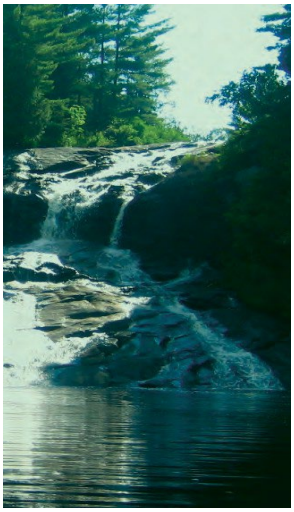
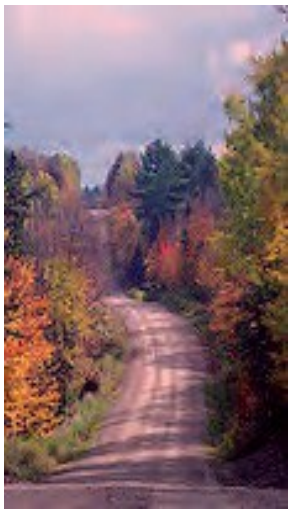
THE TOWNSHIP OF
SOUTH ALGONQUIN





COMPREHENSIVE ZONING BY-LAW NO. 2026-894

Passed by Council
November 4, 2026

TABLE OF CONTENTS

SECTION 1 HOW TO USE THIS BY-LAW **1**
1.1 INTRODUCTION 1
1.2 PURPOSE OF THIS COMPREHENSIVE ZONING BY-LAW 1
1.3 HOW TO USE THIS BY-LAW 1
1.4 DESCRIPTION OF BY-LAW COMPONENTS 3

SECTION 2 ADMINISTRATION & INTERPRETATION **6**
2.1 TITLE 6
2.2 SCHEDULES TO BY-LAW 6
2.3 ADMINISTRATION 6
2.4 CONFORMITY AND COMPLIANCE WITH BY-LAW 6
2.5 EXISTING USES 6
2.6 INTERPRETATION 7
2.7 METRIC AND IMPERIAL MEASUREMENTS 8
2.8 TYPOGRAPHICAL AND FORMATTING MODIFICATIONS 8
2.9 BUILDING PERMITS AND MUNICIPAL LICENSE 8
2.10 SEWAGE DISPOSAL APPROVAL 8
2.11 REQUEST FOR AMENDMENT TO COMPREHENSIVE ZONING BY-LAW 8
2.12 INSPECTION OF LAND OR BUILDINGS 9
2.13 VIOLATIONS AND PENALTIES 9
2.14 REMEDIES 9
2.15 VALIDITY 10
2.16 EFFECTIVE DATE 10
2.17 REPEAL OF FORMER BY-LAWS 10

SECTION 3 ESTABLISHMENT OF ZONES **11**
3.1 ZONES 11
3.2 LANDS UNDER WATER 11
3.3 ZONE SYMBOLS 12
3.4 ZONE SCHEDULES 12
3.5 DETERMINING ZONE BOUNDARIES 12
3.6 SITE SPECIFIC ZONES 13
3.7 HOLDING ZONES 13
3.8 TEMPORARY ZONES 13

SECTION 4 GENERAL PROVISIONS **14**
4.1 ACCESSORY BUILDINGS, STRUCTURES AND USES 14
4.2 ACCESSORY DWELLING UNITS 18
4.3 ADDITIONAL RESIDENTIAL UNITS (ARU) 18
4.4 BED AND BREAKFAST ESTABLISHMENTS 19
4.5 CONSTRUCTION USES 20
4.6 ENVIRONMENTAL PROTECTION 20

4.7 FRONTAGE ON IMPROVED PUBLIC STREET, PRIVATE ROAD OR NAVIGABLE WATERWAY 20
4.8 GROUP HOMES 21
4.9 HAZARD LANDS OR LAND SUBJECT TO FLOODING 21
4.10 HEIGHT REGULATIONS 21
4.11 HOBBY FARMS 22
4.12 BACKYARD HENS 22
4.13 HOME INDUSTRY 22
4.14 HOME OCCUPATION 23
4.15 ILLUMINATION 24
4.16 LANDSCAPING 25
4.17 MULTIPLE USES ON ONE LOT 25
4.18 MULTIPLE ZONES ON ONE LOT 25
4.19 EXISTING UNDERSIZED LOTS OF RECORD 25
4.20 NON-CONFORMING USES 26
4.21 ENLARGEMENTS TO NON-CONFORMING DWELLINGS LOCATED WITHIN THE 30 M WATER SETBACK 27
4.22 OUTDOOR STORAGE 28
4.23 OUTDOOR WOODSTOVE 28
4.24 PARKING REQUIREMENTS 29
4.25 PARKING AREA STANDARDS 30
4.26 PARKING AREA STANDARDS FOR ENTRANCE AND EXIT 31
4.27 PERMITTED YARD ENCROACHMENTS 31
4.28 PITS, QUARRIES AND PEAT EXTRACTION 32
4.29 PROHIBITED USES 32
4.30 PUBLIC USES 32
4.31 RESTRICTIONS ON DWELLING UNITS IN NON-RESIDENTIAL BUILDINGS 32
4.32 MINIMUM SEPARATION DISTANCE FOR A KENNEL 33
4.33 SETBACK FROM RAILWAYS 33
4.34 SETBACKS FOR SEPTIC SYSTEMS 33
4.35 SETBACK FROM WATERBODY 33
4.36 SIGHT TRIANGLES 33
4.37 SITE PLAN CONTROL 34
4.38 STORAGE CONTAINERS 34
4.39 SHORT-TERM RENTAL ACCOMMODATIONS 34

SECTION 5 RESIDENTIAL ZONES 35
5.1 GENERAL PROHIBITION 35
5.2 PERMITTED USES 35
5.3 PERMITTED USES TABLE 35
5.4 ZONE REQUIREMENTS TABLE 36
5.5 EXCEPTIONS TABLE 37

SECTION 6 COMMERCIAL ZONES 38
6.1 PERMITTED USES 38
6.2 PERMITTED USES TABLE 38
6.3 ZONE REQUIREMENTS TABLE 39
6.4 EXCEPTIONS TABLE 40

SECTION 7 INDUSTRIAL ZONES 42

7.1 PERMITTED USES 42
7.2 PERMITTED USES TABLE 42
7.3 ZONE REQUIREMENTS TABLE 43
7.4 EXCEPTIONS TABLE 44

SECTION 8 RURAL & OTHER ZONES 45
8.1 PERMITTED USES 45
8.2 PERMITTED USES TABLE 45
8.3 ZONE REQUIREMENTS TABLE 46
8.4 EXCEPTIONS TABLE 46

SECTION 9 HOLDING ZONES AND TEMPORARY USE ZONES 48
9.1 HOLDING PROVISIONS 48
9.2 TEMPORARY USE ZONES 48
9.3 HOLDING ZONES 48
9.4 TEMPORARY USE ZONES 48

SECTION 10 DEFINITIONS 49

SECTION 11 ENACTMENT 74
11.1 FORCE AND EFFECT 74
11.2 READINGS BY COUNCIL 74
11.3 CERTIFICATION 74

SCHEDULE A – ZONE MAPS 1 to 6
SCHEDULE A1 – AIRY
SCHEDULE A2 – MURCHISON
SCHEDULE A3 – DICKENS
SCHEDULE A4 – SABINE
SCHEDULE A5 – LYELL
SCHEDULE A6 – VILLAGES

CORPORATION OF THE TOWNSHIP OF SOUTH ALGONQUIN
COMPREHENSIVE ZONING BY-LAW NUMBER 2026-894

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 Comprehensive Zoning By-law for the Township of South Algonquin as follows:

SECTION 1 HOW TO USE THIS BY-LAW

1.1 INTRODUCTION

Section 1 of this By-law explains the purpose of the Comprehensive Zoning By-law and how it should be used. Section 1 is presented as a reference tool for the Comprehensive Zoning By-law.

1.2 PURPOSE OF THIS COMPREHENSIVE ZONING BY-LAW

The purpose of this Comprehensive 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 Comprehensive Zoning By-law can regulate. A Comprehensive 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.

1.3 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.

1.3.1 Step 1: Locate the Property on a Map

Maps in a Comprehensive 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.

1.3.2 Step 2: By-law Amendments

A Comprehensive 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 Comprehensive 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.

1.3.3 Step 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.

1.3.4 Step 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.

1.3.5 Step 5: Exceptions, Holding Zones and Temporary Uses

As noted in item 1.3.2 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.

1.3.6 Step 6: What are Legal Non-Conforming 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 Comprehensive Zoning By-law coming into effect that is not permitted under the current Comprehensive Zoning By-law. An example of this would be a dwelling located within the 30 m setback from water which was legally established prior to the enactment of the 30 m setback from water.

1.4 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 - How To Use This By-law
Section 2 - Administration and Interpretation
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 - Holding Zones and Temporary Use Zones
Section 10 - Definitions

Section 11 - Enactment

The purpose of each of these Sections is described below.

1.4.1 Section 2 – Administration and Interpretation

This Section of the By-law specifies:

- 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.

1.4.2 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.

1.4.3 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.

1.4.4 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.

1.4.5 Section 10 – Definitions

It is necessary to define words in a Comprehensive 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.

1.4.6 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.

SECTION 2 ADMINISTRATION & INTERPRETATION

2.1 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 geographic limits of the Corporation of the Township of South Algonquin.

2.2 SCHEDULES TO BY-LAW

The following Schedules, which are attached hereto, are hereby incorporated into, and are declared to form part of, this By-law to the same extent as if fully described herein:

- Schedule A1 – Airy
- Schedule A2 – Murchison
- Schedule A3 – Dickens
- Schedule A4 – Sabine
- Schedule A5 – Lyell
- Schedule A6 – Villages

2.3 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.

2.4 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.

2.5 EXISTING USES

Nothing in this By-law shall prevent the use of any lot, building or structure for any purpose prohibited by this By-law if such lot, building, or structure was lawfully used for such purpose on the date of passing of this By-law, provided that it continues to be used for such purpose.

Nothing in this By-law shall prevent the erection of any building or structure for a purpose prohibited by this By-law if the building permit for such building or structure was issued by the Chief Building Official prior to the date of passing of this By-law, provided that:

a) When the building or structure is erected, it continues to be used for the purpose for which the building permit was issued; and

b) Provided that the building permit has not been revoked.

2.6 INTERPRETATION

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.

Words, phrases, and terms which are undefined in this By-law shall be given their usual and customary meaning, except where in the opinion of the Zoning Administrator, the context clearly indicates a different meaning. For the purpose of interpreting this By-law, the following shall apply:

a) In this By-law, unless the context requires otherwise, words used in the singular shall include the plural and words used in the plural shall include the singular. Words used in the present tense shall include the future tense.

b) In this By-law, the word “shall” is mandatory and “may” is permissive. The provisions of this By-law are the minimum requirements except where a maximum requirement applies.

c) In this By-law, unless the context requires otherwise, the word “used” shall include “designed to be used” and “arranged to be used”, and the word “occupied” shall include “designed to be occupied” and “arranged to be occupied”.

d) A “building” or “structure” includes any part thereof.

e) The provisions herein shall be held to be the minimum requirements, except where the word “maximum” is used, in which case the maximum requirements will apply.

f) Unless the context clearly indicates the contrary, where a zoning provision involves two or more items, conditions, provisions, or events which are connected by the words “and” or “or”, the conjunction shall be interpreted as follows:

g) the word “and” indicates that all of the connected items, conditions, provisions or events shall apply in any combination; and

h) the word “or” indicates that the connected items, conditions, provisions, or events may apply singularly or in combination.

i) For the purpose of a numeric calculation that results in a fraction, the calculated figure shall be rounded to the nearest whole number (i.e. 3.2 parking spaces shall require the provision of 3 parking spaces and 3.5 parking spaces shall require the

provision of 4 parking spaces).

j) For the purpose of this By-law, the definitions and interpretations given herein shall govern. For terms not referenced herein, the standard reference publication is the Oxford English Dictionary.

2.7 METRIC AND IMPERIAL MEASUREMENTS

All measurements used in this By-Law shall be metric. A Metric Conversion Chart that provides general conversion information is included in this By-law for information purposes.

2.8 TYPOGRAPHICAL AND FORMATTING MODIFICATIONS

No amendment to this By-law shall be required for the Clerk of the Corporation to make typographical or formatting modifications such as spelling, punctuation, and section numbering changes where, in the opinion of the Clerk, such corrections do not affect the intent of the By-law.

2.9 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. Compliance with the provisions of this Comprehensive Zoning By-law is required for all development, including development which does not require a building permit.

2.10 SEWAGE DISPOSAL APPROVAL

Where the issuance of a permit for a building or structure or change of use of an existing building or structure may affect any sewage system either on the subject lands or adjacent lands, or any water supply, no building permit shall be issued for such building or structure unless the building permit application is accompanied by an approved permit for the proposed method of sewage disposal in accordance with the *Building Code Act* for systems with a design capacity of less than 10,000 litres (2,200 gallons) per day, or from the Ministry of the Environment, Conservation and Parks for systems with a design capacity of greater than 10,000 litres (2,200 gallons) per day.

2.11 REQUEST FOR AMENDMENT TO COMPREHENSIVE ZONING BY-LAW

Every request for an amendment to this Comprehensive Zoning By-law shall be submitted on the Corporation's application form, which shall be completed in full and accompanied by the required application fee, as well as such supporting materials as may be determined through consultation with the Corporation.

2.12 INSPECTION OF LAND OR BUILDINGS

a) Any officer or employee of the Township acting under the direction of Council, who believes on reasonable grounds that there has been a contravention of this By-law, is hereby authorized to enter and inspect any property at all reasonable times and upon production of proper identification.

b) Except under the authority of a search warrant issued under Section 49(3) of the *Planning Act*, an officer or employee of the Township shall not enter any room or place used as a dwelling without requesting and obtaining the consent of the occupier, first having informed the occupier that the right of entry may be refused and entry made only under the authority of a search warrant.

2.13 VIOLATIONS AND PENALTIES

Any person or corporation who contravenes any of the provisions of this By-law is guilty of an offence and is subject to a fine in accordance with the provisions of the *Planning Act*, and any such fine levied shall be recoverable pursuant to the provisions of the *Provincial Offences Act*.

2.14 REMEDIES

a) In case any building or structure is, or is proposed to be, erected, altered, or reconstructed in contravention of any requirement of this By-law, or any building or structure is, or is proposed to be, used in contravention of any requirement of this By-law, such contravention may be restrained by action at the insistence of any ratepayer or by the Corporation, pursuant to the provisions of the *Municipal Act*.

b) Where a person guilty of an offence under this By-law has been ordered to remedy a violation and has failed to comply, such remedy shall be done by the Township at the expense of the owner.

c) Where a person has refused or failed to reimburse the Township for the cost of such remedy, same may be recovered by the Township by court action or other means available to it, and such amount may be added to the collector's roll and form a lien in a like manner as municipal taxes, pursuant to the *Municipal Act*.

d) Where any by-law of the Township, passed under the authority of the *Planning Act* is contravened and a conviction entered, in addition to any other remedy and/or penalty imposed by the By-Law, the Court in which the conviction has been entered, and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person or persons convicted.

2.15 VALIDITY

If any section, clause, or provision of this By-law, including anything contained in the Schedules attached hereto, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof, other than the section, clause or provision(s) so declared to be invalid. It is hereby declared to be the intention that all the remaining sections, clauses or provisions of this By-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.

2.16 EFFECTIVE DATE

This By-law shall come into force the day it has 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 Land Tribunal and in accordance with the provisions of the Planning Act as amended.

2.17 REPEAL OF FORMER BY-LAWS

By-law No. 2017-527, as amended, being the former Comprehensive Zoning By-law of the Corporation of the Township of South Algonquin, 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
R3	Multi-Unit 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
Rural & 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 deemed to be zoned “Environmental Protection

(EP)"

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 Schedules A-1 through A-6, 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, right-of-way or watercourse shall be the centre of such provincial highway, road, lane, railway right-of-way, utility corridor, right-of-way or watercourse;
b) where a zone boundary is indicated as approximately following lot lines on a registered plan of subdivision, deposited reference plan or original Township survey, the boundary shall follow such lot lines. No amendment to the By-law shall be required for minor adjustments to zone boundaries shown on the Schedules where, in the opinion of the Township, such adjustments are merely for the purpose of more accurately reflecting surveyed information.
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 a zone boundary is indicated as following a shoreline of a watercourse, the boundary shall follow such shoreline and in the event that the shoreline changes, the boundary shall be taken as having moved with the shoreline
f) 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
g) 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 the various zone sections 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.

3.8 TEMPORARY ZONES

Where a temporary zone is established for the purpose of accommodating temporary use pursuant to the provisions of the *Planning Act*, the lands so zoned shall be subject to all the provisions of the zone, except that temporary uses shall be permitted for a certain limited period of time. The zone symbol shall be followed by a hyphen, the letter “T” and a letter or a number other than “-h”, (for example, “-Tx” or “-T1”).

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.

4.1.3 Lot Coverage and Number of Accessory Structures

a) Lot coverage shall be treated as an important performance standard for all development, especially for permitted waterfront development. Any development proposed to exceed the maximum lot coverage of the various zones will not be considered minor and shall require an amendment to this By-law.

b) All accessory structures, whether they require a building permit or not, shall be considered in the determination of lot coverage.

c) Attached or free-standing decks which are less than 60 cm above average grade and swimming pools shall not be considered in lot coverage.

d) Notwithstanding the above, all decks attached to a boat house shall be considered in lot coverage.

The total lot coverage of all accessory buildings and structures shall not exceed 15 per cent of the lot area in the R1 zone or 5 percent in the R2, LSR and SR

zones.

The following maximum number of accessory structures shall be permitted:

i) A maximum of three (3) accessory structures shall be permitted in the R1 and the R2 Zones
ii) A maximum of three (3) accessory structures shall be permitted in the SR and LSR Zones excluding permitted waterfront accessory structures
iii) a maximum of four accessory structures shall be permitted in the RU Zone on lots that are 2 hectares in size
iv) maximum of six accessory structures shall be permitted in the RU Zone on lots that are greater than 2 hectares in size.
v) This provision shall apply to all accessory structures, including accessory structures which did not required a building permit.

4.1.4 Building Height, Accessory Structures

The maximum height of an accessory building or structure shall be 7 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 Private Sewage Systems, 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 from a lot line shall be 3 m, in accordance with the Ontario Building Code. The minimum setback for a private sewage system from a watercourse or water body shall be 30 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 setback 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 a R1 and R2 Zone

or 5 metres in a RU, 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, except where it abuts a residential use in which case the interior side yard setback shall be 5 m.

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 for the principal structure 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 30 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, except for dwellings, in which case the setback shall be increased to 4 m.

4.1.8 Waterfront Accessory Structures

Notwithstanding Sections 4.1.2 and 4.1.5, the following accessory structures shall be permitted within the 30 m setback from water, provided that the structures comply with the minimum required side yard, shoreline buffer area, and lot coverage requirements:

a) Pumphouse with a maximum floor area of 6 m2 shall be permitted within the required 30 m setback from water.

b) Only one of a Gazebo or Pergola/Pavilion or Sauna, with a maximum floor area of 24m2 shall be permitted within the required 30 m setback from water but must maintain a minimum 9-metre (30 feet) setback from the high water mark. The maximum 24 square metre floor area and minimum 9-m setback from high water mark shall include any attached deck.

c) Decks, attached to a principal structure, with a maximum size of 12 m2 shall be permitted to extend into the required 30 m setback from water up to a maximum of 3 metres (10 feet) in depth. For existing legal non-conforming decks located within 27 m of water, no further encroachment into the water setback shall be permitted. Waterfront accessory structures shall only be on the lot occupied by the principal structure. No waterfront accessory structure shall be located on a shore road allowance which is publicly owned and which has not be purchased by the abutting land owner.

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

e) A swimming pool is specifically prohibited from being established within 30 m of the normal high water mark.

4.1.9 Boathouses and Boatports

Boathouses and boatports are prohibited on all lands under the jurisdiction of the Township of South Algonquin. Notwithstanding, existing boathouses and boatports may be rebuilt, repaired or strengthened in accordance with the provisions of Section 4.20.

4.1.10 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.

4.1.11 Guest Cabins

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

i) One guest cabin shall be permitted on a lot as an accessory use to the residential dwelling.
ii) Guest cabins shall meet all required yards for the residential dwelling, including the 30 m setback from water.
iii) The maximum floor area of a guest cabin shall be 45 m2 including all decks and balconies.
iv) The maximum height shall not exceed 7 metres.
v) A guest cabin shall not include a kitchen.
vi) A guest cabin shall be limited to one-and-one-half (1 ½) storeys.

b) Guest cabins shall be permitted on lands within all Rural (RU) zoned lands subject to the following regulations:

i) Three guest cabins shall be permitted on a lot as an accessory use to the residential dwelling.
ii) Guest cabins shall meet all required yards for the residential dwelling, including the 30 m setback from water.
iii) The maximum floor area of a guest cabin shall be 45 m2 including all decks and balconies.
iv) The maximum height shall not exceed 7 metres.
v) A guest cabin shall not include a kitchen.
vi) A guest cabin shall be limited to one-and-one-half (1 ½) storey

4.1.12 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 containing the guest cabin or where an additional residential unit is permitted as an accessory structure.

4.1.13 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 within the SR or LSR zone.

4.2 ACCESSORY DWELLING UNITS

Where an accessory dwelling unit is a permitted use, it shall be serviced by an approved sewage disposal system.

4.3 ADDITIONAL RESIDENTIAL UNITS (ARU)

Notwithstanding any provisions to the contrary, on lands where single detached, semi-detached, duplex, triplex, row or townhouse dwellings are permitted as a principal use of the land and where the lands are placed within the Rural (RU), Settlement Area Residential (R1), a maximum of 2 additional residential units shall be permitted, as an accessory use subject to the following provisions:

a) ARUs shall not be permitted on waterfront lots.
b) The subject property shall comply with the minimum lot area and minimum lot frontage requirements of the zone and shall have frontage on an opened and maintained year-round public road. For the sake of clarity, ARUs shall not be permitted on private roads.
c) The development of the subject property, including the proposed ARU, will not exceed the maximum lot coverage of the zone.
d) The proposed ARU will be accessed using the existing driveway which accesses principal residential use.
e) The footprint of the proposed ARU will not exceed the total footprint of the principal residential use. ARUs within an accessory shall be limited to a maximum height of 7 m (22.9ft).
f) Each additional residential unit (ARU) shall require the establishment of 1 parking space per unit.
g) Up to a maximum of two (2) ARUs may be permitted within a principal dwelling. An ARU may be permitted within an accessory structure provided there is only one ARU within the principal dwelling.
h) ARUs permitted within a principal dwelling shall be connected to the existing well and septic system services.
i) ARUs permitted within an accessory structure may connect to existing well and septic systems, should the systems have the capacity to support additional development. Alternatively, an ARU in an accessory structure may be developed on its own private well and septic system.
j) The applicant will be required to demonstrate, at the time of the request for a building permit that the existing well and septic system can support the additional development.
k) ARUs shall not be permitted within lands identified as subject to flooding or natural hazards.
l) ARUs shall not be permitted within lands identified as having Environmental Protection (EP) zoning.
m) ARUs proposed on lots less than 0.8 ha (2.00 ac) in size shall require the support of a hydrogeological assessment which demonstrates that the ARU can be supported by private services in accordance with MECP guidelines.
n) ARUs proposed shall be permitted on properties that are a principal residence and shall not be permitted on properties which are seasonal dwellings or residences.
o) ARUs shall not be permitted on waterfront properties.

4.4 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.

4.5 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 may be permitted for accommodation while construction of a principal dwelling is underway, subject to the terms and conditions set out in the building permit.

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.

4.6 ENVIRONMENTAL PROTECTION

Lands zoned Environmental Protection (EP) shall not be included in the calculation of lot area and yard requirements 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 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 a lot of record does not front onto an improved public street, a building permit may be issued for a permitted 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 registered right-of-way, including established access over crown lands; and,

ii) The applicant, prior to a building permit being issued, enters into a Private Road Agreement with the Township Agreement shall indicate that:

- the owner acknowledges and agrees that the lot in question does not front on an improved public street;
- the owner acknowledges and agrees that the Township does not maintain or snow plow the private road;
- 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,

- 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 is provided confirmation of mainland long term parking exclusively for the water access lot. Parking shall be provided at or near a water access point on the same water body as the water access only lot(s). Long-term parking arrangements for the required number of parking spaces shall be secured by means of a registered lease or other legal instrument acceptable to the Corporation.

4.8 GROUP HOMES

Type "A" Group Homes shall be a permitted use in all zones in which a single detached or semi-detached dwellings are permitted as a principal use.

a) Type "A" Group Homes may be permitted in an additional residential unit.

b) Type "B" Group Homes shall be permitted subject to a site-specific Comprehensive Zoning By-law amendment.

4.9 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, or on lands with unstable slopes.

4.10 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.

4.11 HOBBY FARMS

On lots within the Rural (RU) zone that are under 2 hectares (5 acres) in size, the maximum number of livestock units permitted shall be limited to 1 livestock unit per 0.8 hectares (2 acres) of land.

4.12 BACKYARD HENS

The keeping of Backyard Hens is permitted within the R1 and RU zones, accessory to an established principal dwelling, in accordance with the following provisions:

a) Backyard Hen Coops and Backyard Hen Runs shall not be located in the front yard or exterior side yard of any lot and shall be located a minimum of 10 m from all interior side and rear lot lines.

b) A maximum of six (6) Backyard Hens will be permitted.

c) Roosters shall not be permitted.

d) Feed is to be stored in metal containers and withheld from Backyard Hens during the hours of 8:00pm and 6:00am.

4.13 HOME INDUSTRY

A Home Industry shall be permitted within the Rural (RU) zone subject to the following provisions:

a) Permitted home industries shall include:
- a contractors shop
- trades shop
- light manufacturing
- a repair and service shop.

b) a maximum of four (4) persons, who are not residents, may be engaged in the home industry;

c) 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 200 square metres;

d) there shall be no outside storage of goods, materials or articles;

e) 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;

f) there shall be no emission of noise, odour or dust, which is not normally attributed to the use of the land for residential uses;

g) a home industry shall be accessory to the principal residential use of the property:

h) the home industry shall comply with the minimum yard requirements of the Rural (RU) zone.

i) If the home industry fronts on a provincial highway, an entrance permit from MTO shall be required.

j) The following uses do not fall within the definition of home industry uses:

- a use which does not comply with any one of the preceding provisions;
- a use which causes adverse effect to neighbouring properties;
- motor vehicle repair shop.
- dry cleaning distribution station;
- commercial kennel;
- laundromat;
- retail store.

k) Notwithstanding the restriction of a retail store, merchandise that is produced, assembled, repaired, or otherwise has value added to, by the home industry, or is associated with a service being provided as part of the home industry shall be permitted.

4.14 HOME OCCUPATION

A home occupation shall be permitted within the Settlement Area Residential (R1), Settlement Area Shoreline Residential (R2) and Rural (RU) zones subject to the following provisions:

a) Permitted home occupations shall include:
- Professional, administrative and consulting services
- Office uses,
- Telecommunication
- Knowledge based business
- Computer technologies
- Instructional and services
- Personal services
- Distribution sales office
- Arts and craft studio

b) a home occupation shall be accessory to the principal residential use of the property:

c) No more than 2 employees, at a time, shall work on the premises, other than the persons living on the premises;

d) No more than 40 percent of the gross floor area of the principal dwelling shall be used for the purposes of a home occupation;

e) A home occupation shall be conducted entirely within the principal dwelling, but may be located within any portion of the dwelling;

f) there shall be no outside storage of goods or materials in conjunction with the home occupation use; and,

g) The following uses do not fall within the definition of home occupation uses:

- a use which does not comply with any one of the preceding provisions;
- a use which causes adverse effect to neighbouring properties;
- licensed day nursery;
- dry cleaning distribution station;
- home for the aged or nursing home;
- commercial kennel;
- laundromat;
- restaurant of any type;
- a retail store

h) Notwithstanding the restriction of a retail store, merchandise that is produced, assembled, repaired, or otherwise has value added to, by the home occupation, or is associated with a service being provided as part of the home occupation shall be permitted.

4.15 ILLUMINATION

Where lighting facilities are provided in conjunction with any permitted use, such lighting shall be so arranged as to project light only onto the subject property and away from any adjoining lands or the sky.

a) Lighting fixtures, designed to illuminate wharves and other waterfront facilities, shall be installed with the light directed downward and away from the water.
b) Lawn lamps may be located at the edge of any driveway or laneway and shall be located so as not to interfere with nighttime traffic movement or from adjoining lands or sky. Illumination shall not cause direct or indirect glare on a street that may interfere with traffic or pedestrian safety.

c) All lighting fixtures, in all zones, other than those specified elsewhere in this By-law, which are designed for exterior illumination, shall be installed with the light directed and deflected away from adjacent lots and streets and be full cut off in design, such that it does not cause light pollution or light trespass. Such lighting fixtures shall not be more than 9 m (29.5 ft) above finished grade and no closer

than 4.5 m (14.8 ft) to any street line.

4.16 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.

4.17 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.

4.18 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 performance provisions (i.e. yards, setbacks and coverage) for each zone on the lot shall apply as if it were a separate lot.

4.19 EXISTING UNDERSIZED LOTS OF RECORD

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) 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.

c) Changes to Lot Size

Lots which have been increased in lot area and/or lot frontage following adoption of this By-law, but lot does not comply with minimum lot area or frontage, it shall not require an amendment to this bylaw and will be regulated under 4.14 (b) .

4.20 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

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. 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, provided there is no increase in the height, size or volume of the structure.

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.

4.21 ENLARGEMENTS TO NON-CONFORMING DWELLINGS LOCATED WITHIN THE 30 M WATER SETBACK

Existing dwellings located within, or partially within the 30 m setback from water are considered to be non-conforming. The replacement and enlargement of existing legal non-conforming dwellings located within the required 30 metre water setback may be permitted, subject to the following:

a) Nothing in this By-law shall prevent the repair and replacement of an existing legal non-conforming dwelling located within the 30 m water setback provided such dwelling is not increased in height, size or volume.

b) The replacement or enlargement of an existing legal non-conforming dwelling shall not encroach further into the 30 m setback than the existing setback from water. For the purposes of this provision, the existing setback from water shall be the furthest distance between the high-water mark and the exterior wall of the existing dwelling. Where an existing dwelling has more than one exposure to water (i.e. a point or island), no further encroachment into any of the 30 m setbacks from water shall be permitted.

c) Where any portion of an existing legal non-conforming dwelling is located within 10 metres of the high water mark no enlargement shall be permitted.

d) Where any portion of an existing legal non-conforming dwelling is located at least 10 metres from the high water mark, but less than 20 metres (50 feet) from the high water mark, such dwelling may be enlarged by a maximum of 25% of the gross floor area of the existing dwelling. In no case shall the enlargement exceed a maximum of 25m2.

e) Where any portion of an existing legal non-conforming dwelling is located at least 20 metres from the high water mark, but less than 30 metres from the high water mark, such dwelling may be enlarged by a maximum of 50% of the gross floor area of the existing dwelling. In no case shall the enlargement exceed a maximum of 50m2.

f) For existing legal non-conforming dwellings that straddle the lines 10 m or 20 m from the high water mark, the more restrictive of the permitted enlargements shall apply.

g) In no case shall an existing dwelling be enlarged greater than the permitted maximum lot coverage.

h) In no case shall an existing dwelling be enlarged such that it would encroach into a required side yard setback.

i) Where an existing legal non-conforming dwelling is enlarged, and requires a new septic system, such new septic system shall be located outside of the 30 m setback from water.

j) Existing legal non-conforming decks associated with a dwelling located within the 30 m setback from water shall not encroach further into the 30 m setback.

4.22 OUTDOOR STORAGE

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

a) such outdoor storage is accessory to a permitted use on the lot;

b) outdoor storage is not located in the front or exterior yards, is located behind the front or exterior wall of the main building facing any street, and complies with all yard requirements;

c) the maximum lot coverage for all permitted outdoor storage shall not exceed 15 percent of the lot area; and,

d) any portion of a lot used for open storage is screened from adjacent properties and streets adjoining the lot, by a building, planting strip, and/or fence of at least 2 metres in height from the ground.

4.23 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.

4.24 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.

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.
Additional Residential Unit	One parking space per ARU.
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.
Short Term Rental Accommodation	1 parking space per bedroom rented. Lands within the LSR zone are exempt from the short term rental parking requirements.
Uses permitted by this By-law other than those listed in this Table	One parking space per 45 square metres of total floor area

4.25 PARKING AREA STANDARDS

Where in this By-law, parking areas for more than four vehicles are required, not including spaces located within an enclosed garage, 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.

4.26 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.

4.27 PERMITTED YARD ENCROACHMENTS

The following structures identified in Table 4.3 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

4.28 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.

4.29 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.

4.30 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 generation and transmission, any telephone, telegraph, cable TV or telecommunication 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.

4.31 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, or used for automotive and recreational vehicle sales or service.

4.32 MINIMUM SEPARATION DISTANCE FOR A KENNEL

a) A Commercial Kennel shall be set back a minimum of 150 m from the boundary of properties containing a sensitive land use and shall be subject to Site Plan Control. In all other cases a Commercial Kennel shall be set back a minimum of 100 m from neighbouring properties.

b) A Hobby Kennel shall be set back a minimum of 50 m from all adjacent lot lines.

4.33 SETBACK FROM RAILWAYS

No sensitive land use shall be located closer than 30 metres to a railway right-of-way.

4.34 SETBACKS FOR SEPTIC SYSTEMS

a) All components of a septic system, including but not limited to the tank, bed, and mantle shall be setback a distance of at least 30 metres from a waterbody and a minimum of 3 m from property lines.

4.35 SETBACK FROM WATERBODY

All buildings, structures, fences and signs shall be setback a distance of at least 30 metres from the normal high water mark of a waterbody or wetland 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 high water mark shall be determined and mapped by an Ontario Land Surveyor.

4.36 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

4.37 SITE PLAN CONTROL

No development shall take place on any parcel of land designated as Site Plan Control Area in the Site Plan Control By-Law unless the Corporation has approved such plans and drawings required under the provisions of the Site Plan Control By-Law.

4.38 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, Accessory Structures 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.

4.39 SHORT-TERM RENTAL ACCOMMODATIONS

Short-term rental accommodations, as defined, shall be regulated by the following provisions, in addition to any licencing requirements of the Township.

a) Short-term rental accommodations shall only be permitted on lands which are in compliance with the lot area and frontage requirements of the respective zone.

b) Short-term rental accommodations shall provide the necessary parking in accordance with Table 4.2 of this By-law. Properties within the Limited Service Shoreline Residential Zone are exempt from this provision.

c) Short-term rental accommodations may be licenced by the Township.

SECTION 5 RESIDENTIAL ZONES

5.1 GENERAL PROHIBITION

No person shall, within any Residential 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
R3 - Multi-Unit 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	Column 6
USE	R1	R2	R3	SR	LSR
Seasonal Dwelling				●	●
Additional Residential Units	●		●		
Detached Dwelling	●	●	●	●	●
Duplex Dwelling	●	●	●		
Semi-Detached Dwelling	●	●	●		
Triplex Dwelling	●	●	●		
Fourplex Dwelling	●	●	●		
Multi-Unit Dwelling			●		
Guest Cabin				●	●
Home Occupation	●	●		●	

Bed and Breakfast Operations	•	•			
Short Term Rental Accommodation	•	•		•	•
Group Home, Type A	•	•			

5.4 ZONE REQUIREMENTS TABLE

Table 5.2

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
ZONE REQUIREMENTS	R1	R2	R3	SR	LSR
Lot Area (Minimum)	0.4 ha	0.4 ha	0.8 ha	1.0 ha	1.0 ha
Lot Frontage (Minimum)	60 m	60 m	100 m	60 m	1.0 ha
Lot Coverage (Maximum)	30%	30% (1)	30%	10%(1)	10%(1)
Front Yard (Minimum)	8 m	8 m	10 m	30 m	30 m
Exterior Side Yard (Minimum)	4.5 m	4.5 m	10 m	10 m	10 m
Rear Yard (minimum)	8 m	8 m	8 m	10 m	10 m
Interior Side Setback (Minimum)	3 m	3 m	6 m	5 m	5 m
Building Height (Maximum)	10 m	10 m	12 m	10 m	10 m
Shoreline Buffer Area (Minimum) front yard	N/A	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
R1-1	Minimum lot area for R1-1 shall be 0.7 ha
R1-2	A mobile home shall be permitted for human habitation in the R1-2 zone
R1-3	Minimum lot area for R1-3 shall be 0.55 ha Minimum lot frontage for R1-3 shall be 40 m
R1-4	Minimum lot frontage for R1-4 shall be 56 m Minimum lot area for R1-4 shall be 0.23 ha
R1-5	Minimum lot frontage for R1-5 shall be 52 m Minimum lot area for R1-5 shall be 0.15 ha
SR-1	Minimum lot area for SR-1 shall be 0.75 ha
SR-2	Minimum lot area for SR-2 shall be 0.7 ha Minimum lot frontage for SR-2 shall be 40 m Minimum interior side yard for any accessory structure shall be 4.5 m
SR-3	Minimum lot frontage for SR-3 shall be 40.0 m Minimum lot area for SR-3 shall be 0.3 ha
SR-4	Minimum lot frontage for SR-4 shall be 40.0 m Minimum lot area for SR-4 shall be 0.3 ha Minimum interior side yard setback for accessory building shall be 4.0 m Number of accessory structures limited to One (1)
SR-5	Minimum lot frontage for SR-5 shall be 28 m Minimum lot area for SR-5 shall be 0.3 ha
SR-6	Minimum lot frontage for SR-6 shall be 28 m Minimum lot frontage for SR-6 shall be 0.3 ha Minimum interior side yard setback for accessory building or structure shall be 2.1 m
SR-7	Maximum number of guest cabins permitted shall be four (4) within the SR-7 zone. Maximum number of accessory structures permitted within the SR-7 zone shall be six (6)

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	30 m (1)	12 m	30 m (1)	30 m (1)
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	

Footnote For Table 6.2

(1) For properties which are within the C2, C4, or C5 zones and which do not have water frontage, the minimum front yard setback shall be reduced to 20 m.

6.4 EXCEPTIONS TABLE

Table 6.3

Exception Number	Exception Description	Additional Permitted Uses	Unique Provisions
C4-1	50 Galeairy Lake Road	• Hostel • Lodge	
C4-2	Lodge Properties	• Lodge	**Housekeeping Cottages/Cabins** a) Maximum Floor Area – 115m^2 b) Setback from Water – 10 m c) Permitted Deck encroachment – 4 metres d) Accessory deck provisions of the By-law do not apply.

C4-3	Lodge Properties	Lodge	**Housekeeping Cottages/Cabins** a) Maximum Floor Area–115 m^2 b) Setback from Water – 10 m c) Permitted Deck Encroachment – 4 m d) Accessory deck provisions of the By-law do not apply. e) Minimum Lot Area – 1 ha f) Minimum Interior Yard (for one existing accessory building) – 1 m
C4-4	Lodge Properties	Lodge	**Housekeeping Cottages/Cabins** a) Maximum Floor Area–115 m^2 b) Setback from Water – 10 m c) Permitted Deck Encroachment – 4 m d) Accessory deck provisions of the By-law do not apply. e) Minimum Lot Area – 1 ha

C1-1-(H1)	Lodge Permissions	• Lodge	Requirements for Removal of Holding Symbol (H1): a) Entering into a Site Plan Agreement for any development where the total proposed building(s) exceed 186 square metres detailing: i. Entrance location ii. Building locations iii. Parking areas iv. Interior roads v. Amenity areas vi. Septic and well locations The Holding Symbol (H1) does not apply to any proposed "Lodge" development where the total proposed building(s) do not exceed 186 square metres.

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
M1-1	Only permitted uses in M1-1 zone shall be a maintenance garage and a contractors yard

SECTION 8 RURAL & 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 Rural & Other Zones established by this By-Law include:

RU – Rural
CF – Community Facility
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	●				
Agriculture – On Farm Diversified Use	●				
Agri-Tourism	●				
Bed and Breakfast Operations	●				
Commercial Greenhouse	●				
Conservation Use				●	
Contractor's Yard	●				
Dwelling Unit, Accessory	●				
Additional Residential Unit	●				
Dwelling, Detached	●				
Duplex Dwelling	●				
Semi-Detached Dwelling	●				
Triplex Dwelling	●				
Fourplex Dwelling	●				
Emergency Service Facility		●			
Public Works Yard		●			
Forestry	●				
Group Home, Type A	●				

Guest Cabin	●				
Home Industry	●				
Home Occupation	●				
Recreational Camp	●				
Recreation Trails	●	●			
Community Institutional Use		●			
Sports Field	●	●			
Park	●	●	●	●	●
Library		●			
Museum		●			
School		●			
Place of Worship		●			
Short Term Rental Accommodation	●				

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)	0.4 ha (residential) 2.0ha (non-residential)	0.8 ha	Nil	Nil	Nil
Lot Frontage (Minimum)	60m	45 m	Nil	Nil	Nil
Coverage (Maximum)	5%	35%		5%	
Front Yard (Minimum)	15 m	10 m	15 m	9 m	Nil
Exterior Side Yard (Minimum)	15 m	10 m	15 m	9 m	Nil
Interior Side Yard (Minimum)	7 m	5 m	10 m	6 m	5 m
Rear Yard (Minimum)	10m	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**
	Additional Permitted Use	• Lodge	Requirements for Removal of Holding Symbol (H2):

RU-1-(H2)			a) Entering into a Site Plan Agreement for any development where the total proposed building(s) exceed 186 sq. m detailing: i. Entrance location ii. Building locations iii. Parking areas iv. Interior roads v. Amenity areas vi. Septic and well locations b) EIS if development is proposed within 30 metres of the EP Zone.

			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.
RU-2	Minimum Lot Frontage		Minimum lot frontage for the RU-2 zone shall be 90 m.
RU-3	Minimum Lot Frontage		Minimum lot frontage for the RU-3 zone shall be 60 m.
RU-4	Mobile Home & Minimum Lot Frontage	Mobile home	Minimum lot frontage for the RU-4 zone shall be 60 m. Mobile home included as a permitted use
RU-5	Mobile Home	Mobile Home	Mobile home for human habitation is permitted in the RU-5 zone
CF-1	Additional Permitted Use	Community Resource Hub	Community Resource Hub included as permitted use - Definition included in General Definitions community wide

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.

Additional Residential Unit shall mean an accessory use to the principle dwelling on the property, consisting of a self-contained residential unit with kitchen and bathroom facilities within a principal single detached, semi-detached or townhouse dwelling or within an accessory structure, where food preparation and sanitary facilities are provided, but shall not include a boarding house, hotel, motel, guest cabin or similar commercial use.

Adverse Effect shall mean one or more of: a) impairment of the quality of the natural environment for any use that can be made of it; b) injury or damage to property or plant or animal life; c) harm or material discomfort to any person; d) an adverse effect on the health of any person; e) impairment of the safety of any person; f) rendering any property or plant or animal life unfit for human use; g) loss of enjoyment of normal use of property; and h) interference with normal conduct of business.

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, market gardens, equine related activities, orchard 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. This definition shall include livestock facilities, as herein defined, but shall not include commercial or industrial activities such as abattoirs, tanneries, kennels or manufacturing activities involving crops, animal products or wood products.

Agriculture - On-Farm Diversified Uses shall mean uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and energy storage systems.

Agri-Tourism shall mean the use of any lot or building which is complementary to a principal agricultural use on a lot and which provides education and activities to experience and enjoy the agricultural way of life in the rural area. Such activities may include farm machinery and equipment exhibitions, farm tours, petting zoos, corn mazes, hayrides, sleigh rides, processing demonstrations, pick your own produce/products, farm-themed playgrounds, educational facilities that focus on farming instruction or other similar activities. Agri-tourism may include accessory retail sales.

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.

Artist Studio shall mean the workplace of an artist or craftsman, including a painter, weaver, textile artist, a sculptor, potter, or a photographer, where goods including jewelry or fine art such as portraits or sculptures are produced in small quantity and may be provided for sale or a building or part thereof for the instruction of art, music, languages or similar disciplines.

Backyard Hen shall mean a female chicken that is at least four months old.

Backyard Hen Coop shall mean an accessory building where backyard hens are kept, and which contains lockable roofs and/or doors.

Backyard Hen Run shall mean a secure, fenced area attached to a backyard hen coop that allows backyard hens to access outside.

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.

Basement shall mean one or more storeys of a building located below the first storey which is partly underground but, which has at least one-half (1/2) of its height from finished floor to finished ceiling above adjacent finished grade as approved.

Bed and Breakfast Operation means a single detached dwelling or part of a single 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 15 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 Line, Established shall apply only within a Village, and shall mean the average of the setbacks of existing principal buildings on lots on either side of the lot proposed to be built upon. In the case of a corner lot, the average street line shall be deemed to be the average setback of all buildings and structures on the block.

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.

Cellar shall mean that portion of a building between two floor levels, which is partly underground and which has more than one-half (1/2) of its height from finished floor to finished ceiling below finished grade.

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.

Community Resource Hub means a facility offering community based services including an office, day nursey, park and community flower and vegetable garden.

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.

Day Nursery – Licensed shall mean a premises licensed under the *Day Nurseries Act*, R.S.O. 1990, that receives for temporary custody for a continuous period not exceeding twenty-four hours, more than three children under ten years of age not of common parentage, and that is not; (a) part of a public school under *The Education Act*, (b) part of a private school registered under *The Education Act*, or (c) a children's mental health centre under *The Mental Health Centres Act*.

Day Nursery – Private shall mean a dwelling in which the owner or tenant conducts a home occupation by providing temporary care, supervision and board for 5 or fewer children who are not of common parentage.

Deck shall mean a building component that is uncovered and unenclosed, which may or may not be attached to one or more walls of a building. A deck includes its associated guards, fencing, walls, visual screens, stairs, and other associated features and has a height difference of more than 60 cm (24 inches) from the average grade. A deck may or may not have a foundation.

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, Seasonal shall mean a dwelling which contains one dwelling unit and which is used as a secondary place of residence for vacation and recreation, purposes from time to time, but which is not occupied or used as a permanent place of residence notwithstanding that it may be designed and/or constructed for year-round human habitation.

Dwelling, Duplex shall mean a residential building that is used for the purpose of two principal dwelling units and configured in such a manner that the dwelling units are divided horizontally from one another, each of which has an independent entrance either directly to the outside or through a common vestibule, with one dwelling unit entirely above the other.

Dwelling, Triplex shall mean a building which is divided horizontally or vertically into three separate dwelling units, each of which has an independent entrance, either directly or through a common vestibule. (See below.)

Dwelling, Fourplex shall mean a building which is divided vertically or horizontally into four separate dwelling units, each of which has an independent entrance, either directly or through a common vestibule.

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 , Multi-unit means a building containing more than four (4) ***dwelling unit****s*.

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.

Erect shall mean build, construct, reconstruct or relocate and shall include any preliminary physical operations such as cutting, grading, excavating, filling, or draining or any altering of an existing building by an addition, extension or other structural change or the doing of any work for which a building permit is required under the building by-laws of the Corporation. The words "erected" and "erection" shall have a corresponding meaning.

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 lunchrooms, 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.

Footprint shall mean the area of the ground floor of a building, measured from the exterior of the outermost walls, including an attached garage but excluding any projections.

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.

Garden Suite shall mean a single detached dwelling containing bathroom and kitchen facilities that is accessory to an existing residential structure, and that is designed to be portable and removable or converted to a permitted use following its intended use, for which a temporary use by-law has been adopted, pursuant to the provisions of the *Planning Act*.

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 - Type "A" shall mean a single household unit in a dwelling, in which 3 to 10 residents (excluding staff or receiving family) live together under responsible supervision consistent with the requirements of its residents, who, by reason of their emotional, mental, social, or physical condition, require a group living arrangement. The home is licensed or approved under Provincial Statute and complies with Municipal By-laws. This definition does not include

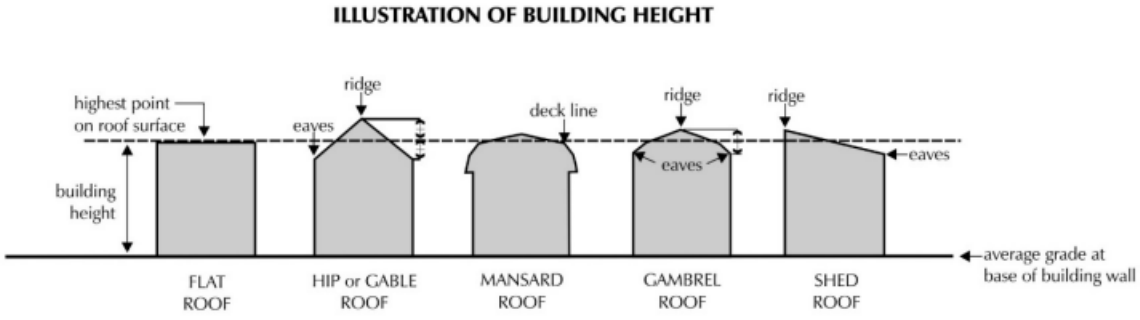
residences for young offenders or boarding/rooming dwelling houses.

Group Home - Type "B" shall mean a single household unit in a dwelling in which residents live together under custodial supervision consistent with the specialized needs of its residents. A Young Offenders Type "B" group home shall be licensed or approved by either the Ministry of Community and Social Services or the Ministry of Correctional Services under the *Young Offenders Act*. An Adult Offenders Type "B" group home, or Community Resource Centre, shall be licensed or approved by the Ministry of Correctional Services under the *Ministry of Correctional Services Act*.

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

Height, when used with reference to a building or structure, shall mean the vertical distance between the average grade at the front of such building or structure to the highest point thereon exclusive of any ornamental dome, chimney, tower, cupola, steeple, church spire, water storage tank, electrical apparatus, television or radio antenna, or structure for the mechanical equipment required for the operation of such building or structure. Without limiting the generality of the foregoing, the highest point shall be taken as: and:

- The highest point of the roof surface or parapet on a flat roof;
- The deck line on a mansard roof;
- The mean level between the eaves and ridge of a gable, hip or gambrel roof.



High Water Mark shall mean the mark made on the shore or bank of a water body where the presence and action of water has continued over such a long period of time that it has created a distinct mark either by erosion, destruction of terrestrial vegetation or other easily recognizable characteristics.

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.

Home Occupation means an occupation or business which is conducted as an accessory use, for profit or gain, and is clearly subordinate or incidental to a permitted residential use.

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 shall mean the use of land, building, or structure for the purpose of manufacturing, assembling, making, preparing, inspecting, ornamenting, finishing, treating, altering, repairing, warehousing, or storage or adapting for sale of any goods, substances, article or thing, or any part thereof and the storage of building and construction equipment and materials, as distinguished from the buying and selling of commodities and the supplying of personal services. Industrial uses are further defined by their Class noted below:.

- **Class I Industrial Use** shall mean a place of business for a small scale, self-contained plant or building which produces/stores a product which is contained in a package and has low probability of fugitive emissions. Outputs are infrequent and could be point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage.

- **Class II Industrial Use** shall mean a place of business for medium scale processing and manufacturing with outdoor storage of wastes or materials (i.e. it has an open process) and/or there are periodic outputs of minor annoyance. There are occasional outputs of either point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration, and low probability of fugitive emissions. Shift operations are permitted and there is frequent movement of products and/or heavy trucks during daytime hours.

- **Class III Industrial Use** shall mean a place of business for large scale manufacturing or processing, characterized by large physical size, outside storage of raw and finished products, large production volumes and continuous movement of products and employees during daily shift operations. It has frequent outputs of point source and fugitive emissions of significant impact and there is high probability of fugitive emissions.

Influence Area shall mean an area adjacent to an industrial use, waste management facility, septage site, wastewater treatment facility, or an area outside of lands licensed as a pit or quarry where a sensitive land use may be subject to one or more adverse effects.

Institution shall mean a building or part of a building used for a not-for-profit purpose by an organized body or society, including churches, schools, library, colleges, university, day care centres, municipal service facilities, homes for the aged, facilities for charitable organizations, social service clubs, public hospitals, or similar uses.

Kennel shall mean a building or structure where dogs or cats are bred and/or boarded. The operation of a kennel requires annual licensing, issued by the Corporation, pursuant to the Township's Animal Control By-Law. A kennel will be classified as one of the following:

- ***Commercial Kennel:*** Means a kennel used primarily for boarding dogs not owned by family members, or for the breeding, raising and sale of purebred or crossbred dogs or cats, whether owned by family members or not. Grooming may be conducted as an accessory use.

- ***Hobby Kennel:*** Means a kennel where dogs are housed for the primary purpose of pleasure (pets) or hunting, and where there is no boarding.

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.

Light Pollution shall mean brightening of the night sky, nuisance light or an undue intrusion of light onto adjacent property caused by streetlights and other man-made sources of light, which has a disruptive effect on natural cycles and inhibits the observation of stars and planets or enjoyment of property.

Limited Services shall mean that municipal services which may normally be provided on an improved street will not be provided or guaranteed including, but not limited to, snow plowing, road grading, school busing, and access by emergency vehicles.

Livestock Unit shall mean equivalent values for various types of animals including poultry, based on manure production and production cycles. The number of animals that would produce 1 livestock unit are as follows:

Type Of Livestock	Number Of Animals / Livestock Unit
Beef:	
Beef Cow[1] (Barn Confinement)	1
Beef Cow (Barn and Yard)	1
Beef Feeders (Barn Confinement)	2
Beef Feeders (Barn and Yard)	2
Chicken:	
Caged Layers (Inactive Stored in Barn)	125
Caged Layers (Daily Manure Removal)	125
Chicken Breeder Layers	125
Chicken Broilers/Roosters	200
Pullets (Replacement Layers)	500
Dairy:	
Milking Cow [1,2] (Tie Stall)	1
Milking Cow (Free Stall)	1
Dairy Heifers (Barn Confinement)	2
Dairy Heifers (Barn and Yard)	2
Duck	100
Emu	5
Goat:	
Adult Goats[3]	4
Feeder Goats (>20kg)	10
Horse[3]	1
Ostrich	3
Rabbit:	
Adult Rabbit	40
Sheep:	
Adult Sheep[3]	4
Feeder Lambs (>20kg)	10
Swine:	
Sows/Boars	5
Feeder Hogs (30 - 120kg)	4
Weaners (4 - 30kg)[4]	20
Turkey:	
Meat Turkeys (>10kg)	50
Meat Turkeys (5 - 10kg)	75
Turkey Breeder Layers	75
Meat Turkeys (<5kg)	100
Pullets (Replacement Breeders)	500
Veal:	
White Veal	6
Red Veal (<300kg)	3

NOTES: For all other animals/poultry use 1 livestock unit per 450 kg housed at one time.

1. Includes calf to 150 kg (330.7 lb.).
2. A dairy/cow farm usually has milking cows, heifers, and calves. Multiply the number of milking/nursing cows by 1.5 to account for the followers when they are all kept on the same farm.
3. Includes offspring until weaned.
4. Multiply number of sows by 2.4 to determine the number of weaners.

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, guest 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.

- **Corner Lot** shall mean a lot situated at the intersection of two streets, of which two adjacent sides that abut the intersecting streets contain an angle of not more than 135 degrees.

- **Interior Lot** shall mean a lot situated between adjacent lots and which has frontage on one street.

- **Through Lot** shall mean a lot bounded on two opposite sides by streets, provided that if any lot qualifies as being both a corner lot and a through lot, the lot shall be deemed a corner lot for the purposes of this By-law.

- **Waterfront Lot** shall mean a lot which has no street access and has at least one lot line abutting a waterbody. (See diagram below.)

ILLUSTRATION OF LOT TYPES

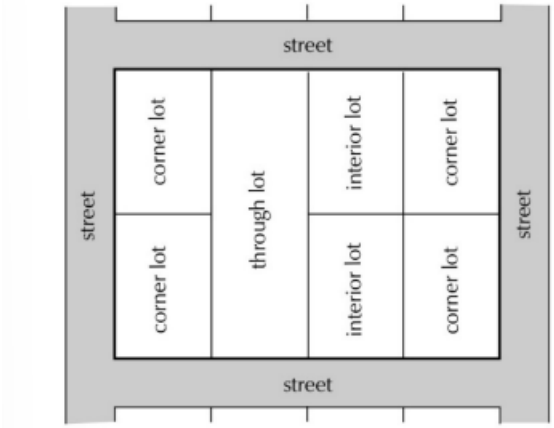
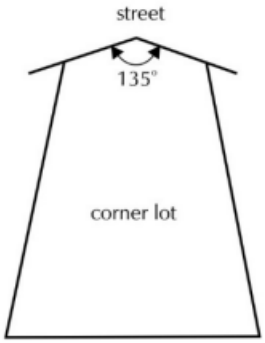


ILLUSTRATION OF CORNER LOT ON A SINGLE STREET



Lot Area means the total area within the lot lines of a lot, excluding the horizontal area of such lot covered by water, or within the Flood Plain (FP) or Environmental Protection (EP) zones.

Lot Coverage means the area of a lot covered by all buildings and structures including all accessory structures, except for decks less than 60 cm (24 inches) in height and swimming pools, which are both excluded from lot coverage calculations.

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

a) 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;

b) 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,

c) on an island that has not been subdivided, the lot frontage shall be the greatest distance between any two points of the shoreline, and,

d) 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 fueling 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 premise 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.

Market shall means the sale of new or used goods, wares, merchandise, substances, articles or things to the general public, including but not limited to: arts, crafts and other homemade articles, fresh and prepared food products; nursery products; and used furniture and other household items, by one or more independent vendors, but does not include the sale of vehicles or livestock. A market may be located in a permanent or temporary building or structure or may be located partially or entirely in the open. For the purposes of this By-law, a market may also be considered a retail store.

Minimum Distance Separation shall mean the minimum distance between livestock facilities, including permanent manure storage, and development on surrounding lots as determined by the OMAFRA MDS Implementation Guidelines, as amended from time to time.

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. A Mobile Home which is placed on a foundation and connected to private services, in accordance with the OBC may be deemed to be a dwelling unit.

Motel means a premise 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 premise 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-Conforming shall mean a use, building or structure which, on the date of the passing of this By-law, is not within the list of permitted uses for the zone in which it is located. Existing uses within the 30 m setback from water, not permitted by this By-law, shall be deemed non-conforming uses.

Noxious Use shall mean an offensive trade or industrial nuisance, or dangerous manufacturer, within the meaning of the Health Protection and Promotion Act or any regulations issued by the Ministry of Environment and Energy or any use which is offensive or dangerous by means of the emission of odour, smoke, dust, noise, gas fumes, vibration or refuse matter.

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 premise 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 shall mean an establishment where a personal service related to:

a) the grooming or health of persons is provided, or where the maintenance or repair of personal wardrobe articles is performed. A personal service may include a hair stylist, an aesthetician, massage therapy service, tattoo and piercing parlour, spa, a tailor, a shoe repair shop, a laundromat, a dry cleaning distribution outlet or similar use but excludes a body rub parlour;
b) a consultation or information service is provided by a professional, other than a medical professional, including a travel agency or an interior decorator
c) other personal or business services are provided, including a printing, publishing, photocopying, picture framing or photofinishing service, including self-service operations.

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 plan 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 Entertainment shall mean a motion picture or other theatre, arena, auditorium, public hall, billiard, pinball or pool room, bowling alley, mini-golf course, dance hall, music hall, bingo hall, ice or roller skating rink, but does not include any place of entertainment or amusement otherwise defined or classified in this By-Law.

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.

Principal when used to describe a use, building or structure, shall mean a use, building or structure, one to which any other is subordinate and constitutes the main use of a lot therewith.
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 Ministry of Transportation. Crown roads not maintained by the Township are considered in this By-law to be private roads with assumed legal access.

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 vehicles 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 mobile home.

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 premise 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.

Right-Of-Way, Private shall mean land which is owned by other than a public authority over which right-of-way has been granted to others for access purposes.

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.

Self-Storage Facility shall mean the use of land, buildings or structures containing separate, secured, individual self-storage units divided from the floor to the ceiling by a wall with an

independent entrance from the exterior of the building, designed to be rented or leased to the general public for private storage of personal goods, materials and equipment.

Sensitive Land Uses shall mean buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby *major facility*. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Separation Distance shall mean the minimum horizontal distance between a use or building and a specific use, lot, building or other specified feature. Separation distance is measured as the most direct path between the two specified points, without regard to roads, walkways, sidewalks, or other surface transportation features

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.

Short-Term Rental Accommodation means the use of a Residential Dwelling Unit or Secondary Dwelling Unit as a place of accommodation, temporary residence, or occupancy by way of concession, payment of a monetary fee, permit, lease, licence, rental agreement or similar arrangement for fewer than twenty-eight (28) consecutive calendar days, with on or off-site management/ownership, throughout all or part of the year. Short-Term Rental Accommodation uses shall not mean a motel, hotel, bed and breakfast establishment, camping establishment, tourist camp, or similar commercial accommodation use and does not include a tent, vehicle, recreation vehicle, travel or tent trailer, or boat.

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. For the purposes of this By-law, roads maintained by the Township over crown lands shall be deemed to be an improved public street.

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.

Tourist Lodging Establishment shall mean an establishment which provides temporary accommodation in one or more buildings for members of the public or organizations who are vacationing or travelling and shall include a seasonal camp, a guest cabin, a hotel, a lodge and a motel.

- **Seasonal Camp** shall mean an establishment which provides meals, sleeping accommodation and recreational opportunities to individuals and groups who are under the supervision of camp staff and shall include children's camps, church camps, scouting movement camps, YM/YWCA camps and other similar uses.

- **Guest Cabin** means a structure unit for guest accommodation which contains no kitchen.

- **Hotel** shall mean an establishment containing four or more guest rooms served by a common entrance. Accessory uses may include dining rooms, meeting rooms and similar uses.

- **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, guest cabins, motel blocks or as part of the principal lodge building.

- **Motel** shall mean an establishment containing four or more guest rooms rented to the travelling public each of which has a separate entrance directly from outside the building. Accessory uses may include dining rooms, meeting rooms and similar uses.

Tradesperson's Establishment shall mean a building or part of a building which, in addition to or as well as serving as an office, serves as a storage facility for the materials and equipment of, and/or a workshop for the undertaking of repairs, the preparation of materials, or the production of items on a custom order basis by, one of the following tradespersons: Heating and cooling systems specialist, cabinet maker, carpenter, chimney sweep, drywaller or plasterer, electrician, exterminator, fence installer, furniture refinisher, glass installer, grounds maintenance person and landscaper, handyman, janitor, mason, painter, plumber, printer, snow plough operator, upholsterer, window cleaner and similar tradesperson whose activities are not otherwise defined in this By-law.

Unenclosed, when used in relation to an attached or unattached porch, deck or other structure, shall mean open except for a roof, supporting columns, safety railings, screens, curtains or shades. The word unenclosed shall exclude partial or full solid walls or other solid materials such as glass and synthetic glass substitutes normally intended to provide protection from the

elements.

Use as a verb shall mean anything permitted by the owner or occupant of any land, building or structure, directly or indirectly, or by or through any trustee, tenant, servant or agent acting for or with the knowledge and assent of such owner or occupant, for the purpose of making use of the said land, building or structure. The phrase “used for” includes “arranged for”, “designed for”, “maintained for” or “occupied for”.

Use as a noun, shall mean any of the following depending on the context:

a) any purpose for which land, buildings or other structures may be arranged, designated, designed, intended, maintained, or occupied; or
b) any occupation, business, activity, or operation carried on, or intended to be carried on, in a building or other structure or on land; or
c) a name of a tract of land or a building or other structure which indicates the purpose for which it is arranged, designated, intended, maintained or occupied.

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 premise 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 premise 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 or Watercourse means a drainage corridor comprising either a natural stream, open drain or floodway, or any combination thereof, , either permanently or intermittently 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.

Wetlands shall mean lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

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 4th day of November 2026.

MAYOR: _____

(Municipal Seal)

CAO/CLERK TREASURER: _____

11.3 CERTIFICATION

I hereby certify that the foregoing is a true copy of Comprehensive Zoning By-law No. 2026-894 as enacted by the Council of the Corporation of the Township of South Algonquin, on the 4th day of November 2026.

CAO/CLERK TREASURER:_____