

Section 15: Zone Standards Summary

This Section summarizes the standards for each Zone within the Municipality of Grey Highlands; however, reference should always be made to the appropriate Section and the General Provisions of the By-law for complete information on zone provisions and standards. In the case of conflict between this summary Section and standards in the applicable Zone Section, the standards in the Zone Section will prevail.

15.1 Agricultural (A1), Restricted Agricultural (A2), Rural (RU) Zone Standards Summary

ZONE		Min. Lot Frontage	Min. Lot Area	Max. Lot Coverage	Min. Front Yard	Min. Interior SideYard	Min. Exterior Side Yard	Min. Rear Yard	Max. Height
A1	Private Services	200 m	40 ha.	5%	30/55 m	15 m	20 m	15 m	2.5 sty.
A2	Private Services	200 m	40 ha.	5%	30/55 m	15 m	20 m	15 m	2.5 sty.
RU	Private Services	150 m	20 ha.	10%	30/55 m	15 m	20 m	15 m	2.5 sty.

15.2 Residential (R), Residential Multiple (RM), Rural Residential (RUR), Residential Shoreline (RS) Zone Standards Summary

ZONE		Min. Lot Frontage	Min. Lot Area	Max. Lot Coverage	Min. Front Yard	Min Interior SideYard	Min. Exterior Side Yard	Min. Rear Yard	Max. Height	
R	Full Services	15 m	500 m ²	30%	7.5 m	1.5 m	3.0 m	7.0 m	11 m	
	Sanitary Only	20 m	1,400 m ²	30%	7.5 m	1.5 m	6.0 m	9.0 m	11 m	
	Water Only	30 m	4,000 m ²	20%	7.5 m	3.0 m	6.0 m	9.0 m	11 m	
	Private Services	30 m	4,000 m ²	20%	7.5 m	3.0 m	6.0 m	9.0 m	11 m	
RM	Multi-Attached	Full Services	6-18 m	200 - 500 m ²	35%	7.5 m	1.5 m – 3.0 m	3.0 m	7.0 m	11 m
	Apartment	Full Services	30 m	1,200 m ²	35%	9.0 m	4.5 m	7.0 m	9.0 m	15 m
RUR	Private Services	100 m	8,000 m ²	10%	17 m	6 m	10 m	15 m	11 m	
RS	Private Services	30m/9m	4,000 m ²	15%+5% ⁽ⁱ⁾	10 m	2 m	3 m	30 m ⁽ⁱⁱ⁾	11 m	

Note: ⁽ⁱ⁾ The maximum lot coverage in the RS Zone is 15% for dwellings plus an additional 5% for accessory buildings and structures

⁽ⁱⁱ⁾ The minimum rear yard setback for the RS Zone is 30 metres measured from the average high water mark or 9 metres from the rear property line, whichever is greater.

15.3 Downtown Commercial (C1), Highway & Service Commercial (C2), Neighbourhood & Convenience Commercial (C3) Zone Standards Summary

ZONE		Min. Lot Frontage	Min. Lot Area	Max. Lot Coverage	Min. Front Yard	Min. Interior SideYard	Min. Exterior Side Yard	Min. Rear Yard	Max. Height
C1	Full Services	4.5 m	50 m ²	80%	0 m	0 m	3 m	3 m	11 m
	Sanitary Only	4.5 m	250 m ²	50%	0 m	0 m	3 m	3 m	11 m
	Water Only	30 m	3,000 m ²	25%	9 m	3 m	3 m	7 m	11 m
	Private Services	30 m	3,000 m ²	15%	9 m	3 m	3 m	7 m	11 m
C2	Full Services	15 m	1,000 m ²	50%	9 m	5 m	6 m	9 m	11 m
	Sanitary Only	15 m	1,000 m ²	50%	9 m	5 m	6 m	9 m	11 m
	Water Only	30 m	3,000 m ²	25%	15 m	5 m	6 m	9 m	11 m
	Private Services	30 m	3,000 m ²	15%	15 m	5 m	6 m	9 m	11 m
C3	Full Services	15 m	600 m ²	50%	7.5 m	3.0 m	7.5 m	9.0 m	11 m
	Sanitary Only	15 m	600 m ²	50%	7.5 m	3.0 m	7.5 m	9.0 m	11 m
	Water Only	30 m	4,000 m ²	35%	9.0 m	6.0 m	9.0 m	9.0 m	11 m
	Private Services	30 m	4,000 m ²	35%	9.0 m	6.0 m	9.0 m	9.0 m	11 m
C4	Private Services	100 m	20 ha.	10%	30/55 m	15 m	20 m	15 m	2.5 sty.

15.4 Light Industrial (M1), Heavy Industrial (M2), Space Extensive Commercial/Industrial (M3), Extractive Industrial (MEX) Zone Standards Summary

ZONE		Min. Lot Frontage	Min. Lot Area	Max. Lot Coverage	Min. Front Yard	Min. Interior Side Yard	Min. Exterior Side Yard	Min. Rear Yard	Max. Height
M1	Full Services	30 m	1,000 m ²	50%	15 m	7.5 m	7.5 m	7.5 m	11 m
	Sanitary Only	30 m	2,000 m ²	50%	15 m	7.5 m	12 m	7.5 m	11 m
	Water Only	60 m	8,000 m ²	35%	15 m	7.5 m	12 m	15 m	11 m
	Private Services	60 m	8,000 m ²	25%	15 m	7.5 m	12 m	15 m	11 m
M2	Full Services	60 m	8,000 m ²	20%	15 m	7.5 m	7.5 m	7.5 m	Nil
MEX	Private Services	100 m	4.0 ha.	20%	30 m	30 m	30 m	30 m	2.5 sty

15.5 Institutional (I) Zone Standards Summary

ZONE		Min. Lot Frontage	Min. Lot Area	Max. Lot Coverage	Min. Front Yard	Min. Interior Side Yard	Min. Exterior Side Yard	Min. Rear Yard	Max. Height
I	Full Services	15 m	550 m ²	50%	7.5 m	6.0 m	6.0 m	7.5 m	11 m
	Sanitary Only	15 m	1,000m ²	50%	7.5 m	6.0 m	6.0 m	7.5 m	11 m
	Water Only	30 m	3,000 m ²	25%	12 m	6.0 m	9.0 m	12 m	11 m
	Private Services	30 m	3,000 m ²	20%	15 m	6.0 m	15.0 m	12 m	11 m

15.6 Development and No Development Zone Standards Summary

ZONE		Min. Lot Frontage	Min. Lot Area	Max. Lot Coverage	Min. Front Yard	Min. Interior Side Yard	Min. Exterior Side Yard	Min. Rear Yard	Max. Height
D	Existing	Existing	Existing	30%	7.5 m	6.0 m	7.5 m	12 m	11 m
ND	Existing	Existing	Existing	0%	Nil	Nil	Nil	Nil	Nil

15.7 Hazard and Wetland Zone Standards Summary

ZONE		Min. Lot Frontage	Min. Lot Area	Max. Lot Coverage	Min. Front Yard	Min. Interior Side Yard	Min. Exterior Side Yard	Min. Rear Yard	Max. Height
H		Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
W		Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

15.8 Open Space Zone Standards Summary

ZONE		Min. Lot Frontage	Min. Lot Area	Max. Lot Coverage	Min. Front Yard	Min. Interior Side Yard	Min. Exterior Side Yard	Min. Rear Yard	Max. Height
OS		20 m	Nil	5%	6 m	6 m	6 m	6 m	11 m

15.9 Recreational Resort Zone Standards Summary

ZONE		Min. Lot Frontage	Min. Lot Area	Max. Lot Coverage	Min. Front Yard	Min. Interior Side Yard	Min. Exterior Side Yard	Min. Rear Yard	Max. Height
REC	Full Services	15 m	500 m ²	30%	7.5 m	1.5 m	3.0 m	7.0 m	11 m
	Sanitary Only	20 m	1,400 m ²	30%	7.5 m	1.5 m	6.0 m	9.0 m	11 m
	Water Only	30 m	4,000 m ²	20%	7.5 m	3.0 m	6.0 m	9.0 m	11 m
	Private Services	30 m	4,000 m ²	20%	7.5 m	3.0 m	6.0 m	9.0 m	11 m