

COMPREHENSIVE ZONING BY-LAW NO. 2017 - 527

PREPARED BY:



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HOW TO USE THIS BY-LAW

INTRODUCTION

These pages explain the purpose of this Zoning By-law and how it should be used. These pages do not form part of the Zoning By-law passed by Council and are intended only to make the Zoning By-law more understandable and easier to reference.

PURPOSE OF THIS ZONING BY-LAW

The purpose of this Zoning By-law is to implement the policies of the Township of South Algonquin Official Plan. The Official Plan contains general policies that affect the use of land throughout the Municipality. These policies specify where certain land uses are permitted and, in some instances, specify what regulations should apply to the development of certain lands.

The statutory authority to zone land is granted by the Ontario Planning Act. The Planning Act specifies what a By-law can regulate. A Zoning By-law can:

- prohibit the use of land or buildings for any use that is not specifically permitted by the By-law;
- prohibit the erection or siting of buildings and structures on a lot except in locations permitted by the By-law;
- regulate the type of construction and the height, bulk, location, size, floor area, spacing, and use of buildings or structures;
- regulate the minimum frontage and lot area of a parcel of land;
- regulate the proportion of a lot that any building or structure may occupy;
- regulate the minimum elevation of doors, windows or other openings in buildings or structures;
- require parking and loading facilities be provided and maintained for a purpose permitted by the By-law; and,
- prohibit the use of lands and the erection of buildings or structures on land that contains natural heritage features.

HOW TO USE THIS BY-LAW

In order to reference this By-law easily, a property owner should follow each of the steps listed below to determine what permissions apply to their particular property.

1. Locate the Property on a Map

Maps in a Zoning By-law are called 'Schedules'. The first step to using this By-law is to refer to the zone schedules that are contained at the back of the By-law to determine in which zone category your property is located. First, locate the area of interest on the Key Map and identify the map number that corresponds to the area of interest. Next, navigate to the applicable map and locate the applicable property. The zone category will be indicated on the schedules by a symbol or abbreviation. For example, you may see a symbol such as "SR" beside your property. This would indicate that your property is within the "Shoreline Residential" Zone. The zone symbols or abbreviations are explained on the first page of Section 3 of the By-law.

Section 3 also provides assistance to help you identify the zone boundaries on the Schedules. For example, if your property appears close to a zone boundary and you are not sure how to determine exactly where that boundary is located, refer to Section 3.5 of the By-law.

2. By-law Amendments

A Zoning By-law is not a static document; it is amended over time as demands and policies governing land use change. Before proceeding any further, you should verify that your property is not the subject of an earlier Zoning By-law Amendment. While the Township strives to keep this By-law up-to-date, more recent amendments may not be included in the version of the By-law you are using. Township Staff will be able to assist you to confirm if your property has been subject to a more recent By-law Amendment.

3. Zone Provisions

The next step to using this By-law is to determine what uses are permitted on your property. Sections 5 to 8 of the By-law identify the permitted uses and zone requirements for each zone in the Municipality.

The definitions in Section 10 can assist you if you are not sure of the nature of a permitted use or how it has been defined for the purposes of this By-law. Uses which are not identified as permitted uses within a particular zone are not permitted in that zone.

You have now identified the zone in which your property is located and have identified what uses are permitted on your property. The next step is to determine what standards may apply to the uses on your property. Sections 5 to 8 of the By-law also identifies the zone requirements for each of the zone categories in the Municipality including

standards for minimum lot area, minimum frontage requirements, minimum yard requirements, maximum lot coverage for principal and accessory buildings, maximum permitted buildings height and in some cases, the minimum required landscaping area on a lot.

4. General Provisions

Now that you are aware of the uses permitted on your property and the specific zone requirements that apply to those uses, reference should be made to Section 4 of this By-law. Section 4 contains a more general set of standards known as 'General Provisions' that apply to all properties in all zones throughout the Township. For example, the general provisions contain standards that regulate the location of accessory structures on a lot and height exceptions, as well as providing guidelines for the potential expansion of legal non-conforming/non-complying uses. The General Provisions apply to all properties regardless of what zone the property is located in, unless otherwise specified.

5. Exceptions, Holding Zones and Temporary Uses

As noted in item #2 above, By-laws are not static documents and lands may be subject to a zone exception, a holding zone, or a temporary use. If a zone symbol is followed by a dash (-) and a number, the lands are subject to a site specific exception and are subject to site specific exception provisions in addition to all provisions of the parent zone and general provisions, unless otherwise stated in the exception. These can be found in the relevant Sections from 5 to 8. If the zone symbol is followed by an (H) or a (T), the lands are subject to holding symbol or temporary use, which can be found in Section 9.

What are Legal Non-Conforming and Legal Non-Complying For the Purposes of This By-law?

A legal non-conforming use is a use of land and/or building that legally existed prior to a Zoning By-law coming into effect.

Description of By-law Components

This By-law contains eleven sections which together, provide the land uses and standards applicable to all lands within the Municipality. These sections are as follows:

Section 1	- Interpretation
Section 2	- Administration
Section 3	- Establishment of Zones
Section 4	- General Provisions
Section 5	- Residential Zones
Section 6	- Commercial Zones
Section 7	- Industrial Zones
Section 8	- Other Zones
Section 9	- Hold Zones and Temporary Use Zones
Section 10	- Definitions
Section 11	- Enactment

The purpose of each of these Sections is described below.

Sections 1 and 2 - Interpretation and Administration

These Sections of the By-law specify:

- what lands are covered by the By-law;
- that every parcel of land in the area covered by the By-law is to conform and comply with the By-law; and,
- what penalties can be levied against a person or a corporation if they contravene any provision in the By-law.

Section 3 - Establishment of Zones

This Section establishes the Zones that apply to the lands covered by the By-law. This Section also describes how to determine the location of the Zone boundaries on the schedules.

Section 4 - General Provisions

This Section contains a number of regulations that apply to certain types of uses, buildings or structures regardless of where in the Township or in what zone they are located. For example, this section contains provisions dealing with accessory structures, or provisions to regulate the operation of home industries.

Sections 5 to 8 - Zone Provisions

Sections 5 to 8 identify the uses that are permitted in each Zone category. The effect of these Zones is to only permit certain uses in various parts of the Municipality. The only uses

permitted in a zone are those that are specified in the By-law. If a use is not specifically mentioned as a permitted use in a Zone then it is not permitted. Similarly, if a use is defined in Section 10 of the By-law but does not appear as a permitted use in any zone, then it is not a use permitted by the By-law.

Sections 5 to 8 also contain a number of regulations that control the placement, bulk and height of a building on a lot. This includes regulations such as minimum lot size, minimum frontage, maximum building height or the maximum coverage of buildings and structures on a lot.

Section 10 – Definitions

It is necessary to define words in a Zoning By-law because it is a legal document. A By-law must be drafted so that it can be enforced in a court of law. These definitions will help provide clarity in the By-law and ensure that the By-law and its intent are applied consistently. If a word is not defined, refer to a dictionary and apply the defined term in the context of which that word is used.

Section 11 – Enactment

This section contains the signatures of the Mayor and the Clerk who signed the By-law when it was passed by Council in accordance with Section 34 of the Planning Act, R.S.O. 1990 c.P. 13.

CORPORATION OF THE TOWNSHIP OF SOUTH ALGONQUIN

BY-LAW NUMBER 2017-527

WHEREAS it is considered desirable to prohibit the use of land and the erection and use of buildings or structures except for certain purposes, and to regulate the type of construction and the height, bulk location, size, floor area, character and use of buildings in accordance with the provisions of Section 34 of the Planning Act, R.S.O. 1990, c.P. 13 as amended;

NOW THEREFORE, the Council of the Corporation of the Township of South Algonquin enacts a Zoning By-law for the Township of South Algonquin as follows:

SECTION 1 INTERPRETATION

1.1 TITLE

This By-law may be referred to as the “Township of South Algonquin Comprehensive Zoning By-law” and applies to all areas within the Township of South Algonquin.

1.2 ADMINISTRATION

This By-law shall be administered and enforced by municipal staff as appointed by the Council of the Corporation of the Township of South Algonquin.

1.3 CONFORMITY AND COMPLIANCE WITH BY-LAW

No land, building or structure may be used, erected or altered except in accordance with the provisions of this By-law.

No land, building or structure may be located or used such that the uses, buildings or structures on other lands would no longer comply with the provisions of this By-law.

1.4 INTERPRETATION

The provisions of this By-law are the minimum requirements except where a maximum requirement applies.

Nothing in this By-law shall serve to relieve any person from any obligation to comply with the requirements of any other By-law of the Township of South Algonquin or any requirement of the Province of Ontario or Government of Canada that may affect the use of lands, buildings or structures in the Municipality.

1.5 BUILDING PERMITS AND MUNICIPAL LICENSE

The requirements of this By-law, and all applicable law, must be met before a Building Permit, Certificate of Occupancy, or approval of an application for a municipal license is issued for the use of land or the use, erection, addition to or alteration of any building or structure.

SECTION 2 ADMINISTRATION

2.1 ENFORCEMENT

Any person who contravenes any provision of this By-law is guilty of an offense and upon conviction is liable to the fine(s) as provided for under the Planning Act, R.S.O. 1990, c.P. 13 as amended.

2.2 SEVERABILITY

A decision of a court that one or more of the provisions of this By-law are invalid in whole or in part does not affect the validity, effectiveness or enforceability of the other provisions or parts of the provisions of this By-law.

2.3 EFFECTIVE DATE

This By-law shall come into force the day it was passed if no appeals are received. If an appeal(s) is received, this By-law, or portions thereof, shall come into force upon the approval of the Ontario Municipal Board and in accordance with the provisions of the Planning Act as amended.

2.4 REPEAL OF FORMER BY-LAWS

By-law No. 409, as amended, of the Corporation of the Township of Airy, and any other Zoning By-law enacted by the Township of South Algonquin, or former municipality, is hereby repealed.

SECTION 3 ESTABLISHMENT OF ZONES

3.1 ZONES

The Provisions of this By-law apply to all lands within the limits of the Township of South Algonquin. All lands in the Township are contained within one or more of the following Zones:

SYMBOL ZONE

Residential Zones

R1	Settlement Area Residential
R2	Settlement Area Shoreline Residential
SR	Shoreline Residential
LSR	Limited Service Shoreline Residential

Commercial Zones

C1	Settlement Area Commercial
C2	Shoreline Commercial
C3	Highway Commercial
C4	Tourist Commercial
C5	Camping Commercial

Industrial Zones

M1	Industrial
MX1	Extractive Industrial – Pit
MX2	Extractive Industrial – Quarry
WD	Waste Disposal

Other Zones

CF	Community Facility
RU	Rural
CL	Crown Land
EP	Environmental Protection
LS	Lakeside

3.2 LANDS UNDER WATER

All lands under water of the lakes and rivers within the Township are subject to this By-law in addition to the requirements of both federal and provincial legislation. All lands under water not otherwise zoned, shall be zoned Lakeside (LS), and may be used in accordance with the zoning of abutting and appertaining lands and the regulations of this By-law and specifically Section 4.1.

3.3 ZONE SYMBOLS

The Zone symbols may be used to refer to lots, buildings and structures and to the use of lots, buildings and structures permitted by this By-law.

3.4 ZONE SCHEDULES

The Zones and Zone boundaries are shown on Maps 1 through 44, which are attached to and form part of this By-law.

3.5 DETERMINING ZONE BOUNDARIES

When determining the location of zone boundaries as shown on any Schedule forming part of this By-law, the following provisions shall apply:

- a) a boundary indicated as following a provincial highway, road, lane, railway right-of-way, utility corridor or stream shall be the edge of such provincial highway, road, lane, railway right-of-way, utility corridor or stream;
- b) a boundary indicated as following lot lines or the municipal boundaries of the Township of South Algonquin, or the boundary of an original Township lot shall follow such lot lines;
- c) where a boundary is indicated as running parallel to a road line and the distance from the road line is not indicated, the boundary shall be deemed to be parallel to such a road line and the distance from the road line shall be determined according to the scale shown on the Schedule;
- d) where a zone boundary follows a shore road allowance that has not been stopped up and closed, the zoning on the abutting lot shall be applied to the portion of the shore road allowance above the current water mark, as if it were part of the abutting lot;
- e) where an original Township road allowance has not been zoned, the zoning of the adjacent lot shall apply to the road allowance or in the case of a road allowance with zoning on both sides, the zoning of the adjacent lots shall apply up to the centre of the road allowance; and
- f) where none of the above provisions apply, the Zone boundary shall be scaled from the legally approved Schedule(s).

3.6 SITE SPECIFIC ZONES

Where a Zone symbol on the attached Schedule(s) is followed by a dash, and a number, such as R1-17, the symbol refers to a site-specific exception that applies to the lands noted. Site-specific exceptions are listed in Sections 5 to 8 of this By-law. Where there is conflict between a general provision or general zone standard and the site specific exception, the regulations or uses contained in the exception shall prevail.

3.7 HOLDING ZONES

Notwithstanding any other provision in this By-law, where a Zone symbol is followed by the letter (H), no person shall use the land for any use other than the use which existed on the date this By-law was passed, until the (H) is removed in accordance with the policies of the Official Plan and the provisions of this By-law and/or the requirements of any amending By-law, and the requirements of the Planning Act, as amended. Section 9 of this By-law provides a consolidated list of properties that are subject to Holding Provisions and Temporary Use Zones.

SECTION 4 GENERAL PROVISIONS

4.1 ACCESSORY BUILDINGS, STRUCTURES AND USES

4.1.1 Permitted Uses

Where this By-law provides that a lot may be used and a building or structure may be erected or used for a purpose, that purpose shall include any accessory building or structure or accessory use provided that a valid building permit for the principal use, if required, is issued or that the principal building or structure is already in existence on the lot.

Accessory buildings shall not be used for:

- a) any occupation for gain or profit conducted within or accessory to a dwelling unit or lot except as specifically permitted in accordance with this By-law; or
- b) human habitation except where specifically permitted by this By-law.

4.1.2 Setback Requirements

Except as otherwise provided by this By-law, any accessory building or structure shall comply with the yard requirement of the zone within which it is located. This provision shall not apply to prevent the construction of docks, marine facilities, gazebos, saunas, boathouses, boatports, or pumphouses as may otherwise be permitted in this By-law.

4.1.3 Lot Coverage and Number of Accessory Structures

- a) The total lot coverage of all accessory buildings and structures, excluding swimming pools, shall not exceed 15 per cent of the lot area in the R1 and R2 zones or 5 percent in the LSR and SR zones.
- b) A maximum of three (3) accessory structures shall be permitted in the R1 and the R2 Zones; a maximum of three (3) accessory structures shall be permitted in the SR and LSR Zones excluding waterfront accessory structures; and a maximum of four accessory structures shall be permitted in the RU Zone on lots that are 2 hectares or less and six (6)

accessory structures shall be permitted in the RU Zone on lots that are more than 2 hectares.

4.1.4 Building Height, Accessory Structures

The maximum height of an accessory building or structure shall be 7 metres, except in the SR, LSR and R2 where the maximum accessory building height shall be 4.5 metres, or as otherwise permitted in this By-law.

4.1.5 Accessory Structure Encroachments

Notwithstanding the yard and setback provisions of this By-law to the contrary, drop awnings, clothes poles, flag poles, garden trellises, retaining walls less than 1 metre in height, fences 2 metres or less in height, signs or similar uses which comply with this By-law are permitted in any required yard or in the area between the street line and the required yard. Fences shall not be permitted in the required front yard of lots in the LSR and SR Zones.

4.1.6 Garages or Other Accessory Buildings or Structures

Notwithstanding the yard and setback provisions of this By-law to the contrary, the minimum setbacks for a private sewage system shall be in accordance with the Ontario Building Code except for the minimum setback from a watercourse or water body shall be 20 metres.

A detached private garage or other accessory building or structure shall only be erected and used in an interior side or rear yard.

On properties in the Rural Zone, Industrial Zones, or Highway Commercial Zone, A detached private garage or other accessory building or may be permitted in the front yard, provided the structure complies with the yard requirements for a principal building.

Detached garages and other accessory buildings shall be located in accordance with the required yards and/or setbacks, except as follows:

a) Interior Side Yard

Where such accessory building or structure is located in an interior side yard, it shall not be closer than 1.2 metres to the interior side lot line in an R1 and R2 Zone or 5 metres in an LSR and SR Zone. No building or structure accessory to a commercial or industrial use shall be erected closer than 1.5 metres to an interior side lot line

b) Rear Yard

Where such accessory building or structure is located in a rear yard, it shall not be closer than 1.2 metres to the rear lot line except where the rear lot line abuts a public or private road. In these instances, the Rear Yard requirement shall apply.

c) Front Yard

For those lots which abut a lake or river, a permitted detached accessory building or structure may be located in the front yard but shall be located no closer than 20 metres to the front lot line, unless specifically permitted by this By-law.

4.1.7 Building Setbacks

All accessory buildings and structures shall be setback at least 1.2 metres from all other buildings and structures.

4.1.8 Waterfront Accessory Structures

Notwithstanding Sections 4.1.2 and 4.1.5, the following waterfront accessory structures shall be permitted within the required front yard, provided that the structures comply with the minimum required side yard, shoreline buffer area, and lot coverage requirements:

- a) Pumphouse: within the required front yard the maximum floor area of a pumphouse shall not exceed 6 square metres.
- b) Only one of a Gazebo or Pergola/Pavilion or Sauna shall be permitted within the required front yard. Within the required front yard the maximum floor area shall not exceed 24 square metres. The maximum 24 square metre floor area shall include any attached deck.
- c) Decks: within the required front yard the maximum area of an uncovered deck attached to a permitted waterfront accessory structure, or a free-standing deck shall be 12 square metres.

The owner shall have acquired the shore road allowance, where existing, prior to the construction of any of the structures listed in this section.

Additional approvals may also be required for waterfront accessory structures from the Ministry of Natural Resources and Forestry.

4.1.9 Waterfront Accessory Structures – Water-Based

Waterfront accessory structures shall only be permitted where no shore road allowance exists, or where the shore road allowance has been purchased by the abutting land owner.

4.1.9.1 In-Water Boathouses and Boatports

- d) Where permitted by this By-law, a maximum of one in-water boathouse or one boatport shall be permitted appurtenant to a lot. An in-water boathouse may have a portion of the structure on land.
- e) In-water boathouse or boatport length and width shall be measured from the furthest outside edges of the structure.
- f) In-water boathouse and boatport height shall be measured from the high water level to the midpoint between the eaves and the peak.
- g) No portion of any in-water boathouse or part thereof shall be used for human habitation including sleeping, cooking, or living area, and shall not contain a sauna and/or washroom.
- h) A flat, gambrel or mansard roof shall not be permitted on an in-water boathouse or boatport.
- i) In-water boathouse and boatport regulations:

Table 4.1

Minimum Lot Frontage	In-Water Boathouse/ Boatport Prohibited	Maximum Height	Maximum Width	Maximum Length	Minimum Setback from a Side Lot Line
< 31 m	√	-	-	-	-
≥ 31 - 45 m		3.5 m	5.8 m	10.2 m	8 m
≥45 m		3.7 m	8.7 m	12.2 m	10 m

4.1.9.2 Docks

The following provisions shall not apply to Commercial Zones.

- a) A dock and ramp shall be setback a minimum of 5 metres from a side lot line and also the straight line projection of the side lot line from where it meets the front lot line at the water.

- b) The maximum length of a dock, including a ramp, shall be 15 metres from the high water mark.
- c) Two (2) docks shall be permitted on lots with shoreline frontage less than 100 metres. Three (3) docks shall be permitted on lots with shoreline frontage greater than 100 metres.
- d) The maximum permitted width of a dock shall be 4 metres measured from the furthest outside edges of the dock.
- e) For the purposes of “U”, “L”, “T”, “F” and “E” shaped docks and other finger docks, the length and width of each dock or ramp (or portion thereof) shall be measured individually.
- f) Gazebos, hot tubs or whirlpools, pergolas, tents or other like or similar structures shall not be permitted on a dock.
- g) The maximum cumulative surface area of all docks shall be 160 square metres.
- h) In the case of an “L” or “T” shaped dock, the maximum combined length of all fingers extending from the main dock shall be 15 metres from the main dock. For “F” or “E” shaped docks, the maximum length of any finger shall be 15 metres from the main dock.

4.1.9 Guest Cabins

Guest cabins shall be permitted on lands within all SR Zones or the LSR Zone subject to the following regulations:

- a) One guest cabin shall be permitted on a lot as an accessory use to the residential dwelling.
- b) Guest cabins shall meet all required yards for the residential dwelling.
- c) The maximum floor area of a guest cabin shall be 45 square metres including all decks and balconies.
- d) The maximum height shall not exceed 4.5 metres.
- e) A guest cabin shall not include a kitchen.
- f) A guest cabin shall be limited to one storey.

4.1.10 Human Habitation in Accessory Structures

The use of any accessory building or structure for a habitable room is not permitted except in the case of a guest cabin or a one and one half storey detached garage. Occupancy of any accessory structures shall not be permitted until an occupancy permit has been issued by the Township.

4.1.11 Accessory Structures, One and a Half Storeys

Only one guest cabin or one, one and one half storey detached garage shall be permitted per lot.

4.2 ACCESSORY DWELLING UNITS AND SECONDARY DWELLING UNITS

4.2.1 Accessory Dwelling Units

Where an accessory dwelling unit is a permitted use, an accessory dwelling unit is only permitted provided to the following provisions are satisfied:

- a) The appropriate authority has approved the private sewage disposal system to service the total sewage flow on the lot.
- b) Occupancy of the accessory dwelling unit shall not be permitted until an occupancy permit has been issued by the Township.

4.2.2 Secondary Dwelling Units

- a) Where a secondary dwelling unit is permitted, the following provisions apply:
 - i) Only one secondary dwelling unit shall be permitted per lot, provided the lot contains an existing dwelling unit.
 - ii) The appropriate authority has approved the private sewage disposal system to service the total sewage flow on the lot.
 - iii) A secondary dwelling unit's gross floor area may not exceed 40% of the gross floor area of the related primary dwelling unit.
 - iv) One additional dedicated parking space above the requirements of this By-law for the related zone shall be provided for the secondary dwelling unit.

- b) Secondary dwelling units are only permitted in accessory buildings where the following criteria are satisfied:
 - i) The accessory building must be located in the rear yard of the lot.
 - ii) Notwithstanding the provisions of Section 4.1.6, secondary dwelling units shall only be permitted in accessory buildings that comply with the minimum yard requirements for the principal building of the zone in which it is located.
 - iii) Within the R1 Zone, secondary dwelling units in accessory buildings are only permitted on lots with a lot area of at least 1 hectare.
 - iv) In any other zone where secondary dwelling units are permitted, a secondary dwelling unit shall only be permitted in an accessory building where the lot area is at least 1.2 hectares.

4.3 BED AND BREAKFAST ESTABLISHMENTS

In all Zones where a bed and breakfast establishment is a permitted use, the following shall apply:

- a) The number of guest rooms shall not exceed 4.
- b) A minimum of 1 parking space for each guest room shall be required.
- c) One sign not exceeding 1.0 square metre in size shall be permitted in the front yard.

4.4 CONSTRUCTION USES

A shed, construction trailer, scaffold or other building or structure incidental to construction is permitted in all zones within the Township on the lot where construction is occurring and only for so long as it is necessary for the work in progress and until the work is completed or abandoned.

A travel trailer shall be permitted for accommodation while construction of a principal dwelling is underway.

For the purpose of this Section, abandoned shall mean the discontinuation of work for more than 120 consecutive days, or the failure to maintain a current building permit.

In no case shall a temporary construction use exist for more than 18 months.

4.5 DWELLING UNITS PER LOT

Unless specifically permitted by this By-law, only one dwelling unit shall be permitted per lot.

4.6 ENVIRONMENTAL PROTECTION

Lands zoned Environmental Protection (EP) may be included in the calculation of lot area and yard requirements except that, lands below the normal or controlled high water mark shall not be included as part of the lot area. Setback requirements in this By-law shall be measured from the limit of the boundary of the EP Zone. All buildings, structures and signs shall be setback a distance of at least 30 metres from the EP Zone.

4.7 FRONTAGE ON IMPROVED PUBLIC STREET, PRIVATE ROAD OR NAVIGABLE WATERWAY

- a) No person shall erect any building or structure in any Zone after the date of passing of this By-law, unless the lot upon which such building or structure is to be erected has frontage upon an improved public street.
- b) Notwithstanding Section 4.7 a), where an existing lot of record does not front onto an improved public street, a building permit may be issued for a building or structure provided:
 - i) The lot in question meets all of the other requirements of this By-law and has access by way of a legal private right-of-way; and,
 - ii) The applicant, prior to a building permit being issued, enters into a Private Road Agreement with the Township. This Agreement shall indicate that:
 - 1) the owner acknowledges and agrees that the lot in question does not front on an improved public street;
 - 2) the owner acknowledges and agrees that the Township does not maintain or snow plow the private road;
 - 3) the owner acknowledges and agrees that the Township will not take over or assume a private street as a public street unless it has been built according to provincial standards and in accordance with Township policy; and,

- 4) the owner acknowledges and agrees not to request the Township to assume or take over the private road.
- c) Notwithstanding Section 4.7 (a), where a lot is accessed only by navigable water, a building permit may be issued provided that:
 - i) the lot in question meets all other requirements of this By-law and is a lot as defined herein;
 - ii) the applicant, prior to a building permit being issued, enters into an agreement with the Township acknowledging that normal municipal services are not available for the lot in question; and,
 - iii) the Township has written confirmation of mainland parking exclusively for the water access lot.
- d) Notwithstanding the provisions of Sections 4.7 (a) a Recreational Camp shall be permitted if it is located on a lot which has access onto a private road.

4.8 HAZARD LANDS OR LAND SUBJECT TO FLOODING

The erection of any building or structure requiring the construction of waterworks, sewage or drainage facilities is prohibited in all Zones on land that is subject to flooding, on land that is rocky, low lying, marshy or otherwise unstable.

4.9 HEIGHT REGULATIONS

The height regulations in this By-law shall not apply to church spires, belfries, water tanks, elevator enclosures, barns, silos, all agricultural structures, flagpoles, television, radio or tower antennae, ventilators, skylights or chimneys, wind generators, windmills, solar energy collectors, air conditioners or incidental equipment associated with internal building equipment.

4.10 HOME INDUSTRY

Where a Home Industry is a permitted use, the following provisions shall apply:

- a) a maximum of four (4) persons, who are not residents, may be engaged in the home industry;
- b) such home industry may be located in part of a dwelling, or in any accessory building located on a lot on which a dwelling is in existence, provided the total gross floor area utilized by the home industry does not

exceed a maximum of 150 square metres;

- c) there shall be no outside storage of goods, materials or articles;
- d) notwithstanding Section 4.10(c) a maximum of four (4) currently licensed motor vehicles associated with the home industry may be parked or stored on the lot but only within an interior side or rear yard;
- e) there shall be no emission of noise, odour or dust, which is not normally attributed to the use of the land for residential uses;
- f) a home industry shall be accessory to and smaller in size than the main residential dwelling; and,
- g) the home industry shall comply with the following minimum lot area, yard and setback provisions:
 - i) minimum lot area 2 hectares
 - ii) minimum setback from all lot lines 3 metres
 - iii) minimum separation from dwelling in existence on another lot 12 metres

4.11 HOME OCCUPATION

Where a Home Occupation is a permitted use, the following provisions shall apply:

- a) no person, other than a person living on the premises, shall be engaged in the occupation of providing merchandise and/or services to customers with the exception of one assistant who is not a resident in the dwelling;
- b) not more than 25 percent of the gross floor area of the dwelling shall be used for the purposes of a home occupation, and such home occupation shall be conducted entirely within the dwelling;
- c) there shall be no outside storage of goods or materials in conjunction with the home occupation use; and,
- d) a home occupation shall not include a restaurant or kennel.

4.12 **LANDSCAPING**

- a) All required landscaping shall be maintained in a healthy condition.
- b) Where a Commercial or Industrial use abuts any zone, other than any class of Commercial or Industrial zone, a landscaped buffer not less than 3 metres in width shall be provided within the Commercial or Industrial zone boundary.
- c) Notwithstanding the above, a landscaped buffer may be reduced in width to 1.5 metres where a coniferous planting strip or opaque fence, 2 metres in height is provided in conjunction with the landscaping.
- d) In Commercial Zones except the C1 Zone, Industrial Zones and Community Facility Zones, a 1.5 metre landscaped buffer shall be provided abutting the front lot line, exclusive of entrances.

4.13 **MULTIPLE USES ON ONE LOT**

Where any land, building or structure is used for more than one permitted use, the applicable Zone Provisions of this By-law which serve to regulate each such use shall be complied with.

4.14 **MULTIPLE ZONES ON ONE LOT**

Where a lot is divided into more than one Zone under the provisions of this By-law, each such portion of the lot shall be used in accordance with the Permitted Uses and zone requirements of this By-law. The required yards and setbacks for each zone on the lot shall apply as if it were a separate lot.

4.15 **NON-COMPLYING LOTS, BUILDINGS AND STRUCTURES**

- a) Buildings on Undersized Lots

Where a building or structure is located on a lot having less than the minimum frontage and/or lot area, and/or having less than the minimum setback, front yard and/or side yard and/or rear yard required by this By-law, the said building or structure may be enlarged, reconstructed, replaced, repaired and/or renovated provided that:

- i) the enlargement, replacement, reconstruction or renovation and/or repair does not reduce the front yard, and/ or side yard, and/ or rear yard or increase the amount of floor area or volume or height in a required yard;

ii) the building or structure is being used for a purpose permitted within the Zone in which it is located; and,

iii) all other applicable Provisions of this By-law are complied with.

b) Reconstruction of Existing Building or Structures

Nothing in this By-law shall prevent the reconstruction of a legally existing building or structure that does not comply with the provisions in this By-law, provided that no part of the building that is non-complying is increased in height or volume and the reconstruction does not reduce the front yard and/or side yard and/or rear yard.

c) Existing Undersized Lots

Where a lot, having a lesser lot area and/or lot frontage than required herein, existed on the date of passing of this By-law, or where such a lot is created by a public authority or correction of title, such a smaller lot may be used and a permitted building or structure may be erected and/or used on such a smaller lot provided that all other applicable provisions of this By-law are complied with and provided that an approved sewage disposal system can be installed on the lands.

d) Changes to Lot Size

Lots which have been increased in lot area and/or lot frontage following adoption of this By-law, may also be used in accordance with the provisions of this By-law.

4.16 **NON-CONFORMING USES**

a) Continuation of Existing Uses

The provisions of this By-law shall not apply to prevent the use of any existing lot, building or structure for any use prohibited by this By-law if such existing lot, building or structure was lawfully used for such purposes prior to the effective date of this By-law and provided that the lot, building or structure continues to be used for that purpose.

b) Exterior Extension

The exterior of any building or structure which was lawfully used prior to the effective date of this By-law for a use not permitted within the Zone in

which it is located, shall not be enlarged, extended, reconstructed or otherwise structurally altered, unless such building or structure is thereafter to be used for a purpose permitted within such Zone, and complies with all requirements of this By-law for such Zone unless these changes are necessary to provide for flood proofing or insulation of the building. This provision shall not prohibit normal or regular maintenance or replacement of exterior cladding.

c) Interior Alteration

The interior of any building or structure which was lawfully used, prior to the effective date of the By-law, for a purpose not permitted within the Zone in which it is located, may be reconstructed or structurally altered for the existing purpose for which such building or structure was lawfully used.

d) Restoration

Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of any existing, legal non-conforming building or structure or part thereof, provided that the strengthening or restoration does not increase the building height, size or volume, or change its location, or change the existing, lawful use of such existing building or structure or unless these changes are necessary to provide for flood proofing or insulation of the building.

e) Building Permit Issued

The provisions of this By-law shall not prevent the use of any existing lot, building or structure for any purpose prohibited by this By-law for which a building permit has been issued under the Building Code Act, prior to the day of the passing of this By-law, so long as the building or structure when erected is used and continues to be used for the purpose for which it was erected and provided the permit has not been revoked under the Building Code Act.

4.17 OUTDOOR STORAGE

Where outdoor storage is permitted by this By-law, the following provisions shall be met:

- a) such outdoor storage is accessory to the use of the main building on the lot;

- b) outdoor storage is behind the front or exterior wall of the main building facing any street, and complies with all yard requirements;
- c) such outdoor storage does not cover more than 15 percent of the lot area; and,
- d) any portion of a lot used for open storage is screened from adjacent uses and streets adjoining the lot, by a building, planting strip, and/or fence of at least 2 metres in height from the ground.

4.18 OUTDOOR WOODSTOVE

Outdoor woodstoves shall be permitted in accordance with the following:

- a) Outdoor woodstoves shall only be permitted in the rear yard;
- b) Outdoor woodstoves shall be located no closer than 5 metres from any property line;
- c) Outdoor woodstoves shall be located no closer than 12 metres to any existing residential dwelling on an adjacent property; and,
- d) Outdoor woodstoves shall be located no less than 3 metres from any building or structure.

4.19 PARKING REQUIREMENTS

Any person who erects or enlarges a building after the date of enactment of this By-law, in any Zone, shall provide an area for automobile parking located on the same lot with the said building except in the case of a water access lot.

- a) Adequate provisions for access to a street or public lane from each individual parking space shall be provided.
- b) Where in this By-law parking facilities are required, the parking area shall be maintained with a stable surface treated to prevent the raising of dust and any lights erected thereon shall be directed away from any adjacent lots.
- c) Parking Spaces shall be required to be a minimum of 3 metres by 6 metres.
- d) Parking spaces shall be provided and maintained in accordance with the following requirements and are accumulative when more than one of the

listed land uses is located within any building or structure.

Table 4.2

TYPE OF BUILDING	MINIMUM PARKING REQUIRED
For each dwelling unit in a single unit detached, or a two-unit dwelling.	Two parking spaces.
Any commercial use, clinic, office, home industry or commercial floor space of the building.	One parking space for each 30 square metres of commercial floor space of the building.
Places of Assembly, Place of Worship	One parking space for each 10 square metres of net floor area.
Restaurant, Tavern	One parking space per 15 square metres for floor area.
Industrial Use	One parking space for each 100 square metres of building floor space on the lot.
Schools	Two parking spaces for each classroom plus parking spaces for places of assembly, as given above.
Hotels, Motels	One parking space for each guest room or suite plus parking spaces for places of assembly, as given above.
For each tent or trailer space in a camping establishment	One parking space.
Uses permitted by this By-law other than those listed in this Table	One parking space per 45 square metres of total floor area

4.20 PARKING AREA STANDARDS

Where in this By-law, parking areas for more than four vehicles are required, the following standards shall be met:

- a) Adequate drainage facilities shall be provided and maintained in accordance with the requirements of the Municipality.
- b) Parking areas shall be constructed of crushed stone, asphaltic paving, concrete, paver stones or similar materials and the limits of said parking area shall be defined by a fence, curb or other suitable obstruction designed to provide a neat appearance; and prevent the encroachment of vehicles on adjoining property.

- c) Each parking space shall have an area not less than 3 metres by 6 metres and shall be provided with unobstructed access to a street by a driveway, aisle or lane.
- d) The lights used for illumination of parking areas shall be so arranged as to divert the light away from adjacent lots and the lake.
- e) For any parking area in a commercial or industrial zone which is required to be used in winter, an additional area equal to 20% of the parking area must be provided.
- f) Only a directional sign and a sign indicating the name of the owner, not exceeding 3 square metres in size, shall be erected on any parking area or parking lot.
- g) Where a parking area is situated on the boundary between any non-residential zone and any residential zone, a strip of land not less than 1.5 metres in width, lying within the non-residential zone along said boundary shall be required landscaping.
- h) Barrier Free Parking – Where more than three parking spaces are required, one must meet barrier free standards and have a minimum width of 4 metres and a minimum length of 6 metres.

4.21 **PARKING AREA STANDARDS FOR ENTRANCE AND EXIT**

Where in this By-law loading spaces or parking areas for more than four vehicles are required:

- a) A driveway leading to any parking or loading area, shall have a minimum width of 3.0 metres for one way traffic, and a minimum width of 6 metres for two way traffic.
- b) No driveway shall be located closer than 15 metres from the limits of the rights-of-way at a street intersection.

4.22 PERMITTED YARD ENCROACHMENTS

- a) The following structures are permitted to encroach into any required yard:

Table 4.3

STRUCTURE	YARDS IN WHICH PROJECTION IS PERMITTED	MAXIMUM PROJECTION FROM MAIN WALL
Sills, belt courses, cornices, eaves or canopies, gutters, chimneys or pilasters	All yards	0.75 m
Fire escapes and exterior staircase	Rear yard Side yard	0.9 m over a maximum width of 3 m
Bay windows	Front yard Rear yard Exterior side yard	0.75 m over a maximum width of 3.6 m
Balconies, decks	Front yard Rear yard Exterior side yard	1.8 m 1.8 m 1.8 m
Verandas, decks, steps, landings, and porches not exceeding 1.2 metres above finished grade	Front yard Rear yard	3 m 3 m

4.23 PITS, QUARRIES AND PEAT EXTRACTION

The making or establishment of pits or quarries and the extraction of peat is prohibited within the area covered by this By-law, except in the locations permitted by this By-law, and in accordance with the express provisions of this By-law. No person shall use or occupy land or erect any building or structure or conduct any activity on land for the purpose of processing, washing, screening, sorting or crushing of rock, sand, gravel, or peat except as expressly provided for in this By-law.

4.24 PROHIBITED USES

The use of a recreational vehicle, mobile home or tent trailer travel trailer for human habitation shall be prohibited within the area covered by this By-law, except in a Zone where such uses are specifically permitted.

4.25 PUBLIC USES

a) Public Uses

The provisions of this By-law shall not apply to prohibit the use of any lot or the erection or use of any building or structure for the purposes of a public use provided by the Township, or any Public Authority including any Department or Ministry of the Government of Canada or Ontario and, for the purposes of this Section, shall include Hydro One Networks Inc., any telephone, telegraph or cable TV company and any natural gas company, which company possesses all the necessary powers, rights, licenses and franchises.

b) Outside Storage

No goods, materials or equipment shall be stored outside the building or structure located on the lot, except as may otherwise be permitted under this By-law.

c) Streets and Utility Installations

Nothing in this By-law shall prevent a public authority from providing or using land as a street nor prevent the installation of a utility including a water main, sanitary sewer, storm sewer, gas main, pipeline or overhead or underground hydro, telephone or other utility supply or communication line.

4.26 RESTRICTIONS ON DWELLING UNITS IN NON-RESIDENTIAL BUILDINGS

Notwithstanding any other provision of this By-law to the contrary, no dwelling unit shall be located within a portion of a non-residential building which has gasoline or other flammable fluids stored in bulk for commercial purposes.

4.27 SETBACK FROM RAILWAYS

No habitable building shall be located closer than 30 metres to a railway right-of-way.

4.28 **SETBACKS FOR SEPTIC SYSTEMS**

All components of a septic system, including but not limited to the tank, bed, and mantle shall be setback a distance of at least 20 metres from a waterbody.

4.29 **SETBACK FROM WATERBODY**

All buildings, structures, fences and signs shall be setback a distance of at least 20 metres from a waterbody and the normal ordinary water's edge and shall not be permitted in the front yard of lot abutting the high water mark or shore road allowance except:

- a) Where such buildings and structures are intended for conservation, flood protection, erosion control and essential public services normally associated with the waterfront, and;
- b) Where a boathouse, pumphouse or dock is being erected or altered in accordance with the provisions of this by-law.
- c) For the purpose of this provision, the normal ordinary water's edge shall be determined by delineation on a survey prepared by an Ontario Land Surveyor.

4.30 **SIGHT TRIANGLES**

On a corner lot, within the triangular space formed by the street lines and a line drawn from a point in one street line to a point in the other street line, each point being as specified below, no vehicle shall be parked and no structure or fence in excess of 1 metre in height shall be erected and no land shall be used for the growing of shrubs or trees in excess of 1 metre in height. The triangular space is hereafter defined as a sight triangle.

Minimum Sight Triangles:

Residential Zones	6 metres
Commercial Zones	8 metres
Rural and Agricultural Zones	10 metres
Adjacent to Provincial Highways or Railways	30 metres

4.31 **STORAGE CONTAINERS**

Storage containers shall only be permitted within the following zones: RU, C1, C2, C3, C4, C5, M1, MX1, MX2, and the WD Zone. Notwithstanding the provisions of this By-law, storage containers shall adhere to the provisions of

Section 4.1 and shall be used exclusively for the storage of goods and materials and may not be used to accommodate work areas, shops, office uses or retail sales. Storage containers shall not be permitted within the front yard or exterior side yard.

This provision shall not apply to prevent the use of storage containers that have been converted or retrofitted to enable the use of the container for a permitted use, in accordance with this By-law, provided a building permit has been obtained.

4.32 FENCES

No fence shall be erected in the front yard of a property in the R1, R2, SR or LSR Zone.

SECTION 5 RESIDENTIAL ZONES

5.1 GENERAL PROHIBITION

No person shall, within any Shoreline Residential (SR) Zone, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

5.2 PERMITTED USES

Uses permitted in a Zone are noted by the symbol “●” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 5.1. A number(s) following the symbol “●”, zone heading or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. The Zone Requirements are listed in Table 5.2 and the site-specific exceptions are listed in Table 5.3.

The Residential Zones established by this By-law include:

- R1 – Settlement Area Residential
- R2 – Settlement Area Shoreline Residential
- SR – Shoreline Residential
- LSR – Limited Service Shoreline Residential

5.3 PERMITTED USES TABLE

Table 5.1

Column 1	Column 2	Column 3	Column 4	Column 5
USE	R1	R2	SR	LSR
Cottage			●	●
Dwelling Unit, Secondary	●			
Detached Dwelling	●	●	●	●
Home Occupation	●	●	●	●
Bed and Breakfast Operations	●	●		

5.4 ZONE REQUIREMENTS TABLE

Table 5.2

Column 1	Column 2	Column 3	Column 4	Column 5
ZONE REQUIREMENTS	R1	R2	SR	LSR
Lot Area (Minimum)	1.0 ha	1.0 ha	1.0 ha	Existing
Lot Frontage (Minimum)	60 m	60 m	60 m	Existing
Lot Coverage (Maximum)	30%	30% (1)	10%(1)	10%(1)
Required Yards				
Front Yard (Minimum)	8 m	8 m	20 m	20 m
Exterior Side Yard	4.5 m	4.5 m	10 m	10 m
Rear Yard	8 m	8 m	10 m	10 m
Interior Side Setback (Minimum)	3 m	3 m	5 m	5 m
Building Height (Maximum)	10 m	10 m	10 m	10 m
Shoreline Buffer Area (Minimum) front yard	N/A	N/A	90%	90%

Footnotes For Table 5.2

(1) Where buildings or structures are located wholly or partially within 60 metres of the high water mark, the maximum lot coverage for those buildings and structures in the SR and LSR Zones shall be 10% in accordance with Table 5.2 and based on the lot area of the lot within 60 metres of the high water mark. For all buildings and structures located on the lot beyond 60 metres of the shoreline, lot coverage shall be based on the total lot area and shall also include buildings or structures located wholly or partially within 60 metres of the shoreline.

5.5 EXCEPTIONS TABLE

Table 5.3

Exception Number	Exception Description

SECTION 6 COMMERCIAL ZONES

6.1 PERMITTED USES

Uses permitted in a Zone are noted by the symbol “●” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 6.1. A number(s) following the symbol “●”, zone heading or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Special Conditions are listed in the Footnotes below the Permitted Use Table. The Zone Requirements are listed in Table 6.2 and the site-specific exceptions are listed in Table 6.3.

The Commercial Zones established by this By-law include:

- C1 – Settlement Area Commercial
- C2 – Shoreline Commercial
- C3 – Highway Commercial
- C4 – Tourist Commercial
- C5 – Camping Commercial

6.2 PERMITTED USES TABLE

Table 6.1

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
USE	C1	C2	C3	C4	C5
Building Supply And Lumber			●		
Camping Establishment				●	●
Care Facility	●				
Clinic	●				
Commercial Outfitters Operation	●		●		
Community Institutional Use	●				
Convenience Store	●		●		
Day Nursery	●				
Drive-Through Restaurant			●		
Dry Cleaning Or Laundry Outlet	●		●		
A Maximum Of 2 Accessory Dwelling Units, Located On The Second Storey	●		●		
Dwelling, Accessory	●(1)	●(1)	●(1)	●(1)	●(1)

Dwelling Unit, Accessory	•(1)	•(1)	•(1)	•(1)	•(1)
Equipment Rental Establishment	•		•		
Food Truck / Food Outlet			•	•	
Fruit And Vegetable Stand	•		•		
Grocery Store	•				
Hotel, Motel	•		•	•	
Marina		•			
Marine Vessel Sales And Service Establishment		•	•		
Motor Vehicle Repair Facility			•		
Motor Vehicle Sales			•		
Motor Vehicle Service Centre			•		
Nursing Home	•				
Office	•				
Office, Accessory	•	•	•	•	
Open Storage Area, Accessory			•		
Personal Service Shop	•				
Place Of Assembly	•		•	•	
Private Club	•				
Real Estate Sales Office	•				
Recreational Vehicle Sales And Service Operation			•		
Restaurant/Tavern	•	•	•	•	
Retail Store	•		•		
Retail Store, Accessory		•	•	•	•
Camp				•	
Tourist Camp				•	
Veterinary Clinic	•		•		
Workshop			•		

Footnotes For Table 6.1

(1) Where an Accessory Dwelling and an Accessory Dwelling Unit is a permitted use, only one of an Accessory Dwelling or Accessory Dwelling Unit shall be permitted.

6.3

ZONE REQUIREMENTS TABLE

Table 6.2

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
ZONE REQUIREMENTS	C1	C2	C3	C4	C5
Lot Area (Minimum)	1.0 ha	1.0 ha	1.0 ha	2.0 ha	2.0 ha
Lot Frontage (Minimum)	40 m	90 m	45 m	90 m	90 m
Lot Coverage(Maximum)	50%	35%	35%	20%	20%
Required Yards					
Front Yard (Minimum)	7 m	20 m	12 m	20 m	20 m
Exterior Side Yard (Minimum)	5 m	15 m	10 m	15 m	15 m
Rear Yard (Minimum)	8 m	8 m	15 m	20 m	20 m
Interior Side Yard (Minimum)	3 m	5 m	5 m	15 m	15 m
Gasoline Pump Island Setbacks (Minimum)					
From any lot line			6 m		
From any sight triangle			3 m		
Building Height (Maximum)	10.5 m	10.5 m	10.5 m	10.5 m	10.5 m
Landscaping Area (Minimum)	Nil	10%	20%	20%	20%
Planting Strip Width (Minimum)		4.5 m	3 m	3 m	3 m
From a side lot line	1.5 m				
From a rear lot line	3 m				
Maximum Number of Accommodation Units / camp sites				1 unit for each 2.0 m of lot frontage	

6.4

EXCEPTIONS TABLE

Table 6.3

Exception Number	Exception Description	Additional Permitted Uses	Unique Provisions
C4-1	Camp Bongopix	<ul style="list-style-type: none"> • Hostel • Lodge 	
C4-2	Lodge Properties	<ul style="list-style-type: none"> • Lodge 	Housekeeping Cottages/Cabins <ul style="list-style-type: none"> a) Maximum Floor Area – 115m² b) Setback from Water – 10 m c) Permitted Deck encroachment – 4 metres d) Accessory deck provisions of the By-law do not apply.
C1-1-(H1)	Lodge Permissions	<ul style="list-style-type: none"> • Lodge 	<p>Requirements for Removal of Holding Symbol (H1):</p> <ul style="list-style-type: none"> a) Entering into a Site Plan Agreement for any development where the total proposed building(s) exceed 186 square metres detailing: <ul style="list-style-type: none"> i. Entrance location ii. Building locations iii. Parking areas iv. Interior roads v. Amenity areas vi. Septic and well locations <p>The Holding Symbol (H1) does not apply to any proposed “Lodge” development where the total proposed building(s) do not exceed 186 square metres.</p>

SECTION 7 INDUSTRIAL ZONES

7.1 PERMITTED USES

Uses permitted in a Zone are noted by the symbol “●” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 7.1. A number(s) following the symbol “●”, zone heading or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. The Zone Requirements are listed in Table 7.2 and the site-specific exceptions are listed in Table 7.3.

The Industrial Zones established by the By-Law include:

- M1 – Industrial
- MX1 – Extractive Industrial – Pit
- MX2 – Extractive Industrial – Quarry
- WD – Waste Disposal

7.2

PERMITTED USES TABLE

Table 7.1

Column 1	Column 2	Column 3	Column 4	Column 5
USE	M1	MX1	MX2	WD
Contractor's Yard	•			
Dry Industry	•			
Equipment Storage Building	•	•	•	•
Heavy Equipment Sales And Services	•			
Fuel Depot	•			
Industrial Equipment Repair Sales And Rental Establishment	•			
Lumber Yard	•			
Maintenance Garage, Accessory	•	•	•	•
Manufacturing And Processing	•			
Motor Vehicle Repair Garage	•			
Office, Accessory	•	•	•	•
Outdoor Storage	•	•	•	•
Pit, Sand And Gravel		•	•	
Portable Processing Plant		•	•	•
Quarry			•	
Recycling Depot				•
Sawmill	•			
Warehouse	•			
Warehouse, Public Self-Storage	•			
Wayside Pit Or Quarry		•	•	
Workshop	•			

7.3 ZONE REQUIREMENTS TABLE

Table 7.2

Column 1	Column 2	Column 3	Column 4	Column 5
ZONE REQUIREMENTS	M1	MX1	MX2	WD
Lot Area (Minimum):	1.0 ha	10.0 ha	10.0 ha	10.0 ha
Lot Frontage (Minimum)	40 m	120 m	120 m	120 m
Lot Coverage (Maximum)	30%	20%	20%	N/A
Required Yards:				
Front Yard (Minimum)	10 m	30 m	50 m	50 m
Exterior Side Yard (Minimum)	7.5 m	15 m	50 m	50 m
Rear Yard (Minimum)	10 m	30 m	50 m	50 m
Interior Side Yard (Minimum)	7.5 m	30 m	30 m	30 m
Excavation Setbacks (Minimum)		As required by ARA	As required by ARA	N/A
Building Height (Maximum)	12 m	12 m	12 m	12 m
Landscaping Area (Minimum)	15%	5%	5%	5%
Planting Strip Width (Minimum)	3 m	15 m	15 m	15 m

7.4 EXCEPTIONS TABLE

Table 7.3

Exception Number	Exception Description

SECTION 8 OTHER ZONES

8.1 PERMITTED USES

Uses permitted in a Zone are noted by the symbol “●” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 8.1. A number(s) following the symbol “●”, zone heading or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. The Zone Requirements are listed in Table 8.2 and the site-specific exceptions are listed in Table 8.3.

The Other Zones established by this By-Law include:

- CF – Community Facility
- RU – Rural
- CL – Crown Land
- EP – Environmental Protection
- LS – Lakeside

8.2

PERMITTED USES TABLE

Table 8.1

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
USE	RU	CF	CL	EP	LS
Agriculture	•				
Bed and Breakfast Operations	•				
Commercial Greenhouse	•				
Conservation Use				•	
Contractor's Yard	•				
Dwelling Unit, Accessory	•				
Dwelling Unit, Secondary	•				
Dwelling, Detached	•				
Emergency Service Facility		•			
Public Works Yard		•			
Forestry	•				
Home Industry	•				
Home Occupation	•				
Recreational Camp	•				
Recreation Trails	•	•			
Community Institutional Use		•			
Sports Field	•	•			
Park	•	•	•	•	•
Library		•			
Museum		•			
School		•			
Place of Worship		•			

8.3 ZONE REQUIREMENTS TABLE

Table 8.2

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
ZONE REQUIREMENTS	RU	CF	CL	EP	LS
Lot Area (Minimum)	1.0ha (residential) 2.0ha (non-residential)	0.8 ha	Nil	Nil	Nil
Lot Frontage (Minimum)	100 m	45 m	Nil	Nil	Nil
Coverage (Maximum)	5%	35%		5%	
Required Yards (Minimum):					
Front Yard	15 m	10 m	15 m	9 m	Nil
Exterior Side Yard	15 m	10 m	15 m	9 m	Nil
Interior Side Yard	10 m	5 m	10 m	6 m	5 m
Rear Yard	15 m	10 m	15 m	9 m	Nil
Building Height (Maximum)	10 m	12 m	10 m	8 m	Nil

8.4 EXCEPTIONS TABLE

Table 8.3

Exception Number	Exception Description	Additional Permitted Uses	Unique Provisions
RU-1-(H2)	Additional Permitted Use	<ul style="list-style-type: none"> Lodge 	<p>Requirements for Removal of Holding Symbol (H2):</p> <p>a) Entering into a Site Plan Agreement for any development where the total proposed building(s) exceed 186 sq. m detailing:</p> <ol style="list-style-type: none"> Entrance location Building locations Parking areas Interior roads Amenity areas Septic and well locations <p>b) EIS if development is proposed within 30 metres of the EP Zone.</p>

			<p>The Holding Symbol (H2) does not apply to any proposed "Lodge" development where the total proposed buildings(s) do not exceed 186 square metres and are not within 30 metres of the EP Zone.</p>
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SECTION 9 HOLDING ZONES AND TEMPORARY USE ZONES

9.1 HOLDING PROVISIONS

Notwithstanding any other provision in this By-law, where a Zone symbol is followed by the letter “H” and a dash (for example R1-H) no person shall use the land to which the letter “H” applies for any use other than the use which existed on the date this By-law was passed, nor construct any new buildings or structures, until the “H” is removed in accordance with the policies of the Official Plan and the Planning Act, as amended.

Council may pass a By-law pursuant to Section 36 of the Planning Act to remove the Holding “H” Symbol, thereby placing the lands in the zone indicated by the zone symbol, when all of the applicable requirements have been met.

9.2 TEMPORARY USE ZONES

Where on Schedules to this By-law, a zone symbol is preceded by the letter “T” and a dash, and followed by a zone designation (for example T-SR), one or more additional uses are permitted on the lands noted until the permission granted by the Site Specific Temporary Use By-law expires.

9.3 HOLDING ZONES

Intentionally Blank

9.4 TEMPORARY USE ZONES

Intentionally Blank

SECTION 10 DEFINITIONS

Accessory means a use, building or structure located on the same lot as the principal building or use, the use of which is incidental or secondary to that of the main building or use.

Agriculture means general farming and without limiting the generality of the foregoing including, but not limited to, the raising and harvesting of field, bush, tree or vine crops, gardening, nurseries, greenhouses, dairying, animal husbandry, maple syrup production, raising of poultry, chickens, turkeys or other fowl, fur-bearing animals, fish, hogs, game animals or the growing of mushrooms, bee keeping and such uses as are customarily and normally related to agriculture, including the sale of produce grown on the farm from which the sale is made.

Alter when used in references to a building, structure or part thereof, means:

- a) To change any one or more of the external dimensions of such building or structure; or
- b) To change the type of construction of the exterior walls or roof of such building or structure; or
- c) To change the use of such building or structure; or
- d) To change the number of uses or dwelling units contained therein.

“Alter”, when used in reference to a lot, means:

- e) To change the boundary of such lot with respect to a street or lane; or
- f) To change any dimension or area, relating to such lot, which is covered herein by a zone provision; or
- g) To change the use of such lots; or
- h) To change the number of uses located thereon.

“Altered and “alteration” shall have corresponding meanings.

Balcony means a platform, raised above the ground that is only accessible from an accessory dwelling unit, or upper storey and which is surrounded by a railing.

Bed and Breakfast Operation means a detached dwelling or part of a detached dwelling which is used or maintained for the accommodation of the travelling or vacationing public, in which the owner resides and supplies lodgings with or without meals for hire or pay but does not include a group home.

Boathouse means any building or enclosure that is accessible from the water and in which one or more boats, ships or float planes and related equipment are stored, kept or repaired, where there is no habitable living quarters included.

Boatport means an accessory building or structure, which is not enclosed by more than one wall, which is designed and used only for the sheltering of boats or other forms of water transportation.

Building means a structure occupying an area greater than 10 square metres and consisting of any combination of walls, roof and floor or any structural system serving the function thereof, including all associated plumbing, works, fixtures and service systems. This definition shall also include a private sewage system.

Building, Accessory means a detached building located on the same lot as the main building, the use of which is incidental or secondary to that of the main building and includes a guest cabin, a private garage, a boathouse, a tool shed, a storage building, a dock, a deck, a gazebo, and a sauna.

Building Height means the vertical distance between the average finished grade at the front of the lot on which the building is situated and:

- a) the highest point of the roof surface of a flat or domed roof; or
- b) the deck line of a mansard roof; or
- c) the median level between eaves and ridge of a gable, gambrel or hip roof.
- d) When applied to boathouses and boatports the height shall be measured from the normal or controlled high water mark.

Building Setback means the least horizontal distance permitted between a lot line of a lot and the nearest portion of any building envelope on such lot.

Building Supply and Lumber means premises in which building or construction materials and home improvement materials are offered for retail sale.

Camp means an establishment which is situated on land that is owned and operated by a religious, charitable, or other operator, providing accommodation to registered individuals for extended stays during the summer, and accommodation for staff; does not provide accommodation or services to the general travelling and vacationing public; has a common dining and recreational facilities; and offers recreational, educational, social, and cultural programs to the permitted guests.

Camping Establishment means a parcel of land used or maintained as an overnight tent and trailer park where people are accommodated temporarily in tents, recreational vehicles and trailers, or other similar facilities, whether or not a fee or charge is paid for the rental thereof, but does not include a mobile home park.

Care Facility means a facility designed for persons who require nursing and/or homecare where common facilities and medical care may be provided such as a retirement home or long-term care home.

Cemetery means land that is set apart or used for the interment of human remains and may include a columbarium or mausoleum but does not include any building for public assembly.

Clinic means a premise where members of the medical profession provide medical, dental, and/or therapeutic diagnosis and treatment to the general public but does not include a public or private hospital or office located in the medical professional's residence.

Commercial Greenhouse means any land or building used for the growing of flowers, fruits, vegetables, plants, shrubs, trees and/or similar vegetation, and may include the retail sale of such products and gardening tools and implements.

Commercial Outfitters means a shop that sells specialized clothes, equipment and supplies for resource-based activities including but not limited to, rafting, hunting, fishing, and hiking.

Community Institutional Use means a multi-purpose facility operated by or on behalf of the Township that provides facilities for a variety of indoor/outdoor recreational, cultural, or community service activities for use by the general public.

Conservation Use means a use dedicated towards the preservation of fish and wildlife habitat including woodlot management, and structures for flood/erosion control. This use shall not include administration and/or operational facilities.

Contractor's Yard means an area with or without buildings used for the storage of materials and equipment related to the construction industry.

Construct means to build, erect, place, reconstruct or relocate and may include:

- a) any preliminary operation such as excavating, filling or draining; or
- b) altering any existing building or structure by an addition, enlargement, extension or other structural change; or
- c) any work which requires a building permit.

"Constructed" and "construction" shall have corresponding meanings.

Convenience Store means a retail store that shall provide a variety of household necessities, groceries and other convenience items primarily to the local community.

Cottage means a residential dwelling unit used or intended to be used as a seasonal recreational building pursuant to Section 9.36 of the Ontario Building Code.

Day Nursery means a day nursery within the meaning of The Day Nurseries Act of Ontario, and amendments thereto.

Deck means a non-roofed structure which is designed for lounging or sunbathing.

Detached when used in reference to a building, means a building which is not dependent on any other building for structural support or enclosure.

Drive-Through Restaurant means a building or structure or part thereof where food is offered to the public within a parked or stationery vehicle by way of a service window or kiosk, where goods, money or materials are exchanged.

Driveway means a defined area providing access for motor vehicles from a public or private street or a lane to facilities such as a parking area, parking lot, loading space, private garage, building or structure.

Dock means a temporary or permanent structure for the mooring or docking of boats or other water transportation, attached to or forming part of the mainland.

Dry Cleaning or Laundry means (1) a premises used for the purpose of receiving articles or goods of fabric to be subjected to the process of laundering or dry cleaning at another location and may include facilities for the pressing or ironing of such articles; or (2) means a premises where coin-operated laundry machines, using only water and detergent, are made available to the public for the purpose of cleaning laundry.

Dry Industry means an industry which by the nature of its operation, process or fabrication of raw materials or service rendered does not require a water supply other than that available from within the limits of the lot upon which the use is located and from which the only waste water discharges are stormwater drainage, or sanitary sewage produced by normal sanitary and eating facilities required for employees.

Dwelling, Accessory means a use, separate building, or structure, which is usually incidental, subordinate, exclusively devoted to and located on the same lot as the principal use, building or structure.

Dwelling, Detached means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, but shall not include hotels, boarding and rooming houses, motels and institutions.

Dwelling Unit means a room or rooms which function as a housekeeping unit used or intended to be used as a domicile by one or more persons, in which a kitchen, living quarters and sanitary facilities are provided for the exclusive use of the residents and with a private entrance from outside the building or from a common hallway or stairway.

Dwelling Unit, Accessory means a dwelling unit which is accessory to a permitted non-residential principal use.

Dwelling Unit, Multi-unit means a building containing more than one dwelling unit, each of which may be accessed from a shared entrance to the building.

Dwelling Unit, Secondary means a second self-contained residential dwelling unit which is subordinate to a principal residential dwelling, with its own cooking facility, sanitary facility and sleeping area, which is located within a detached, semi-detached, or townhouse dwelling.

Dwelling Unit, Semi-detached means a building divided vertically by a common wall above finished grade into two separate dwelling units, each such dwelling unit having an independent entrance either directly from outside the building or through a common vestibule.

Dwelling Unit, Townhouse means a building divided vertically both above and below grade into three or more separate dwelling units, each such dwelling unit having two independent entrances directly from outside the building.

Emergency Service Facility means a building that houses emergency personnel, their supplies and vehicles and may include an ambulance response facility, fire station or police station.

Encroachment means an intrusion or advancement into a required yard or setback.

Entrance, when used with reference to a lot, means an unobstructed passageway used to provide vehicular access from the travelled portion of a street, private road, or lane to a driveway.

Equipment Rental Establishment means a building or part thereof where residential, commercial and industrial equipment is kept for rental to the general public and includes such items as lawn and garden tools, floor cleaning equipment, masonry tools, painting and decorating equipment, moving tools, plumbing tools, power tools and other similar items.

Equipment Storage means a building or buildings used for the purpose of equipment storage.

Existing means present on the date of the passing of this By-law.

Expand means:

- a) to increase the area or height of a building or structure; or
- b) to increase the capacity of a septic system.

“Expanded” and “Expansion” shall have corresponding meanings.

Fence means a barrier enclosing or bordering a field, yard, lot, etc. which is used to prevent entrance, to confine or to mark a boundary. For the purposes of this definition, a vegetated barrier is not considered a fence.

Floor Area means the horizontal area of a storey or half storey, measured between the interior faces of the exterior walls at the floor level of such storey or half storey.

Floor Area, Gross means the aggregate of all floor areas of a building or structure including a walkout basement.

Floor Area, Net means the aggregate of the floor area of a building above or below established grade, but excluding car parking areas within the building, stairways, elevator shafts, service/mechanical rooms and penthouses, washrooms, garbage/recycling rooms, staff locker and lunch rooms, loading areas, any space with a floor to ceiling height of less than 1.8 metres and any part of a basement that is unfinished, is used solely for storage purposes and is not accessible to the public.

Food Truck/Food Stand means a portable structure or vehicle where food is offered. A maximum of 6 outdoor tables may be provided in association with this use.

Forestry means the raising and/or harvesting of timber for the purpose of producing commercial or non-commercial wood products but shall not include the manufacturing or processing of such products.

Fruit and Vegetable Stand means a portable structure or vehicle where fruits and vegetables are offered. A maximum of 6 outdoor tables may be provided in association with this use.

Fuel Depot means a premise where gasoline or other motor fuels and oil are kept for sale and delivery directly into a motor vehicle, and does not include a motor vehicle repair facility, car wash or a motor vehicle service centre.

Garage, Detached means a detached accessory building or portion of a dwelling house which is designed or used for the sheltering of private motor vehicles and storage of household equipment incidental to the residential occupancy and which is fully enclosed and roofed and excludes a carport or other open shelter.

Gasoline Pump Island means a gasoline pump island used to dispense gasoline solely to vehicles owned or leased by the occupant of the lot where such gasoline pump island is located.

Gazebo means a free standing, roofed accessory structure which is not enclosed, except by means of screening or glass and which is utilized for recreational purposes in conjunction with the main building.

Grocery Store means a retail establishment engaged in the business of selling groceries, meat, fruit and vegetables to the general public.

Group Home shall mean a single-detached dwelling unit in which not more than 10 unrelated residents excluding staff, reside in a household under the appropriate supervision of

supervisory personnel, who may also reside in the dwelling unit, and which is licensed and/or approved for funding under provincial statutes and in compliance with municipal by-laws. A dwelling unit occupied for the purpose of providing shelter for persons on parole or released from penal institutions, or for persons ordered to reside there as a result of a conviction of a criminal offence is not a group home.

Guest Cabin means a dwelling unit for guest accommodation accessory to an existing dwelling and which contains no kitchen.

High Water Mark means the location where the high water level of a lake or river meets the land.

Home Industry means a small-scale occupation which is accessory to a detached dwelling or agricultural operation and which is operated in whole or in part within an accessory building to the primary use. A home industry does not include a motor vehicle repair shop.

Home Occupation means an occupation or business which is conducted entirely within a dwelling unit and which is clearly subordinate or incidental to the principal use of the dwelling unit for residential purposes.

Hostel means a budget-oriented, shared-room accommodation that accepts individual travelers or groups for short-term stays, and that may provide common areas and communal facilities. A dwelling unit for the owner may be part of the hostel.

Hotel means a premises in which temporary lodging or sleeping accommodation are provided to the general public and may include accessory services such as restaurants, meeting facilities, recreation facilities, convention, banquet facilities and staff accommodations.

Improved Public Street means a road that is maintained year-round by the Municipality.

Industrial Equipment Repair Sales and Rental Establishment means a building or part thereof where residential, commercial and industrial equipment is kept for rental to the general public and includes such items as lawn and garden tools, floor cleaning equipment, masonry tools, painting and decorating equipment, moving tools, plumbing tools, power tools and other similar items.

Industrial Use means a premise used primarily for the purpose of manufacturing, processing, fabrication, assembly, treatment, packaging, and incidental storage of goods and materials and may include accessory sales and distribution of such products.

Kennel means a building or structure where domestic household pets are kept, raised, trained and/or boarded for commercial purposes.

Kitchen means a room or part of a room where food is stored, prepared or cooked or which has cooking appliances or a sink.

Landscaped Buffer means an open space free of buildings or structures which is used for the growing and maintenance of grass, flowers, shrubs or other landscaping or natural vegetation.

Lane means a public thoroughfare, whether or not improved for use, and which affords only a secondary means of access for vehicular traffic to abutting lots and which is not intended for general traffic circulation.

Library shall mean a building containing printed, electronic and pictorial material for public use for purposes of study, reference, programming and recreation.

Loading Space means an unobstructed area of land which is used for the temporary parking of one or more commercial motor vehicles while merchandise or material are being loaded or unloaded from such vehicle.

Lodge means a facility offering rental accommodations and dining for guests and/or the public, as well as resource-based and cultural services which may include but not limited to eco tours, fishing excursions, hunting excursions, artisan studio, training centre, educational centres, interpretative activities, athletic facilities and/or entertainment. Rental accommodations shall be in tents, housekeeping cottages, housekeeping cabins, motel blocks or as part of the principal lodge building.

Lot means a parcel of land which is capable of being legally conveyed in accordance with Section 50 of the Planning Act R.S.O. 1990 c.P. 13 or is described in accordance with a registered Plan of Condominium.

Lot Area means the total area within the lot lines of a lot.

Lot Coverage means the area of a lot covered by all buildings and structures excluding decks less than 1.2 metres in height but including all permitted structures appurtenant to a lot such as a boathouse.

Lot Frontage means the horizontal distance between the two lot lines which intersect the front lot line of a lot, except:

- i) where the front lot line is not perpendicular to the side lot lines and the said lot lines are parallel, lot frontage means the horizontal perpendicular distance between the side lot lines or;
- ii) where the front lot line is not a straight line and the side lot lines are not parallel, the lot frontage is to be measured by a line 8 metres back from and parallel to the chord of the lot frontage, and for the purpose of this paragraph, the chord of the lot frontage is a straight line joining the two points where the side lot lines intersect the front lot line; and,

- iii) on an island that has not been subdivided, the lot frontage shall be the greatest distance between any two points of the shoreline, and,
- iv) where a lot has two or more frontages on a shoreline the longer shoreline frontage shall be deemed to be the by-law frontage.

Lot Line means any boundary of a lot or the vertical projection thereof.

Lot Line, Exterior means any lot line other than a front lot line which is also a street line.

Lot Line, Front means, in the case of an interior lot, the lot line dividing the lot from the street. In the case of a corner lot, the shorter lot line abutting a street shall be deemed to be the front lot line except, where the lot lines abutting a street are the same length, the lot line used for the principal entrance to the lot shall be deemed to be the front lot line. In the case of a through lot, the lot line used for the principal entrance to the lot shall be deemed to be the front lot line. In the case of a waterfront lot, the lot line that abuts the body of water shall be deemed to be the front lot line or the lot line shall be the outer limit of the shoreline road allowance along the shore of the body of water.

Lot Line, Rear means, except for corner lots, any lot line which is not a front lot line, an exterior lot line or a side lot line. For corner lots, "Rear Lot Line" means a lot line which intersects an exterior lot line.

Lot Line, Side means, except for corner lots, a lot line which intersects a front lot line or an exterior lot line. For corner lots, "Side Lot Line" means a lot line, other than an exterior lot line, which intersects the front lot line.

Lumber Yard means a building, structure or yard in which building materials are offered or kept for sale at retail and may include the fabrication of lumber products.

Maintenance Garage, Accessory means a premises where vehicles owned or leased by the occupant of the same premises are repaired or maintained, and is an accessory use to the main use on the property.

Mantle means a sloped area of soils used with a raised leaching bed to create an additional filtering area downstream from the perforated pipes.

Manufacturing and Processing means the use of land, buildings or structures for the assembly or development of a product.

Marina means a building or lot where boat storage, boat repair, boat rental, pier, dock, pump out or jetty facilities or any combination of the foregoing are available and may include gasoline pump facilities for the fuelling of marine vessels and the sale and service of marine or other recreational vehicles as well as accessories thereto.

Marine Facility means an accessory structure which is used to take a boat into or out of a navigable waterway, or to moor a boat. This definition includes a launching ramp, boat lift, or dock but does not include any building or any boat servicing, repair, or sales facility.

Marine Vessel Sales and Service Establishment means a premises where boats, marine watercraft and boat accessories are built, stored, serviced, repaired or kept for sale, or where facilities for the servicing of boats and other marine watercraft are provided.

Mobile Home means any dwelling that is designed to be mobile, and constructed or manufactured to provide a residence for one or more persons certified in accordance with C.S.A. Standard Z240 or 241, but does not include a travel trailer or tent trailer or trailer otherwise designed.

Motel means a premises used to provide temporary accommodation to the travelling public with the rooms being accessed from the outside and may include accessory services such as restaurants, meeting facilities, recreation facilities, banquet facilities and accommodation for staff.

Motor Vehicle means an automobile, truck, motorcycle, and any other vehicle propelled or driven otherwise than by muscular power, but does not include the cars of electric or steam railways, or other motor vehicles running only upon rails, or a motorized snow vehicle, traction engine, farm tractor, self-propelled implement of husbandry or road building machine within the meaning of the Highway Traffic Act.

Motor Vehicle Repair Facility means a premises used to conduct repairs of motor vehicles of a mechanical or structural nature and may include an associated towing service, motor vehicle service station and motor vehicle rentals but does not include a motor vehicle body shop.

Motor Vehicle Sales Establishment shall mean a premises where new and/or used motor vehicles are kept for display, lease or sale, and may include an associated motor vehicle service centre.

Motor Vehicle Service Centre means an establishment primarily engaged in the retail sale of fuels or lubricants for vehicles. Accessory uses may include the sale of vehicles or accessories and minor maintenance or repair operations for such vehicles, other than bodywork or painting.

Museum means a building or buildings used, or to be used for the preservation of a collection of paintings or other works of art, or of objects of natural history, or of mechanical, scientific or philosophical inventions, instruments, models or designs, and dedicated to the recreation of the public, together with any libraries and other offices and premises used or to be used in connection therewith.

Navigable Waterway means a waterway deemed to be navigable by Provincial or Federal Statute.

Non-Complying means a use, building or structure which is permitted by this By-law but which does not satisfy the regulations of the zone in which it is located.

Non-Conforming means a use that is not an identified permitted use for the zone in which it is located.

Nursing Home means a building in which rooms or lodging are provided for hire or pay, with or without meals, and where personal care, nursing services and medical care and treatment are provided or made available.

Office means a premises used for conducting the affairs of businesses, professions, services, industries, governments, or like activities, in which the chief product of labour is the processing and/or storage of information rather than the production and distribution of goods.

Office, Accessory means an office accessory to another use on the same property.

Open Storage Area means land used for the outside storage of equipment, goods or materials in conjunction with a non-residential uses located on the same lot. This definition shall not include a parking area, a delivery space or a loading space or any use otherwise defined in this By-law.

Outdoor Storage means any accessory storage outside of a principal or main building or structure on the lot.

Outdoor Woodstove means an enclosed accessory structure housing a combustion chamber for burning wood that conducts heat through a piping system to the principal building in order to heat the principal building.

Park means an open space area, owned, operated or maintained in whole or in part, by a public authority as a recreational area for public use, including passive and active forms of recreation, designed to serve the neighbourhood and community.

Parking Area means an open area of land not located on a public street, private street or lane which is used for the parking of four or more motor vehicles, but shall not include any area where motor vehicles for sale or repair are kept or stored.

Parking Lot means an area of land used for the private parking of motor vehicles with such use being the principal use of a lot.

Parking Space means an unobstructed space for the parking of a motor vehicle.

Pergola/Pavilion means a structure consisting of parallel colonnades supporting an open roof of girders and cross rafters.

Personal Service Shop means a premises where health and grooming services are provided.

Pit, Sand and Gravel means any open excavation made for the removal of any soil, earth, clay, marl, sand, gravel or unconsolidated rock or mineral to supply such material for construction, industrial or manufacturing purposes. This definition shall not include:

- a) any excavation incidental to the construction of a building or structure for which a building permit has been issued; or
- b) any asphalt plant, cement manufacturing plant or concrete batching plant; or
- c) any wayside pit.

Place of Assembly means premises used for the gathering of groups of people and may include facilities for the preparation and consumption of food or drink but shall not include a place of worship.

Place of Worship means premises used by one or more religious groups for the practice of religious services.

Planting Strip means an area which shall be used for no purpose other than planting a row of trees or a continuous unpierced hedgerow of evergreens or shrubs, not less than 1.5 metres high, immediately adjacent to the lot line or portion thereof along which such planting strip is required herein. The remainder of such planting strip shall be used for no purpose other than planting trees, shrubs, flowers, grass or similar vegetation.

Planting Strip Width means the least horizontal dimension of a planting strip measured perpendicularly to the lot line abutting such planting strip.

Portable Processing Plant means any equipment for the crushing, screening or washing of sand and gravel aggregate materials, but not including a concrete batching plant or an asphalt plant, which equipment is capable of being readily drawn or readily propelled by a motor vehicle and which equipment is not considered permanently affixed to the site.

Premises means the area of a building and/or lot occupied by a business or enterprise. In a multiple tenancy building occupied by more than one business, each business area shall be considered a separate premises.

Private Club means a non-profit, non-commercial organization which carries on cultural, social, athletic or recreational activities and includes the premises of a fraternal or charitable organization.

Private Road means a private thoroughfare not under the jurisdiction of the Corporation or the Province of Ontario.

Provincial Highway means a street under the jurisdiction of the Ministry of Transportation.

Public Authority means any department, appointed agency or commission of the Government of Canada, Province of Ontario or the Township of South Algonquin.

Public Use means any use of land, buildings or structures by or on behalf of a public authority.

Public Works Yard means any land, building and/or structure owned by a public agency and used for the storage, maintenance and/or repair of material, equipment, machinery and/or motor vehicle used in connection with civic works.

Pumphouse means a building with a maximum size of 1.5 square metres used for storage of a water pump, pressure tank or facilities related to pumping water from a waterbody.

Quarry means a place where consolidated rock has been or is being removed by means of an open excavation and processed to supply material for construction, industrial or manufacturing purpose but does not include a wayside quarry or open pit mine.

Reconstruction means the repair, restoration or replacement of a building or structure.

Recreational Camp means a building or structure occupied on a temporary basis for the purpose of conducting recreational activities, including but not limited to hunting, fishing, ATVing and/or snowmobiling.

Recreational Vehicle means a vehicle that provides short term occupancy intended and used exclusively for travel, recreation and vacationing, designed to be self-propelled, and includes such vehicles commonly known as recreational vehicles ("RVs"), motor homes or other similar vehicles but does not include a mobilehome.

Recreational Vehicle Sales means buildings, lands, or structures or part thereof used for the sale and service of recreation vehicles including snowmobiles, boats and all terrain vehicles.

Recreation Trails means a strip of land used for passive recreational uses, seasonal recreational uses, or snowmobiling which connects to different areas in the Township.

Recycling Depot means premises where waste is sorted or otherwise processed for the purpose of being converted to re-usable material.

Restaurant means a premises in which the principal business is the preparation and serving of food and refreshments to the public for consumption at tables within or outside the building and which may include the preparation of food in a ready-to-consume state for consumption off the premises.

Retail Store means a building or part of a building in which goods, wares, merchandise, substances, articles or things are offered or kept for retail sale or rental to the public. This definition shall not include any establishment otherwise defined in this By-law.

Retail Store, Accessory means a retail store accessory to a permitted non-residential use.

Sauna means an accessory building or structure wherein facilities are provided for the purpose of a sauna bath, either dry or wet and may include a change/relaxation room, storage areas and a washroom but not a kitchen or sleeping facilities.

Sawmill means a building, structure or areas where timber is cut or sawed to finished lumber. A sawmill may include drying kilns, and facilities to generate energy from materials resulting from the onsite processing of timber.

School means a Provincially approved institution for academic instruction and may include a public, private or separate school, a vocational school, or a post secondary school such as a college or university.

Septic System means a leaching bed system or a tertiary treatment system, with a treatment unit as defined by the Ontario Building Code, which meets the Treatment Unit Effluent Quality Criteria of Table 8.6.2.2 of the Ontario Building Code.

Setback means the distance between a lot line and the nearest main wall of any building or structure.

Shoreline means the line at which the normal or controlled high water mark of a lake or river meets the land.

Shoreline Buffer Area means lands within the required front yard of a waterfront lot, free of buildings and structures, used solely for the growing, preservation and maintenance of natural vegetation.

Sight Triangle means the triangular space on a lot formed by two intersecting street lines and a line drawn from a point in one street line across such lot to a point in the other street line, each such point being the specified distance from the point of intersection of the street lines (measured along the street lines). Where the two street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangent to the street lines.

Sports Field means an area that provides for recreational activities not located within a building.

Storage Container means the trailer portion of a tractor-trailer unit or transport truck without the running gear, or a rail or seaway container which is traditionally used for the shipping and transportation of goods and materials.

Storey means that portion of a building or structure between any floor level and the floor, ceiling or roof immediately above.

Storey, Half means the portion of a building situated within the roof or having its floor level not lower than four feet below the line where the roof and exterior enclosing walls meet; and when used with reference to a one and a half storey boathouse, means that portion of the boathouse situated between a sloping roof and a floor above the first storey below, of a boathouse.

Street means a highway as defined under The Highway Traffic Act, or the Municipal Act or a road which has been opened and assumed and is maintained by the Corporation of the Township of South Algonquin. This definition shall not include a lane or a private right-of-way. "Street allowance" shall have a corresponding meaning.

Street, Improved Public means a street, road or highway under the jurisdiction of the Province of Ontario or the Municipality which has been opened and assumed and is maintained so as to allow normal vehicular access to adjacent properties.

Street Line means the limit of a street allowance and is the dividing line between a lot and a street.

Structure means anything constructed, the use of which requires location on or in the ground, or attached to something having location on or in the ground. This definition shall include swimming pools, hot tubs, and Jacuzzis.

Tavern means a building or part thereof at which alcoholic beverages may be prepared and served for consumption or the premises with or without food.

Temporary Use means a use of land, building or structure for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

Tent means a structure or other fabric, or synthetic materials supported by a pole or poles, rope or other device and includes a yurt.

Tent Trailer/Travel Trailer means any trailer which is designed to be temporarily utilized for living, shelter and sleeping accommodation, with or without cooking facilities and which has running gear and towing equipment permanently attached and a current license and is not permanently affixed to the ground.

Tourist Camp means an establishment that provides sleeping accommodation, with or without meals, including tourist cabins, housekeeping cabin, a motel, a motor court, an auto court, a hotel and all buildings operating under The Tourism Act, as amended.

Use means the purpose for which any portion of a lot, building or structure is designed, arranged, intended, occupied or maintained.

Use, Accessory means a use which is incidental, subordinate and exclusively devoted to a main building or main use and located on the same lot therewith.

Veranda means an unenclosed structure attached to a building having a floor and roof.

Veterinary Clinic means a building or part of a building where animals or pets are given medical or surgical treatment or grooming, within which there may be shelter facilities provided for short-term overnight medical treatment but shall not include an animal kennel. This definition shall not include any facilities for the cremation or disposal of dead animals.

Warehouse means a premises used for the storage and distribution of goods, wares, merchandise, substances or articles but shall not include facilities for a trucking terminal.

Warehouse, Public Self Storage means a premises used for the temporary storage of household items and secured storage areas or lockers which are generally accessible by means of individual loading doors.

Waste Landfill means a landfill site where garbage, refuse, domestic or industrial waste, exclusive of liquid industrial waste, is disposed of or dumped.

Waterway means a drainage corridor comprising either a natural stream, open drain or floodway, or any combination thereof, that serves to drain lands.

Wayside Pit or Quarry means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Workshop means a building or structure where manufacturing is performed by tradespersons requiring manual or mechanical skills and may include a carpenter's shop, a locksmith's shop, a gunsmith's shop, a plumbing and electrical contractor or a heating /air conditioning contractor's shop, a commercial welder's shop, or similar uses.

Yard means an open, uncovered space on a lot, appurtenant to a building or structure and unoccupied by buildings or structures except as specifically permitted in this By-law.

Yard, Exterior Side means the yard of a corner lot extending from the exterior lot line to the nearest side wall of the main building or structure on the lot but does not include any portion of the front or rear yards.

Yard, Front means a yard extending across the full width of the lot between the front lot line and the nearest front wall of the main building or structure located on the lot.

Yard, Rear means a yard extending across the full width of the lot between the rear lot line and the nearest rear wall of the main building or structure located on the lot but does not include any portion of the exterior side yard.

Yard, Interior Side means a yard extending from the side lot line to the nearest side wall of the main building or structure on the lot but does not include any portion of the front or rear yards.

Zone means a designated area of land use shown on Schedule A to this By-law and includes any special zone used in this By-law.

**SECTION 11
ENACTMENT**

11.1 FORCE AND EFFECT

This By-law repeals By-law 2017-522 and shall come into force and effect on the date it is passed by the Council of the Corporation of the Township of South Algonquin subject to the applicable provisions of the Planning Act, R.S.O. 1990, c.P. 13 as amended.

11.2 READINGS BY COUNCIL

This By-law read and passed on the 6th day of April, 2017.

MAYOR: _____

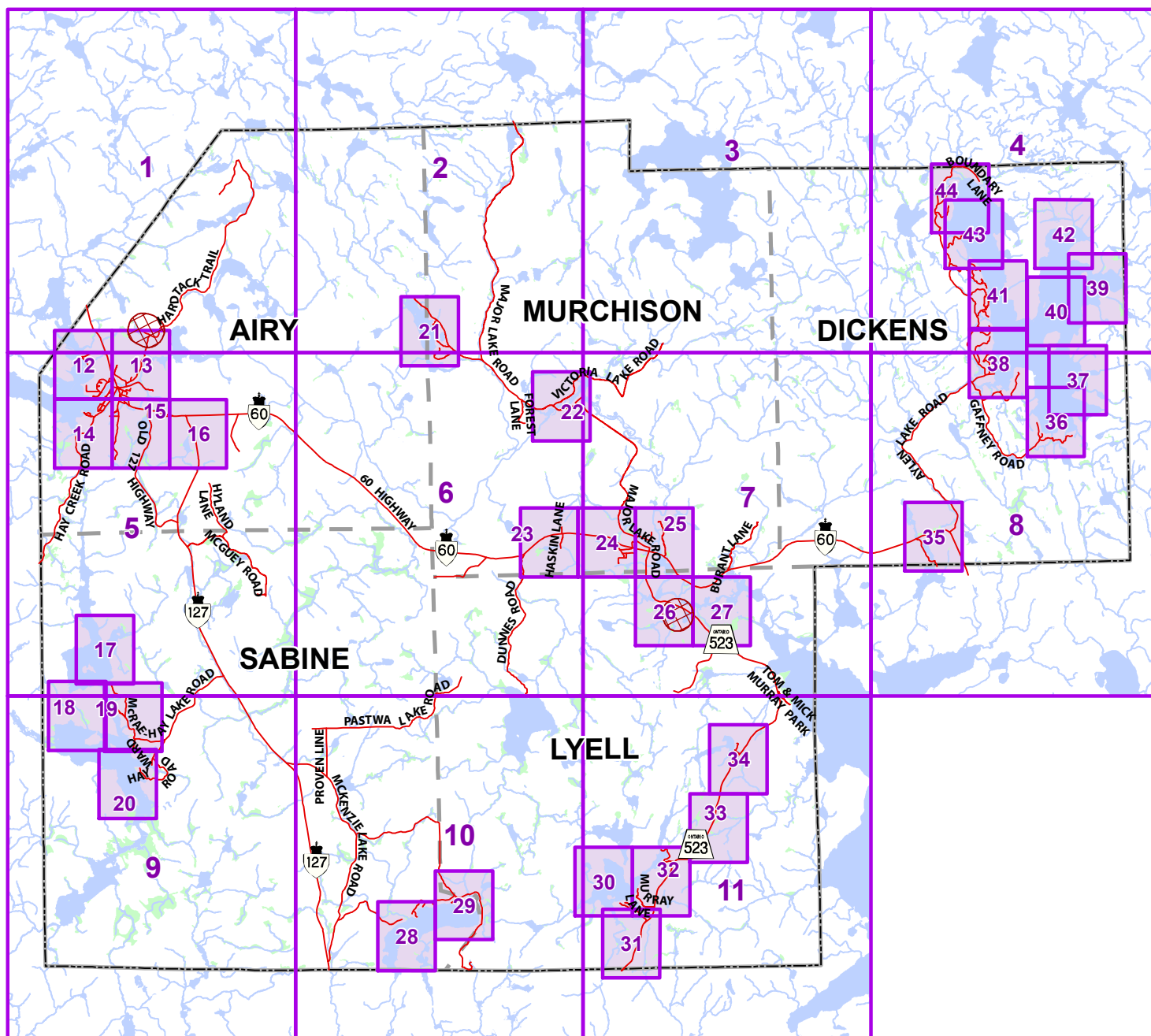
(Municipal Seal)

CAO/CLERK TREASURER: _____

11.3 CERTIFICATION

I hereby certify that the foregoing is a true copy of Zoning By-law No. 2017-527 as enacted by the Council of the Corporation of the Township of South Algonquin, on the 6th day of April, 2017.

CLERK: _____

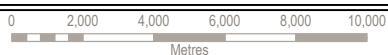


ZONES

R1 Settlement Area Residential	M1 Industrial
R2 Settlement Area Shoreline Residential	MX1 Extractive Industrial - Pit
SR Shoreline Residential	MX2 Extractive Industrial - Quarry
LSR Limited Service Shoreline Residential	WD Waste Disposal
C1 Settlement Area Commercial	CF Community Facility
C2 Shoreline Commercial	RU Rural
C3 Highway Commercial	CL Crown Land
C4 Tourist Commercial	EP Environmental Protection
C5 Camping Commercial	LS Lakeside

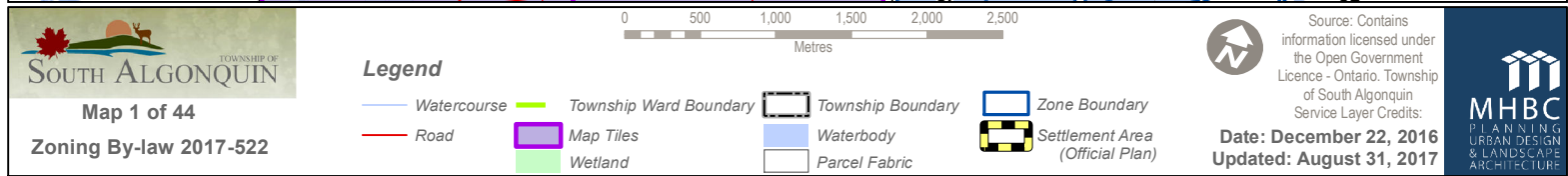
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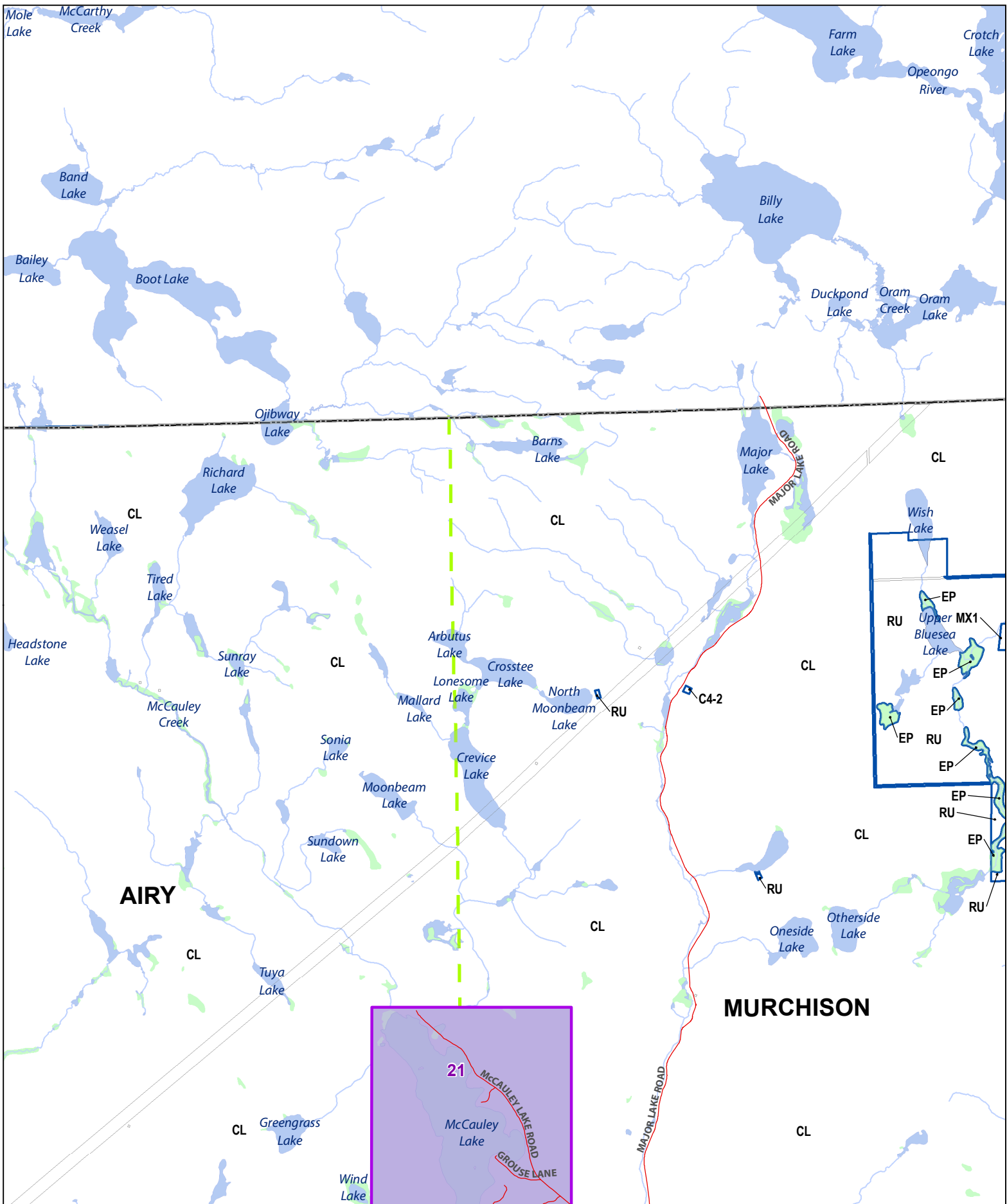
 Watercourse	 Township Ward Boundary	 Township Boundary	 500m Assessment Area
 Road	 Map Tiles	 Waterbody	 Wetland



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Date: December 22, 2016
 Updated: August 31, 2017





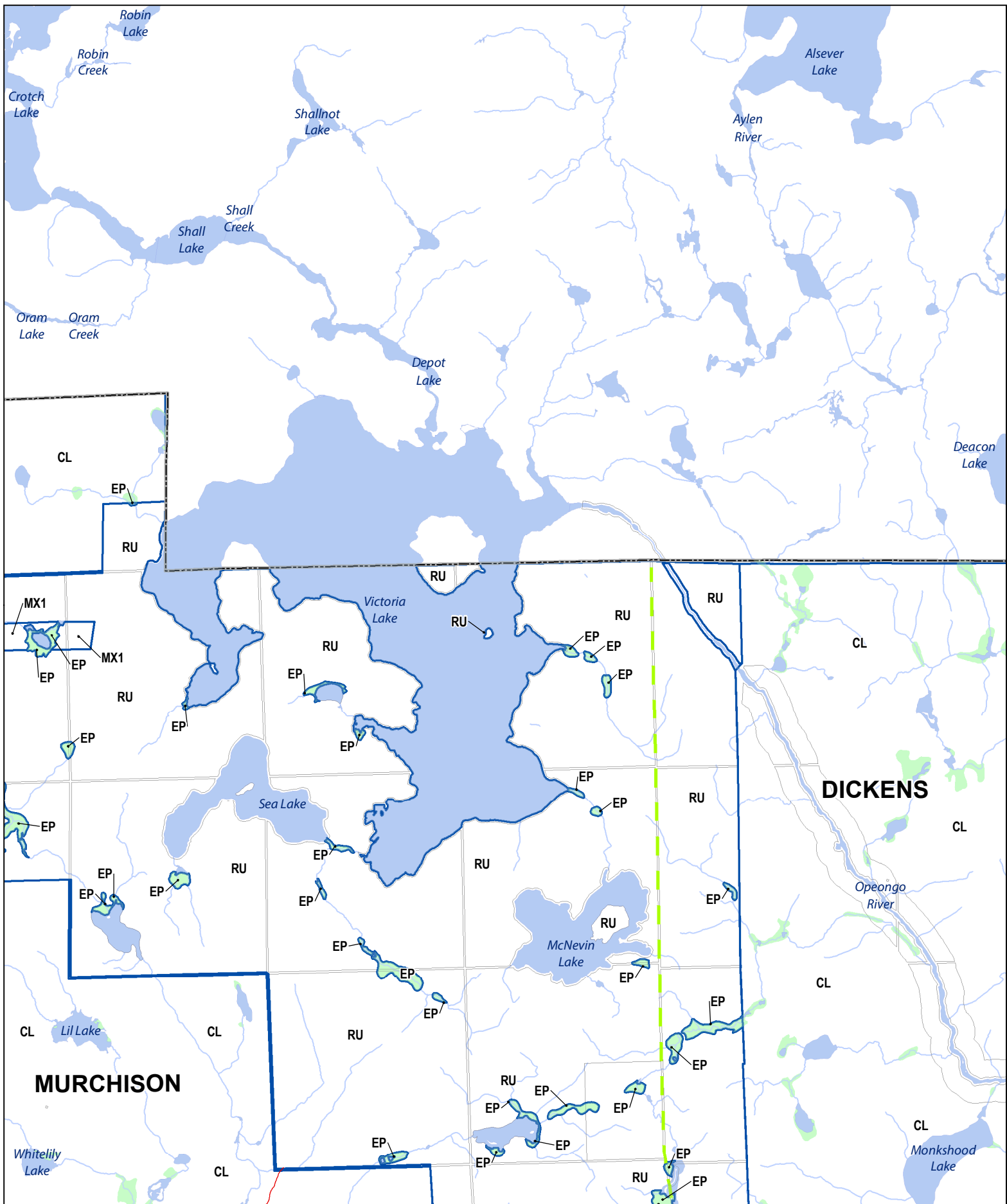
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- Watercourse
- Road
- Township Ward Boundary
- Map Tiles
- Wetland
- Township Boundary
- Waterbody
- Parcel Fabric
- Zone Boundary
- Settlement Area (Official Plan)



Source: Contains information licensed under the Open Government Licence - Ontario. Township of South Algonquin Service Layer Credits:

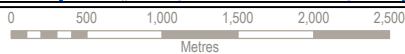
Date: December 22, 2016
Updated: August 31, 2017



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Legend

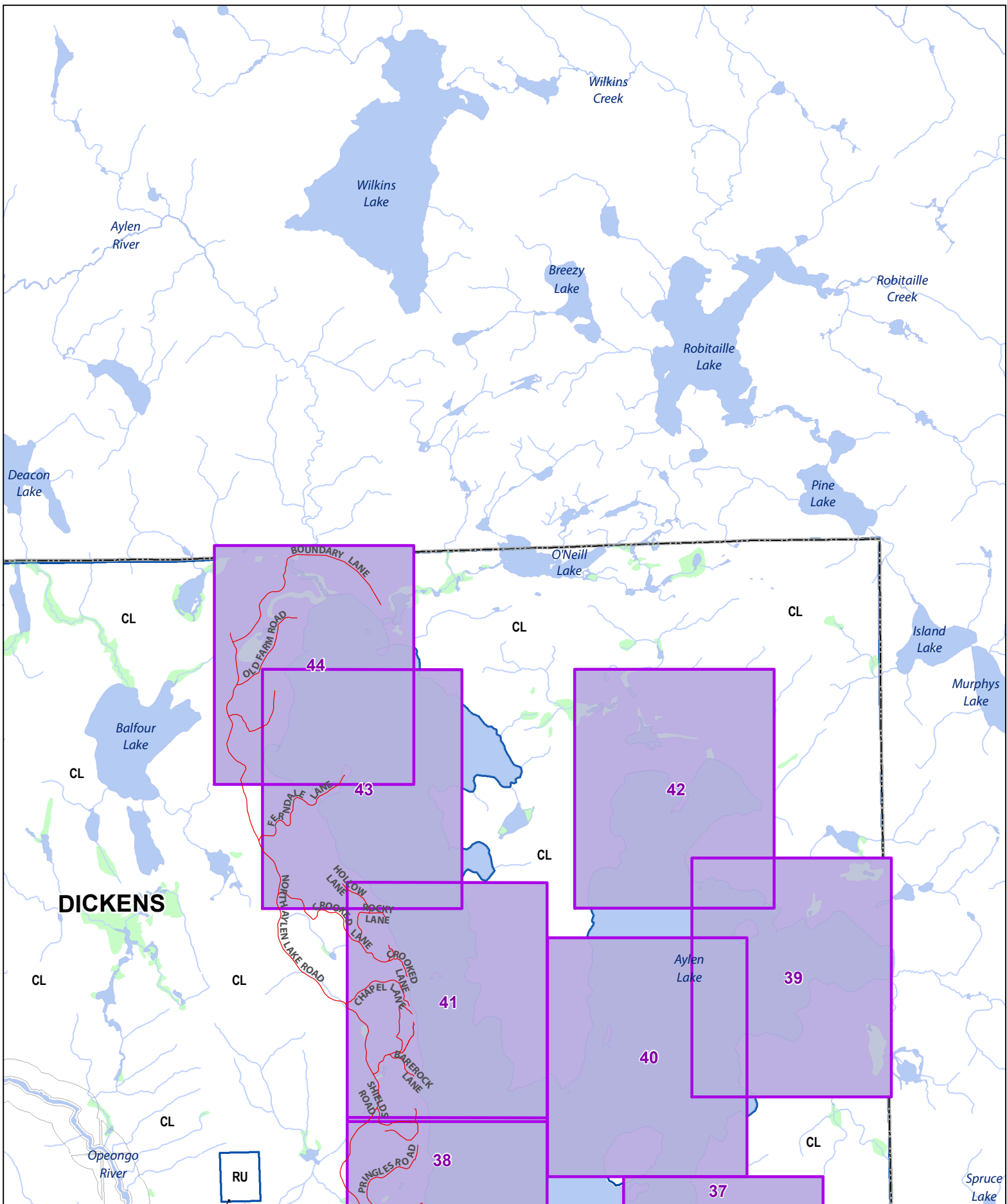
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- Map Tiles
- Wetland
- Waterbody
- Parcel Fabric
- Township Ward Boundary
- Township Boundary
- Zone Boundary
- Settlement Area (Official Plan)



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Map 4 of 44

Zoning By-law 2017-522

Legend

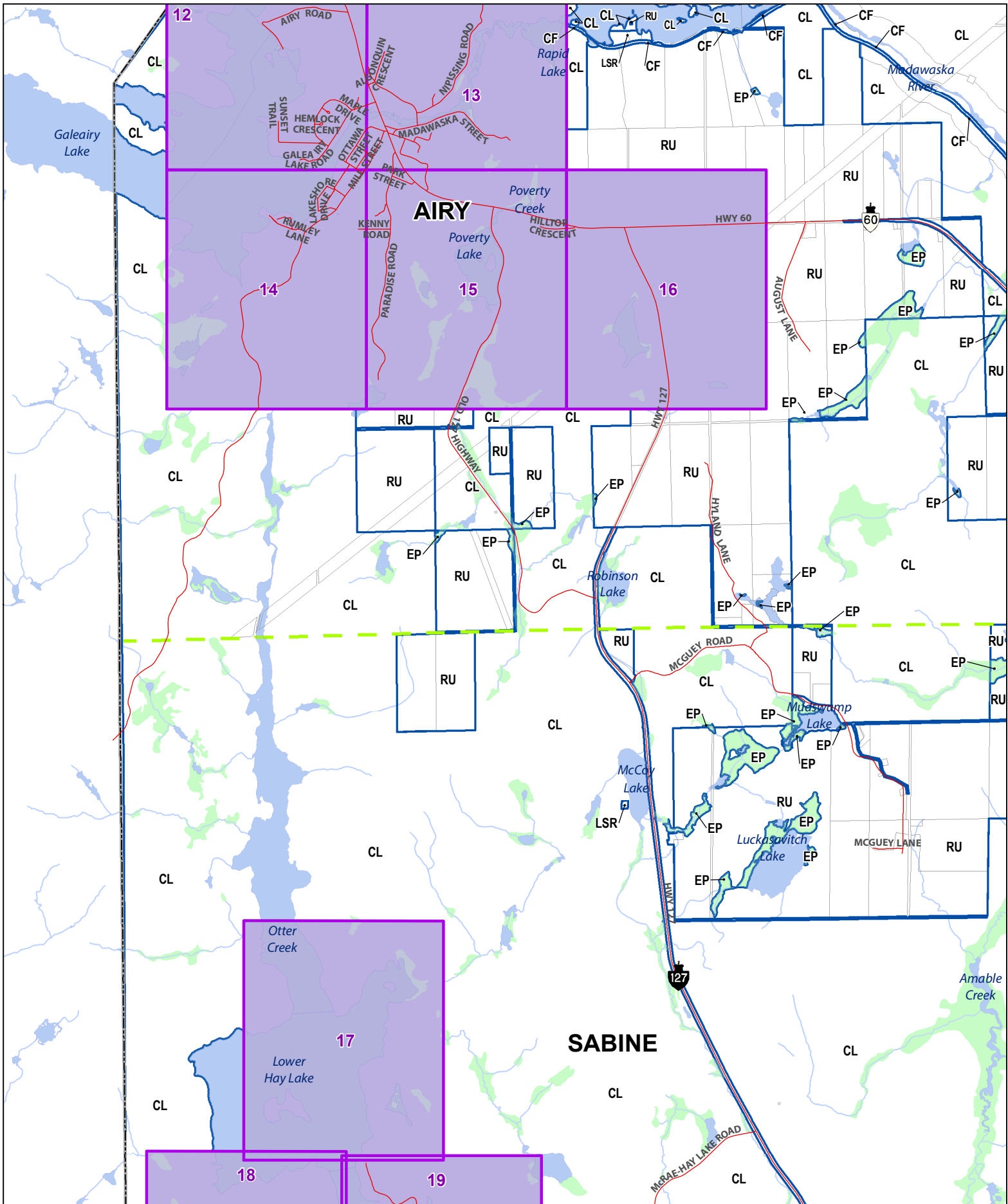
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- Township Boundary
- Map Tiles
- Waterbody
- Wetland
- Zone Boundary
- Settlement Area (Official Plan)
- Parcel Fabric



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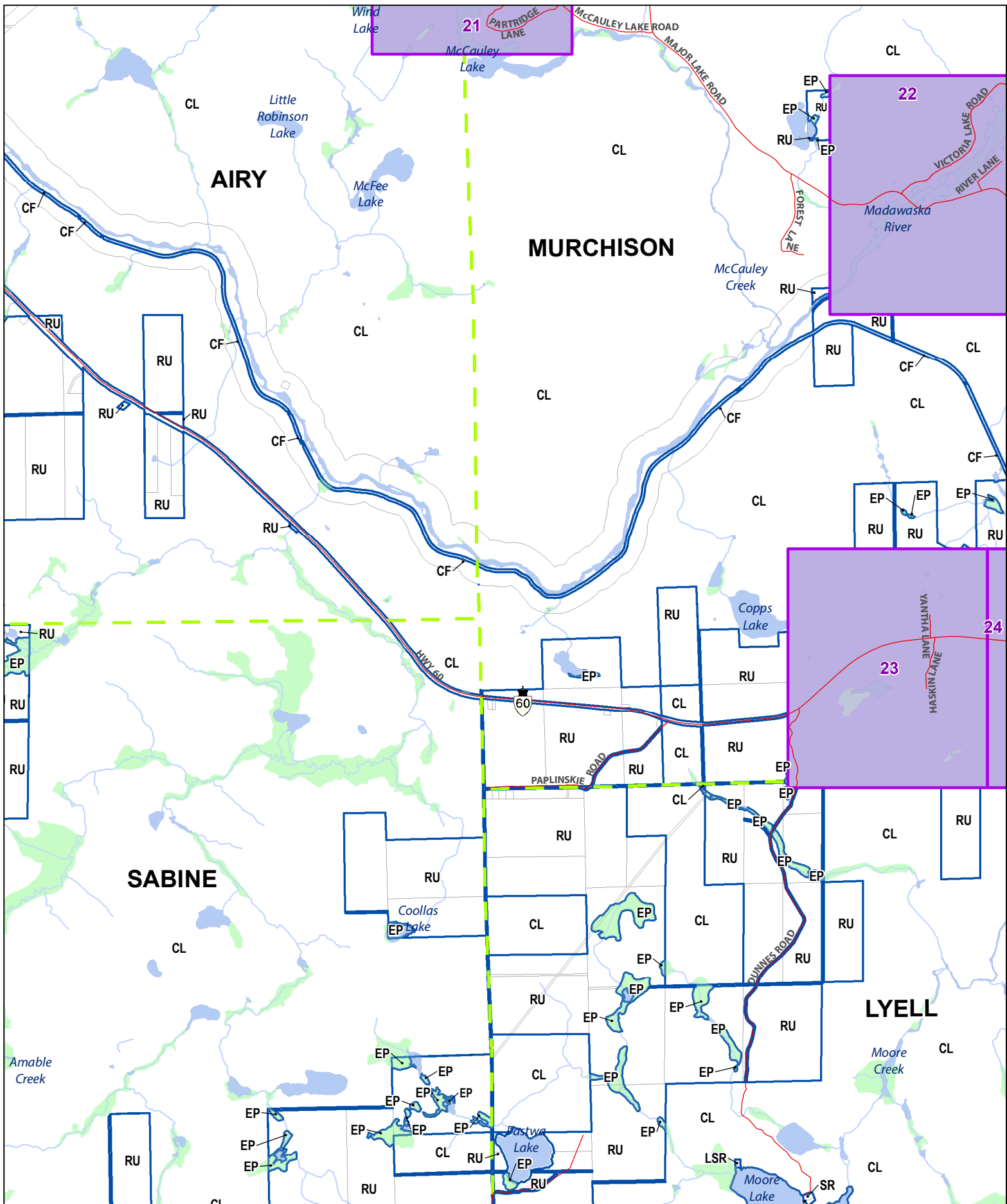
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- Watercourse
- Road
- Township Ward Boundary
- Map Tiles
- Wetland
- Township Boundary
- Waterbody
- Parcel Fabric
- Zone Boundary
- Settlement Area (Official Plan)



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Zoning By-law 2017-522

Legend

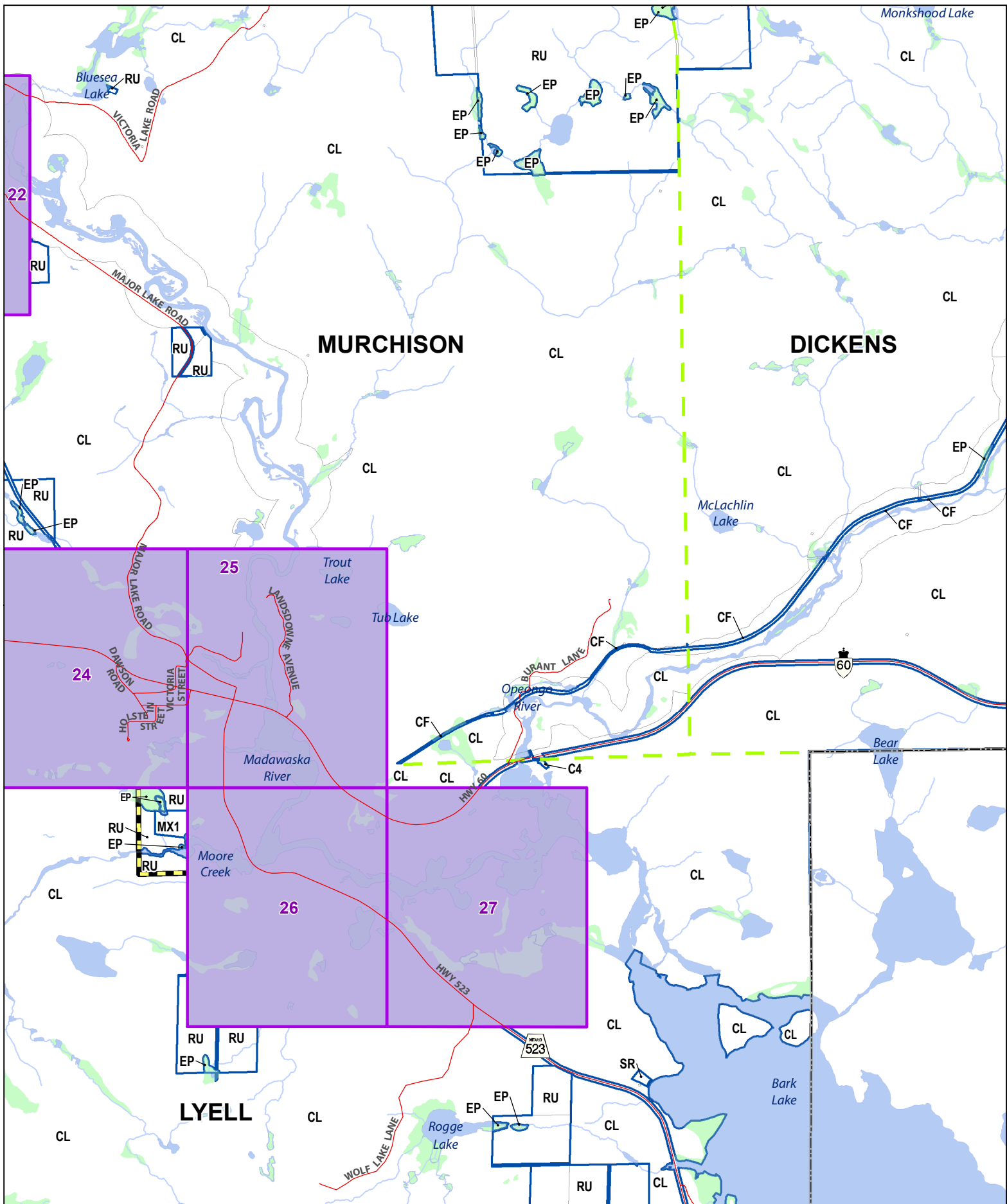
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- Map Tiles
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- Waterbody
- Parcel Fabric
- Zone Boundary
- Settlement Area (Official Plan)



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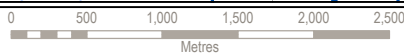
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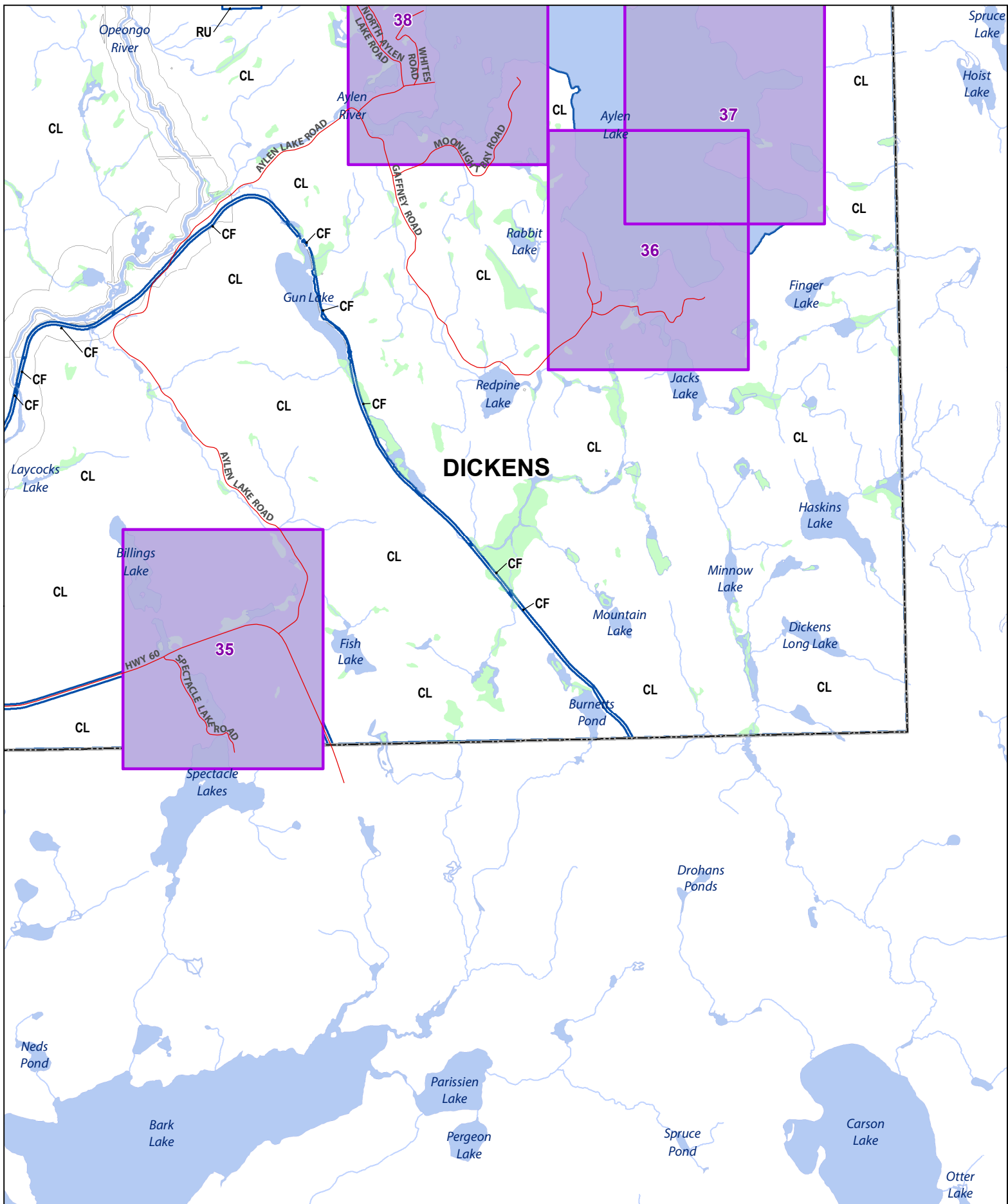
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- Waterbody
- Parcel Fabric
- Zone Boundary
- Township Ward Boundary
- Settlement Area (Official Plan)








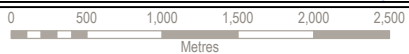
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Updated: August 31, 2017



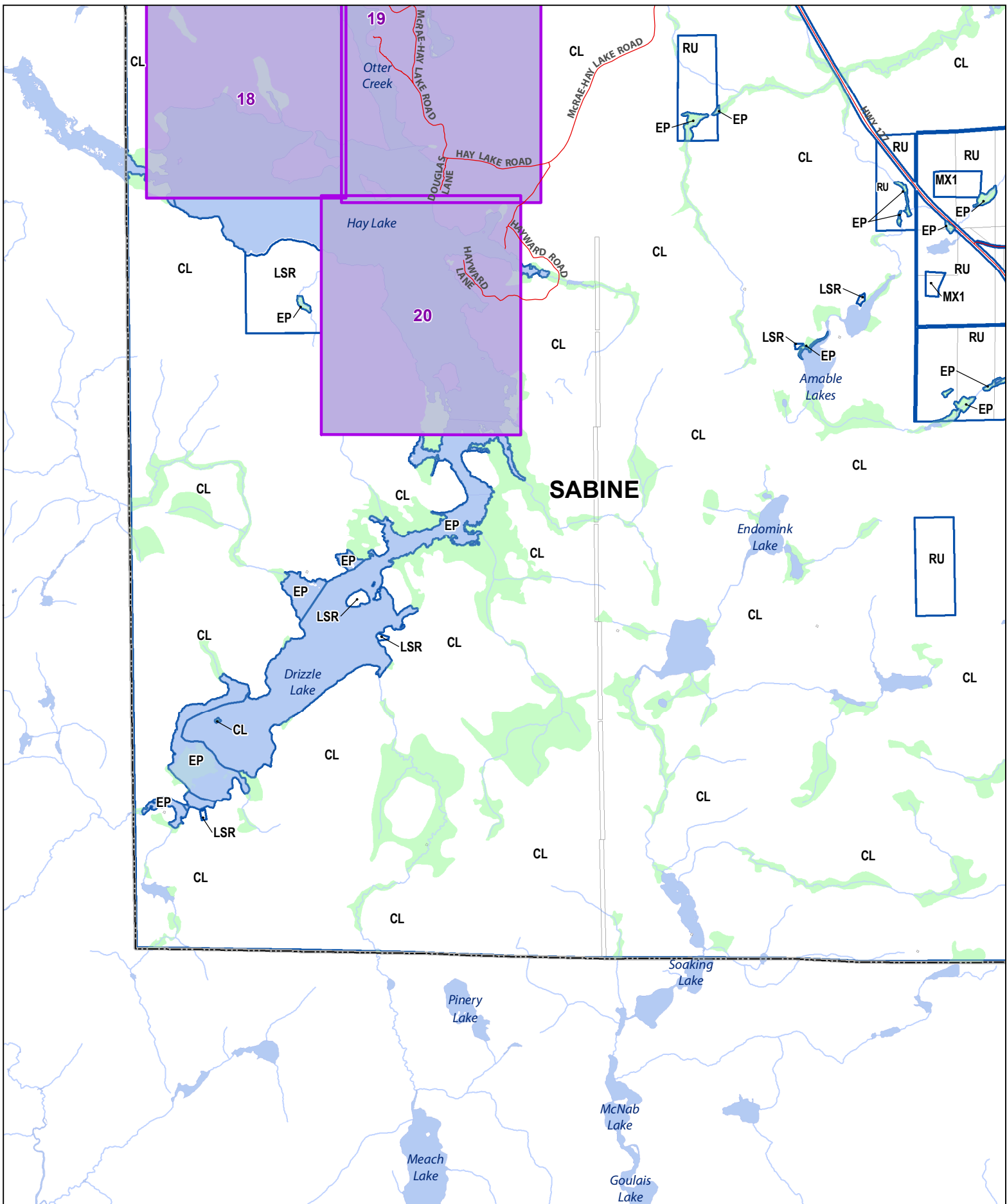
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-  Watercourse
-  Road
-  Township Ward Boundary
-  Map Tiles
-  Wetland
-  Township Boundary
-  Waterbody
-  Parcel Fabric
-  Zone Boundary
-  Settlement Area (Official Plan)



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Updated: August 31, 2017



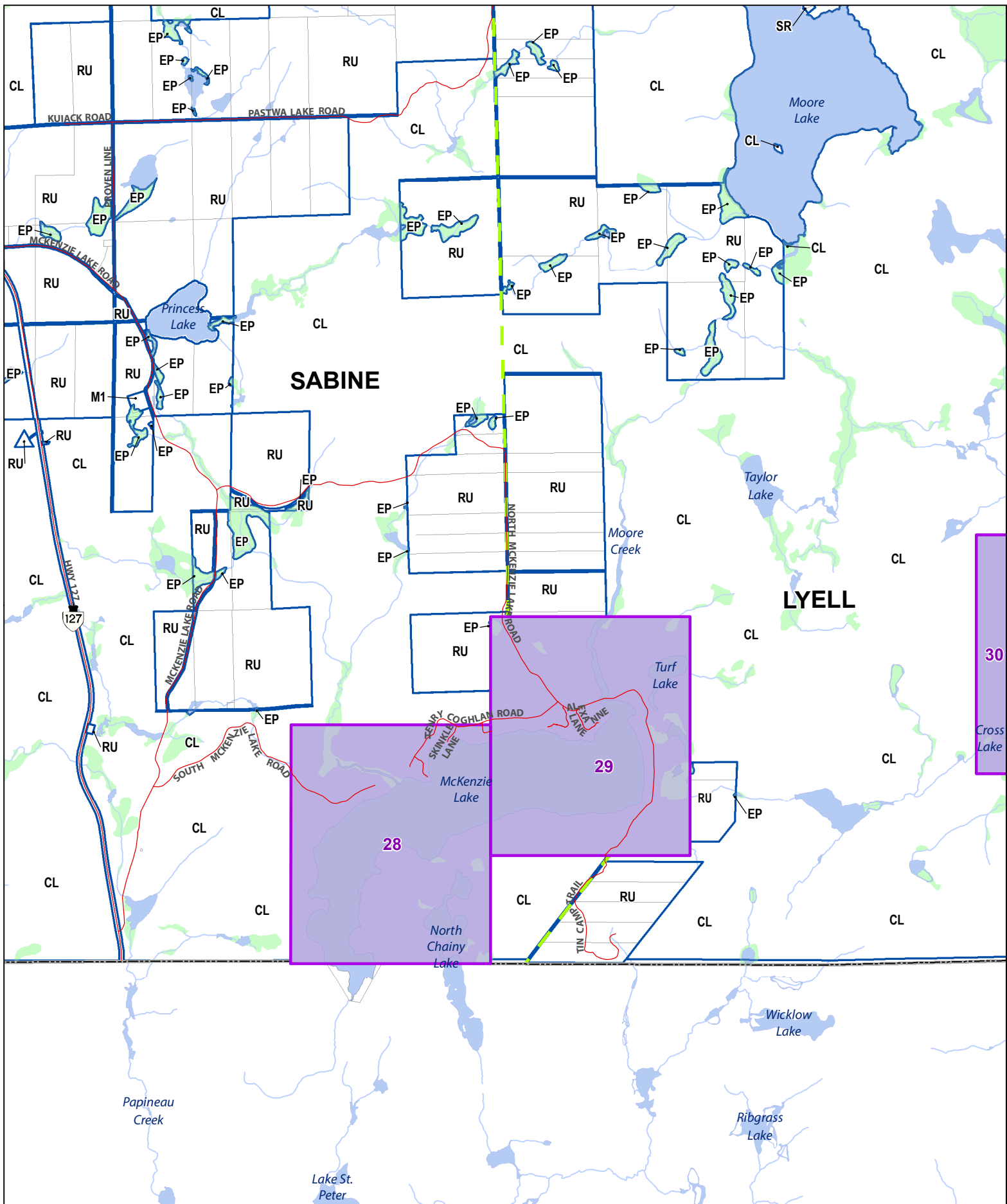
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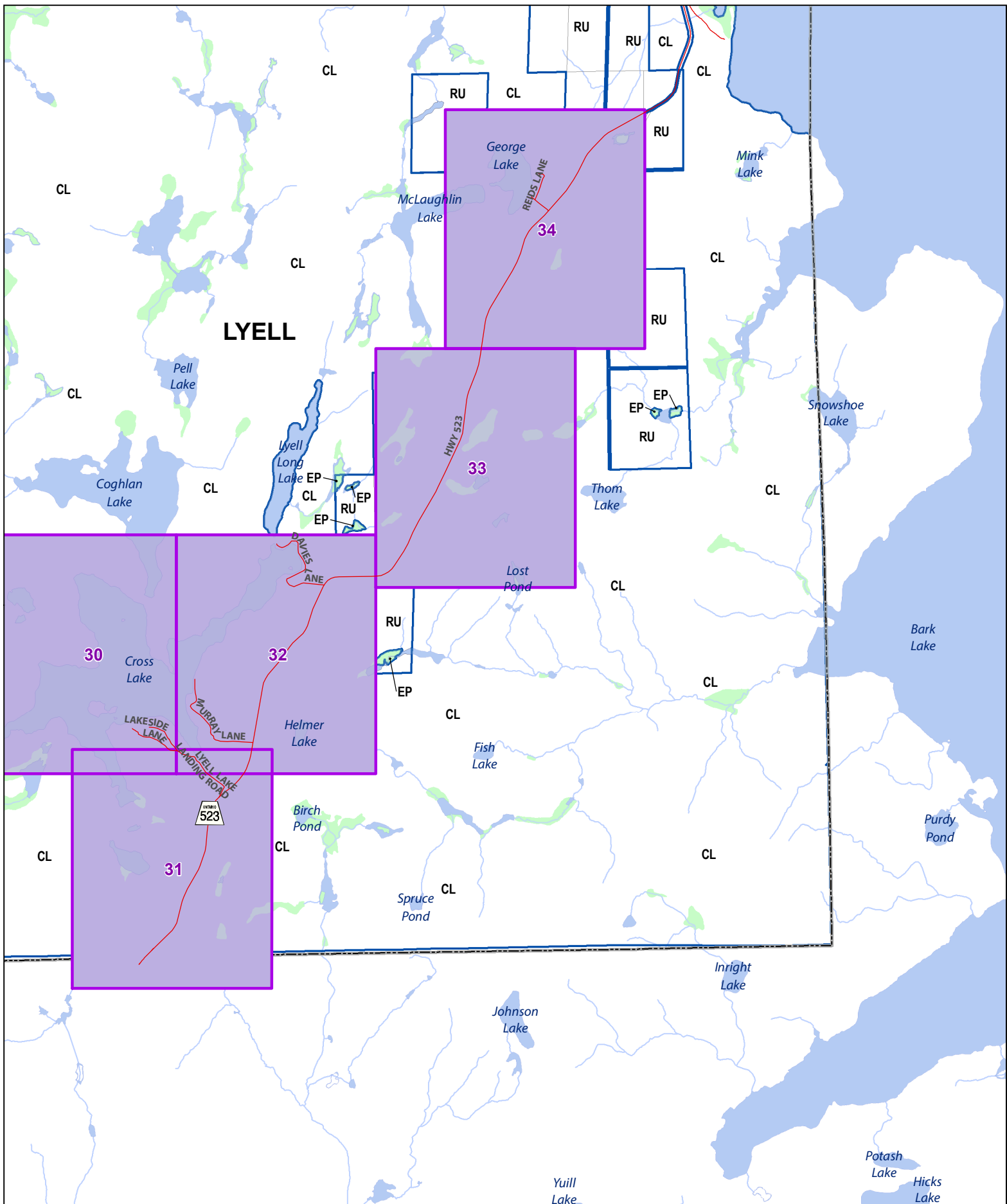
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- Road
- Map Tiles
- Wetland
- Township Boundary
- Waterbody
- Parcel Fabric
- Zone Boundary
- Settlement Area (Official Plan)




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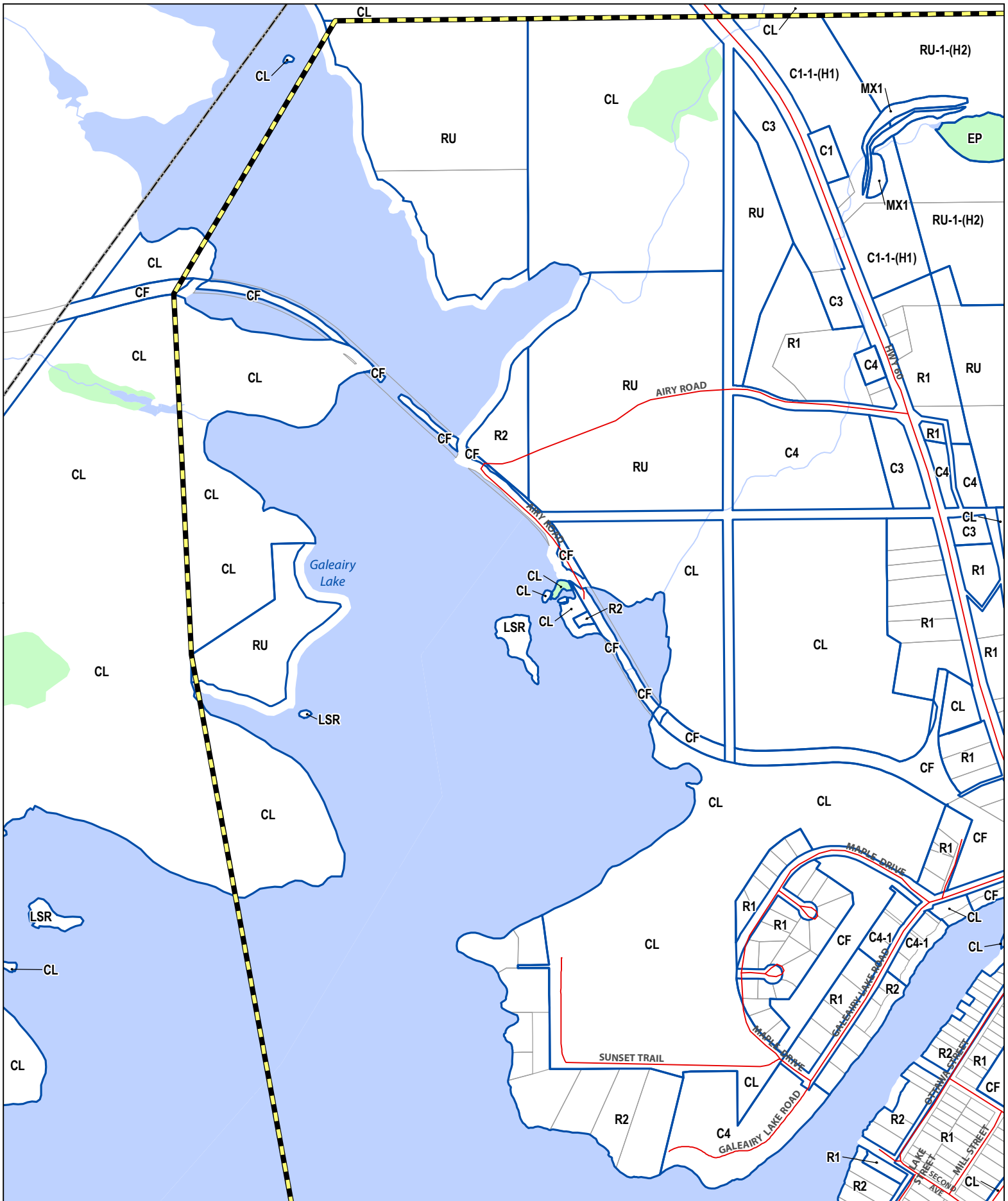
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-  Watercourse
-  Road
-  Township Ward Boundary
-  Map Tiles
-  Wetland
-  Township Boundary
-  Waterbody
-  Parcel Fabric
-  Zone Boundary
-  Settlement Area (Official Plan)



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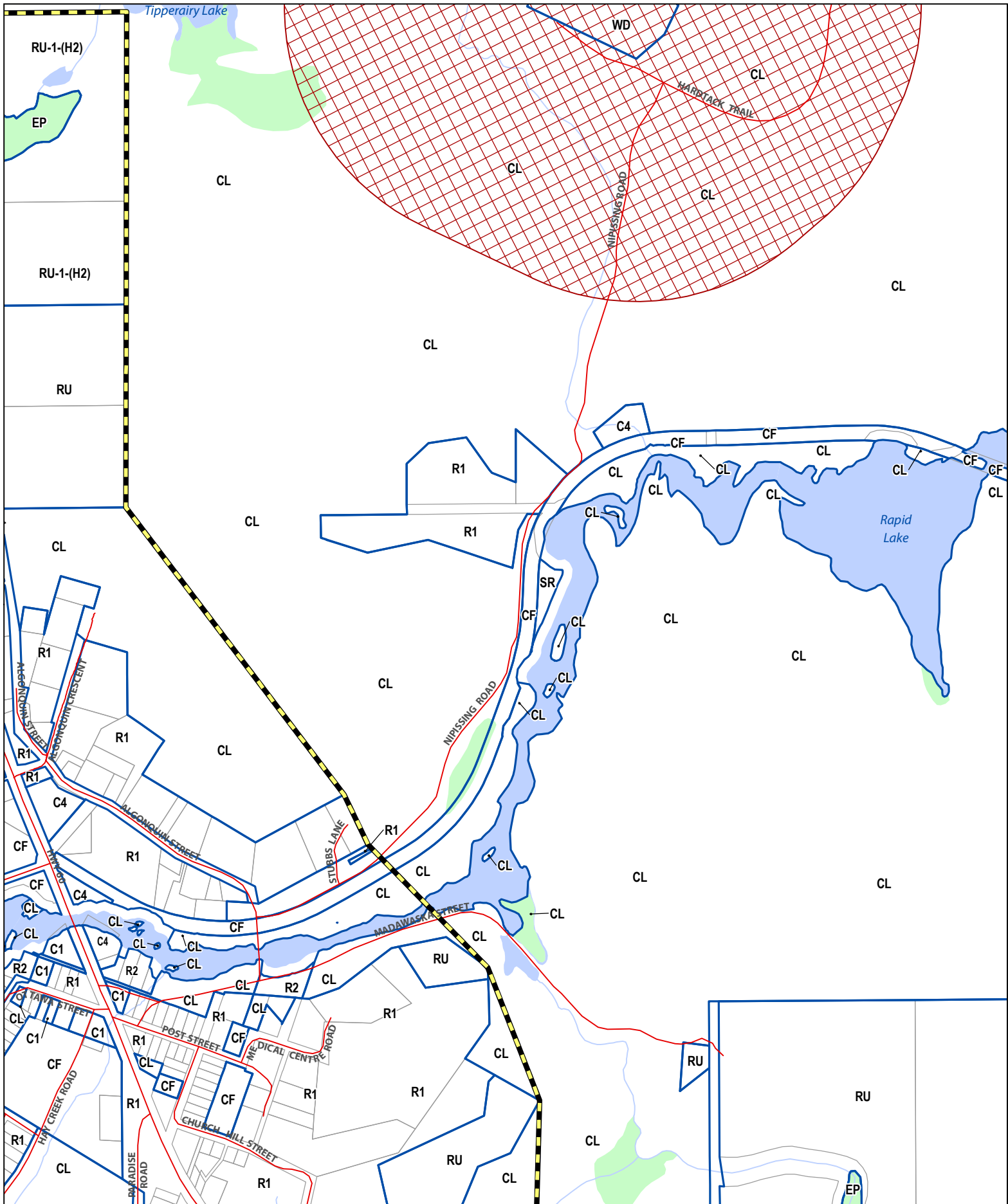
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- Road
- Township Ward Boundary
- Settlement Area (Official Plan)
- Township Boundary
- Waterbody
- Wetland
- Zone Boundary
- Parcel Fabric








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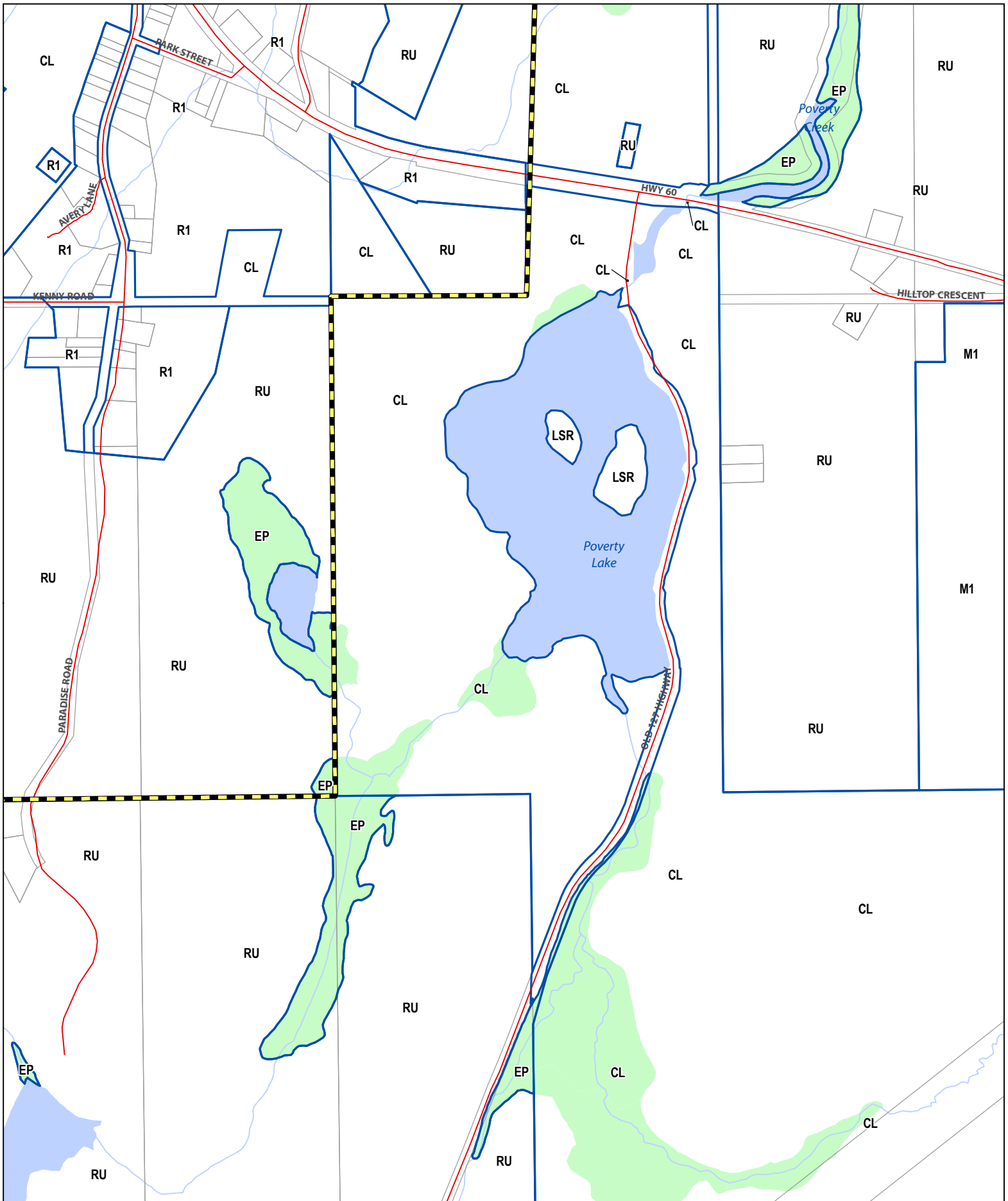
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|  Road |  Settlement Area (Official Plan) |  Waterbody |  Parcel Fabric |
| |  Wetland | | |



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Legend

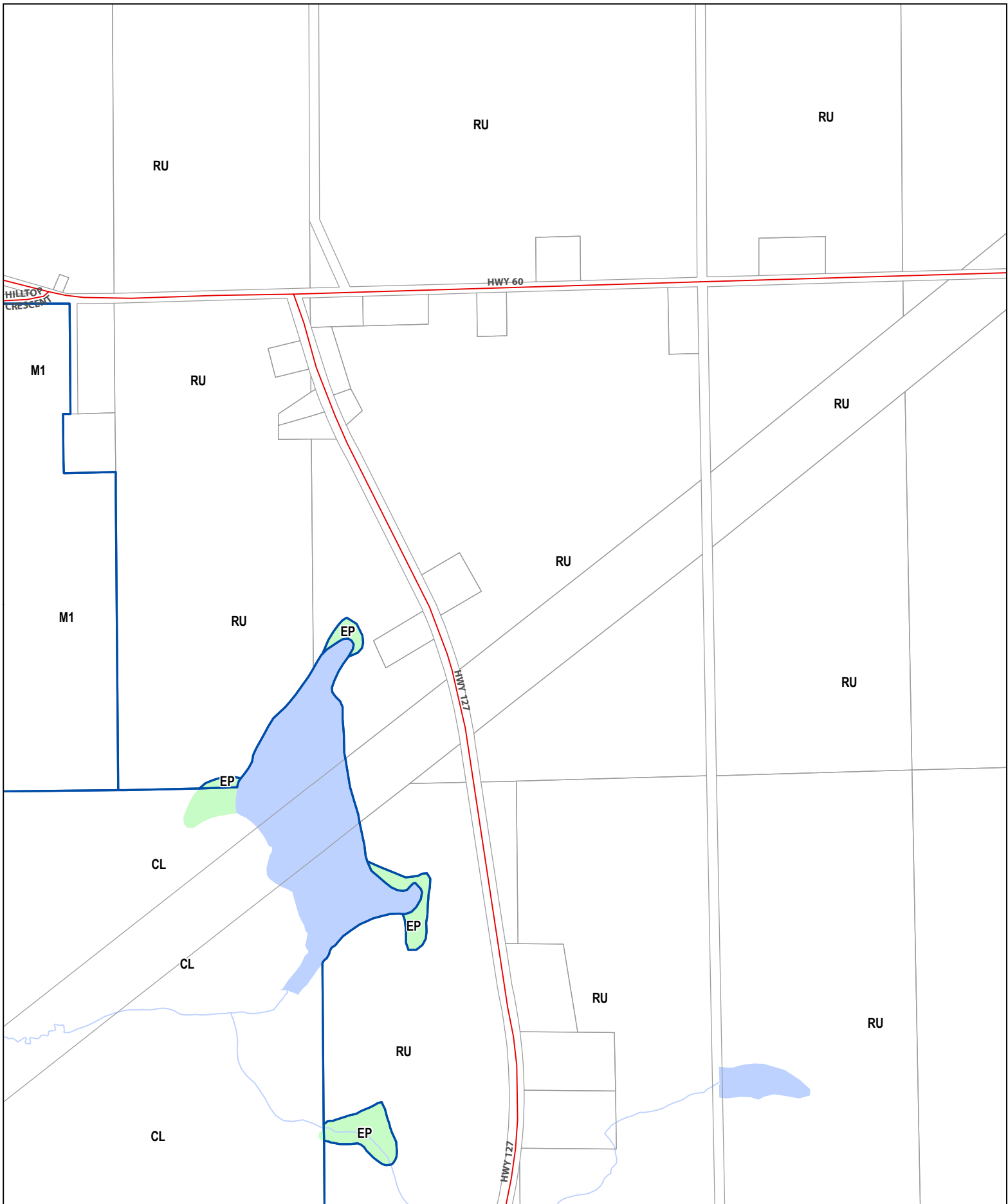
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- Township Boundary
- Zone Boundary
- Parcel Fabric
- Waterbody
- Wetland
- Settlement Area (Official Plan)



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Legend

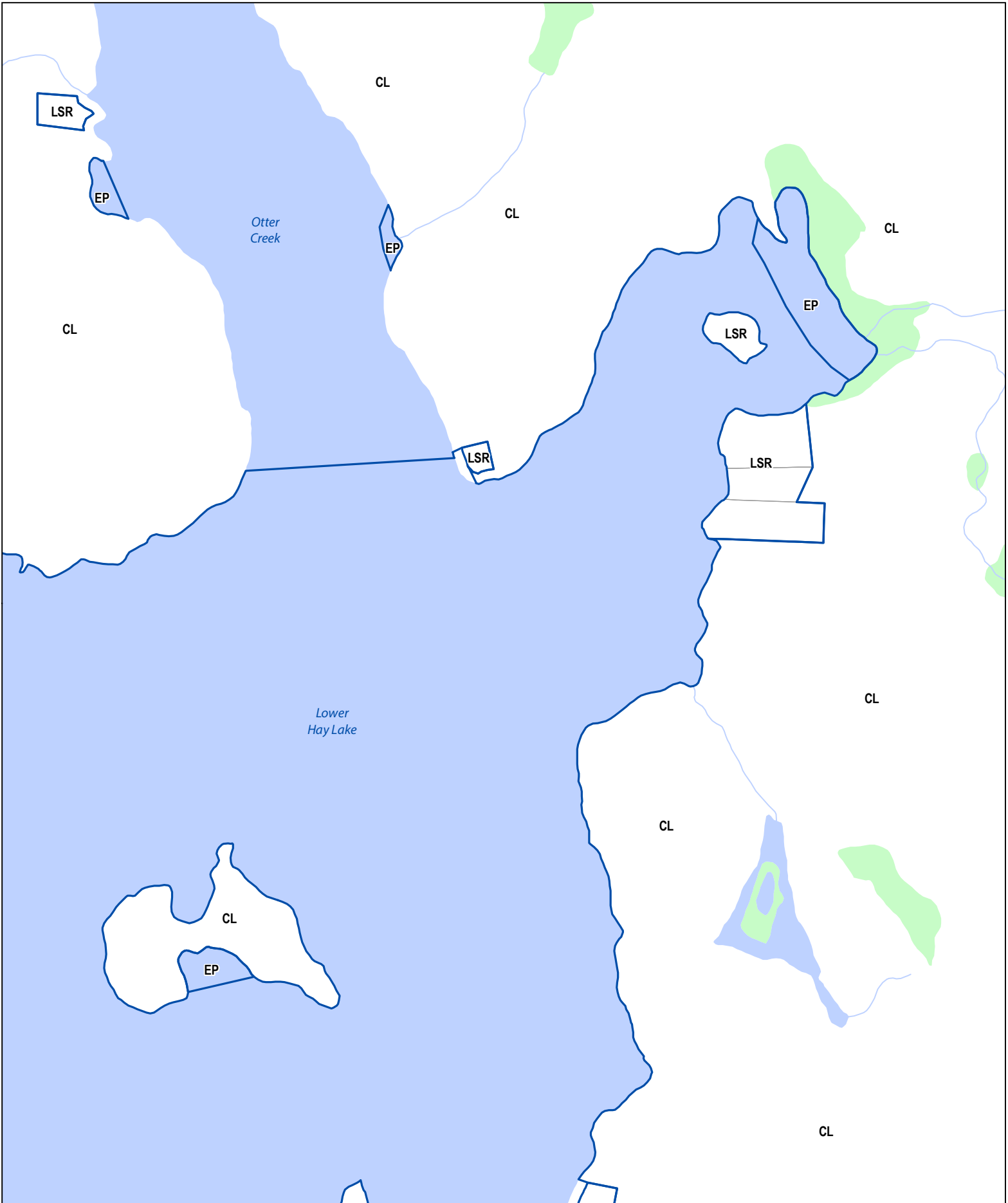
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- Zone Boundary
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- Waterbody
- Wetland
- Parcel Fabric

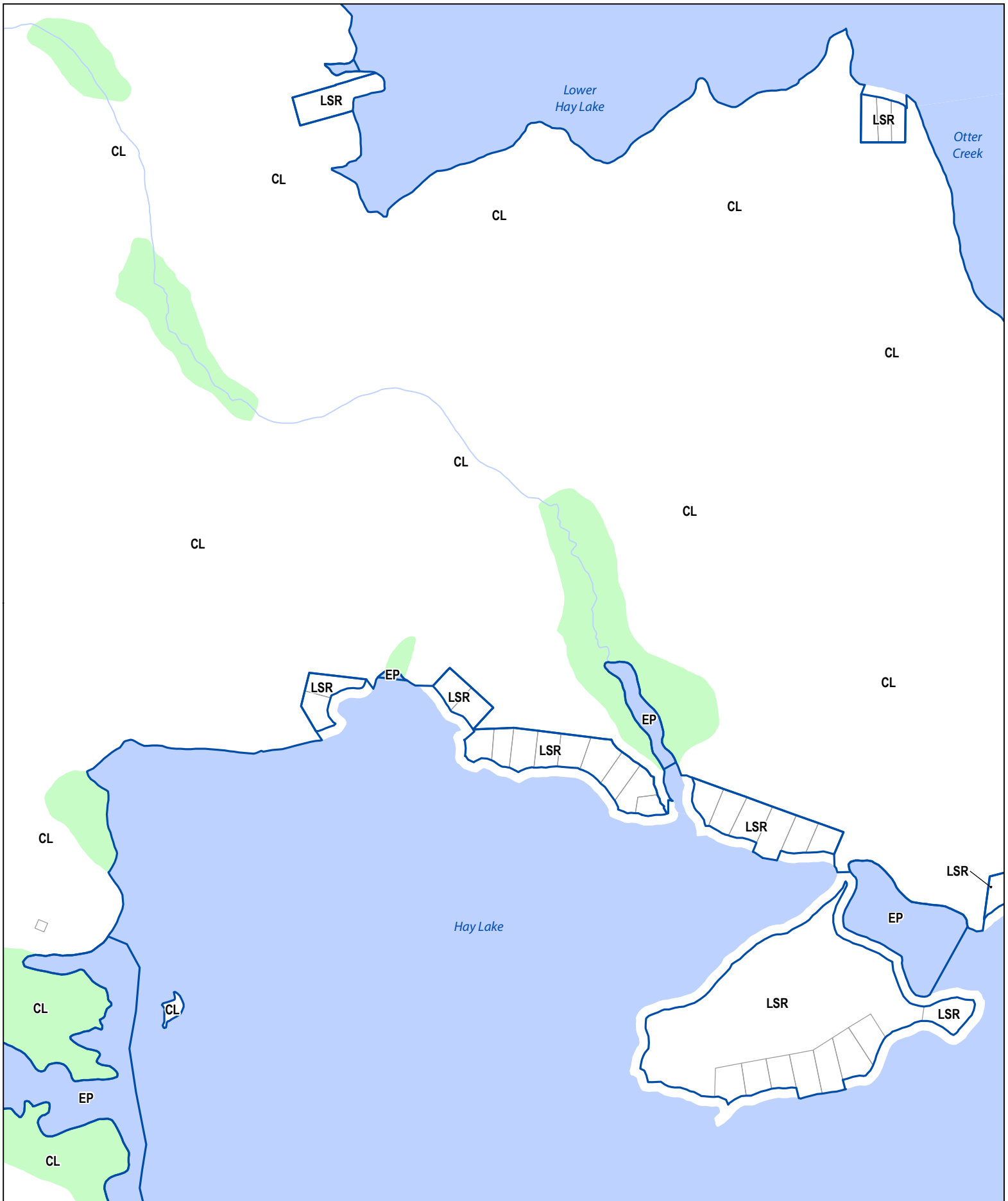


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Map 18 of 44
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Legend

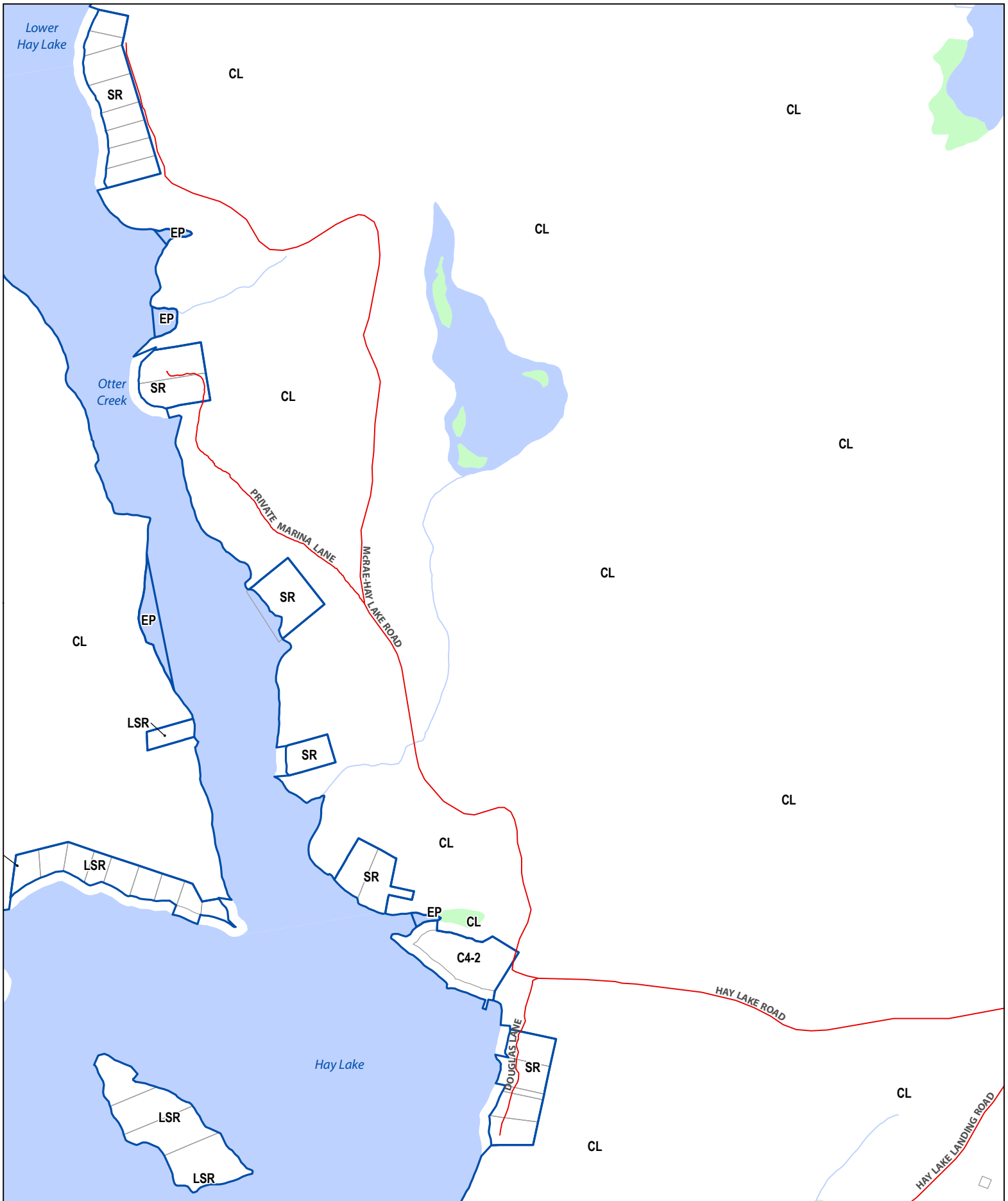
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| Road | Settlement Area (Official Plan) | Waterbody | Parcel Fabric |
| | Wetland | | |



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Zoning By-law 2017-522

Legend

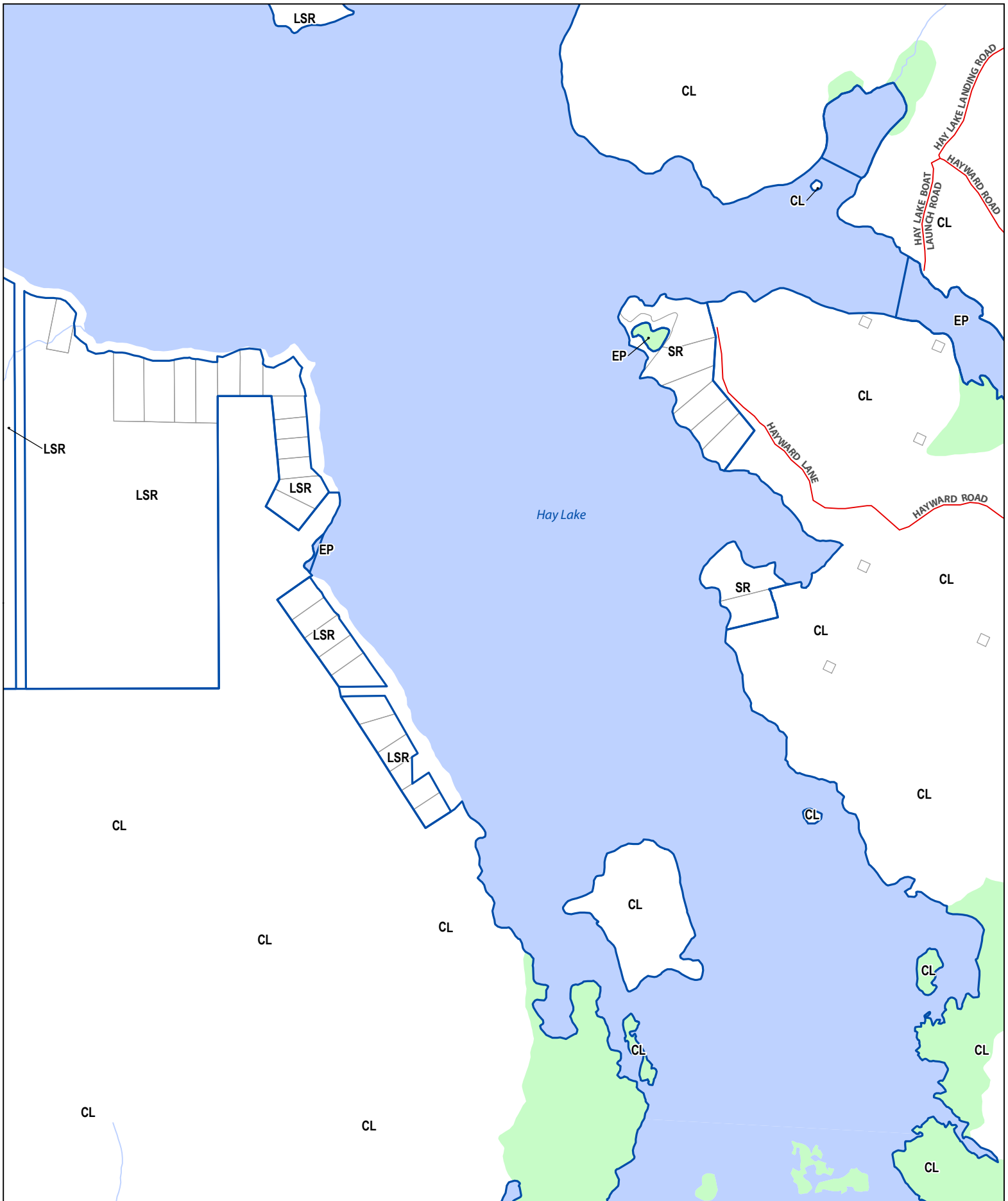
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- Road
- Township Ward Boundary
- Settlement Area (Official Plan)
- Township Boundary
- Waterbody
- Wetland
- Zone Boundary
- Parcel Fabric



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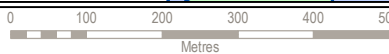
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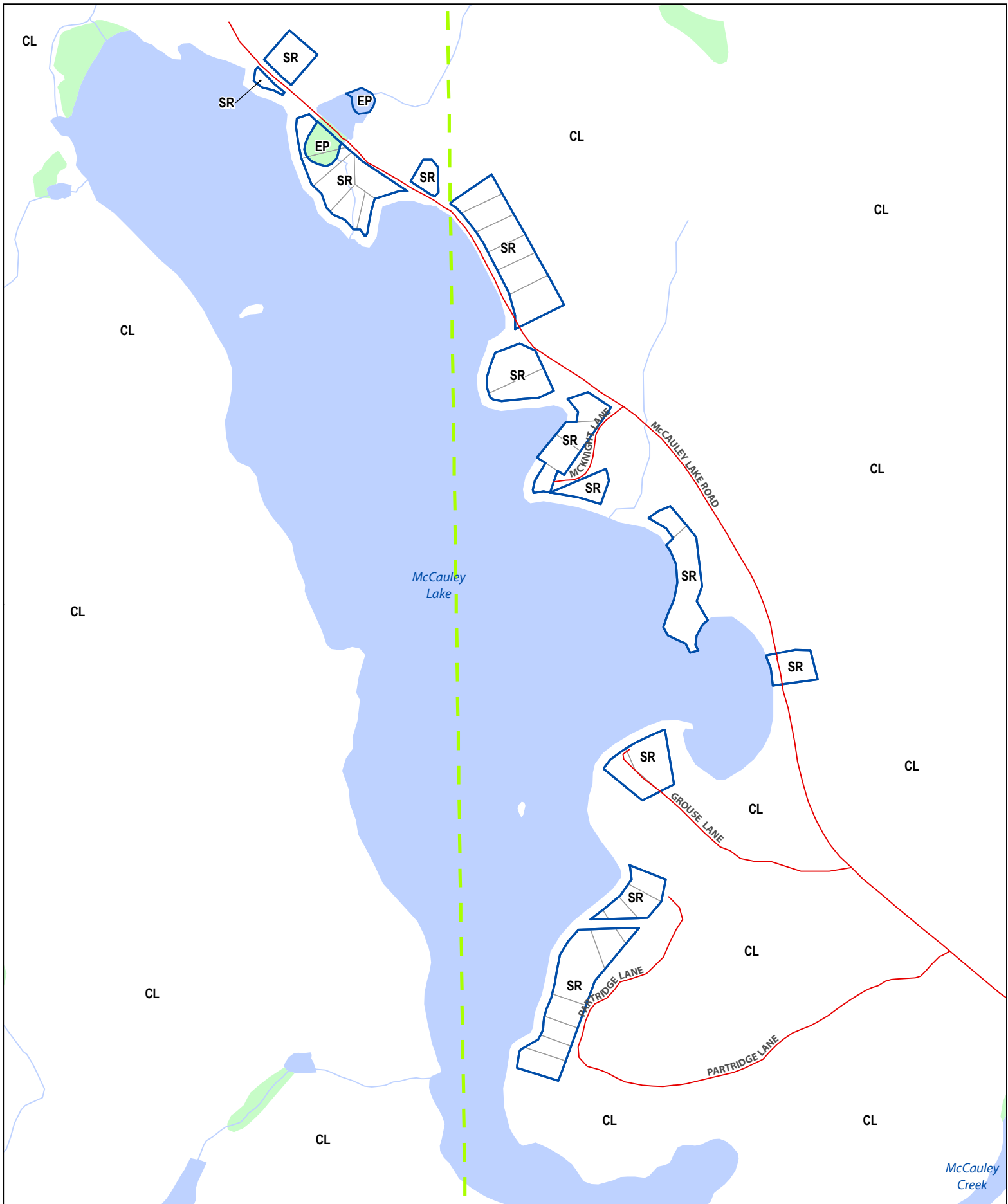
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| Road | Settlement Area (Official Plan) | Waterbody | Parcel Fabric |
| | Wetland | | |



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Legend

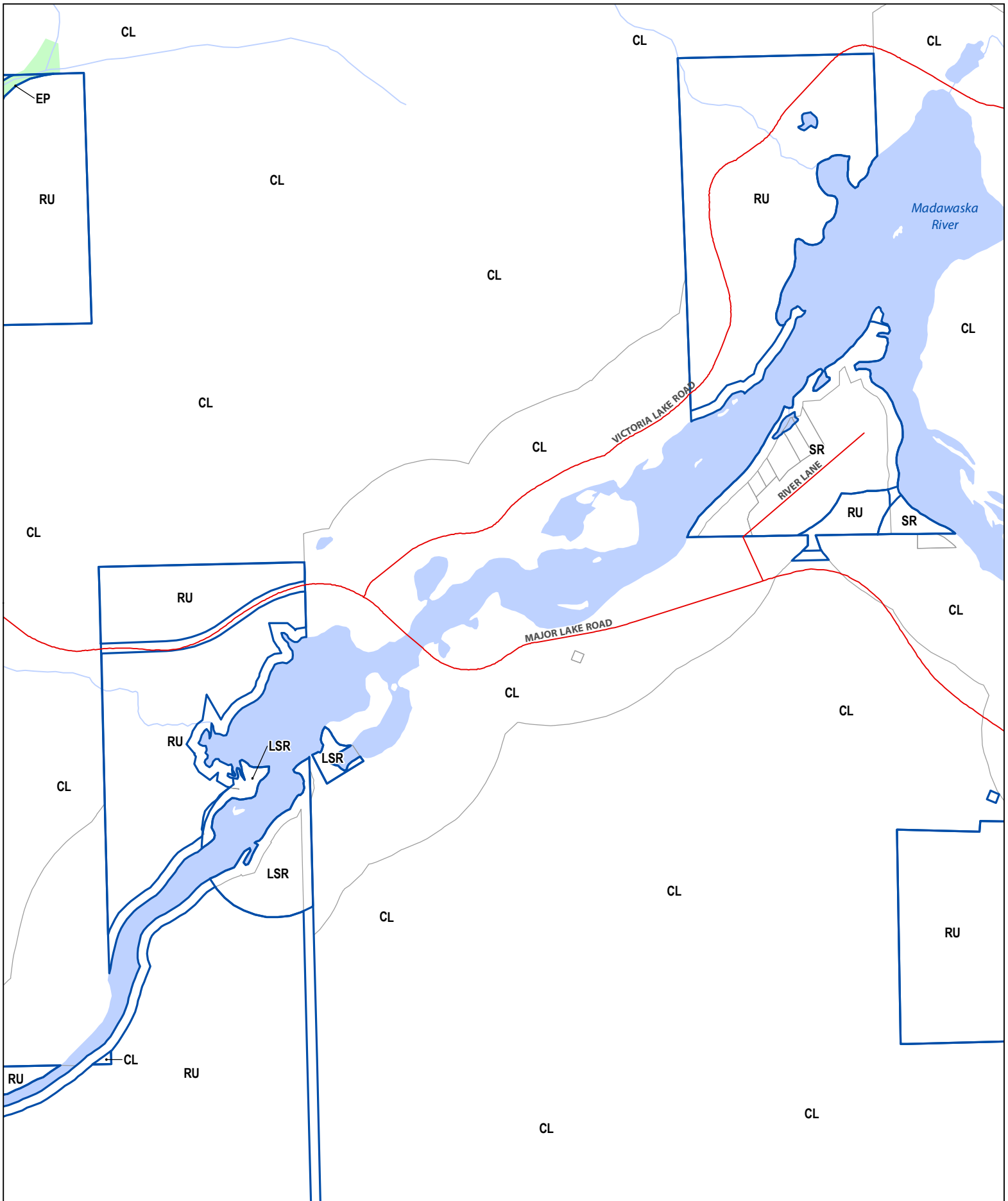
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| Road | Settlement Area (Official Plan) | Waterbody | Parcel Fabric |
| | | Wetland | |



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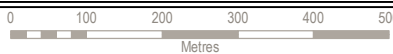




Map 22 of 44
Zoning By-law 2017-522

Legend

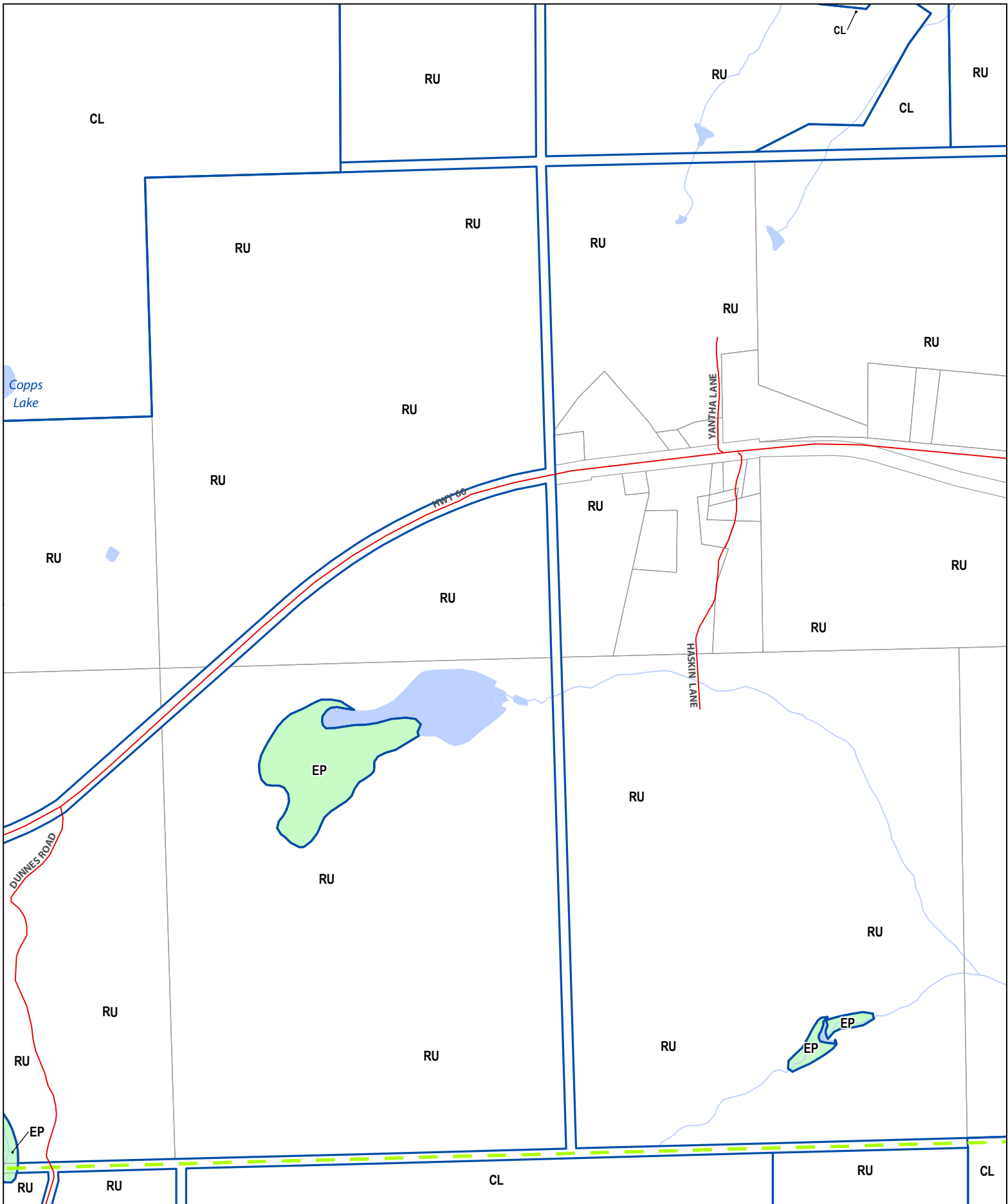
- Watercourse
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- Township Ward Boundary
- Township Boundary
- Zone Boundary
- Settlement Area (Official Plan)
- Waterbody
- Wetland
- Parcel Fabric



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Updated: August 31, 2017

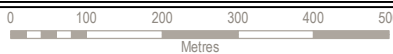




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Legend

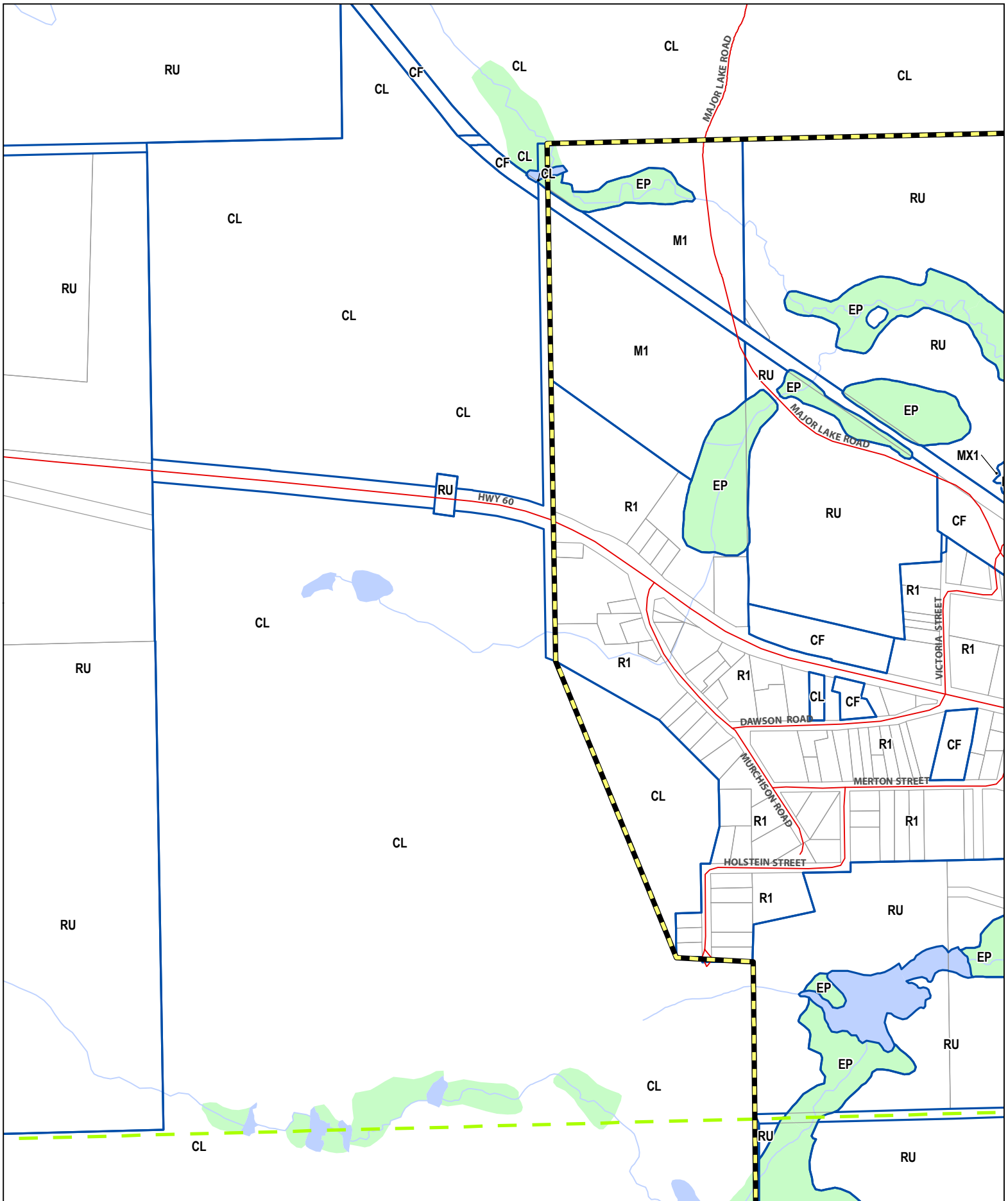
- Watercourse
- Road
- Township Ward Boundary
- Township Boundary
- Settlement Area (Official Plan)
- Waterbody
- Wetland
- Zone Boundary
- Parcel Fabric



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Zoning By-law 2017-522

Legend

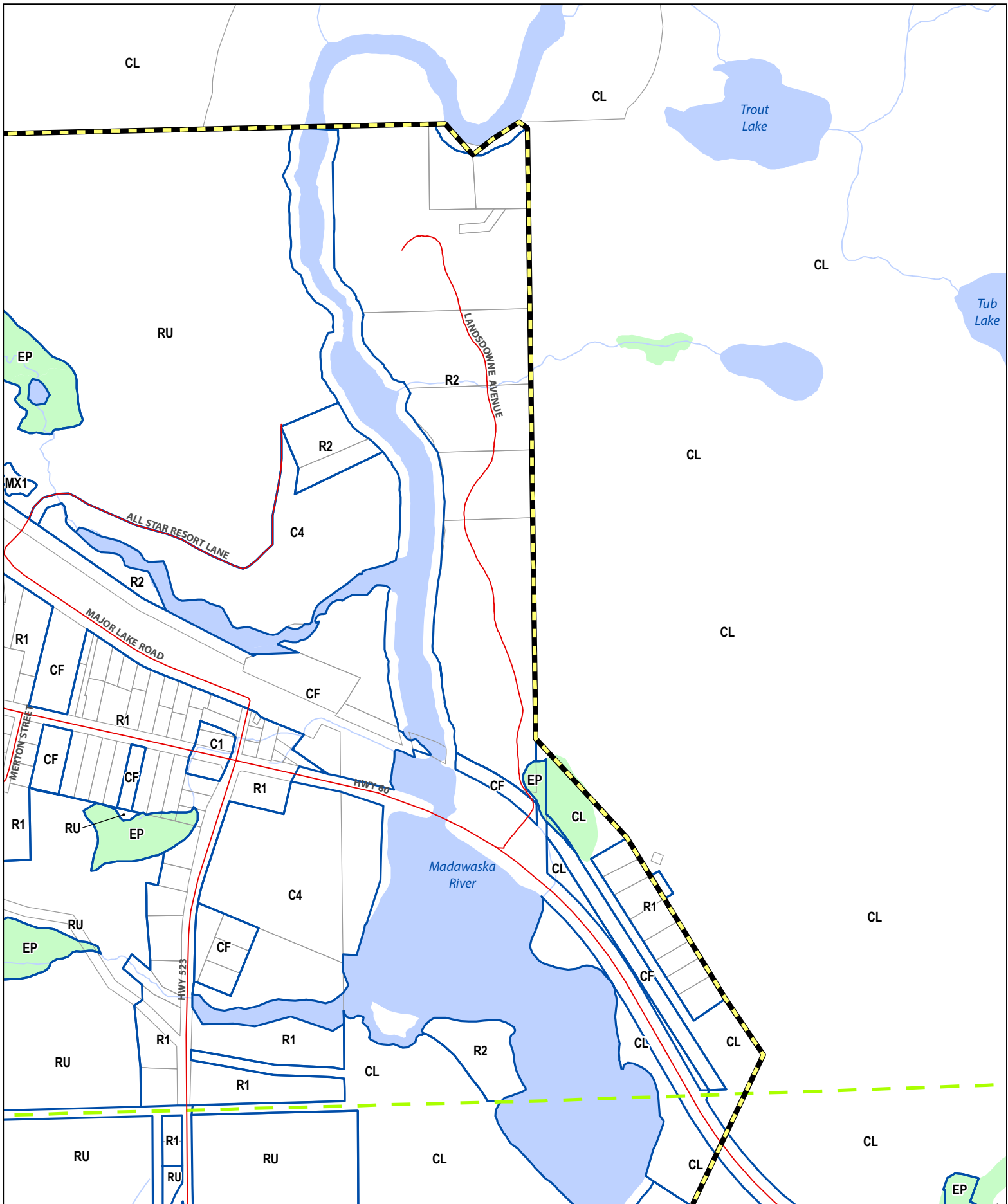
- Watercourse
- Road
- Township Ward Boundary
- Settlement Area (Official Plan)
- Township Boundary
- Waterbody
- Wetland
- Zone Boundary
- Parcel Fabric



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Legend

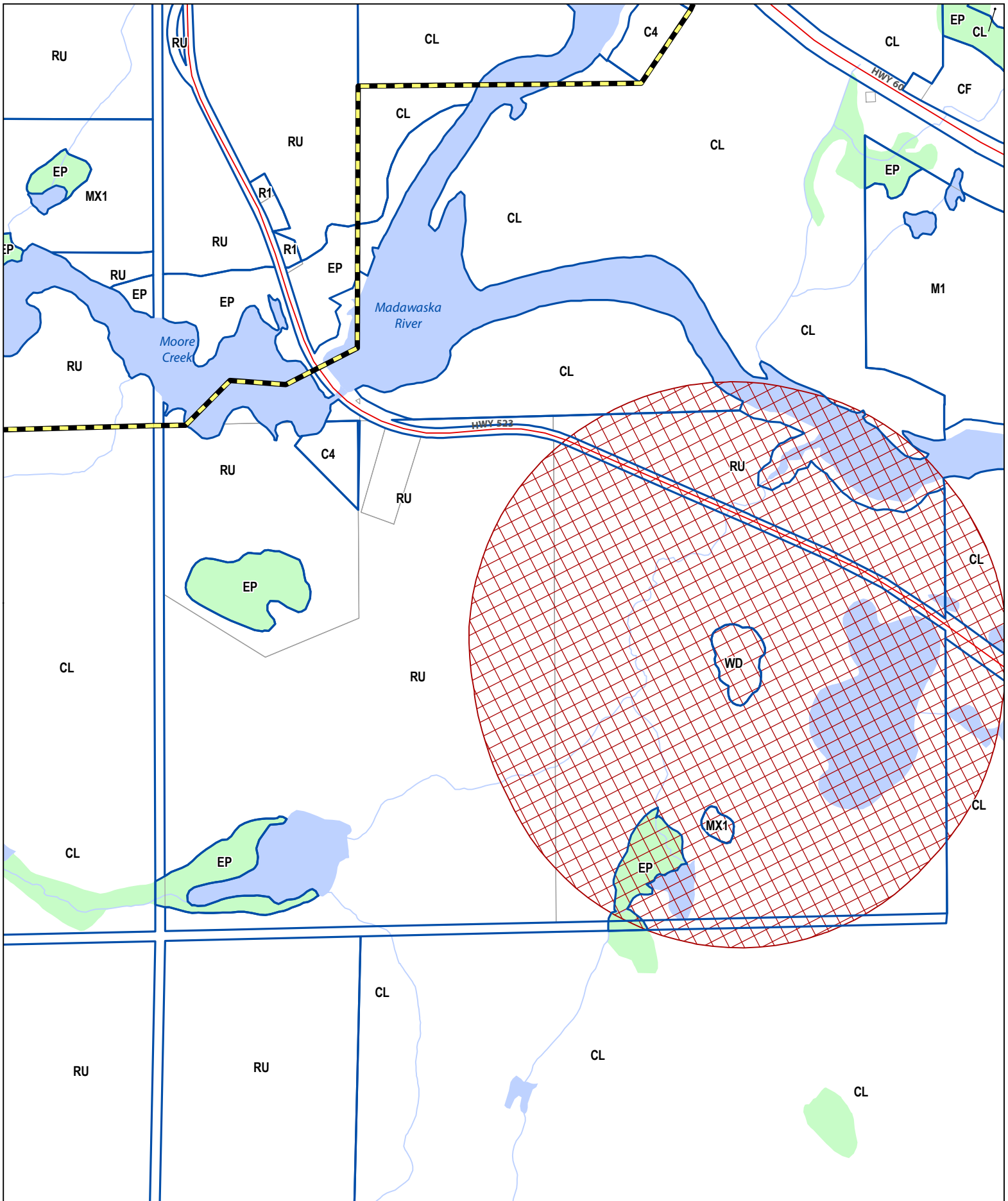
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- Road
- Township Ward Boundary
- Township Boundary
- Zone Boundary
- Parcel Fabric
- Waterbody
- Wetland
- Settlement Area (Official Plan)








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Date: December 22, 2016
Updated: August 31, 2017





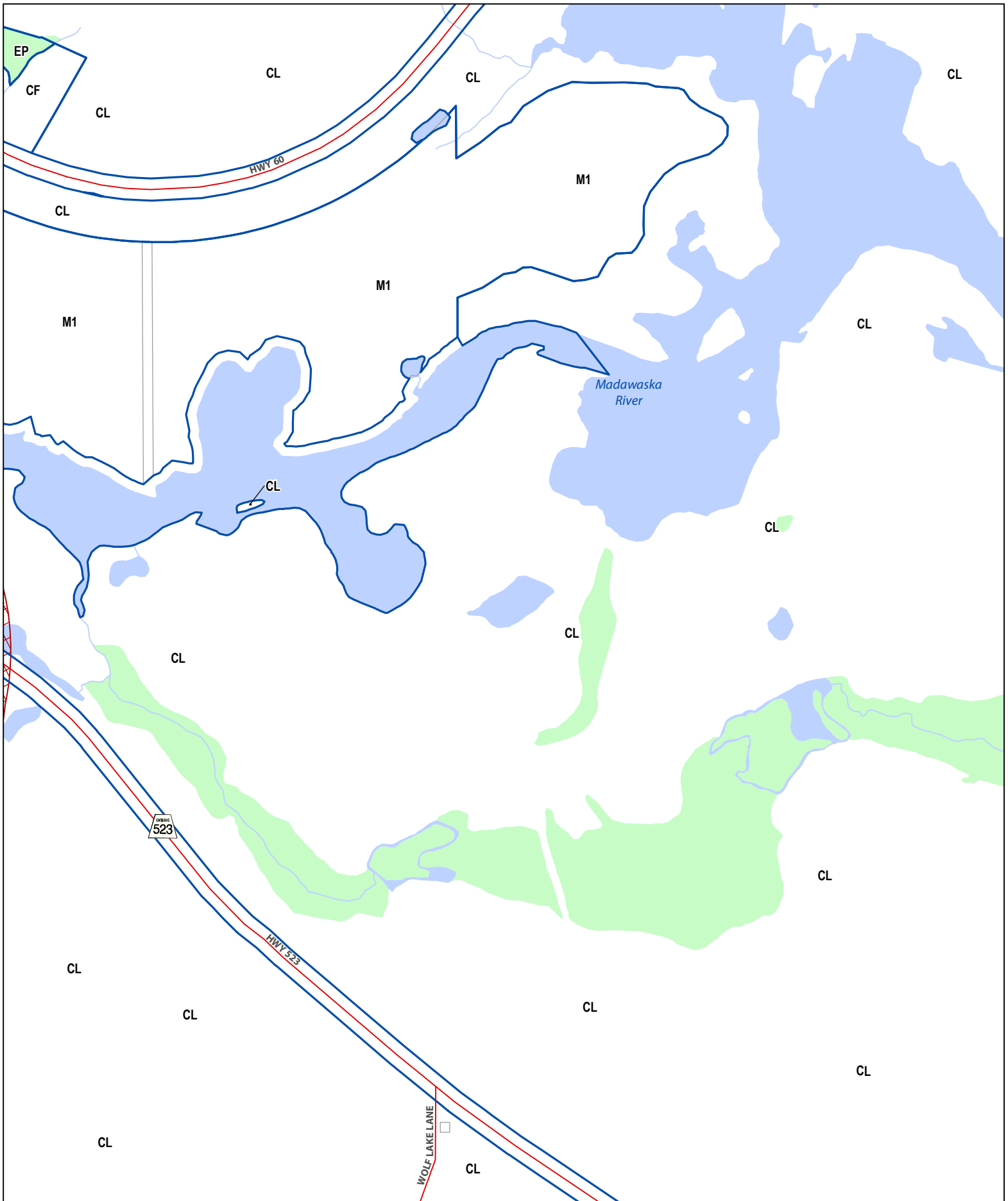
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|---|---|---|--|
|  Watercourse |  Township Ward Boundary |  Township Boundary |  Zone Boundary |
|  Road |  Settlement Area (Official Plan) |  Waterbody |  Parcel Fabric |
| | |  Wetland | |



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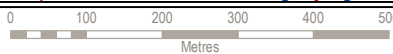
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Updated: August 31, 2017



Map 27 of 44
Zoning By-law 2017-522

Legend

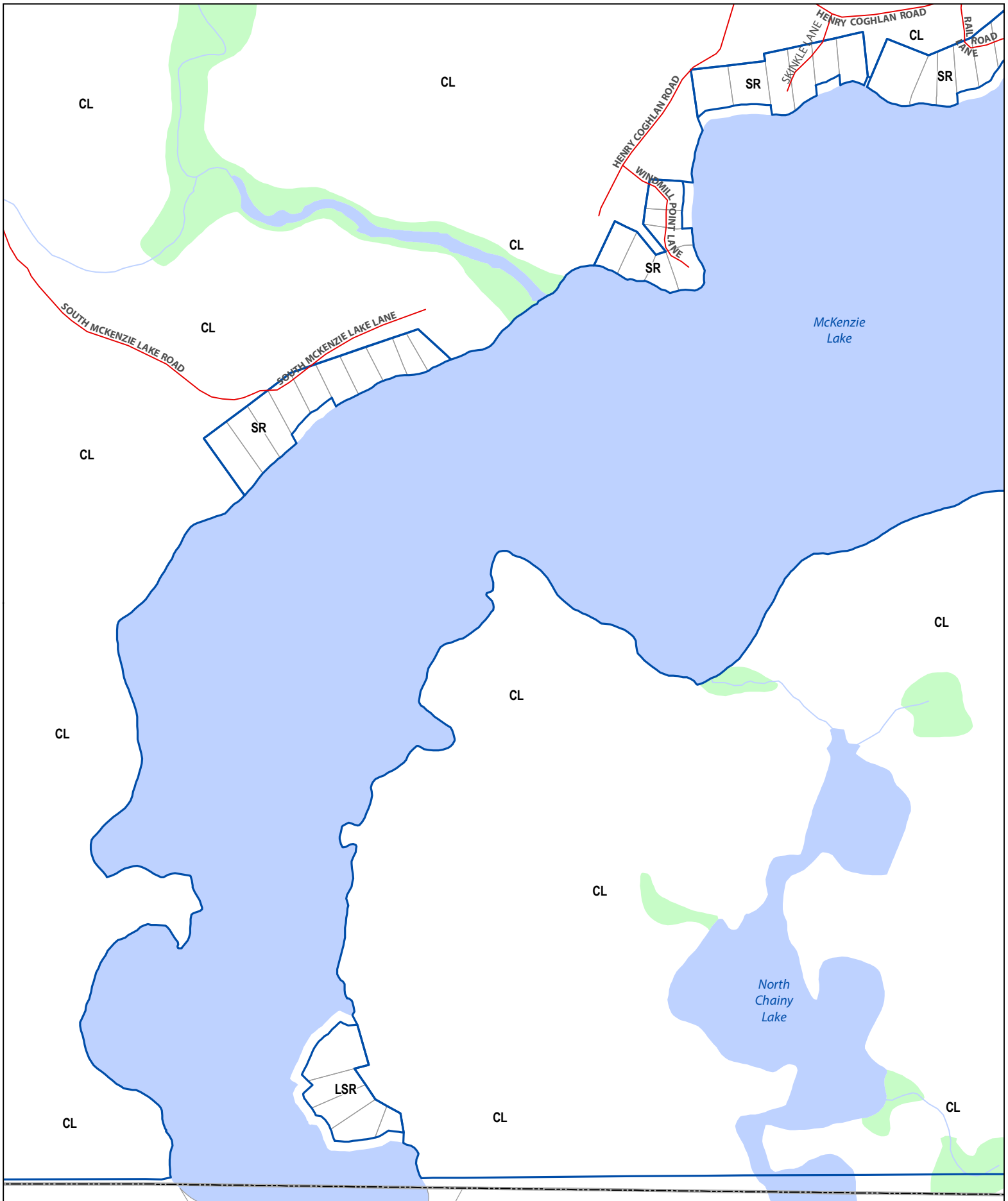
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| Road | Settlement Area (Official Plan) | Waterbody | Parcel Fabric |
| | | Wetland | |



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Date: December 22, 2016
Updated: August 31, 2017

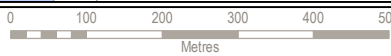




Map 28 of 44
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Legend

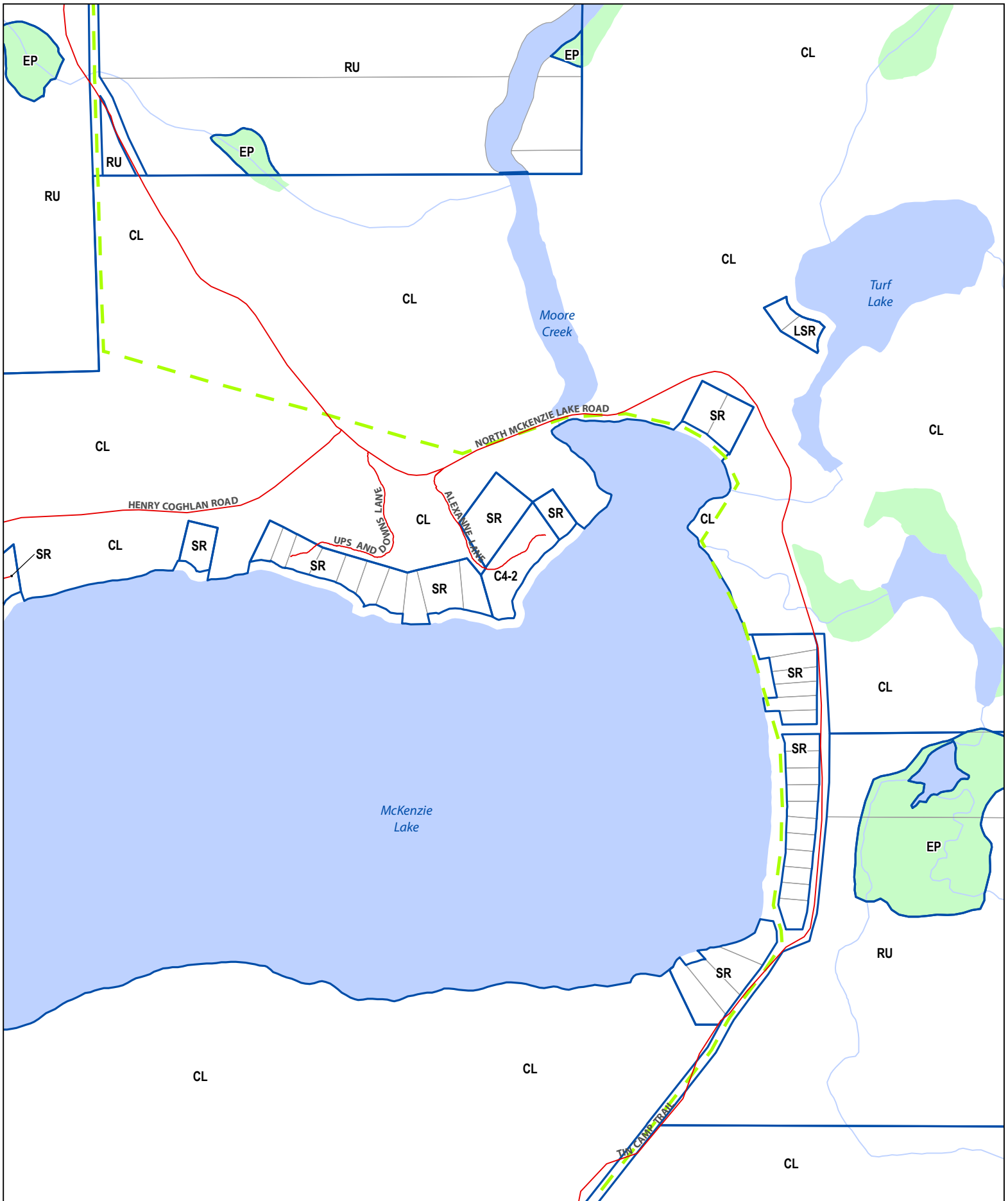
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|-------------|---------------------------------|-------------------|---------------|
| Watercourse | Township Ward Boundary | Township Boundary | Zone Boundary |
| Road | Settlement Area (Official Plan) | Waterbody | Parcel Fabric |
| | Wetland | | |



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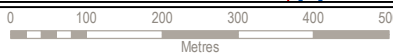




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Legend

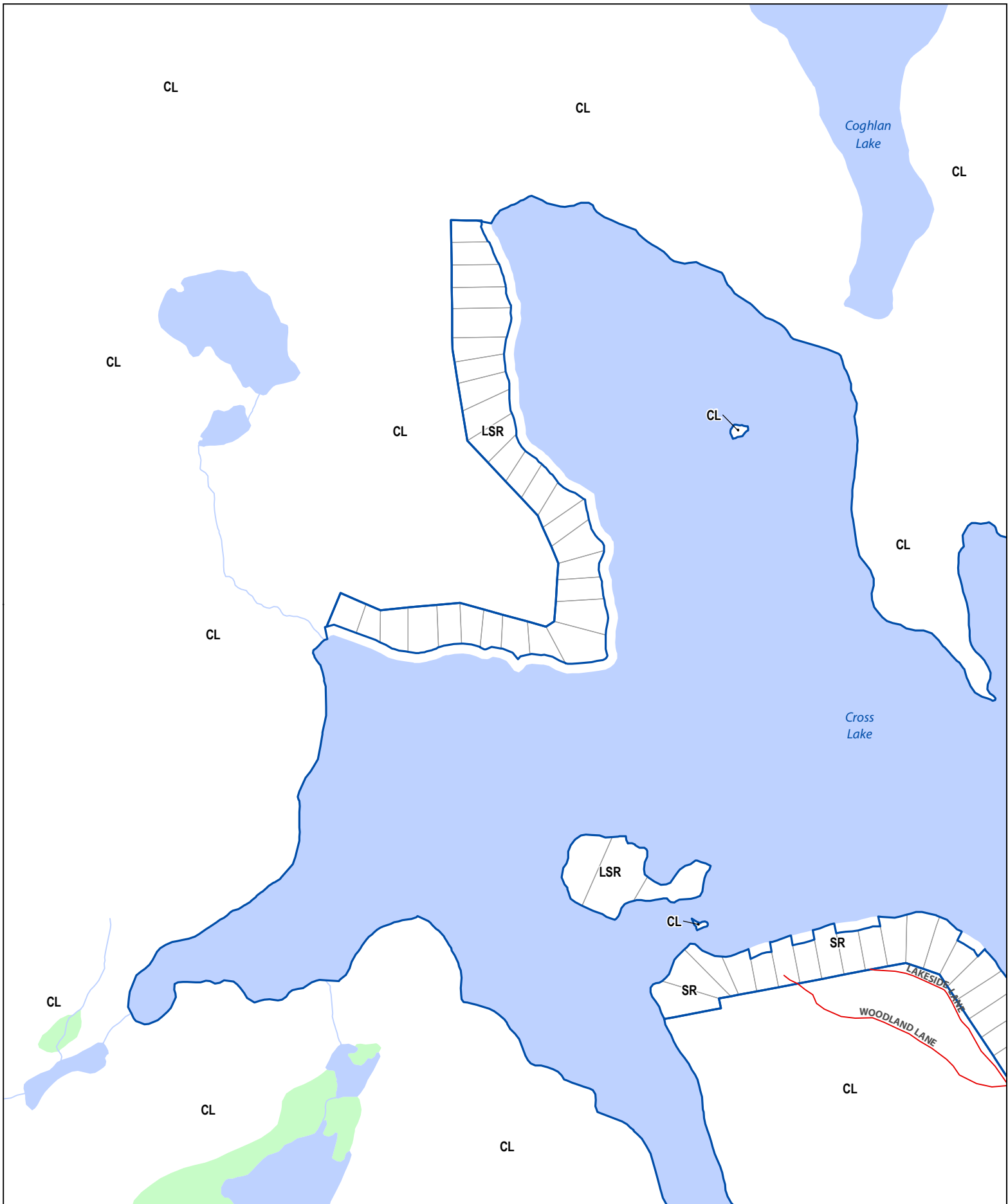
- | | | | |
|-------------|---------------------------------|-------------------|---------------|
| Watercourse | Township Ward Boundary | Township Boundary | Zone Boundary |
| Road | Settlement Area (Official Plan) | Waterbody | Parcel Fabric |
| | Wetland | | |



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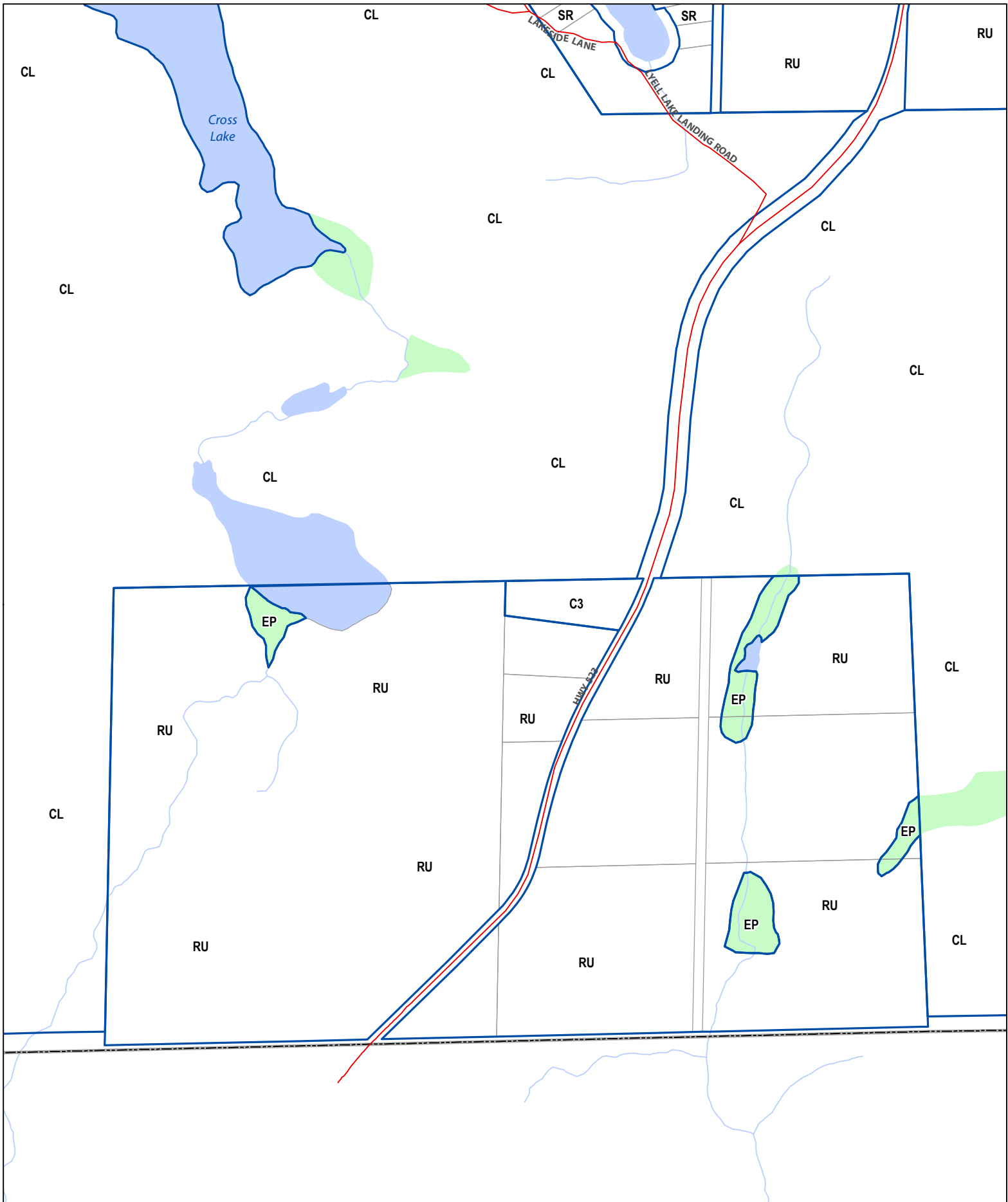
Legend

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|---|---|---|--|
|  Watercourse |  Township Ward Boundary |  Township Boundary |  Zone Boundary |
|  Road |  Settlement Area (Official Plan) |  Waterbody |  Parcel Fabric |
| |  Wetland | | |



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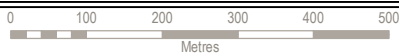
Date: December 22, 2016
Updated: August 31, 2017



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Legend

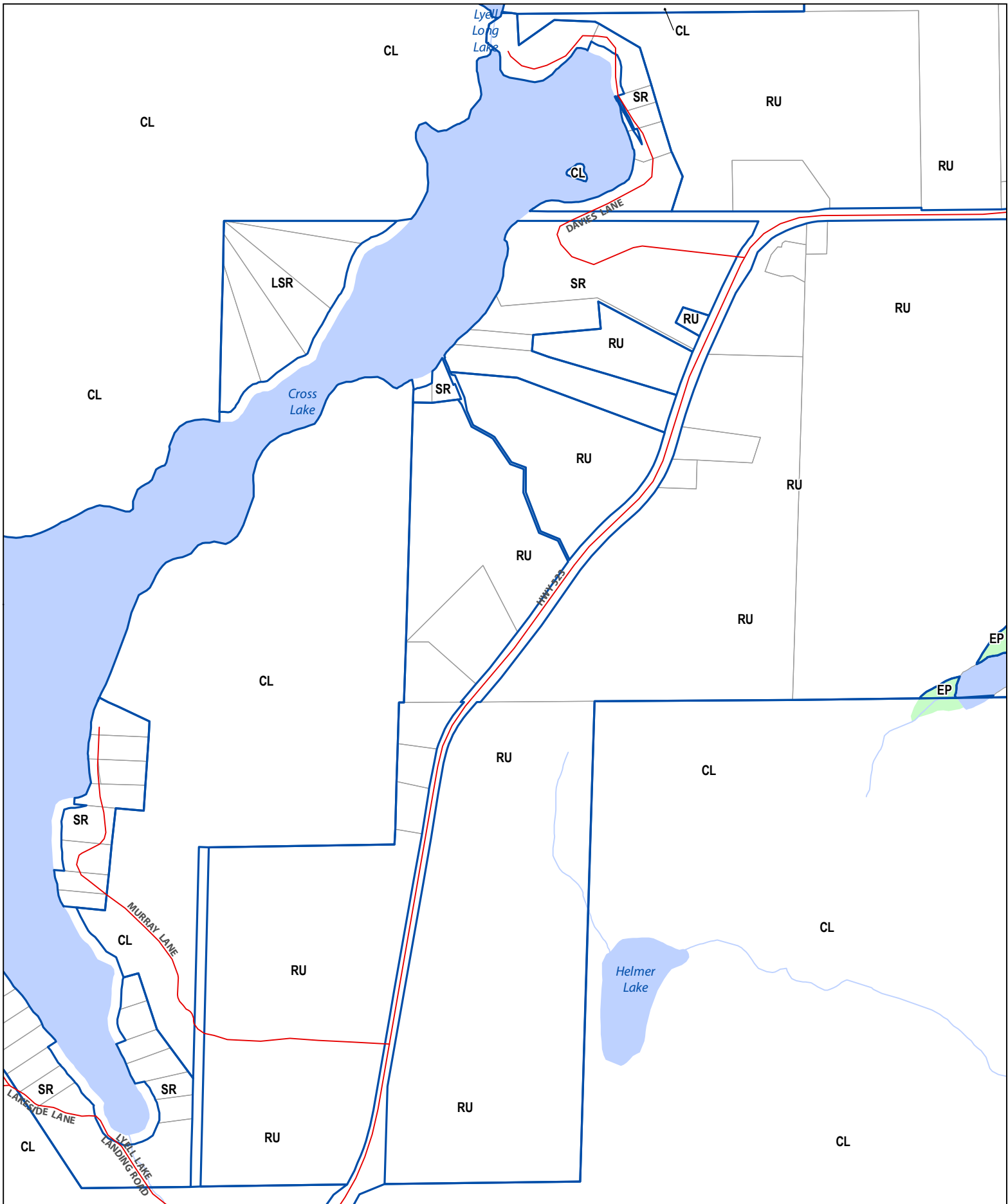
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|-------------|---------------------------------|-------------------|---------------|
| Watercourse | Township Ward Boundary | Township Boundary | Zone Boundary |
| Road | Settlement Area (Official Plan) | Waterbody | Parcel Fabric |
| | Wetland | | |



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Date: December 22, 2016
Updated: August 31, 2017





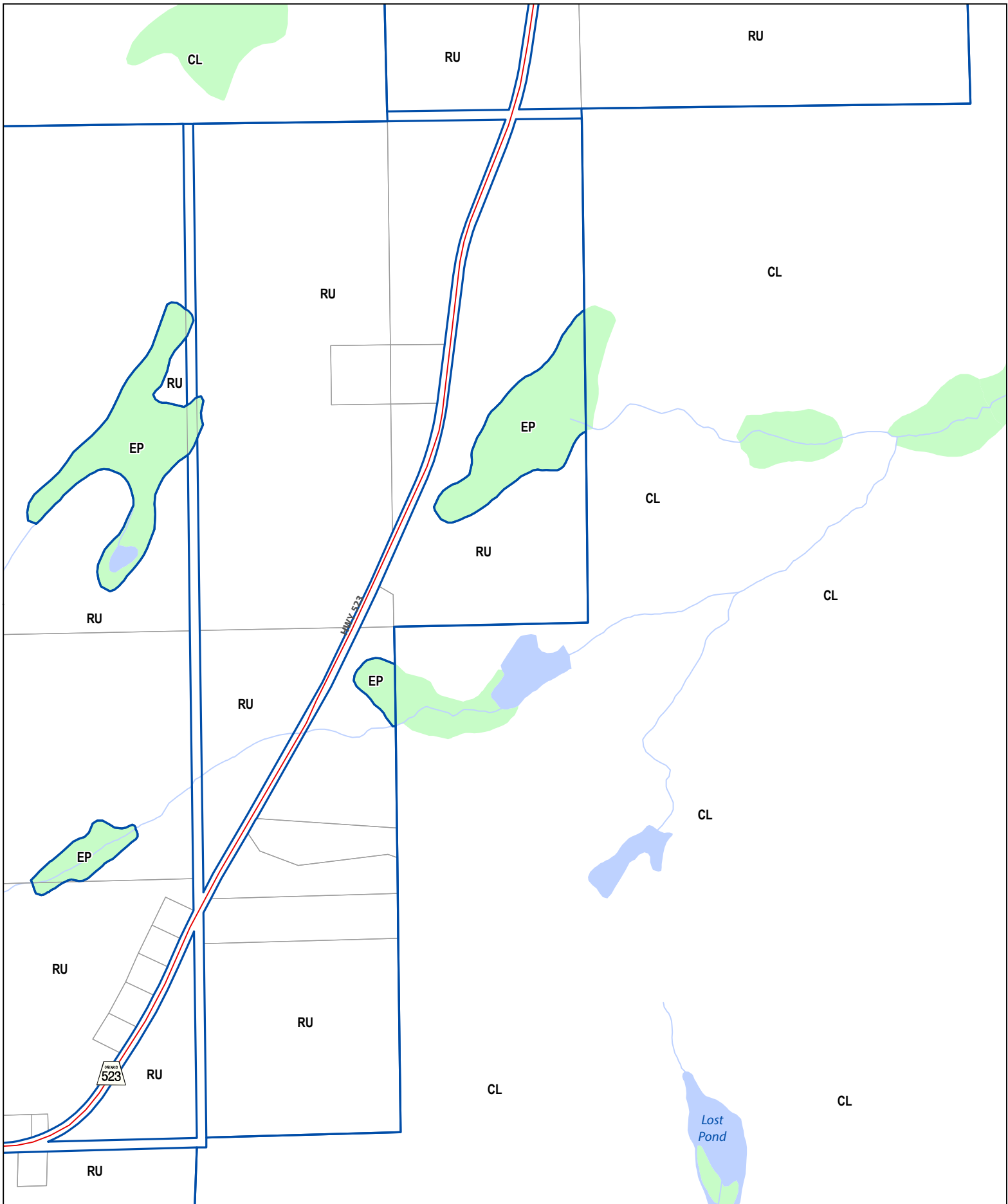
Legend

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|---|---|---|--|
|  Watercourse |  Township Ward Boundary |  Township Boundary |  Zone Boundary |
|  Road |  Settlement Area (Official Plan) |  Waterbody |  Parcel Fabric |
| | |  Wetland | |



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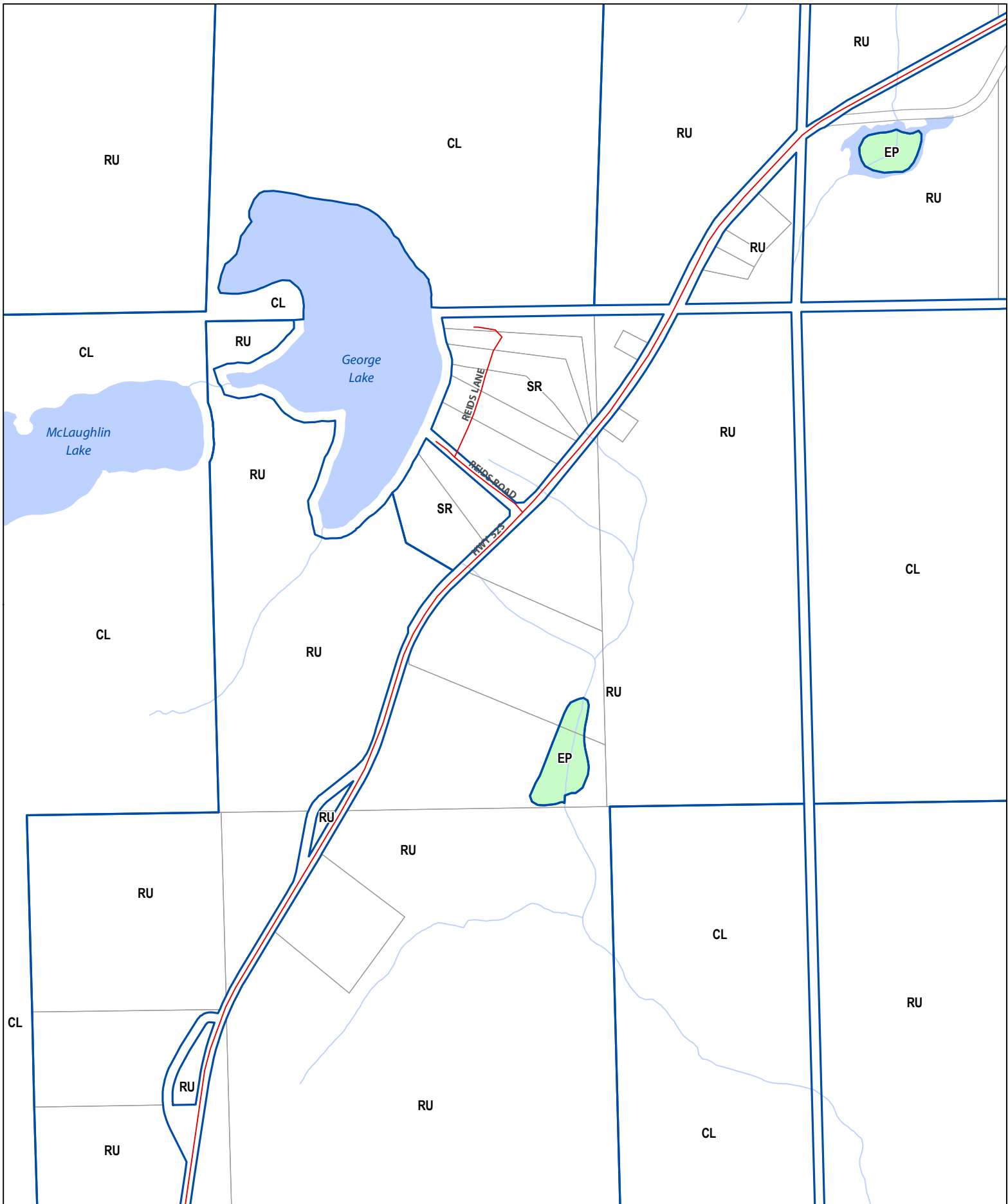
Legend

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|-------------|---------------------------------|-------------------|---------------|
| Watercourse | Township Ward Boundary | Township Boundary | Zone Boundary |
| Road | Settlement Area (Official Plan) | Waterbody | Parcel Fabric |
| | | Wetland | |



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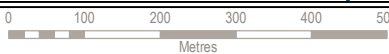


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Legend

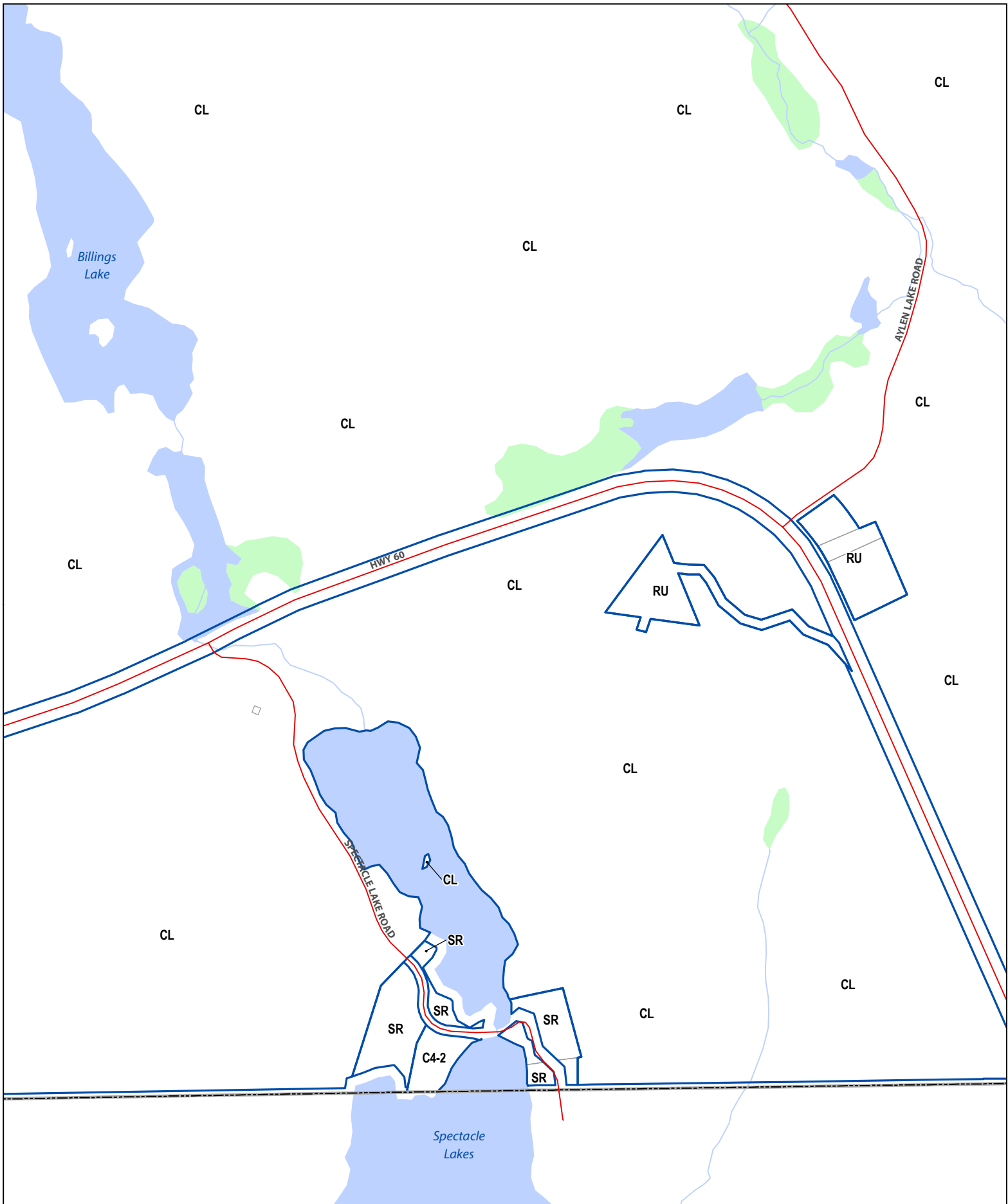
- Watercourse
- Road
- Township Ward Boundary
- Township Boundary
- Zone Boundary
- Parcel Fabric
- Settlement Area (Official Plan)
- Waterbody
- Wetland



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- | | | | |
|-------------|---------------------------------|-------------------|---------------|
| Watercourse | Township Ward Boundary | Township Boundary | Zone Boundary |
| Road | Settlement Area (Official Plan) | Waterbody | Parcel Fabric |
| | Wetland | | |



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Legend

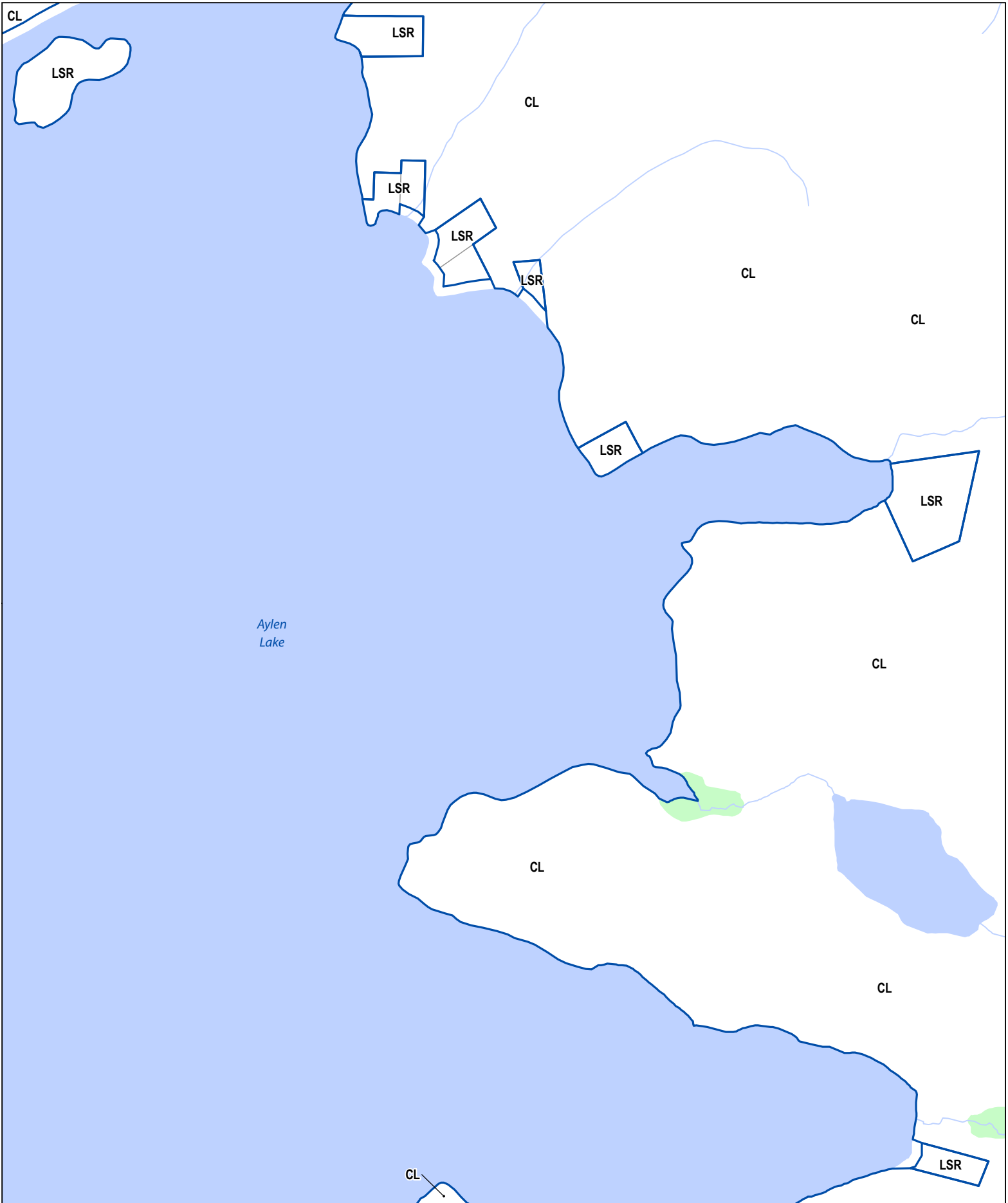
- | | | | |
|-------------|---------------------------------|-------------------|---------------|
| Watercourse | Township Ward Boundary | Township Boundary | Zone Boundary |
| Road | Settlement Area (Official Plan) | Waterbody | Parcel Fabric |
| | Wetland | | |

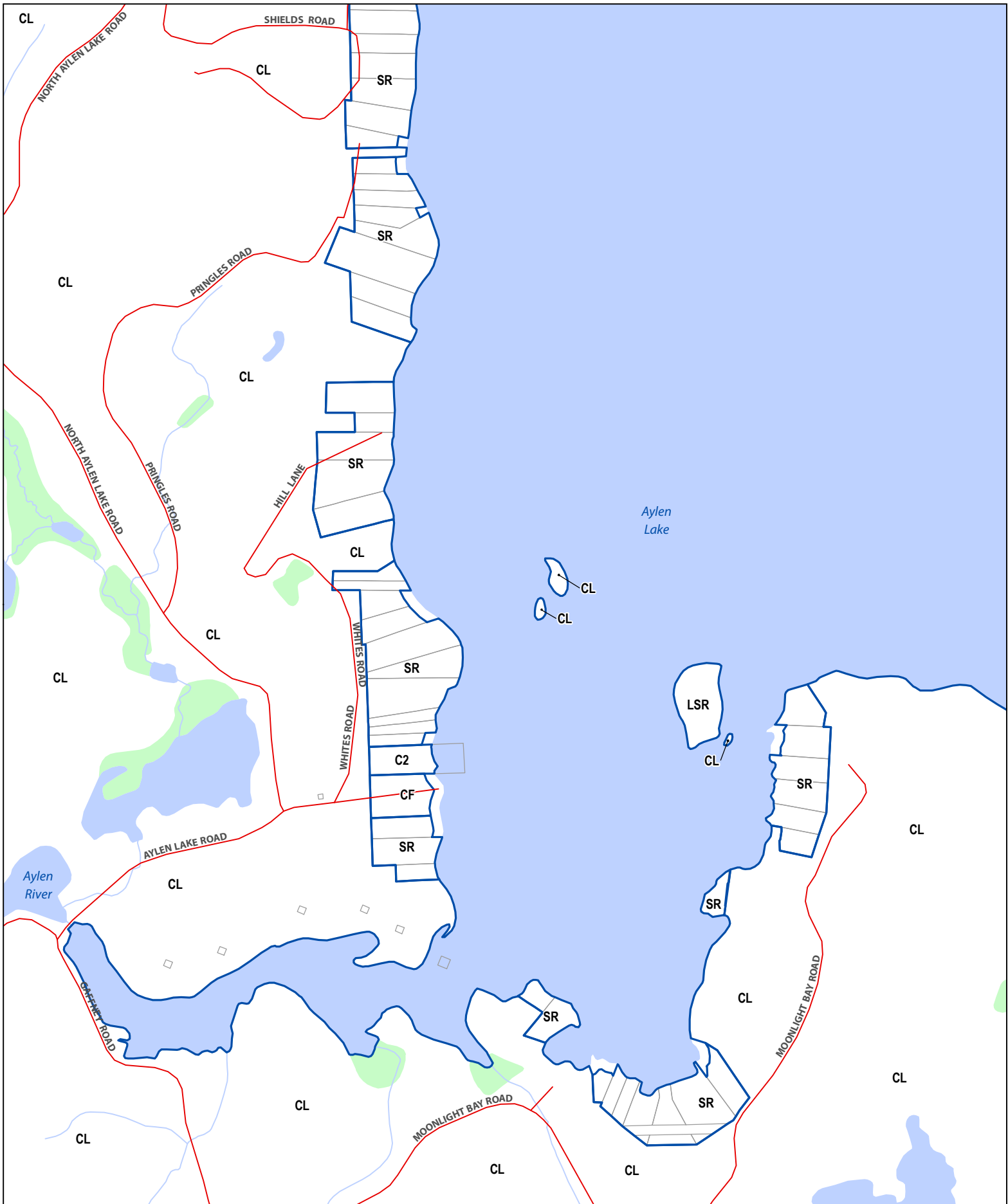


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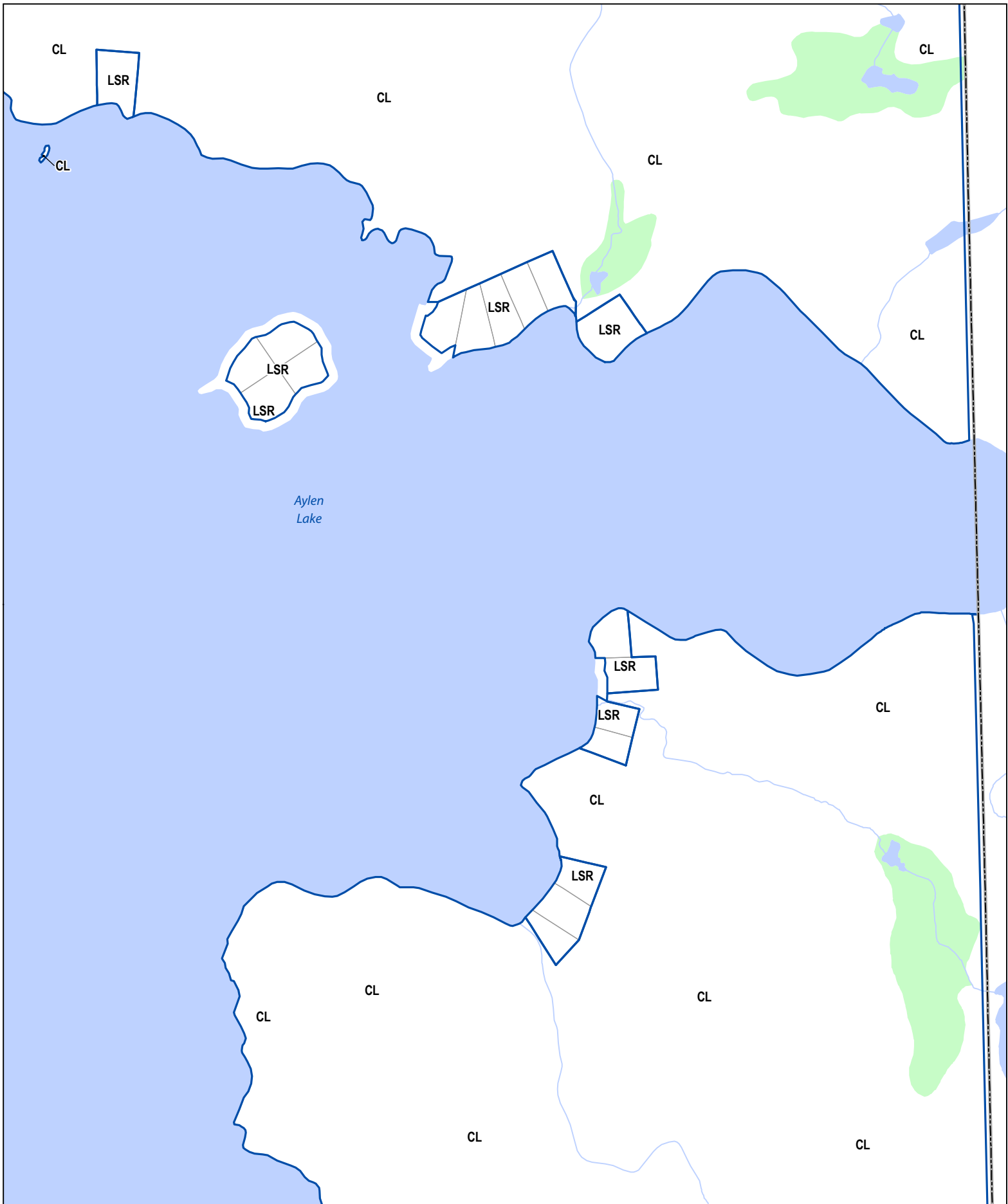
- | | | | |
|-------------|---------------------------------|-------------------|---------------|
| Watercourse | Township Ward Boundary | Township Boundary | Zone Boundary |
| Road | Settlement Area (Official Plan) | Waterbody | Parcel Fabric |
| | Wetland | | |



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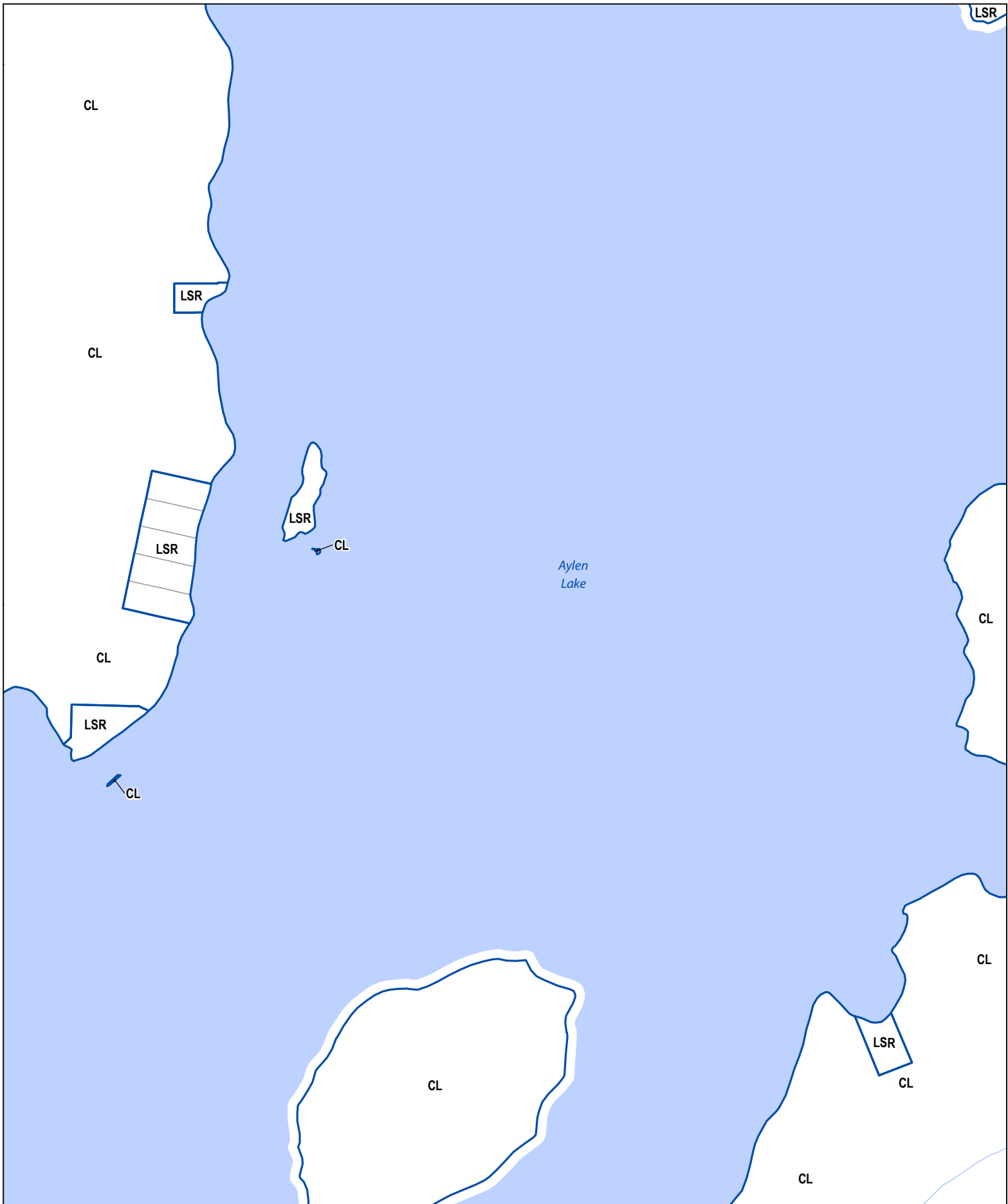
- | | | | |
|-------------|---------------------------------|-------------------|---------------|
| Watercourse | Township Ward Boundary | Township Boundary | Zone Boundary |
| Road | Settlement Area (Official Plan) | Waterbody | Parcel Fabric |
| | Wetland | | |



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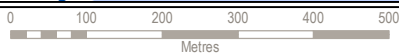




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Legend

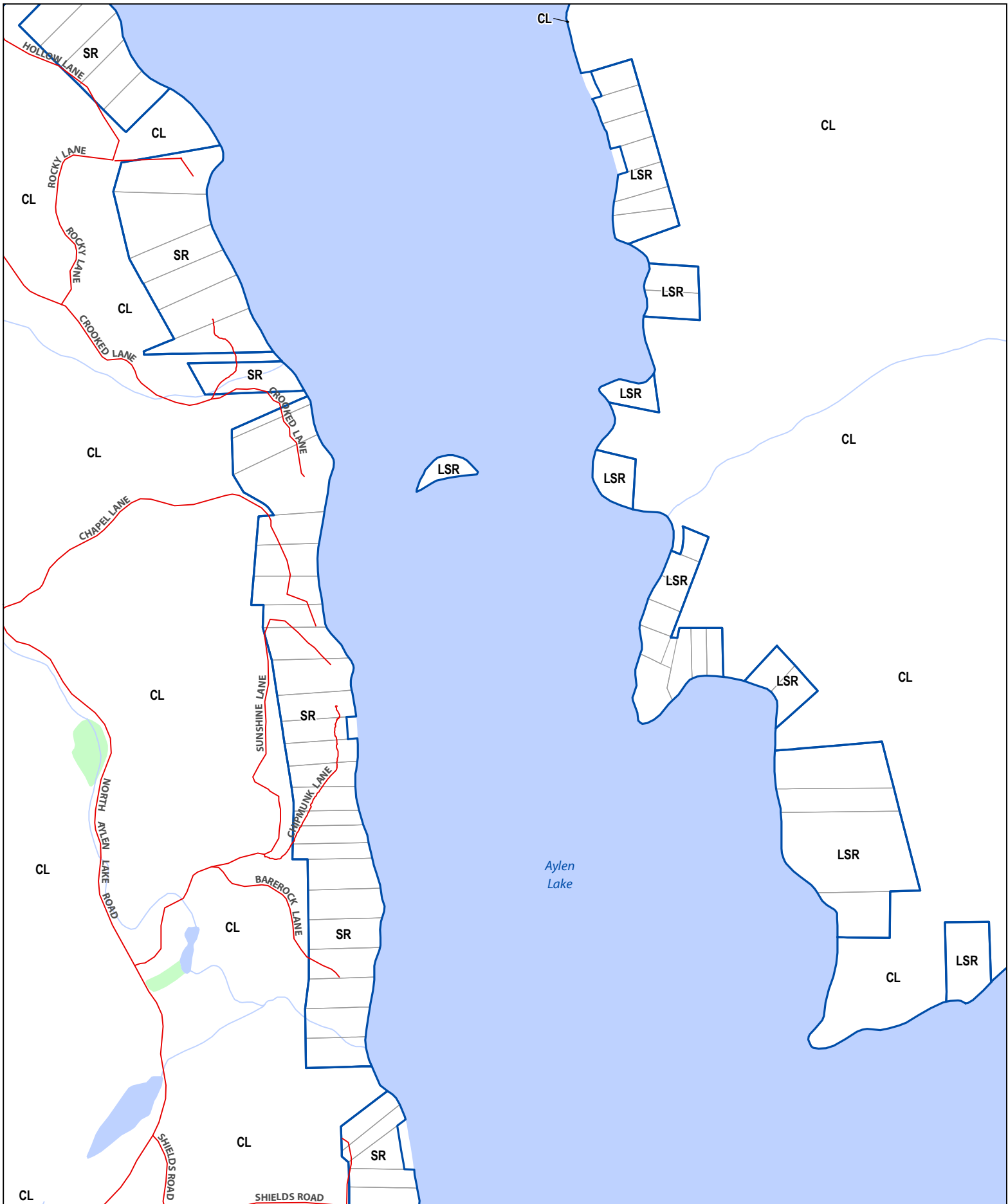
- | | | | |
|-------------|---------------------------------|-------------------|---------------|
| Watercourse | Township Ward Boundary | Township Boundary | Zone Boundary |
| Road | Settlement Area (Official Plan) | Waterbody | Parcel Fabric |
| | Wetland | | |



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Legend

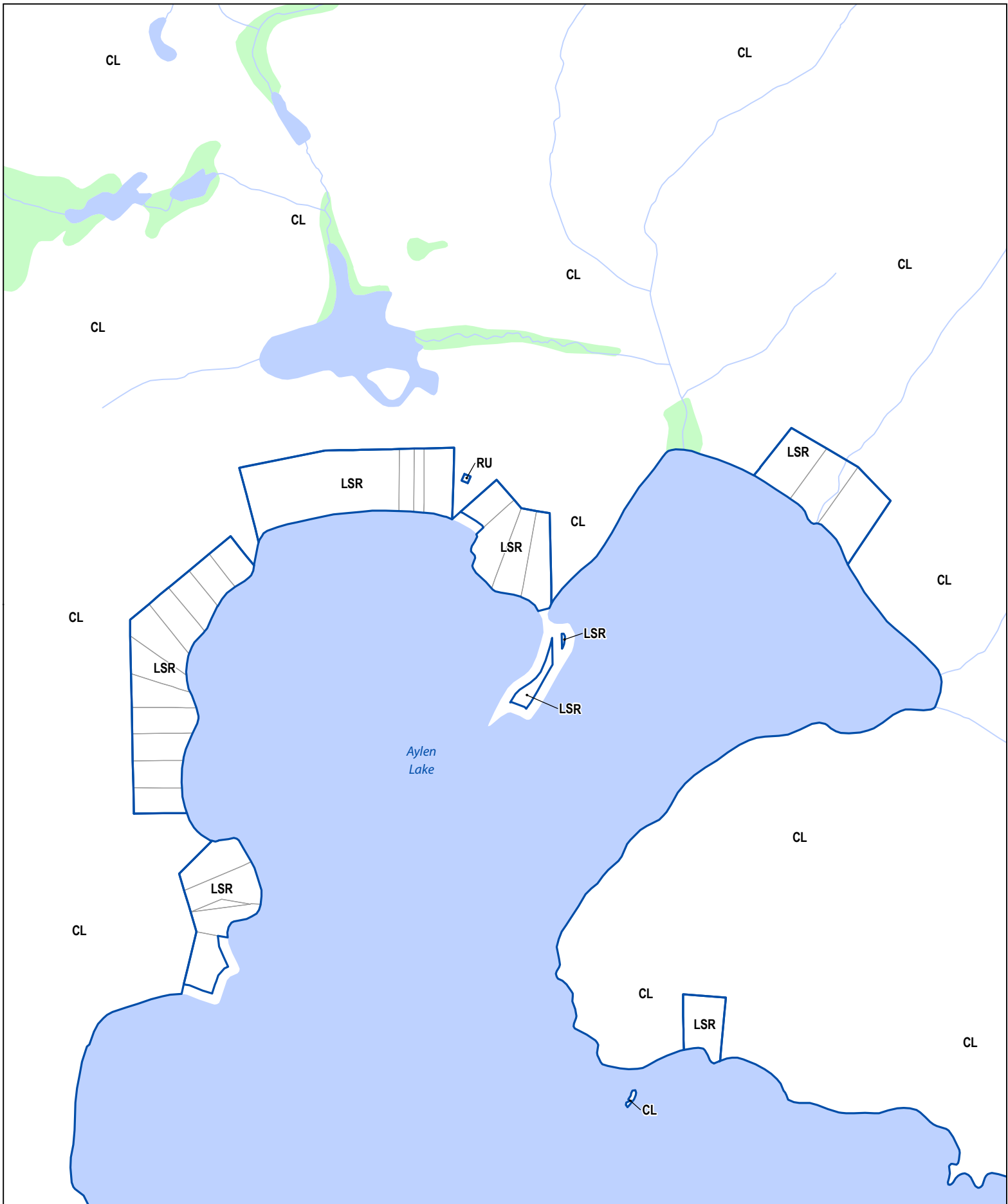
- | | | | |
|-------------|---------------------------------|-------------------|---------------|
| Watercourse | Township Ward Boundary | Township Boundary | Zone Boundary |
| Road | Settlement Area (Official Plan) | Waterbody | Parcel Fabric |
| | Wetland | | |



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Legend

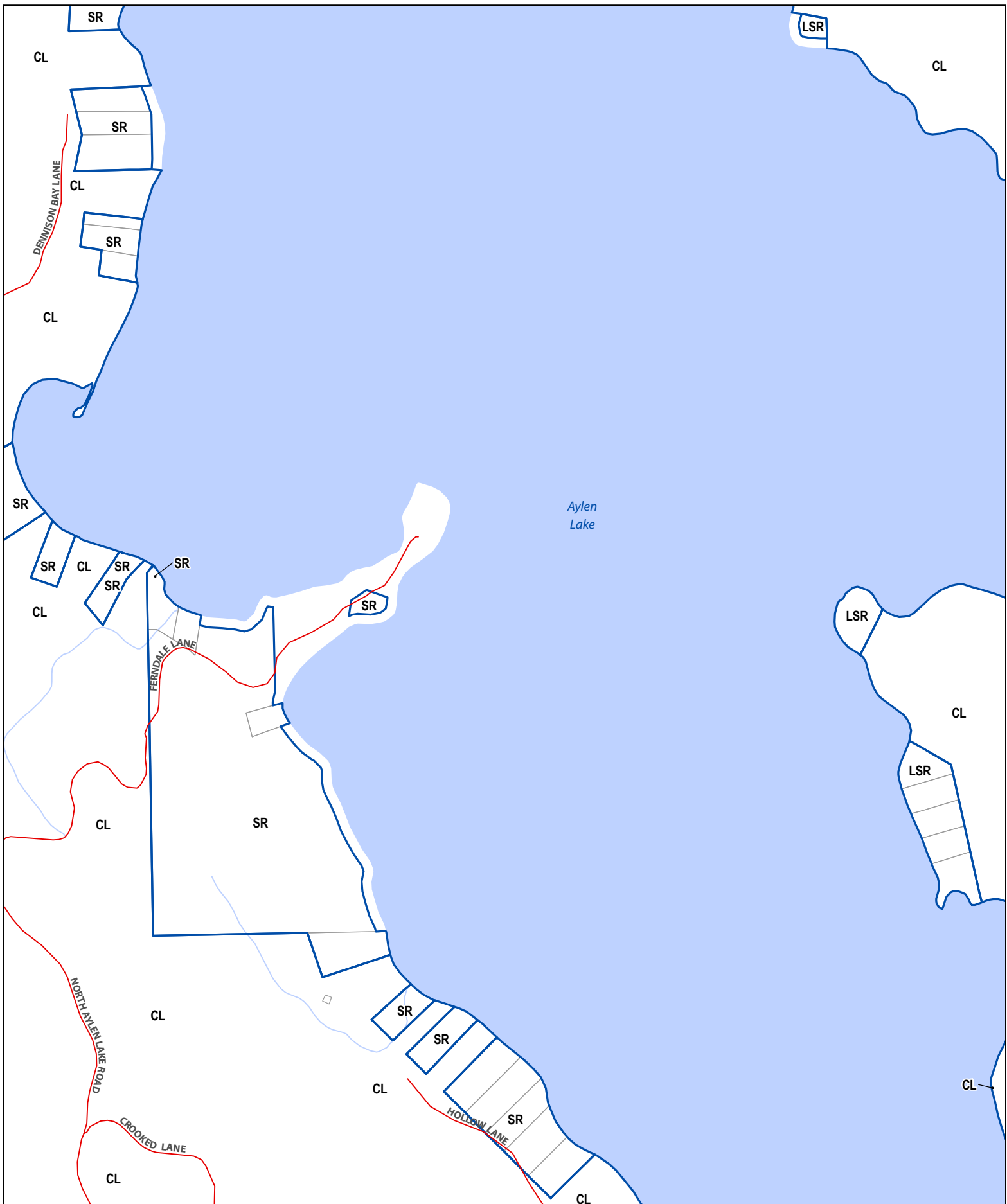
- | | | | |
|-------------|---------------------------------|-------------------|---------------|
| Watercourse | Township Ward Boundary | Township Boundary | Zone Boundary |
| Road | Settlement Area (Official Plan) | Waterbody | Parcel Fabric |
| | Wetland | | |



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Legend

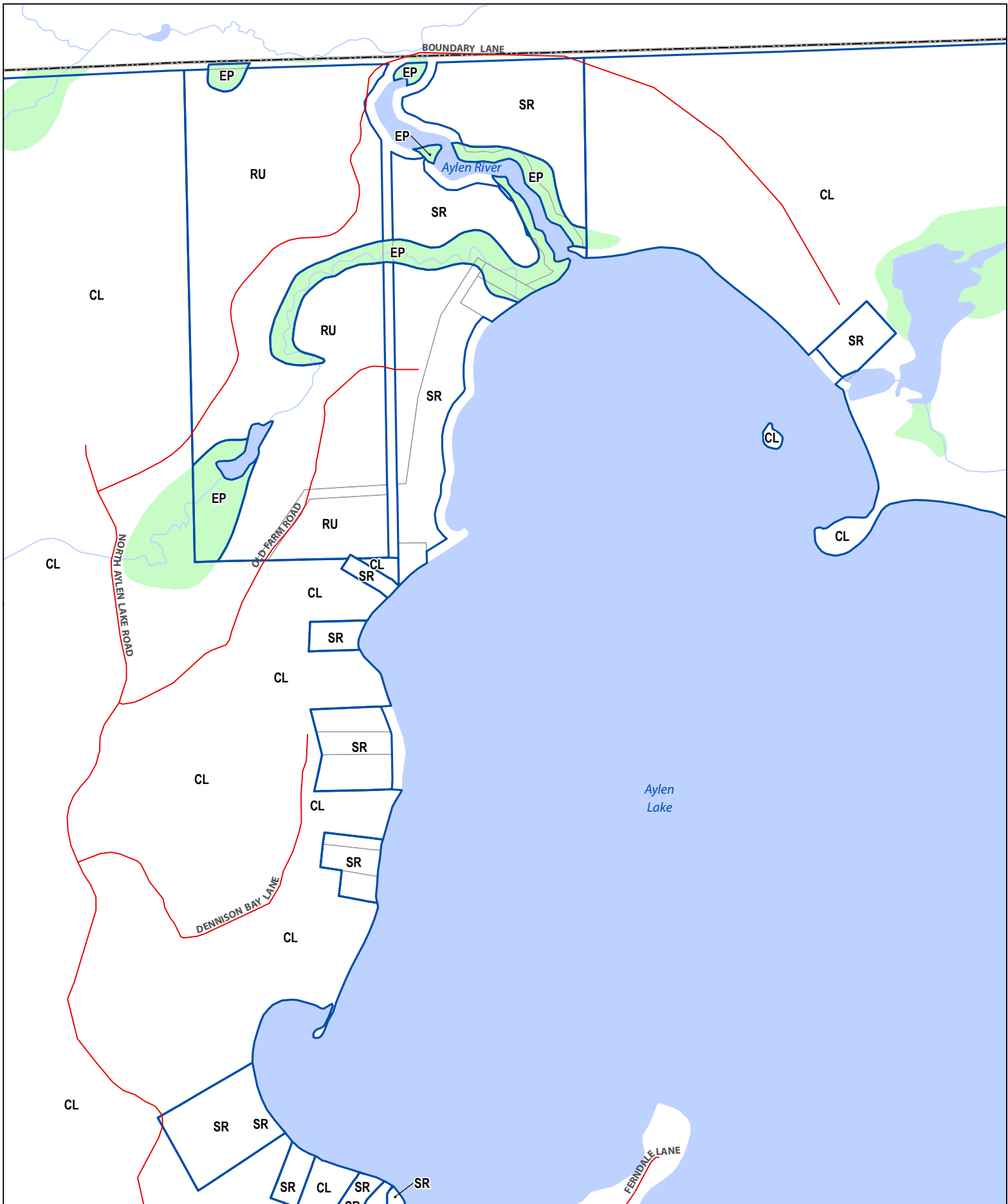
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|-------------|---------------------------------|-------------------|---------------|
| Watercourse | Township Ward Boundary | Township Boundary | Zone Boundary |
| Road | Settlement Area (Official Plan) | Waterbody | Parcel Fabric |
| | | Wetland | |



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- | | | | |
|-------------|---------------------------------|-------------------|---------------|
| Watercourse | Township Ward Boundary | Township Boundary | Zone Boundary |
| Road | Settlement Area (Official Plan) | Waterbody | Parcel Fabric |
| | Wetland | | |



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