

**CORPORATION OF THE  
TOWNSHIP OF WARWICK  
ZONING BY-LAW 55 OF 2007  
(Being a By-law to amend By-law 54 of 2000)**

**WHEREAS** the Council of the Corporation of the Township of Warwick passed a comprehensive Zoning By-law 54 of 2000 on the 11th day of October, 2000; and

**WHEREAS** the Council deems it desirable to make certain amendments to its comprehensive Zoning By-law;

**NOW THEREFORE**, the Council of the Corporation of the Township of Warwick enacts as follows:

1. Schedule "A", attached, is hereby declared to form part of this By-law.
2. Schedule "A" to By-law 54 of 2000 is hereby amended by changing the zone symbol that applies to those lands as indicated on Schedule "A" to this By-law from the "Agricultural (A1) Zone" to the "Agricultural A1(9) Zone".
3. Section 2 of By-law 54 of 2000 is hereby amended by adding the following definition, inserted according to alphabetical order:

**"SEASONAL HOUSING"** means a Dwelling in the form of a Mobile Home or a Single Detached Dwelling used for housing seasonal workers and/or members of their family on a seasonal basis. "Seasonal worker" means a person working seasonally for an Agricultural operation that produces a labour-intensive crop.

4. Section 5.3 of By-law 54 of 2000 is hereby amended by numbering the existing provision under Section 5.3 as subsection "a)" and by adding the following subsection:
  - b) Any Existing Single Detached Dwelling in the A1 Zone may be used as Seasonal Housing, provided no second Dwelling is Erected on the Lot.
5. Section 5.4 of By-law 54 of 2000 is hereby amended by adding the following subsection:

**5.4.9 AGRICULTURAL 1(9) A1(9) ZONE**

Permitted Uses

- a) Any Use Permitted in the A1 Zone
- b) Seasonal Housing
- c) Buildings, Structures and Uses Accessory to a Permitted Use

Site Regulations

- d) The total number of individuals housed in Dwellings used for Seasonal Housing shall not exceed 20 individuals on the Lot, including portions of the Lot outside the A1(9) Zone.
  - e) Where there is an Existing Single Detached Dwelling on a Lot, a second Single-Detached Dwelling shall not be Erected for use as Seasonal Housing.
  - f) The Minimum Required Front Yard of a new Dwelling used for Seasonal Housing shall be 35m.
  - g) Mobile Homes Erected for use as Seasonal Housing shall not be occupied for more than 9 months out of the calendar year and not occupied by individuals who are not seasonal workers or their families.
  - h) Any Dwelling used for Seasonal Housing shall be set back a minimum distance of 30m from any Building holding hazardous or flammable material or any Livestock Facility that is in actual use as a Livestock Facility.
6. This By-law shall come into force and effect pursuant to Section 34 (21) or (30) of the Planning Act R.S.O. 1990.

READ A FIRST AND SECOND TIME THIS 27th DAY OF JUNE, 2007.

**READ A THIRD TIME AND FINALLY PASSED THIS 27th DAY OF JUNE, 2007.**

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**MAYOR**

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**ADMISTRATOR-TREASURER**

**CORPORATION OF THE  
TOWNSHIP OF WARWICK  
ZONING BY-LAW NO. 55 OF 2007**

**Explanatory Note**

The purpose of this amendment is to change the zone designation applying to lands described as W ½ Lot 16, Con 3 NER (known municipally as 6650 Bethel Road) and owned by Peter and Wilma Aarts from the A1 Zone to the A1(9) Zone. The zone is a “zone exception” to the A1 Zone. The provisions of the A1 Zone continue to apply, but the additional use of Seasonal Housing is permitted on a site-specific basis. A definition of seasonal housing and special provisions related to seasonal housing are also added to the By-law.

Schedule “A” shows more particularly the lands affected. This is the area immediately to the north of the existing dwelling at 6650 Bethel Road.

The applicant intends to erect a mobile home for use for 6 migrant workers. The property will be subject to site plan control. The amendment allows up to a total of 20 workers, but locating additional structures for this purpose will be subject to further site plan review. A definition of seasonal housing is added to the By-law. By differentiating seasonal housing as a separate use from other dwelling types, it becomes necessary to add a special provision to the A1 Zone specifying that existing houses in the A1 Zone may be used for seasonal housing as before. The existing farm dwelling on site may be used for seasonal housing provided the total number on the lot does not exceed 20 persons (including family members).

It is anticipated that the total number of workers needed for the agricultural operation will increase in coming years. Creating a facility for them will require further amendments. This amendment allows up to 20 workers on this site. It is anticipated the main seasonal worker housing will not be on this site, but that this site may remain as a long-term location for a portion of the workers. In anticipation that this site could be a location for workers with families in future years, the definition of seasonal housing includes workers’ families.

The applicant is also pursuing site plan approval for the placement of the mobile home.