

TOWNSHIP OF SANDWICH SOUTH



ZONING BY-LAW - Consolidated Copy -

This Office Consolidation includes all amendments up to and including By-law No. 2019-50 adopted by Council on June 25, 2019. This Office Consolidation is prepared for purposes of convenience only and for accurate reference recourse should be had to original amending by-laws. Please note that amendments to the Zoning By-law are common. Accordingly, all information contained herein should be confirmed with Town staff. In addition, the imperial measurements are provided as a convenience only and the metric measurements are applicable for the purposes of this by-law.

October, 2019

TOWNSHIP OF SANDWICH SOUTH

BY-LAW 85-18
(Office Consolidation)

1. Date Comprehensive By-law Adopted By Council May 21, 1985
2. This Office Consolidation includes all amendments up to and including By-law No.2019-50

LIST OF ALL AMENDMENTS INCLUDED IN THIS OFFICE CONSOLIDATION

By-law No.	Date of Adoption	Changes Made To		Comments
		Section No.	Map No.	
85-25	Oct. 15/85	15.2 14.1 12.2. 14.1 14.2	3	Replaced 15.2.4(g), 14.1.1(y) Added 12.2.3, 14.1.17, 14.2.5 W/side of Manning Road, south of Highway 2 – from A to M1-1
85-26	Oct. 15/85	-	3	W/side of Manning road, south of Highway 2 – from A to M1-1
85-36	Oct. 22/85	14.3	5	Added 14.3.7 South of County Road 42, east of County Road 17 – from A to M1-7
85-38	Oct. 22/85	-	10	South of Highway 3, west of Walker Road – from A to CH
86-18	Mar. 24/86	6.3	5	Added 6.3.2 South of County Road 42, east of 12 th Concession – from R1 to R1-2
86-27	April 28/86	-	3	W/side of Manning Road, south of Highway 2 – from A and M1-1 to M1

By-law No.	Date of Adoption	Changes Made To		Comments
		Section No.	Map No.	
86-44	Sept. 6/86	-	10	Walker Road and Highway 401 – from C2-3 to M1
86-49	Nov. 24/86	-	10	W/side of Outer Blvd. – removal of [H] symbol
87-17	Mar. 23/87	-	3	County Road 42 and Lesperance – from C1 to R1
87-19	Mar. 23/87	-	7	8 th Concession and Highway 401 – from A to M1
87-21	April 13/87	-	10	Expansion to the Oldcastle Industrial Park – from A to CM and RH, from CR-2, I, I-3 and A to [H]M1, from A and P to M1
87-32	June 8/87	-	7	8 th Concession and County Road 46 – from A to M1
87-46	Sept. 28/87	5,6,8,9,10, 12,13	3,5	Added 5.27.1(j), Replaced 5.28, 5.34(g)(i), 5.37(a), 6.17, 8.1.10(d), 8.2.4(a), 9.1.8, 9.2.2(a), 10.1.8(c), 12.2.3(a), 14.2.5(a), Deleted 9.1.18 Banwell Road and County Road 42 – from A to R1, A to R1 and CM
87-48	Nov. 23/87	5,16	-	Amended 5.33(xv), 5.34(i), Added 16.2.1
87-49	Nov. 23/87	3,5	-	Added 3.2 and 5.46, Renumbered “3.2 – 3.134” to “3.3 – 3.135”
88-14	April 25/88	3	11	Added 3.3 and renumbered subsequent subsections Map change from A to A-11
88-22	May 30/88	6	5	Replaced 6.3.2, Added 6.3.3 Map change from A and R1 to R1-2, and R1 to R1-3

By-law No.	Date of Adoption	Changes Made To		Comments
		Section No.	Map No.	
88-1	June 29/88	15	6	Added 15.3.10 – new “A-10” regulations Part Lot 14, Concession 7 – from A to A-10
88-42	Nov. 28/88	-	3	East of Lesperance – from A to R1
88-45	Nov. 28/88	7	13	Added 7.3.4 – new “RH-4” regulations Map change from A to RH-4
89-4	Jan. 23/89	-	7	Browning Ferris lands (8 th Con.) – from A to M1
89-8	Feb. 27/89	-	5	Map change from A to CM
89-10	Feb. 27/89	10	11	Added 10.1.1 (xxiii) D. Lafferty (Highway 3) – from A-10 to CH
89-14	May 23/89	-	3	E/side of Lesperance Rd. – from [H]R1 to R1
89-15	May 23/89	-	3	S/side of Intersection St. – from [H]R1 to R1
89-16	May 23/89	-	10	W/side of Outer Drive – from [H]M1 to M1
89-17	July 10/89	5,10	-	Replaced 5.6.2, 5.27.2(d), 10.1.10(a)
89-20	Aug. 14/89 (as amended by OMB order)	3,14	3	Sylvestre Industrial Park Expansion – from A to [H]M1-8 and [H]M1-9 Added 3.63(b), 14.3.8, 14.3.9
89-23	Sept. 25/89	-	3	Seven Hills Subdivision – from [H]R1 to R1
89-25	Sept. 25/89	-	3	LaChance – Pt. Lot 148, Con. 3 – from A to R1

By-law No.	Date of Adoption	Changes Made To		Comments
		Section No.	Map No.	
89-28	Dec. 11/89	8,9,10,11, 12,13,14	-	New Height Restrictions – Replaced 8.14, 9.1.15, 10.1.14, 11.1.14, 12.1.13, 13.1.13, 14.1.13
90-12	Mar. 12/90	-	3	Docherty Subdivision – from [H]R1 to R1
90-17	Mar. 12/90	3,5	-	New regulations for recycling centres – Added 3.93, 3.106, 3.131, 5.47
90-28	June 11/90	6	3	Strawberry Ridge Subdivision – Added 6A – new “R2” zone Map change from A and R1 to [H]R2
90-46	Dec. 18/90	-	3	North Pacific (Miron) – from [H]R1 to R1
91-20	Sept. 23/91	-	6	Pre-Dawn lands – Cty Road 42 – from M1 to M1-4
92-2	Mar. 9/92	-	3	Strawberry Ridge Subdivision – from [H]R2 to R2
92-17	April 15/92 (as ordered by OMB)	14	10	Elmara Const. – Walker Road – from M1 and M1-4 to M1-6 Added 14.3.6
91-38	Dec. 09/91	8	5	Nickerson – Cty Road 42 – from A and R1 to C1-5, added 8.3.5
92-11	May 11/92	-	2	Baillargeon – Banwell Road – from A to R1
90-3	Jan. 22/93 (as ordered by OMB)	14	3	Windsor Creative Technologies – Desro Drive – from A & C1 to M1 – 10
93-3	Jan. 12/93	-	17	Lynncare Holdings – Malden Road – adjust A-8 zone to property lines.
93-12	April 13/93	-	3	Shawnee Tavern – Shawnee Road – from C2-1 to R1
90-23	April 23/90	3,19,20	2	Jantree Business Park – from A & P to [H]B1,[H]B2,[H]B2-1,[H]B2-2 Added 3.63(a)

By-law No.	Date of Adoption	Changes Made To Section No. Map No.		Comments
93-24	July 27/93		3	Sylvestre Church – Pt. F.L. 156 Con.2 – from A to I
93-25	July 27/93		3	Sylvestre Industrial – Pt. F.L. 156 Con.2 - from A to M1
93-26	August 09/93		6	401 Diesel – Con. 7 N. Pt. Lot 12 from M1 to M1-3 & M1-3 to M1
93-32	August 23/93	14.3.11	4	Added 14.3.11, B.O.S. Auto from M1 to M1-11
91-21	August 12/91		4	B.O.S. Auto – Baseline Road from M1 to RH
93-9	March 08/93		3	Gadomski Subdivision – from A to R1
93-11	April 13/93	6.3.4	5	Checker Flag Subdivision – Added 6.3.4, map changes from C1, R1, and [H]R1 to R1-4
93-41	October 25/93	6.3.5	3	North Pacific Residential Development Added 6.3.5, map changes from [H]R1 to R1-5
93-50	December 13/93	6.3.4	5	Checker Flag Subdivision – Changed Section 6.3.4 reducing required front yard.
92-28	December 14/92		10	Blackacre, map changes from [H]M1 to M1.
93-36	September 13/93	9A,3	3	Sylvestre Industrial/Commercial, added section 9A, changes to section 3, map changes from [H]M1-8 & [H]M1-9 to [H]C3 &
94-7	March 14/94		3	Sylvestre Industrial, map changes from [H]M1-8 & [H]M1-9 to M1-8 & M1-9

By-law No.	Date of Adoption	Changes Made To		Comments
		Section No.	Map No.	
94-8	April 25/94		3	Sylvestre Industrial, map changes from [H]M1-8 & [H]M1-9 to M1-8 & M1-9
94-13	July 11/94		3	Palisco Subdivision, Calvary Court, change from [H]R1 to R1.
94-12	June 27/94	9,14		Sylvestre Industrial & Commercial, lot coverage to 50%.
94-17	July 25/94		3	SouthEast Park Subdivision, map changes from A to R1,(easterly 10' strip)
94-26	November 07/94	15.3.1		Added a church and church related school to Defined Area A-1.
91-25	August 26/91		10	Zanette Residential Subdivision, change from A to [H]RH.
95-7	March 17/95		3	St.Louis, change from C1-3 to C1-2
95-11	April 24/95		10	Valente, (Windsor Drive –In) change from [H]M1 to M1.
95-13	May 08/95		3	Sylvestre Industrial, change from [H]C3 to C3.
95-16	May 23/95	11.3.13	3	Garden Homes Construction change from P to CR-13.
95-21	May 23/95		10	Valente Walker Road change from A to M1.
94-21	September 26/94		10	Lafferty, Wedgewood change from A to RH-1
95-8	February 27/95	16	5	Sikh Cultural Centre, change from A to I-4, added section 16.3.4.
95-3	January 09/95		5	Dimu Subdivision, change A and R1 to R1 and R1-4
94-27	November 09/94	6.3.5 6.3.6	3	Chornoby Subdivision, change from (H)R1 to R1-6 and R1-7
95-20	August 14/95	12.3.1	5	Sylvestre Ct. Rd. 42, change from A & CM to CM-1 & (H)CM-1
95-30	August 28/95	12.3.2	5	Moir Crane, change from A, C1, CM to CM-2.

By-law No.	Date of Adoption	Changes Made To Section No. Map No.		Comments
95-18	May 23/95		3	Sylvestre Ct. Rd. 19, change from A to I, E.C.R.C.S.B. School Site.
95-33	Oct. 23/95	Housekeeping Amendment	3,4,13	General Housekeeping Amendment
95-34	Nov. 13/95		17	Royal Estate Golf Course, change from A to P.
95-35	Nov. 27/95		10	Petro Canada 5400 Walker Road, change from M1 to M1-3
96-01	March 04/96		10	Ciociaro Club, change from A to I
96-13	June 24/96	Housekeeping Amendment		General Housekeeping Amendment
96-23	October 15/96		10	Ciociaro Club, change from A to I
96-27	December 09/96		10	Lafferty, change from A to RH-1
97-16	May 12/97	9.3.6	10	Valente, change from (H)M1 to C2-6
97-28	July 28/97		10	Picadilly, change from (H)RH to RH
97-13	April 14/97		13	K of C, Change from RH to I
97-03	May 12/97	6.3.8 , 6.3.9	3	Viselli, Change lot frontage req.
97-37	September 25/97	Housekeeping Amendment		General Housekeeping Amendment
97-38	October 14/97		3	Hilbamour, Change from (H)R1 to R1
97-51	December 08/97	14.3.12	6	Durocher, Change from M1 to (H)M1-12.
98-05	January 12, 1998	Adds new Section 20 (HS)	8	Adds new Section entitled "Section 20, Highway Service Centre (HS)" –Coxons
98-23	May 11, 1998	20.1.3	8	Amends minimum lot area provision - (Coxons)
98-25	May 25,1998		3	Maenpaa, Change from (H)R1 to R1
98-28	June 08,1998		3	Sperduti, Change from (H)R1 to R1
98-27	May 25, 1998	9A.1.3 9A.1.4	3	Sylvestre Commercial/Industrial Park Re-Zoning.

By-law No.	Date of Adoption	Changes Made to		Comments
		Section No.	Map No.	
98-33	July 13, 1998	14.3.13	10	Neimar, 2130 Blackacre, Added offices, general or professional.
97-31	July 13, 1998	8.3.2(b)	3	St.Louis (H)R1 & R1 to C1-2
98-40	July 27, 1998		10	Change zoning from M1 to C2-5 (SE corner Walker & North Talbot Rd)
98-44	August 10, 1998	12.3.3	3	French, Odessa Drive CM to CM-3
98-47	September 28, 1998	8.3.6	3	Troupe, Ct. Rd. 19 & 42, from R1 to C1-6.
98-49	October 13, 1998	5.1.2, 5.35	7	Houskeeping Amendment
97-48	December 08, 1997		10	From A to I-1
97-50	December 08, 1997		7	From A to (H)BP
1999-18	February 23, 1999		3	Sapardanis, Corbi Lane
1999-19	February 23, 1999		3	Calvary Church, Falsetta
1999-20	February 23, 1999	4.3.14	6	N/W Corner – 8 th & Ct. Rd. 46?
1999-43	June 15, 1999	10.3.4	6	Kiss – Baseline & 7 th
1999-52	June 22, 1999	12.3.4	5	Star Custom Concrete
1999-62	August 10, 1999	Housekeeping Amendment		Barrier Free Parking, Group Homes, Adult Day Care, Parking Space
1999-78	October 12, 1999	Adds 3.41a, 3.41b Replaces 6A.3	10	Adds the definitions of “Dwelling, Single Unit, Attached” & “Dwelling, Townhouse or Rowhouse” Replaces Section 6A.3 with new Section 6A.3 <ul style="list-style-type: none"> • Subject to approval of OPA #5 by MMAH

By-law No.	Date of Adoption	Changes Made to		Comments
		Section No.	Map No.	
2000-15	January 25, 2000	Adds 14.3.15	4	Changes zoning from M1-11 to M1-15
2000-18	January 25, 2000		10	Changes zoning from I to M1 – (Dixon)
2000-25	March 14, 2000	Adds 6.3.12,6.3.13	3	Addition of new R1-12 and R1-13 zoning areas. R1 to R1-11 and R1-13
2000-36	March 14, 2000	Adds 3.57a, 5.48, 14.1.9, 14.1.10	10,11,16	Adds new definition of “Greenway”, adds “Greenway Regulation” renumbers and adds sections to Section 14 (Chrysler Greenway)
2000-43	April 11, 2000	14.3.3c)	6	Adds sentence to end of subsection 14.3.3c) – M1-3 to M1 & M1 to M1-3
2000-94	September 26, 2000	Adds 16.3.5	10	Adds new I-5 zoning classification (H)M1 to I-5
2000-107	December 12, 2000	Adds 9.3.5 a)	10	Adds new Permitted Uses to 9.3.5a) M1 to C2-5 – (Simrak)
2000-108	December 12, 2000	Adds 20.1.1		Deletes 20.1.1 and replaces it with new 20.1.1 (Coxon)
2001-55	September 11, 2001	Adds 14.3.16	7	Adds new defined area M1-16 M1 to M1-16 (Spidalieri Development)
2001-56	September 11, 2001		7	Changes zoning of land from Agricultural Zone (A) to Industrial Zone (M1) (Volturara Investments Inc.)
2001-75	December 11, 2001	Adds 6.3.14, 6.3.15, 6.3.16	3	Changes zoning of land from Holding Residential Zone (H)R1 to Residential Zone R1-14, Residential Zone R1-15, and Residential Zone R1-16. (King Subdivision)
2002-30	March 12, 2002		3	M1 to C3 (Jamsyl Limited Partership) Southwest Corner of Manning & Sylvestre Drive
2002-55	June 11, 2002	Adds 11.3.14	4	Collavino Golf Driving Range South side of County Road 42
2002-85	October 22, 2002		6	D11 NJM – NJM Equities, North Talbot Road/Walker Road Removal of “H” Zone – “(H)M1-12” to “M1-12”

By-law No.	Date of Adoption	Changes Made to		Comments
		Section No.	Map No.	
2002-99	November 26, 2002		5	D19 GOU – John Goulet, 12 TH Concession Road (2620 12 TH Concession Road) – “C1” to “R1”
2002-100	November 26, 2002		4	D19BE – Bethel Romanian Pentecostal Church 5920 Baseline Road – “A” to “A-1”
2002-110	December 10, 2002	Added 15.3.12	3	D10 LE – Gary LeClair – 2465 Manning Rd. Change from “A” to “A-12”
2003-18	March 4, 2003	Added 14.3.17	3	D19 FAU – Al Fauteux Sylvestre Drive M1-8 to M1-17
2003-30	April 8, 2003	Added 8.3.7	3	D19 BAX – Gary Baxter Lesperance Rd & Westlake Drive R1 to C1-7
2003-45	June 24, 2003	Added 14.3.18	3	D19 DES – Desjardin Desro Dr. & Manning Road M1-10 to M1-18
2003-64	October 14, 2003	Amended 9.A.1.1 b), c), f) and i)	3	D19 SYL2 – Sylvestre (Jamsyl Business Park) – M1-8 & M1-9 to C3 Adding uses and properties to C3 designation
2003-70	October 14, 2003	Added 16.3.6	3	D19 FAIR–Fairlane Development (St. Louis) Day nursery for south side of future Westlake extension – R1 & (H) R1 to I-6
2003-87	November 18, 2003	Added 15.3.13 & 15.3.14	9	D19 Dan – Lily Daniher-5355 Manning Road A & CR-6 to A-13 & A-14
2003-97	December 9, 2003	Deleted 14.3.12 & Added 9.3.7	6	D19 NJM – NJM Equities – Walker and North Talbot M1-12 to C2-7
2004-25	April 27, 2004	Added 19.3.1	7	D19 FES -Festival Tent 4595 County Road 46 Permit outside storage yard of Port-a-Johns
2004-57	September 28, 2004	Amended 14.3.14 (a)		D19 SU – Sunoco Inc. 4406 County Road 46 Added convenience store as permitted use
2004-58	September 28, 2004		10	D19 EM – Emmanuel Baptist Church 5445 Walker Road

By-law No.	Date of Adoption	Changes Made to		Comments
		Section No.	Map No.	
2004-78	December 21, 2004	Adds 6.3.17	5	D19 DUG – Duguay/Mascherin 12831 County Road 42 Remove industrial related uses and add select commercial uses.
2005-40	May 24, 2005	Adds 11.3.15	11	D19 TOWL – Towle Family Holdings 5550 Oldcastle Side Road – Shoreline Bus Lines
2005-68	October 11, 2005	Adds 15.3.15	16	D19 LM – L&M Sod Farm- 6710 Walker Rd. Surplus Dwelling Severance ZBA as per PPS
2006-34	May 23, 2006	-	3	D19 KOO – Mr. Kooner – 1745 Manning Rd. (H)M1-9 to (H)C3
2006-40	July 11, 2006	Adds 8.3.8	2	D19 COW – Cowell Automotive 10672 County Rd. 42 – C1-1 to (H)C1-8
2006-66	October 10, 2006	Adds 15.3.16 & 15.3.17	14	D19 MCK – McKee Farms- 6150 Howard Surplus Dwelling Severance ZBA as per PPS
2007-73	November 13, 2007	Replaces 5.27.1, 5.27.2, 5.37, and 15.2.4g)		D19 HO03 – Housekeeping Amendment - introduces new regulations pertaining to accessory uses/structures and driveway regs.
2007-86	November 27, 2007	Adds 14.3.19	6	D19 URE – 5061 Ure Street / Sigma Engineering - adds general/professional offices as additional permitted use
2008-17	April 22, 2008	Adds 14.3.20	10	D19 FAS – 12R-103334, Parts 57-62 Construction Trade Facility, Fasan Drive
2008-35	May 27, 2008	Adds 18.3.18	12	D19 MCG – McGuire Farms, 6615 & 6675 Highway #3 – (A) to (A-18) Surplus Dwelling Severance ZBA as per PPS
2008-37	May 27, 2008	Adds 16.3.7 and 16.3.8	3	D19 GECDSC – Greater Essex County District School Board – (A) to (H)I-7 & (I-8) Highschool and Elementary School, east side of Banwell Road, north of Cty. Rd. 42
2009-03	January 13, 2009		3	D19 FAIR2 – Fairlane Developments Eastward expansion of Fairlane Towne Centre (A) to (H)C1-2

By-law No.	Date of Adoption	Changes Made to		Comments
		Section No.	Map No.	
2009-46	June 23, 2009		3	D19 GECDSC – Greater Essex County District School Board – H Removal (H)I-7 to I-7 Highschool/Elementary School, east side of Banwell Road, north of Cty. Rd. 42
	June 30, 2009	Removes 3.41a, 3.41b Replaces 6A.3	10	All amendments from by-law 1999-79 (adopted on October 12, 1999) were removed as OPA No. 5 was not approved.
2009-61	August 11, 2009	Adds 15.3.19	15	D19 REY – Reyner Surplus Dwelling Severance as per PPS. - 6610 6 th Concession Road
2009-73	October 13, 2009	Adds 19.3.2	3	D19 RIV – Riverside Rentals -13480 Sylvestre Dr. Change from (M1) to (BP-2)
2011-01	January 11, 2011	Adds 15.3.20	7	D19 JOB – Jobin Surplus Dwelling Severance as per PPS. – 5012 9 th Concession
2011-26	March 22, 2011	Adds 16.3.9	15	D19 YOU – Jack Young (1604 County Rd. 8) Change from (I) to (I-9), permitting ATV and dirt bike sales and service.
2011-65	August 9, 2011	Adds 6.3.18	3	D19 NPA – North Pacific Ave. (South Side) 6 single-unit dwellings. Change from (H)R1 to R1-18
2011-83	October 25, 2011	Adds 15.3.21 and 15.3.22	12	D19 JOB2 – Jobin surplus dwelling severance as per PPS. – 8559 County Road 46
2011-88	November 22, 2011 Council. January 6, 2012, associated OPA 11 approved by County	Adds 10.3.5	10	D19 HALL – Hallmark Memorial 5616 and 5624 County Road 11 (Walker Road) CH and RH to CH-5
2012-55	August 14, 2012	Adds 15.3.23	12	D19 BEE – Beetham surplus dwelling severance as per PPS. – 7480 – 7800 Highway #3
2012-65	November 27, 2012	Adds 14.3.21	5	D19 CHA – Chase Transportation & Logistics 11697 County Road 42 C1 and A to M1-21
2012-91	December 11, 2012	Adds 3.50(a) and 16.3.10	10	D19 MEM – Memorial Gardens Canada Highway #3 – I-1 to I-10
2013-09	March 12, 2013	Adds 15.3.24	5	D19 NOST – Nostadt surplus dwelling severance as per PPS. – 3754 County Road 43
2013-18	May 14, 2013	Adds 15.3.25	16	D19 JOB3 – Donaldson/Jobin surplus dwelling severance as per PPS. – 6624 County Road 11
2013-30	July 9, 2013	Remove and replaces 12.3.1	5	D19 SYLSTR – Strawberry Ridge Phase 4 Vacant lands on south side of County Road 42. Rezone to (H)CM-1 as per sewage reallocation agreement for residential component of application. (See 2013-54)

By-law No.	Date of Adoption	Changes Made to		Comments
		Section No.	Map No.	
2013-39	August 13, 2013	Removes and replaces 11.3.15		D19TOWL2 – Towle Family Holdings (Xcentrick Autosports) – 5550 Oldcastle Side Road (w/ OPA No. 13)
2013-54	October 8, 2013	Adds 6A.3.1, 6A.3.2, 17.3.4	3	D19 SYLSTR – Strawberry Ridge Phase 4 Residential development. (w/ OPA No. 12)
2013-61	November 12, 2013	Adds 6A.3.3	3	D19VALMAN and D19ZOHIL Valente and Zohil residential subdivisions
2013-89	December 10, 2013	Adds 14.3.22	6	D19MEDMAR – Medical Marihuana Production Facility 5135 Hennin Drive
2014-39	May 13, 2014	Adds 14.3.23	10	D19 SILVRT – Silver Tee Golf Centre 1360 Highway #3
2014-40	May 13, 2014	Removes and replaces 19.3.1 Adds 19.3.3	7	D19 FES – Festival Tent, 4595/4795 Cty. Rd. 46 Reduces Port-a-John storage and establishes new minimum lot areas. Associated with severance B-19/13
2014-66	August 12, 2014	Removes and replaces 14.3.6		D19 MEDMAR2 – 5365 Walker Road Adds Medical Marihuana Facility as permitted use.
2014-67	August 12, 2014		6	D19 MEDMAR3 – 5165 Halford Drive Adds Medical Marihuana Facility as permitted use.
2015-59	September 8, 2015	Deletes 11.3.7 Adds 14.2.24	10	D19 MEDMAR4 – 5815 Outer Drive Deletes CR-7 zone and adds M1-24 to permit Medical Marihuana Facility as permitted use.
2015-84	December 8, 2015	Deletes 11.3.10 Adds 9.3.8	13	D19 13072C43 – 13072 County Road 34 Deletes CR-10 and adds C2-8 zone
2016-57	July 26, 2016	Adds 15.3.26	13	D19 MCLEAN – McLean surplus dwelling severance as per PPS. – 7258 South Talbot Road
2016-67	Modified and approved by LPAT on July 17, 2019	Adds 6A.3.4, 8.3.9 and 17.3.5	7	D19 DELDUC – Del Duca Lands (8 th Con./North Talbot) Original Council-approved OPA/ZBA for M1 zoning/uses appealed to LPAT. Modified land use/zoning approved by LPAT on July 17, 2019. Associated with OPA No. 14 to Official Plan Case: PL160967
2016-81	November 22, 2016	Adds 14.3.25	3	D19 1855MAN – 1855 Manning Road Adds “commercial recreation establishment” as permitted use. From M1 to M1-25.
2017-03	January 24, 2017	Adds 15.3.27	15	D19 RAU – Rau surplus dwelling severance as per PPS. – 6485 Holden Road

TOWNSHIP OF SANDWICH SOUTH

ZONING BY-LAW

TABLE OF CONTENTS

	<u>Page</u>
SECTION 1 - GENERAL	1
1.1 Title	1
1.2 Application	1
1.3 Scope	1
1.4 Repeal of Existing By-laws	1
1.5 Application of Other By-laws	1
1.6 Greater Restrictions of Others to Govern	1
1.7 Validity	1
1.8 Effective Date	2
SECTION 2 - ADMINISTRATION	3
2.1 Administrator	3
2.2 Consents, Licences and Permits	3
2.3 Buildings to be Moved	3
2.4 Certificate of Occupancy	3
2.5 Building Permits	3
2.6 Application for Certificate of Occupancy, Building Permit, or Both	3
2.7 Inspection of Premises	4
2.8 Injunction	4
2.9 Violations and Penalties	4
SECTION 3 - DEFINITIONS	5
SECTION 4 - ZONES AND ZONING MAPS	33
4.1 General	33
4.2 Establishment of Zones	33
4.3 Use of Zone Symbols	33
4.4 Defined Areas	34
4.5 Holding Zone (H) Provisions	34
4.6 Incorporation of Zoning Maps	34
4.7 Application of Regulations	34
4.8 Interpretation of Zone and Defined Area Boundaries	34
SECTION 5 - GENERAL PROVISIONS	36
5.1 Interpretation	36
5.2 Application	37
5.3 Street Frontage Required	37
5.4 Yard and Open Space Provisions for All Zones	37
5.5 Land Without Buildings	37
5.6 Permitted Encroachments in Yards	38
5.7 Temporary Construction Uses	39

	<u>Page</u>	
5.8	Occupancy of Partially Completed Dwellings	39
5.9	Non-compliance with Minimum Lot or Yard Requirements	40
5.10	Non-conforming Uses	40
5.11	Existing Lots	41
5.12	Uses Permitted in All Zones	41
5.13	Permitted Public Uses	42
5.14	Mobile Homes	42
5.15	Truck, Bus and Coach Bodies or Trailers or Tents Used for Human Habitation, Office or Storage Purposes	42
5.16	Prohibited Uses	43
5.17	Dangerous Uses and Dangerous Situations	43
5.18	Noxious Uses	43
5.19	Sight Visibility Triangles	43
5.20	Setbacks on All Roads	44
5.21	Setbacks on County Roads	44
5.22	Setbacks On Provincial Highways	44
5.23	Separation of Dwellings from Railways	44
5.24	Landscaped Open Space	44
5.25	Buffer Strips	45
5.26	Height	45
5.27	Accessory Uses	46
5.28	Commercial Accessory Uses in Industrial Zones	48
5.29	Regulations for Household Occupations	48
5.30	Regulations for Agricultural Household Occupations	49
5.31	Loading Spaces	50
5.32	Standards for Loading Spaces	50
5.33	Parking Requirements	51
5.33a)	Barrier Free Parking	53
5.34	Standards for Parking Areas	54
5.35	Special Parking Provisions for Residential Zones	55
5.36	Parking of Motor Vehicles Without Current Licence Plates	55
5.37	Driveway Regulations	56
5.38	Lands Exhibiting Hazardous Conditions	56
5.39	Setbacks from Municipal Drains and Watercourses	56
5.40	Floodplain Development Control Area	56
5.41	Number of Buildings Per Lot	57
5.42	Unlawful Uses	57
5.43	Fly Ash and Foundry Sand Stockpiling	57
5.44	Special Height Regulations - Windsor Airport	57
5.45	Adult Entertainment Parlours	57
5.46	Packing and Bail Site, Recycling Centre or Transfer Station	58
5.47	Regulations for Group Home Dwellings	58
5.48	Greenway Regulations	58
SECTION 6 - RESIDENTIAL ZONE 1 (R1) REGULATIONS	59	
SECTION 6A - RESIDENTIAL ZONE 2 (R2) REGULATIONS	66	
SECTION 7 - HAMLET RESIDENTIAL ZONE (RH) REGULATIONS	70	
SECTION 8 - GENERAL COMMERCIAL ZONE (C1) REGULATIONS	73	

	<u>Page</u>
SECTION 9 - NEIGHBOURHOOD COMMERCIAL ZONE (C2) REGULATIONS	84
SECTION 9A - HWY. & SERVICE COMMERCIAL ZONE (C3) REGULATIONS	92
SECTION 10 - HAMLET COMMERCIAL ZONE (CH) REGULATIONS	95
SECTION 11 - RURAL COMMERCIAL ZONE (CR) REGULATIONS	103
SECTION 12 - COMMERCIAL/INDUSTRIAL ZONE (CM) REGULATIONS	113
SECTION 13 - HAMLET COMMERCIAL/INDUSTRIAL (CMH) REGULATIONS	121
SECTION 14 - INDUSTRIAL ZONE (M1) REGULATIONS	125
SECTION 15 - AGRICULTURAL ZONE (A) REGULATIONS	141
SECTION 16 - INSTITUTIONAL ZONE (I) REGULATIONS	148
SECTION 17 - PARKS AND OPEN SPACE ZONE (P) REGULATIONS	154
SECTION 18 - HOLDING ZONE (H) REGULATIONS	157
SECTION 19 - BUSINESS PARK ZONE (BP) REGULATIONS	159
SECTION 20 - HIGHWAY SERVICE CENTRE ZONE (HS) REGULATIONS	162
 SCHEDULE "A", MAPS 1 TO 18	
 SCHEDULE "B", AREA AFFECTED BY SPECIAL HEIGHT REGULATIONS - WINDSOR AIRPORT	

**THE CORPORATION OF THE
TOWNSHIP OF SANDWICH SOUTH
BY-LAW 85-18**

A By-law to regulate the use of land, and the character, location and use of buildings and structures in the Township of Sandwich South.

WHEREAS the Council of the Corporation of the Township of Sandwich South deems it expedient to implement the Official Plan of the Township of Sandwich South, as amended; and

WHEREAS AUTHORITY IS GRANTED UNDER Section 34 of The Planning Act, S.O. 1983, to pass this By-law;

NOW THEREFORE the Council of the Corporation of the Township of Sandwich South enacts as follows: