

Site-Specific Provision #	Map #	Parent Zone(s)	Permitted Uses	Regulations
				lands registered on title to the property.
95	C4	RuR	As per the parent <i>zone</i> .	As per the parent <i>zone</i> , except: Minimum <i>front yard</i> : 13m Minimum Distance Separation (MDS) requirements: MDS I to barn to the south west: 180m for <i>existing dwelling</i> .
96		OSR	As per the parent <i>zone</i> .	As per the parent <i>zone</i> , except: Minimum Distance Separation (MDS) requirements: The lands zoned OSR-96 shall be considered as vacant agricultural land for the purposes of calculating MDS; The MDS requirements of this by-law shall not be applied to prevent any <i>existing buildings or structures</i> that are <i>used</i> for <i>existing</i> livestock operations in proximity to the lands zoned OSR-96 to be modified, rebuilt or reconstructed if damaged, demolished or completely or partially destroyed, regardless of the cause. Minimum setbacks to <i>existing dwelling</i> at 2598 South Grimsby Road: <i>Buildings, structures</i> and recreational fields: 244m <i>Parking areas</i> : 183m Lighting structures: 305m. Minimum setback abutting a <i>lot line</i> of a <i>lot</i> containing an <i>existing residential use</i> : 23m for all public walkways and bicycle paths. A berm having a minimum <i>height</i> of 1.5m and a vegetation buffer having a minimum width of 1.5m shall be provided along the <i>lot line</i> abutting South Grimsby Road 6 except for permitted <i>drivenways</i> .
97	C10	A	As per the parent <i>zone</i> , plus: A <i>home occupation</i> , including a winery that processes grapes grown on the <i>lot</i> and may also include locally grown grapes, and a <i>retail store</i> for the sale of wine.	As per the parent <i>zone</i> , except: Maximum <i>gross floor area</i> for <i>home occupation</i> : 60m ² within the <i>existing dwelling</i> ; Minimum area of the <i>lot</i> to be planted and used for vineyard

Attachment No. 2 to PD-117-20

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				production: 70% of <i>lot area</i> ; One (1) <i>sign</i> advertising the winery and <i>retail store</i> on the <i>lot</i> shall be permitted up to a maximum area of 2.5m ² per side.
98	B1 C1 C2	RuR	As per the parent <i>zone</i> .	As per the parent <i>zone</i> , except: Minimum <i>lot area</i> : 0.87ha Minimum Distance Separation (MDS) requirements: MDS I to barn to the north: 160m for <i>existing dwelling</i> .
99	B4 C5	APO	As per the parent <i>zone</i> .	As per the parent <i>zone</i> , except: The <i>lot frontage</i> shall be deemed to be the <i>lot line</i> abutting South Grimsby Road 8.
100	S9	C3	Limited to: Storage of <i>recreational vehicles</i> and <i>trailers</i> for sale and rental purposes, excluding seasonal storage, a storage/shop/garage <i>building</i> and an <i>existing dwelling</i> which may be used as a <i>recreational vehicle</i> and trailer sales <i>office</i> but shall not be permitted to be occupied for <i>residential use</i> , all on the <i>existing</i> private services, provided that a new septic system shall not be permitted on the vacant <i>lot</i> at 304 St. Catharine Street. When municipal water and municipal sewer services become available to service the <i>lots</i> , the permitted <i>uses</i> shall also include those of the parent <i>zone</i> subject the required service connections which shall be made at the cost of the property owner(s).	As per the parent <i>zone</i> , except: Minimum <i>front yard</i> : <i>Existing dwelling</i> : 0m Commercial <i>building</i> : 13m Minimum <i>interior side yard</i> : 30m for commercial <i>building</i> abutting a residential <i>zone</i> ; 0m along the common <i>lot line</i> of two adjoining <i>lots</i> in same parent <i>zone</i> .
101	S9	EP	As per the parent <i>zone</i> , plus: Storage of <i>recreational vehicles</i> and <i>trailers</i> only for the purposes of storage, not for active sale, retail display or seasonal storage, in a manner that shall not cause surface or groundwater contamination and/or contamination of Twenty Mile Creek, and provided the flood depths under a Regulatory Flood event do not exceed 0.3m.	As per the parent <i>zone</i> , except: The storage area for <i>recreational vehicles</i> and <i>trailers</i> shall be located on land that is between elevation 182.42m and 182.72m.
102	S9	C3	Limited to: Existing dwelling, provided that, when municipal water and	As per the parent <i>zone</i> , except: The <i>existing dwelling</i> shall not exceed a total habitable area of