

**TOWNSHIP OF DAWN-EUPHEMIA
TABLE A TO BY-LAW 54 of 2014**

ZONE REGULATIONS

Zone	Section No.	Permitted Use Category	Lot Size		Max. Lot Coverage %	Minimum Yards (m)					Max. Building Height m.	Min. Landscaped Open Space %	
			Minimum Frontage	Minimum Area		Front	Interior Side (if attached garage)	Interior Side (if no attached garage)	Exterior Side	Rear			
AGRICULTURAL - 1	A1	5.1a)	Agriculture	150 m	[see Note 1]	20	20	3	3	20	7	n/a	n/a
	A1	5.1b)	Single Detached Dwelling*	45m	0.8 ha.	30	20	3	3	20	7	11	n/a
AGRICULTURAL - 2	A2	6.1a)	Agriculture	150 m	[see Note 1]	20	20	3	3	20	7	n/a	n/a
	A2	6.1b)	Single Detached Dwelling*	45m	0.8 ha.	30	20	3	3	20	7	11	n/a
RESIDENTIAL- 4	R4	8.1a)	Single Detached Dwelling*	45m	0.8 ha.	30	6	1.2	1.2 & 3 *	6	7	11	30
	R4	8.1a)	Semi-Detached Dwelling	45m	0.8 ha.	40	6	1.2 & 0 □	3 & 0 ⊗	6	7	11	30
	R4	8.1a)	Duplex Dwelling	45m	0.8 ha.	40	6	1.2	3	6	7	11	30
	R4	3.23	Converted Dwelling	(see Section 3.23)	(see Section 3.23)	(see Section 3.23)	(see Section 3.23)	(see Section 3.23)	(see Section 3.23)	(see Section 3.23)	(see Section 3.23)	(see Section 3.23)	(see Section 3.23)
COMMERCIAL-1	C1	10.1a)	All C1 Uses	no minimum	no minimum	100	0 & 6 †	0	0	0	0	12	0
	C1	10.1 c)	Single Detached Dwelling*	45m	0.8 ha.	30	6	1.2	1.2 & 3 *	6	7	11	30
COMMERCIAL-3	C3	11.1a)	All C3 Uses	45m	0.8 ha.	30	15	3 & 7.5 Δ	3 & 7.5 Δ	7.5	7.5	12	10
INDUSTRIAL-1	M1	12.1a)	All M1 Uses	45m	0.8 ha.	50	15	0, 15 & 3 ◁	0, 15 & 3 ◁	15	0, 3 & 15 ⊖	12	10
INDUSTRIAL-3	M3	13.1a)	All M3 Uses	Existing	Existing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
INSTITUTIONAL	I	14.1a)	All I Uses	45m	0.8 ha.	50	6	3	3	6	6	12	10
PASSIVE OPEN SPACE- 1	OS1	15.1 a)	All OS1 Uses	15 m	500 sq. m	5	6	6	6	6	6	10.5	n/a
ACTIVE OPEN SPACE- 2	OS2	16.1a)	All OS2 Uses	15 m	500 sq. m	30	6	6	6	6	6	10.5	n/a
ENVIRONMENTAL PROTECTION-WETLAND	EP-WET	17.1a)	(No Buildings or Structures Permitted)			n/a	0	0	0	0	0	n/a	n/a
ENVIRONMENTAL PROTECTION-WOODLOT	EP-WD	18.1a)	(Generally, No Buildings or Structures Permitted. See Section 16.2.)			n/a	0	0	0	0	0	n/a	n/a
ENVIRONMENTAL PROTECTION-HAZARD	EP-H	19.1a)	(No Buildings or Structures Permitted, except as needed for flood, erosion or safety concerns)			n/a	0	0	0	0	0	n/a	n/a
ENVIRONMENTAL PROTECTION-SIGNIFICANT NATURAL AREA	EP-SNA	20.1a)	(No Buildings or Structures Permitted)			n/a	0	0	0	0	0	n/a	n/a

Minimum Gross Floor Area Regulations: 80 sq m min. for a one-storey dwelling; 70 sq m min. on the ground floor for other than a one-storey dwelling; 70 sq m min. for each dwelling unit in a duplex dwelling; 55 sq m min. on the ground floor for other than a one-storey semi-detached dwelling; 55 sq m min. for a dwelling unit in a converted dwelling; requirements for Accessory Dwellings in the Commercial 1 (C1) Zone are found in Section 10.2

* Single Detached Dwelling: 1.2 m minimum (one side) and 3 m minimum (other side).

⊗ Semi-Detached Dwellings: 3 m minimum, 0 m where a Semi-Detached Dwelling is Attached to a Semi-Detached Dwelling.

□ Semi-Detached Dwellings: 1.2 m minimum, 0 m where a Semi-Detached Dwelling is Attached to a Semi-Detached Dwelling.

† Commercial Front Yard Depth: 0 m minimum; 6 m minimum for a Gasoline Pump Island.

Δ Rural Commercial Interior Side Yard: 3 m minimum; 7.5 m minimum where Interior Side Yard abuts any Residential, Institutional or Open Space Zone.

◁ Industrial Interior Side Yard: 0 m where an Interior Lot Line abuts a Lot in any Industrial Zone. 15 m minimum where an Interior Lot Line abuts a Residential, Institutional or Open Space Zone. 3 m minimum in all other cases.

⊖ Industrial Rear Yard: 0 m where a Rear Lot Line abuts a Lot in any Industrial Zone. 15 m minimum where a Rear Lot Line abuts a Residential, Institutional or Open Space Zone. 3 m minimum in all other cases.

★ Converted Dwellings: See Section 3.8, Addition of a Second Dwelling Unit.

Additional Setback Requirements:

Accessory Buildings, Structures and Uses: See Section 3.3, Accessory Buildings Structures or Uses

Agricultural 1 (A1) Zone: See Sections 5.2, Minimum Distance Separation and 5.3 Special Provisions.

Agricultural 2 (A2) Zone: See Sections 6.2 Minimum Distance Separation.

All Zones: Site specific exceptions to the Zone regulations of Table A may be listing as "Zone Exceptions" in Sections 5 through 20.

Additional Setback requirements may be contained in Section 3: General Provisions.

[Note 1: Pursuant to Section 17 (34) (b) of the Planning Act, the Approval Authority has deferred a decision with respect to the 20 hectare minimum farm size included in the Official Plan adopted by Township Council and the 19.4 hectare Minimum Lot Area requirements associated with Section Numbers 5.1 a) and 6.1 a) are therefore omitted as they are deemed to not yet be in force and effect pursuant to Sections 24 (2.1) and 34 (21) of the Planning Act]