84 ft.)
Interior Side	3.0 m (9.84 ft.)
Exterior Side	9.0 m (29.53 ft.)
i) Parking	
i) Refer to the General Provisions Section for additional parking requirements;	
ii) No part of the required front yard of any lot, or the required exterior side yard of a corner lot, shall be used for the parking or storage of the whole or any part of a boat trailer, boat, truck, bus, coach or streetcar.	
iii) Not more than 50 percent of the area of a side yard or rear yard of any lot shall be occupied by parking area.	

33.3.14.3. In the case of a veterinary clinic or where a single detached dwelling unit is used in conjunction with a veterinary clinic, the following zone provisions shall apply:

Provision	Required
a) Minimum Frontage	30.0 m (98.43 ft.)
b) Minimum Area	1.0 ha (2.47 acres)
c) Minimum Yards for Veterinary Clinic	
Front	9.0 m (29.53 ft.)
Rear	7.5 m (24.61 ft.)
Interior Side	7.5 m (24.61 ft.)

	Provision	Required
	Exterior Side	9.0 m (29.53 ft.)
d)	Minimum Yards for a Single Detached Dwelling	Refer to Section 33.3.14.1
e)	Dwelling Unit Area (Min. Ground Floor Area)	100 m ² (1076.43 ft. ²)
	i) In the case of a 1½ storey or 2 storey dwelling, the minimum ground floor area may be reduced to 80 percent of the minimum ground floor area required.	
f)	Maximum Building Height	11.0 m (36.09 ft.)
g)	Dwelling Units per Lot (maximum)	1
h)	Accessory Buildings	
	Front	9.0 m (29.53 ft.)
	Rear	3.0 m (9.84 ft.)
	Interior Side	3.0 m (9.84 ft.)
	Exterior Side	9.0 m (29.53 ft.)
i)	Parking	
	i) Refer to the General Provisions Section for additional parking requirements;	
	ii) No part of the required front yard of any lot, or the required exterior side yard of a corner lot, shall be used for the parking or storage of the whole or any part of a boat trailer, boat, truck, bus, coach or streetcar.	
	iii) Not more than 50 percent of the area of a side yard or rear yard of any lot shall be occupied by parking area.	

33.3.14.4. Hobby Kennel – refer to the Kennel (K) Zone.

33.4. Zone Exceptions

33.4.1. A-1, Lot 18, Concession VI (Vespra)
560 Anne Street North, Roll No. 4341 010 004 08900 0000 & 4341 010 004 08801 0000, Vespra ZBA 84-8, Schedule “D” as amended by ZBA 98-102

An airfield, driving range and nine hole putting and chipping course are permitted. For the purpose of this By-law an airfield means any land, lot or building used for the purpose of landing, storing, taxiing, or taking off of private or commercial aircraft, pursuant to the regulations of the Department of Transport. Accessory uses to such a facility including business offices, flight training school, restaurants, maintenance and repair facilities, associated storage and similar uses are permitted. In addition to the above noted uses, a refreshment vehicle shall also be permitted.

33.4.2. A-2, Lot 18, Concession IV (Vespra)
651 Bayfield Street North, Roll No. 4341 010 004 02900 0000
Vespra Zoning By-law Amendment No. 90-3

The required lot frontage (minimum) shall be 5.24 metres.

- 33.4.3. A-3, Lot 22, Concession X (Vespra)
3734 George Johnston Road, Roll No. 4341 010 006 18100 0000
Vespra Zoning By-law Amendment No. 91-23

The processing of fine grade hardwoods within a wholly enclosed structure is permitted. In addition the following provision shall apply; lot frontage (minimum) is 30 metres, lot area (minimum) is 4000 square metres, maximum lot coverage is 10%, building height (maximum) is 11 metres, gross floor area (maximum) is 124.86 square metres, front yard depth (minimum) is 55m, rear yard depth (minimum) is 1m, interior side yard width (minimum) is 12 metres and the exterior side yard width (minimum) is 12 metres. No outside storage shall be permitted. No off-street parking shall be permitted within any area of the front yard as defined by the front yard building line; parking is also prohibited within any exterior side and/or rear yard setback area. No detached accessory buildings, uses or structures will be permitted. A loading space area is not permitted beyond the front building line or within any required yard. No outside display area shall be permitted. An area of landscaped open space consisting of existing mature trees shall be maintained around the proposed building as shown in the site plan agreement and plans. The location, size and style of signage shall be facilitated within the site plan agreement.

- 33.4.4. A-4, Lot 32, Concession II (Vespra), Part 1 of Reference Plan 51R-16305
1700 Old Second South, Part of Roll No. 4341 010 001 26101 0000
Vespra Zoning By-law Amendment No. 91-38

The following provisions shall apply; lot frontage (minimum) is 21 metres, front yard depth (minimum) is 9 metres, rear yard depth (minimum) is 15 metres, interior side yard width (minimum) is 3 metres. The existing playground equipment located within the minimum side yard is considered a legal conforming use. The zone boundary between the E.P. and A-4 Zones is the existing tree line along the top of the valley.

- 33.4.5. A-5, Lot 18, Concession XI (Vespra)
3165 Pinegrove Road, Roll No. 4341 010 006 22100 0000
Vespra Zoning By-law 91-48

The following provisions shall apply; lot frontage (minimum) is 121.92 metres, lot area (minimum) is 14864 square metres and the interior side yard width (minimum) for the southern boundary shall be 45 metres.

- 33.4.6. A-6, Lot 3, Concession IV (Vespra)
1318 Gill Road, Part of Roll No. 4341 010 002 12002 0000

Vespra Zoning By-law Amendment No. 92-26

The lot frontage (minimum) required shall be 12.2 metres.

- 33.4.7. A-7, Lot 5, Concession VII (Vespra)
1690 Hendrie Road, Roll No. 4341 010 002 24202 0000
Vespra Zoning By-law Amendment No. 93-37

The lot frontage (minimum) required shall be 7.62 metres.

- 33.4.8. A-8, Lot 5, Concession X (Vespra)
2466 Ronald Road, Part of Roll No. 4341 010 005 15600 0000
Zoning By-law Amendment No. 94-149 (Giffen)

The lot area (minimum) required shall be 37.0 hectares.

- 33.4.9. A-9, Lot 31, Concession II (Vespra)
572 Storey Road, Roll No. 4341 010 001 25710 0000
Zoning By-law Amendment No. 95-035 – Howey

The permitted uses within this zone are restricted to a single detached dwelling, an agricultural use and a home occupation. The lot area (minimum) shall be 9.7 hectares. Furthermore, the permitted single detached dwelling shall not be located on the area affected by this By-law within 300m of any livestock building or structure on any surrounding property.

- 33.4.10. A-10, Lot 16, Concession VIII (Vespra)
2935 Barrie Hill Road, Part of Roll No. 4341 010 006 02400 0000
Zoning By-law Amendment No. 95-040 – Barrie Hill Farms/Gervais

A temporary seasonal residence in the form of a converted bunkhouse for migrant farm labourers is permitted. For the purpose of this section, a converted bunk-house shall mean a building that is used or intended to be used for short term or seasonal occupancy.

- 33.4.11. A-11, Lots 32 and 33, Concession 1 W.P.R. (Vespra)
1633 Old Second South, Part of 4341 010 001 19000 0000
1655 Old Second South, Part of 4341 010 001 19200 0000
Zoning By-law Amendment No. 97-037 as amended by Zoning By-law Amendment No. 2000-077 – Farrington Moto-Cross

A motorcycle motorcross track is permitted.

- 33.4.12. A-12, Lot 18, Concession VI (Vespra)
600 Anne Street North, Roll No. 4341 010 004 08800 0000

Zoning By-law Amendment No. 97-064, P. & R. Investments – St. Onge Golf

The lot area (minimum) required shall be 20 hectares.

- 33.4.13. A-13, Lot 10, Concession VII, Part 1, Plan 51R-11887 (Vespra)
1665 Highway 26, Roll No. 4341 010 003 33202 0000

An accessory building consisting of 157.94 square metres (1700 ft²) shall be permitted.

- 33.4.14. A-14, Lot 5, Concession IX (Flos)
81 Yonge Street North, Roll No. 4341 030 002 38900 0000

A duplex dwelling is permitted.

- 33.4.15. A15, Lot 8, Concession IX (Flos)
220 Queen Street West, Part of Roll No. 4341 030 006 10400 0000
Zoning By-law Amendment 97-023 (Elliott/Country Connection)

A retail store for the display and sale of environmentally friendly products and furniture including assembly; sale and service of swimming pools; sale and service repair shop for small engines; outside storage in the rear yard for RV's (recreational vehicles), licensed vehicles, house trailers, boats and mini-storage units and associated professional offices are permitted. A single detached dwelling and accessory uses thereto is also permitted,

- 33.4.16. A-16, Lot 5, Concession XI (Flos)
15695 County Road 27, Part of Roll No. 4341 030 002 41800 0000

No building may be erected or used for the purpose of keeping or housing any livestock or other animals within 84 metres of the front lot line.

- 33.4.17. A17, Lot 17, Concession VIII (Flos)
2446 Flos Road 8 West, Roll No. 4341 030 007 05300 0000

A maximum of 2 dwellings may be erected provided the minimum lot size is 30 hectares and the use of the lot is agricultural.

- 33.4.18. A-18, Lot 21, Concession II (Flos)
2894 Rainbow Valley Road West, Roll No. 4341 030 008 03700 0000

A converted dwelling is permitted. The combined minimum overall floor area of the dwelling units is 186 square metres.

- 33.4.19. A-19, Lot 10, Concession VIII (Flos)
3211 Ushers Road, Roll No. 4341 030 006 08500 0000

Flos By-law P88-02 as included in Flos Zoning By-law P88-05

A maximum of two dwelling units may be permitted on these lands.

- 33.4.20. A-20, Lot 6, Concession II (Flos)
1041 Flos Road 3 West, Part of Roll No. 4341 030 003 04200 0000
Flos ZBA No. 90-38 & 5000-022, Huronia Equestrian Estates

No livestock use shall be made of the lands zoned A-20.

- 33.4.21. A-21, Lots 18 and 19, Concession III (Flos)
2586 Flos Road 3 W., Roll No. 4341 030 005 01900 0000
Flos Zoning By-law Amendment No. 92-33 (Moreau)

No building or structure shall be used to house livestock within 173 metres of any commercial zone. Furthermore the interior side yard width (minimum) for any building or structure along the eastern boundary of the Rural Commercial (CR) Zone shall be 9 metres.

- 33.4.22. A-22, Lot 21, Concession VIII (Flos)
3274 Vigo Road, Roll No. 4341 030 0007 06500 0000
Zoning By-law Amendment No. 94-63, Langman

A second residential dwelling unit is permitted on the subject parcel of land being some 20 hectares more or less in size, however the creation of a separate lot for residential purposes shall not be permitted in regard to this lot.

- 33.4.23. A-23, Lot 6, Concession IV (Flos)
1094 Flos Road Four West, Part of Roll No. 4341 030 003 13401 0000
Zoning By-law Amendment No. 94-150 – Craddock/Schutt

A motor vehicle repair garage and a farm implement dealer is permitted. Furthermore the lot frontage (minimum) is 52 metre, the lot area (minimum) is 0.85 hectares and the interior side yard width (minimum) for the eastern side yard is 3 metres. A dwelling is not a permitted use. The existing barn is limited to non-livestock uses.

- 33.4.24. A-24, Lot 7, Concession 1 (Flos)
1147 Rainbow Valley Road West, Roll No. 4341 030 003 00220 0000

A rear yard depth (minimum) of 7.01 metres (23 ft.) shall be required.

- 33.4.25. A-25, Lot 7, Concession X (Flos)
1175 Flos Road Eleven West, Roll No. 4341 030 006 13800 0000
Zoning By-law Amendment No. 2000-098 – Morris

The interior side yard width (minimum) to the north and east of the existing accessory building shall be 1.5 metres and the rear yard depth (minimum) to the south of the existing accessory building shall be 1.2 metres.

- 33.4.26. A-26, Lot 17, Concession IV (Vespra)
734 St. Vincent Street, Roll No. 4341 010 004 02500 0000

An accessory building, no larger than 84 square metres (900 sq. ft.) and which is used only for the storage of personal possessions may be permitted.

- 33.4.27. A-27, Lot 13, Concession VIII (Vespra)
2038 Snow Valley Road, Roll No. 4341 010 006 00303 0000
Zoning By-law Amendment No. 98-061 (Patterson)

An accessory building, not larger than 90.2 square metres in area and having a horizontal distance of not more than 13.5 metres may be permitted.

- 33.4.28. A-28, Lot 31, Concession 1, W.P.R. (Vespra)
1777 Old Second South, Part of Roll No. 4341 010 001 18600 0000
Zoning By-law Amendment No. 2000-077 – Hillway Vespra Pit

In addition to the permitted uses of this section a weigh scale, scale house and maintenance building shall also be permitted as related to a licensed gravel pit located on the same lot.

- 33.4.29. A-29, Lot 51, Concession I (Medonte)
4191 Penetanguishene Road, Part of Roll NO. 4341 020 001 03100 0000

A contractor's yard is permitted.

- 33.4.30. A-30, Lot 50, Concession I (Medonte)
4121 Penetanguishene Road, Roll No. 4341 020 001 02801 0000

A machine shop and welding shop are permitted.

- 33.4.31. A-31, Pt. Lot 65, Concession 1, E.P.R. (Medonte)
5435 Penetanguishene Road, Roll No. 4341 020 009 00600 0000
Zoning By-law Amendment No. 95-101 (Seed)

An accessory building may be erected prior to the main building on the lot.

- 33.4.32. A-32, Lot 55, Concession I, E.P.R. (Medonte)
31 Martin Street, Roll No. 4341 020 081 08201 0000

Zoning By-law No. 98-010 (Borchuk/Martin)

The minimum lot frontage shall be 9.1 metres and the minimum lot area shall be 8.3 hectares.

- 33.4.33. A-33, South Part Lots 12 & 13, Concession 9, former Flos
1922 County Road 92, Roll No. 4341 030 006 12700 0000
By-law 5000-315 – ZB-2019-012 – Rounds Ranch

Additional permitted uses shall include on-farm diversified uses. On-farm diversified uses shall be defined as uses that are secondary to the principle agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. A waterslide shall be considered an on-farm diversified use.

Holding (H) Provision

In order to ensure the site plan approval process is satisfied, a Holding (H) provision is necessary pursuant to Section 36 of the Planning Act, R.S.O. 1990, c. P. 13, as amended. The Holding (H) provision shall be lifted upon registration of a new Site Plan Agreement for re-development on the subject property.

- 33.4.34. A-34, Part of Lots 8 & 9, Concession IX (Vespra)
1972 Vespra Valley Road, Part of Roll No. 4341 010 005 13501 0000
Zoning By-law Amendment No. 2002-090 – Chalmers

- 33.4.35. A-35, Part of South Half of Lot 10, Concession IX (Flos)
1586 County Road 92, Roll No. 4341 030 0006 12100 0000 – Weatherill

An existing attached second dwelling unit is a permitted use.

- 33.4.36. A-36, Part of Lot 6, Concession IX (Vespra)
2309 Ronald Road, Part of Roll No. 4341 010 005 12500 0000
Zoning By-law Amendment No. 2001-158 – Minesing Meadow Subdivision

Permitted uses are limited to existing uses at date of by-law. No buildings or structures are allowed, save and except those associated with public uses in accordance with the provisions of Section 3.29.

- 33.4.37. A-37, Part of Lot 3, Concession IV, Part 5, Plan 51R-10489
Roll No. 4341 010 002 12000 0000
Zoning By-law Amendment No. 2002-104 – Richardson

Permitted uses are limited to a single detached dwelling and related accessory uses.

- 33.4.38. A-38, Part of the West Half of Lot 2, Concession IV (Vespra)
Parts 3, 4, 5 & 6 on RP 51R-31676 subject to right-of-way,
12595 County Road 27, Roll No. 4341 010 002 11884 0000
Zoning By-law Amendment No. 2002-146 – Barnden (McKay)

The minimum lot frontage shall be 15.2 metres.

- 33.4.39. A-39, Fergusonvale Area of Natural and Scientific Interest (ANSI) (Flos)
1819 Old Second South, Property Roll No. 4341 030 001 18002 0000 added
by ZBA 5000-057 – Stillinger

The permitted uses of Section 33.2.1 “Residential Uses” and Section 33.2.2
“Non-Residential” Uses shall apply with the exception of forestry uses and
equestrian facilities.

- 33.4.40. A-40, Lot 5, Concession VII (Vespra)
1586 Wilson Drive, Part of 4341 010 002 24000 0000
Pinehurst Estates Subdivision ZBA 2003-008

The minimum lot area shall be 29.01 hectares.

- 33.4.41. A-41, Part of North Half of Lots 3 & 4, Con. 10 (Flos)
1163 Flos Road Eleven East, Roll No. 4341 030 002 40100 0000
Dyer/Griedanus Farm Consolidation ZBA 5000-032

The permitted uses of Section 33.2.1 "Residential Uses" and Section 33.2.2
"Non-residential Uses" shall apply, with the exception of 33.2.2(b), (d) and
(e) and notwithstanding the definition of Agricultural Uses in Section 28.5, no
land or structures shall be used for the keeping, feeding or raising of
livestock, including, but not limited to, dairying, and exclusive of two horses
which may be kept for the personal use of the household. And further that,
notwithstanding the provisions of Section 33.3.14.1, the maximum total lot
coverage for accessory buildings shall be 1850 square metres and the
maximum horizontal dimension for an accessory building shall be 50 metres.
In the event that any or all of the accessory buildings are destroyed or
removed, they cannot be replaced unless destroyed by fire or other insured
perils, except for in compliance with the provisions of Section 3.7.4.

- 33.4.42. A-42, Schedule “A”, Part of East Halves of Lots 4 and 5, Con. 9, former
Township of Vespra, 1456 Vespra Valley Road, Roll No. 4341 010 005
05400 0000 – Priest ZBA 5000-052

The permitted uses under this zone are limited to Section 33.2.1
“Residential Uses” and the keeping of up to two horses for the personal use

of the household. And further that, notwithstanding the provisions of Section 33.3.14.1, the maximum total lot coverage for accessory buildings shall be 415 square metres. In the event that any or all of the accessory buildings are destroyed or removed, they shall not be replaced unless destroyed by fire or other insured perils, except for in compliance with the provisions of Section 3.7.4.

- 33.4.43. A-43, Pt. Lot 6, Con. 7 & Pt. of Rd All between Lots 5 & 6, Con. 7 & Pt. 2, RP 51R-32183
1012 Flos Road Seven East, Property Roll No. 4341 030 005 00300 0000
Slavish ZBA 5000-053

Notwithstanding the provisions of Section 3.34, (c), the maximum above grade floor area of any accessory building devoted to the home industry shall not exceed 280 square metres (3014 square feet).

- 33.4.44. A-44, N. Pt. Lot 18, Con. 2 (Flos)
2665A Flos Road Three West – Property Roll No. 4341 030 005 00300 0000
VanLaarhoven ZBA – By-law No. 5000-065

That the use of the existing buildings located in the north-eastern corner of the property shall be limited to the storage of farm equipment and other farm related materials.

- 33.4.45. A-45, Part Lot 7, Concession VIII (Vespra)
Part 1, Plan 51R-35288, 1826 Golf Course Road,
Part of 4341 010 005 02100 0000 – Ramolla ZBA No. 5000-081

Permitted uses shall include the keeping of two horses for personal use. The minimum side yard setback for an accessory building shall be 6.2 metres.

- 33.4.46. A-46, South Half Lot 17, Concession 6 (Flos)
2422 Flos Rd Six W., Property Roll No. 4341 030 007 00600 0000
Zoning By-law Amendment No. 5000-096, Langman & Langcrest Farms
B02/08

Notwithstanding the provisions of Section 3.7 regarding lot coverage, accessory buildings existing at the date of this By-law shall be permitted.

A1-46, North Half Lot 56 plus North & South Half Lot 57, Concession 1, (Medonte) – Heritage Village Subdivision (SP-T-0504) By-law No. 5000-099

Permitted Uses:

Public uses as per Section 3.29, which include, but are not limited to, stormwater management facilities including ponds and conveyance

structures, wastewater treatment facilities including structures, and sub-surface appurtenances.

- 33.4.47. A-47, Part Lot 6, Con. 5 (Flos)
1102 Flos Rd Five W, Roll No. 4341 030 003 18700 0000
Moreau Farm Consolidation ZBA 5000-092

The permitted uses of Section 33.2.1 “Residential Uses” and Section 33.2.2 “Non-residential Uses” shall apply, with the exception of 33.2.2(b), (d) and (e) and notwithstanding the definition of Agricultural Uses in Section 28.5, no land or structures shall be used for the keeping, feeding or raising of livestock, including, but not limited to, dairying, and exclusive of two livestock units which may be kept for the personal use of the household. And further that, notwithstanding the provisions of Section 33.3.14.1, the maximum total lot coverage for accessory buildings and the maximum horizontal dimension for an accessory building shall be limited the maximum dimensions of the existing accessory buildings. In the event that any or all of the accessory buildings are destroyed or removed, they cannot be replaced unless destroyed by fire or other insured perils, except for in compliance with the provisions of Section 3.7.4,

- 33.4.48. A-48, West Half Lot 3, Concession 11 (Vespra)
1153 Glengarry Landing South, 4341 010 005 20100 0000
Downey Consent ZBA No. 5000-097, Consent B27/07

The construction of a house and/or other buildings on the subject lands is prohibited.

- 33.4.49. A-49, Part Lot 2, Concession XIII (Vespra)
1185 Richardson Rd., Roll No. 4341 010 007 02400 0000
Zoning By-law Amendment No. 5000-106, Schaer

Pt Lot 3, Concession 11 (Vespra)
1366 Fralick Road, Roll 4341 010 005 20200 0000
By-law 5000-148, ZB-2011-004 Degasparro

Notwithstanding the provisions of Section 33.3.14.1, the maximum total lot coverage for accessory buildings and the maximum horizontal dimension for an accessory building shall be limited to the dimensions of the existing accessory buildings. In the event that any or all of the accessory buildings are destroyed or removed, they shall not be replaced unless destroyed by fire or other insured perils, except for in compliance with the provisions of Section 3.7.4.

- 33.4.50. A-50, Part Lot 58, Concerssion1 (Flos)
2449 Old Second Road North, Roll No. 4341 030 002 00901 0000

Matveev Beekeeping, ZBA No. 5000-115

The required lot area shall be 2.7 hectares (6.58 acres) and the minimum interior side yard setback for an accessory building to an agricultural use shall be 8 metres (26 ft.). An accessory structure to a maximum of 325 square metres (3,500 sq. ft.) is permitted.

- 33.4.51. A-51, Part Lot 15, Concession 1 (Vespra) Parts 1, 4 and 5, Plan 51R-25081
748 Penetanguishene Rd., Roll No. 4341 010 001 09200 0000
Eisses ZBA 5000-119

That the minimum rear yard setback for the severed lands to the metal clad shed shall be 4.70 metres (15.42 ft).

- 33.4.52. A-52, South Half of Lot 6, Concession 8, former Township of Flos
96 Yonge St. S., Roll No. 4341 030 006 06700 0000
By-law 5000-125, Hummelink

Lot 6, Con. 11, Pt. 1 on RP 51R-26951, Flos
1112 Flos Road Eleven West, Roll No. 4341 030 006 16902 0000
ZBA 5000-170 – ZB-2012-012 McLean

Notwithstanding the provisions of Section 3.7 regarding lot coverage, accessory buildings existing at the date of this By-law shall be permitted, however the keeping of livestock therein is prohibited.

- 33.4.53. A-53, Part of Lot 11, Concession 3 (Vespra)
2276 Russell Road, Roll No. 4341 010 003 00900 0000
ZBA 5000-132, Rudy Clinic

A day spa, business or professional office and a clinic shall also be permitted uses within the existing residential dwelling.

- 33.4.54. A-54

Property

3314 George Johnston Rd., Roll No. 434101000617200 East Part Lots 18 & 19, Con. 10 (Vespra) By-law 5000-131 (ZB-2010-007 Scott)

2319 County Rd. 92, Roll No. 434103000705000 Pt Lot 16, Con. 8 (Flos) By-law 5000-134 (ZB-2010-010 Springvalley Farms)

710 Penetanguishene Road, Roll No. 434101000108903 By-law 5000-153 (ZB-2011-010) Drury

4340 Horseshoe Valley Road W., Roll No. 434103000303000 Part Lot 13, Con. 1 (Flos)

Property

By-law 5000-155, ZB-2011-14 Kapteyn

2571 Flos Road Ten W, Roll No. 4341030004011000000 Part Lot 18, Con. 9,
By-law 5000-163 (ZB-2012-006) Minty

1866 George Johnston Road, Roll No. 4341010005189000000 Lot 7, Con. 10,
Vespra,
By-law 5000-164 (ZB-2012-008) Dobson/Giroux

1792 Flos Rd Seven West, No. 4341030006056000000, Roll Part of Lot 12,
Concession 7, (Flos), By-law 5000-171 (ZB-2013-003) Spence Farms

1586 Scarlett Line, 4341020009192000000 Part of Lots 73 & 74, Con. 1,
Medonte, By-law 5000-175 (ZB-2013-014) DeLarge

2563 Old Second North, Roll No. 4341030002013000000, Lot 59, Con. 1, Flos,
By-law 5000-176 (ZB-2013-015) Langman Meadow Farms Ltd.

2544 Old Second North, Roll No. 4341030002298000000, Lot 59, Con. 2, Flos,
By-law 5000-177 (ZB-2013-016) Langnic Farms Ltd.

2184 Flos Road Eleven West, Roll No. 4341030006181000000, Lot 15, Con.
11, Flos,
By-law 5000-182 (ZB-2013-020) Springvalley Farms (Elmvale) Ltd.

15695 County Rd 27, Roll No. 4341030002418000000, E Half Lots 4 & 5, Con.
11, Flos,
By-law 5000-185 (ZB-2013-021) G. Archer

1880 Flos Rd Ten West – Roll 4341 030 006 15300 0000, Pt of Lots 12 & 13,
Con. 10, Flos By-law 5000-188 (ZB-2014-01) Beacock

1352 Vespra Valley Rd., 4341010005051000000, E1/2 Lot 3, Concession 9,
Vespra
By-law 5000-189 (ZB-2014-002) Vespra Valley Farms

4295 Horseshoe Valley Rd., 4341010005001010000,W. Part E1/2 Lot 1, Con.
8, Vespra
By-law 5000-190 (ZB-2014-003) Clarke

1787 & 1887 Flos Road Eleven W., 4341030006151000000, N ½ Lot 12, Con.
10, Flos
By-law 5000-193 (ZB-2013-023) A Spence Estate

2026 Old Second North, Roll 4341030001040000000, Lot 53, Con. 2, Flos,

Property

By-law 5000-194 (ZB-2014-004) Langcrest Farms Ltd.,

1904 Hendrie Road, Roll 4341 010 00501600 0000, East Half Lot 5,
Concession 8 Vespra
ZB-2014-010, ZBA 5000-205 – VanderWielen

1278 Flos Road 6 West, Roll 4341030006019000000
ZB-2015-006, By-law 5000-213 – Langcrest Farms Ltd.

North Part Lot 7, Concession 9, Flos, 1213 Flos Road 10 West, Roll
341030006103000000
By-law 50000-215 ZB2015-008 D. Graham

1162 McNabb Road, Roll 4341010007022000000
Lot 2, Concession 13, Vespra
By-law 5000-218 (ZBI-2015-013) Kapteyn/McNaughton

2466 Flos Road 8 West, Roll 4341030007053000000
Lot 17, Concession 8, Flos
By-law 5000-225 (ZB-2015-018) MacDonald

1328 Flos Road 6 West, Roll 4341030006021000000
Lots 8 & 9, Concession 6, Flos
By-law 5000-226 (ZB-2015-019) Tjeerdsma

2121 Russell Road, Roll 4341010001251000000
Lot 27, Concession 2, Vespra
By-law 5000-230 (ZB-2016-003) Asaph

1107 Glengarry Landing Road North, Roll 4341030008009000000
Part Lot 20, Concession 1, Flos
By-law 5000-236 (ZB-2016-007) Giffen

3024 Old Second South, Roll 4341 010 001 23600 0000
Part Lot 16, Concession 2, WPR, Vespra
By-law 5000-250 – ZB-2016-020 O'Connor

2920 Flos Road Five West – 4341 030 005 11300 0000
Lot 21, Concession 5, Flos
By-law 5000-251 - ZB-2016-023 – Franssen

Property

Part Lot 24, Concession 2, Part 1 on Plan 51R-39785, Flos
3298 Rainbow Valley Road West, Roll 4341 030 008 04112 0000, and a
portion of lands, being the conveyed farmland, located in Part Lot 24,
Concession 2, Roll 4341 030 008 04100 0000
By-law 5000-276 - ZB-2018-007 – Lee

Part Lot 20, Concession 1. Vespra
946 Penetanguishene Road, Roll No. 4341 010 001 11600 0000
By-law 5000-317 – ZB-2020-005 - Drury

Concession 6 South Part Lots 1 and 2, FLOS
2494 Baseline Road, Roll No. 4341 030 002 32200
By-law 5000-351 – ZB-2022-003 – de Boer

Existing accessory buildings are permitted. The keeping of livestock in the
existing accessory structure is prohibited.

- 33.4.55. A-55, Part Lot 63, Concession 1, EPR, (Medonte)
1733 Moonstone Road, Roll No. 4341 020 009 21202 0000
ZB-2010-009, Nicholls ZBA

In addition to the uses permitted within the Agricultural Zone the following
provisions will apply. Detached accessory buildings are not to exceed a total
ground floor area of 211 square metres (2,271 square feet) and are to be
used for storage or uses that are accessory to the residential use of the
property.

- 33.4.56. A-56, Pt. Lot 14, Con. 1 (Vespra)
708 Penetanguishene Road, Roll 4341 010 001 08900 0000
By-law 5000-153, Drury

The minimum lot frontage shall be 98 metres (322 ft.) and the minimum lot
area shall be 18.6 hectares. (46 acres).

- 33.4.57. A-57a – Part Lots 14 & 15, Con. 3 (Vespra)
1391 Pooles Road, Roll 4341 010 003 02300 0000
By-law 5000-156A, Midves Court Extension (ZB-2012-001)

Provisions:

	Provision	Required
i)	Minimum Lot Area	1.5 acres
ii)	Minimum developable lot area	0.8 acres
iii)	Minimum Lot Frontage	45 metres

	Provision	Required
iv)	Minimum front yard setback	15 metres
v)	Minimum rear yard setback	15 metres
vi)	Minimum interior sideyard setback	7.5 metres
vii)	Minimum exterior sideyard setback	15 metres
viii)	Maximum lot coverage	10% of total lot area
viii)	Minimum Gross Floor Area for two storey	278m ²
ix)	Minimum Gross Floor Area for one storey	250m ²

Permitted uses for the lands zoned A57(H) are limited to the following:

Residential Uses: Single detached dwelling

A-57b, S. Pt. Lot 10, Con. 1 51R-21677 Pts 3, 4 & 5 (Flos)
 Roll Number 4341 030 003 01800 0000
 ZB-2012-004 Coughlin, ZBA 5000-158

The minimum frontage required shall be 70 metres (229.7 ft.) and the minimum lot area shall be 31.1 hectares (76.9 acres).

- 33.4.58. A-58, Part of Lots 18 & 19, Con. 3 (Flos)
 2586 Flos Road Three West, Roll No. 4341 030 005 01900 0000
 ZB-2012-003 VanLaarhoven, 5000-159

No building or structure shall be used to house livestock within 173 metres of any commercial zone. Furthermore, the interior side yard width (minimum) for any building or structure along the eastern boundary of the Rural Commercial (CR) Zone shall be 9 metres. Existing accessory buildings are permitted. The keeping of livestock in the existing accessory structure is prohibited.

- 33.4.59. A-59, Lot 14, Con. 4 (Flos)
 2108 Flos Road Four West, Roll No. 4341 030 003 18300 0000
 By-law 5000-184, ZB-2011-009, Willmart Grant Ltd, as approved by OMB

No dwelling unit shall be permitted.

- 33.4.60. A-60, Part of Lot 10, Concession 3 (Flos)
 1582 Flos Rd. Three W., Roll No. 4341 030 003 11400 0000
 Camack (Loftus Properties (Flos) Inc.) ZBA 5000-167

The maximum GFA for detached accessory buildings shall be 120 square metres (1,291.66 ft²) and the minimum lot frontage shall be 10 metres.

- 33.4.61. A-61, Part of Lot 10, Concession 3 (Flos)
 1582 Flos Rd Three W., Roll No. 4341 030 003 11400 0000

Camack (Loftus Properties (Flos) Inc.) ZBA 5000-167

The minimum lot frontage shall be 27.6 metres.

- 33.4.62. A-62, N. Pt. Lot 6, Con. 9 (Flos) Pt 1, 51R-17219
120 Yonge St. N. 4341 030 006 10111 0000
ZBA 5000-186, B. Roberts/Oggie Investments Ltd.

Outside storage in conjunction with a contractor's yard is a permitted use.

- 33.4.63. A-63, Pt. Lot 13, Con. 1 (Flos) Pt 1 on RP 51R-38330
4340 Horseshoe Valley Road W., 4341 030 003 03002 0000
ZB-2013-022, By-law 5000-187, Lampriere

The maximum lot coverage of all accessory buildings shall be 244 square metres.

- 33.4.64. A-64, Part Lot 31, Concession 2 (Vespra)
1704 Story Road, 4341 010 001 25701 0000
ZB-2014-008 G. D'Aoust

A 148.6 square metre (1,600 ft²) detached garage with a maximum height of 5.13 metre (16.83 ft.) is permitted.

- 33.4.65. A-65, Part Lot 6, Concession 10
2473 Ronald Road, 4341 010 005 17000 0000
ZB-2015-002, Chalmers

- i) Detached accessory buildings to a residential use shall not use more than 420m² (4,520.84 ft²) of lot area;
- ii) The keeping of livestock is not permitted on any part of the lot.

- 33.4.66. A-66, East Part Lot 9, Concession 8
2008 Highway 26, Roll No. 4341 010 005 03200 0000
ZB-2015-009, By-law 5000-217 – Carswell

A-66, East Part Lot 6, Concession 6
1347 Hendrie Road, Roll No. 4341 010 002 17601 0000
ZB-2015-014, By-law 5000-223 – MacLeod

Notwithstanding Section 33.2.1 a) which permits a single detached dwelling, a second kitchen including a second stove plug may be permitted in order to provide for an in-law suite within the basement of the single detached dwelling requiring unobstructed access throughout the entire dwelling and not resulting in an independent dwelling unit.

- 33.4.67. A-67, West Half of Lot 16 and Part of Lot 17, Con. 9 (Vespra)
3089 George Johnston Road, Roll No. 4341 010 006 11200 0000
ZB-2014-001, ZBA 5000-219, Tanager Woods Inc.

The conversion of the existing residential farmhouse into temporary living quarters for farm workers shall be permitted. For the purpose of this section, a temporary farm labourer residence is defined as a building used or intended to be used for short term seasonal occupancy for farm labourers as part of an active farming operation at the property. Further, the converted farmhouse shall not be considered to be a single dwelling unit and conversion of additional buildings into temporary living quarters shall not be permitted.

- 33.4.68. A-68, East Half Lot 3, Concession 7
1296 Wilson Drive, Roll No. 4341 010 002 23604 0000
ZB-2015-011, By-law 5000-221 – Wilson

The minimum lot frontage shall be 59 metres (193.5 feet).

- 33.4.69. A-69, Part of Lot 1, Concession 58, Medonte, Block 65 on Plan 51M-694

The minimum rear yard setback shall be 30.0 m. The front lot line shall be the frontage on Penetanguishene Road. (Hwy 93).

- 33.4.70. A-70, East Half Lot 13, Concession 7 (Flos)
1191 Flos Road Eight West, 4341 030 006 05800 0000
ZB-2016-011 Ververs

- i) The minimum lot frontage shall be 12.19 metres (40 feet)
- ii) The existing accessory building is permitted. The keeping of livestock in the existing accessory structure is prohibited.

- 33.4.71. A-71, Part Lot 12, Concession 10 (Flos)
1787 Flos Road Eleven West, 4341 030 006 15100 0000
ZB-2016-014 Spence

The minimum lot frontage shall be 17.34 metres (56.89 feet).

- 33.4.72. A-72, South Part of Lot 7, Concession 1 (Flos)
3634 Horseshoe Valley Road West, 4341 030 003 00400 0000
ZB-2016-018, Thompson

A-72, South Part Lot 5, Concession 4, former Flos
1026 Flos Road 4 East, 4341 030 001 11903 0000
By-law 5000-258 – ZB-2017-008 – Theriault

A-72, West Pt Lot 1, Concession 9, former Vespra, Pt 1 on 51R-5823
3158 Highway 26, 4341 010 005 04701 0000
By-law 5000-261, ZB-2017-014 – Morley

A-72, West Pt. Lots 19 & 20, Concession 7, Vespra
815 Sunnidale Road, 4341 010 004 10601 0000
By-law 5000-273, ZB-2017-108 – Read

A-72, Part Lot 5, Concession 4, Pt 2 on 51R-5659, Vespra
1572 Gill Road – 4341 010 002 12701 0000
By-law 5000-254 – ZB-2017-001 - Marshall

That a second stove plug may be permitted to allow for an in-law suite within the single family dwelling on the subject lands requiring unobstructed access throughout the entire dwelling not resulting in an independent dwelling unit.

- 33.4.73. A-73 – Part Lot 12, Concession 4, being Part 4 on 51R-34837, Vespra
2350 Gill Road, Property Roll No. 4341 010 003 34154 0000
By-law 5000-299 – ZB-2019-010 – Junior

An accessory living accommodation (secondary unit) within a detached accessory structure (pool house) is a permitted use.

- 33.4.74 A-74 – Part Lot 6, Concession 6, being Part 2 on 51R-17610, Vespra
1419 Hendrie Road, Property Roll No. 4341 010 002 17201 0000
By-law 5000-298 – ZB-2019-009 – Wisotzky

An accessory dwelling unit (second unit) is a permitted use within the single detached dwelling.

- 33.4.75 A-75 - South Part Lots 12 & 13, Concession 9, former Flos
1922 County Road 92, Roll No. 4341 030 006 12700 0000
By-law 5000-315 – ZB-2019-012 – Rounds Ranch

Additional permitted uses shall include uses that continue to support and are accessory to the primary use of agriculture. These accessory uses may include wagon rides, corn mazes and seasonal events related to a harvestable crop.

- 33.4.76 A-76 - Part Lot 12, Concession 3 West, Vespra
114 Doran Road, Roll No. 4341 010 003 01501 0000
By-law 5000-319- ZB-2020-007 – Frankcom

Notwithstanding the non-conforming building and use policies of the General Provision Section, the replacement and expansion to the second dwelling unit is permitted.

- 33.4.77 A-77 – Part Lot 10, Concession 1 and Part 1 on Plan 51R-38459
1017 Coughlin Road, Roll No. 4341 030 003 01832
By-law 5000-334 - ZB-2021-002 – Coughlin

A detached accessory structure with a ground floor area of 190.26 square metres (2,048 square feet) and a height of 6.2 metres (20.34 feet) is permitted. An Additional Residential Unit (second suite) is permitted within a portion of the upper-storey of the detached accessory structure provided a rear yard setback of 4.5 metres (14.76 feet) is maintained.

- 33.4.78 A-78 – West Part Lot 23, Concession 2 and Part 1 on Plan 51R-35493
1540 Walt Road, Roll No. 4341 010 001 24702 0000
By-law 5000-339 – ZB-2021-009 – Partridge

The permitted total gross floor area of all detached accessory buildings is 272.39 square metres (2,932 square feet), which includes a Detached Additional Residential Unit with a floor area of 123.74 square metres (1,332 square feet), the detached garage with a floor area of 139.35 square metres (1,500 square feet) and a 9.29 square metres (100 square feet) shed.

- 33.4.79 A-79 – Pt Lot 1, Concession 9 W, being Pt 1, Plan 2646, Vespra
3176 Highway 26, Roll No. 4341 010 005 04700
By-law 500-344 – ZB-2021-013 – G. Morley & Sons Transport Ltd.

A maximum total detached accessory building area of 252 square metres (2,712 square feet) is permitted. A maximum height of 5.8 metres (19.03 feet) for a detached accessory building shall be permitted. The keeping of livestock in any detached accessory structure is prohibited.

- 33.4.80 A-80 – PT LT 19, CON 11, Vespra
3251 Pinegrove Road, Roll No. 4341 010 006 22510 0000
By-law 5000-359 – ZB—2022-008 – P. Drew

A 334.0 square metre (3,595.15 square feet) detached accessory building (storage/shop) with a maximum height of 6.8 metres (22.3 feet) is permitted.

- 33.4.81 A-81 – Part of PT N ½ LOT 8, CON 3, Flos
1335 Flos Road Four West, Roll No. 4341 030 003 08100
By-law 5000-362 – ZB-2022-004 – Smith Brothers Farm Inc.

A baseball training facility is permitted use and shall be defined as follows:
shall mean buildings and structures designed and equipped primarily for the practicing or teaching of baseball skills and may include an accessory workout gymnasium, change rooms, kitchen facilities, offices, conference/instruction rooms, outdoor baseball diamonds, bleachers and training structures.

Buildings and structures within the A-81 Zone shall be located a minimum of 30 metres from the southern and eastern boundary of the A-Zone. The maximum number of buildings to be used in conjunction with the baseball training facility shall be two (2). The total size of buildings and associated with the baseball training facility shall not exceed a ground floor area of 700 square metres (7,535 square feet).

The total size of buildings associated with the baseball training facility shall not exceed a gross floor area of 836 square metres (9,000 square feet). A minimum of 60 parking spaces be provided and a maximum of 70 parking spaces be permitted. That the other provisions and standards of the Agricultural (A) Zone shall apply.

33.4.82 A-82 – PT LT 19, CON 9, Flos
3352 Crossland Road, Roll No. 4341 030 004 00400 0000
By-law 5000-363 – ZB-2021-006 – 2299267 Ontario Inc.

Notwithstanding, Section 33.2, on lands zoned A-82 uses shall be limited to the following: self-storage facility, shall mean a building, structure or land used for the temporary storage of goods and commodities which are generally accessible by means of individual loading doors, and can include an administrative office to the self-storage facility, a maximum of one (1) attached accessory residential dwelling unit in accordance with the General Provisions Section for the purposes of a caretaker/security, and outside storage in accordance with the General Provisions Section.

Notwithstanding, Section 33.3, on lands zoned A-82, the following zone provisions shall apply:

Lot Area (min.)	3.0 hectares
Lot Frontage (min.)	100 metres
Front Yard Depth (min.)	15.0 metres
Rear Yard Depth (min.)	10.0 metres
Interior Side Yard Width (min.)	6.0 metres
Lot Coverage (max.)	40%

In addition to the provisions of Section 3.11.3, on lands zoned A-xx the following provisions shall apply: maximum gross floor area of dwelling is 95 square metres.

33.4.83 A-83 (H) - PT LT 5, CON 8, Flos
1060 Flos Road Eight East, Roll No. 4341 030 002 37000 0000
By-law 5000-360 – ZB-2022-005 – 829664 Ontario LTD.

The permitted uses within this zone are restricted to a building supply outlet, retail store, outdoor storage, warehouse, garden centre. Display area, and outdoor storage for delivery trucks. No permanent building or structures shall be located or constructed within 15.0 metres of the limit of County Road 27 right-of-way. The Holding (H) provision will be lifted upon execution of Site Plan Agreement for the lands.

33.4.84 A-84 – N1/2 LT 1 CON 4 FLOS; E ½ of S1/2 LT CON 4, Flos
1546 Flos Road Four East, Roll No. 4341 030 001 13702
By-law 5000-366 – ZB-2022-014 – Dunn

Existing accessory buildings are permitted. The keeping of livestock in the existing accessory structures is prohibited.

33.4.85 A-85 – PT LT 28, CON 1, Vespra
1922 Penetanguishene Road, Roll No. 4341 010 001 16700
By-law 5000-368 – ZB-2022-017 – Mercer

A maximum total detached accessory building aread of 496.0 square metres (5,338.9 square feet) shall be permitted and a maximum height of 8.5 metres (27.88 feet) for a detached accessory building shall be permitted.

33.4.86 A-86 – LT 14, CON 11, Flos
2080 Flos Road Eleven West, Roll No. 4341 030 006 18000
By-law 5000-370 – ZB-2023-007

A minimum lot frontage of 15.2 metres (50 feet), existing accessory buildings are permitted and the keeping of livestock in the existing accessory structure is prohibited.