

SECTION 7: ZONE 1 - Z.1

7.1 PERMITTED USES

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

7.2 REGULATIONS

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

7.2.1	Minimum Lot Area	35 hectares (86.5 acres)
7.2.2	Minimum Lot Frontage	230 metres (754.6 feet)
7.2.3	Minimum Side Yard (each side)	
	a) Residence	3 metres (10 feet)
	b) Other Permitted and/or Accessory Buildings	Equal to one-half (½) building but in no case less than 3 metre (10 feet)
7.2.4	Minimum Rear Yard	7.5 metres (25 feet)
7.2.5	Minimum Floor Area - Residential Building	
	a) 1 storey	100 square metres (1075 square feet)
	b) 1½ storey or split level	140 square metres (1500 square feet)
	c) 2 or more storeys	160 square metres (1700 square feet)
7.2.6	Off-Street Parking	In conformity with the provisions of sub-sections 6.11 and 6.13
7.2.7	Minimum Distance Separation— Buildings used for livestock or manure storage	In conformity with the provisions of sub-sections 6.28 and 6.29.

7.3 ADDITIONAL REGULATIONS

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

<u>Column 1</u> <u>Permitted Uses</u>	<u>Column 2</u> <u>Regulations</u>
7.3.1 Farming (except sod farming or commercial greenhouses) including the following accessory uses: a) any barn, shed, building or structure	In conformity with the provisions of sub-section

<ul style="list-style-type: none"> operation required as part of the farm part b) sale of products grown or raised on the premises c) A farm-related occupation d) a second dwelling unit by 	<p>6.4</p> <p>In conformity with the provisions of sub-section 6.23</p> <p>In conformity with the provisions of sub-sections 6.24 and 6.25</p>
7.3.2 Residential Building - One Unit which may include:	
<ul style="list-style-type: none"> a) a private home day care b) a home occupation or office, base or headquarters for c) a hairdresser or barber d) Bed and Breakfast establishment 	<p>In conformity with the provisions of sub-section 6.18</p> <p>In conformity with the provisions of sub-section 6.27</p> <p>In conformity with the provisions of sub-section 6.35</p>
7.3.3	<p>A Group Home Type 'A'</p> <p>In conformity with the provisions of sub-section 6.30</p>
7.3.4	<p>A Veterinary Clinic or Office</p>
7.3.5	<p>The raising, training or boarding of horses including Riding Stable or Riding Academy</p>
7.3.6 Accessory Uses	
<ul style="list-style-type: none"> a) buildings or structures accessory to the foregoing permitted uses b) accessory signs 	<p>In conformity with the provisions of sub-section 6.4</p> <p>In conformity with the provisions of sub-section 6.16</p>

7.4 RECOGNIZED LOT - 1390 SQUARE METRES TO 4 HECTARES

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

<u>Column 1</u> <u>Permitted Uses</u>	<u>Column 2</u> <u>Regulations</u>
7.4.1 Farming (except sod farming, commercial greenhouses or any farming activity which includes the keeping or raising of animals or other livestock for commercial purposes except as specifically permitted below) including	In conformity with the provisions of sub-section 7.2 except for Minimum Lot Area and Minimum Frontage requirements

the following accessory uses:

- a) any barn, shed, building or structure required as part of the farm operation In conformity with the provisions of sub-section 6.4
- b) sale of products grown or raised on the premises

The foregoing permitted uses are not to be construed to permit a second dwelling unit or a farm-related occupation

- 7.4.2 Residential Building - One Unit which may include:
 - In conformity with the provisions of sub-section 7.2 except for Minimum Lot Area and Minimum Frontage requirements
 - a) a private home day care
 - b) a home occupation or office, base or headquarters for the occupant In conformity with the provisions of sub-section 6.18
 - c) Bed and Breakfast Establishment In conformity with the provisions of sub-section 6.35
- 7.4.3 A Group Home Type 'A' In conformity with the provisions for a Residential Building - One Unit of paragraph 7.4.2 and the provisions of sub-section 6.30
- 7.4.4 A Veterinary Clinic or Office
- 7.4.5 The raising, training or boarding of horses In conformity with the provisions of sub-sections 6.28 and 6.29
- 7.4.6 Accessory Uses
 - a) buildings or structures accessory to the foregoing permitted uses In conformity with the provisions of sub-section 6.4
 - b) accessory signs In conformity with the provisions of sub-section 6.16

7.5 RECOGNIZED LOT - 4 HECTARES TO 35 HECTARES

Notwithstanding anything contained in the foregoing, any Recognized Lot which has a Minimum Lot Frontage of not less than 30 metres and which contains an area of more than 4 hectares and area of not more than 35 hectares may be used for the permitted uses listed in Column 1 below in conformity with the applicable regulations contained in Section 6, entitled "General Regulations", and in conformity with the additional regulations for the specific uses listed in Column 2 below.

<u>Column 1</u> Permitted Use	<u>Column 2</u> Regulations
7.5.1 Farming (except sod farming or commercial greenhouses) including the following accessory uses: a) any barn, shed, building or structure required as part of the farm operation	In conformity with the provisions of sub-section 7.2 except for Minimum Lot Area and Minimum Lot Frontage requirements In conformity with the provisions of sub-section 6.4

	b) sale of products grown or raised on the premises	
	c) a farm-related occupation	In conformity with the provisions of sub-section 6.23
7.5.2	Residential Building - One Unit which may include:	In conformity with the provisions of sub-section 7.2 except for Minimum Lot Area and Minimum Lot Frontage requirements
	a) a private home day care	
	b) a home occupation or office, base or headquarters for the occupant	In conformity with the provisions of sub-section 6.18
	c) Bed and Breakfast Establishment	In conformity with the provisions of sub-section 6.35
7.5.3	A Group Home Type 'A'	In conformity with the provisions for a Residential Building - One Unit of paragraph 7.5.2 and the provisions of sub-section 6.30
7.5.4	A Veterinary Clinic or Office	
7.5.5	The raising, training or boarding of horses including Riding Stable or Riding Academy	
7.5.6	Accessory Uses	
	a) buildings or structures accessory to the foregoing permitted uses	In conformity with the provisions of sub-section 6.4
	b) accessory signs	In conformity with the provisions of sub-section 6.16