

22.1 USES PERMITTED

No person shall within any MA Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the MA uses presented in Table 22.1:

TABLE 22.1: USES PERMITTED
an airfield;
a farm, excluding farm buildings, structures and accessory dwellings and the keeping of livestock;
a home occupation, in accordance with the provisions of Section 5.14;
a public use, in accordance with the provisions of Section 5.21 of this Zoning By-Law;
a single detached dwelling if occupied by the owner or an employee of the industrial use on the lot;

22.2 ZONE PROVISIONS

No person shall within any MA Zone use any lot or erect, alter or use any building or structure except in accordance with the provisions presented in Table 22.2:

TABLE 22.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
<b>Number of Single Detached Dwellings per Lot, Maximum</b>	1	No Provision
<b>Front Yard, Minimum Depth</b> <b>Exterior Side Yard, Minimum Width</b>	<b>10 m (32.8 ft)</b>	<b>20 m (65.6 ft)</b>
<b>Rear Yard, Minimum Depth</b> <b>Interior Side Yard, Minimum Width</b>	<b>7.5 m (24.6 ft)</b>	<b>15 m (49.2 ft)</b>
<b>Setback, Minimum Distance from the Centreline of a County Road</b>	<b>26 m (85.3 ft)</b>	<b>36 m (118.1 ft)</b>
<b>Height of Building, Maximum</b>	<b>11 m (36.1 ft)</b>	<b>15 m (49.2 ft) or in accordance with the provisions of Section 5.30 of this Zoning By-Law</b>
<b>Parking and Accessory Buildings, Etc.</b>	In accordance with the provisions of Section 5 of this Zoning By-Law.	

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**22.2.1 SINGLE DETACHED DWELLING AND NON-RESIDENTIAL BUILDING ON THE SAME LOT**

When a *permitted single detached dwelling* is erected, altered or used on the same *lot* in a MA Zone as a permitted non-residential *building*, a **2 m** (6.6 ft) yard is required between such *buildings*.

**22.2.2 LOCATION OF NEW BUILDINGS OR STRUCTURES**

*Single detached dwellings* or other *buildings* or *structures* hereafter *erected* outside of a designated settlement, as listed in Section 2.7.2.1, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)* in accordance with Section 2.7 of this Zoning By-Law.

(Amended by By-Law 85-07)

(Amended by By-Law 31-09)

**22.2.3 USE OF FRONT AND EXTERIOR SIDE YARDS**

Required *front* and *exterior side yards* shall be kept open and unobstructed by any *structure* or *parking area* for *motor vehicles*, except for *visitor parking areas*.

**22.2.4 OPEN STORAGE**

*Open storage* of goods or materials is permitted within any *yard* except the *front yard* or *exterior side yard* provided that:

22.2.4.1 such *open storage* is *accessory* to the use of the main *building* on the *lot*;

22.2.4.2 such *open storage* complies with the *yard* and *setback* requirements of this Section;

22.2.4.3 such *open storage* does not cover more than 5% of the *lot area*;

22.2.4.4 any portion of the area used for *open storage*, where it does not adjoin the outside wall of a *building* is enclosed by a permanent, opaque fence unpierced except for gates necessary for access;

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- 22.2.4.5 the fence described in the foregoing subsection is at least **2 m** (6.6 ft) in *height* from the ground, the said fence shall comply with the *yard* and *setback* requirements of this Section and the land between the fence and any *lot line* not required for entrance and exit *driveways* shall be used for no other purpose than landscaping;
- 22.2.4.6 any *open storage* shall be maintained as *landscaped open space* or provided and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and drained in accordance with requirements of the *Corporation*.

### 22.2.5 AIRFIELD PROVISIONS

The following additional provisions apply to airfields:

- 22.2.5.1 No part of any landing strip shall be located closer than **45 m** (147.6 ft) to *any lot line*.
- 22.2.5.2 No part of any landing strip shall be located closer than **150 m** (492.1 ft) to any Residential Zone.

### 22.3 SPECIAL PROVISIONS

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