



# Township of Seguin

## ZONING BY-LAW 2006-125

Adopted by Council: September 18, 2006  
Approved by the OMB: October 22, 2007  
In Force and Effect: September 18, 2006  
Consolidation Version: November 6<sup>th</sup>, 2025



## **TOWNSHIP OF SEGUIN ZONING BY-LAW NO. 2006-125**

Consolidated: November 6<sup>th</sup>, 2025 – Township of Seguin

Consolidation Notes:

This version of the By-law has been updated to include all amendments to the By-law passed by Council and/or approved by the OMB from September 18, 2006 to November 6<sup>th</sup>, 2025. Please contact the Planning Department for the most recent amendments to the By-law.

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**Publication 707 Ministry of Agriculture, Food and Rural Affairs**

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## HOW TO USE THIS BY-LAW

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### INTRODUCTION

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

### PURPOSE OF THIS ZONING BY-LAW

The purpose of this Zoning By-law is to implement the policies of the Township of Seguin 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 Official Plan is a general document that is not intended to regulate every aspect of the built-form on a private lot. In the Province of Ontario, this is the role of the Zoning By-law. Once an Official Plan is in effect, any Zoning By-law passed by Council must conform to the Official Plan. For example, if the Official Plan stated that lands in the vicinity of a significant natural feature are to remain in their natural state, the Zoning By-law would prohibit the erection of buildings or structures on those lands.

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

- prohibit the use of land or buildings for any use that is not specifically permitted by the By-law;
- prohibit the erection or siting of buildings and structures on a lot except in locations permitted by the By-law;
- regulate the type of construction and the height, bulk, location, size, floor area, spacing, and use of buildings or structures;
- regulate the minimum frontage and depth 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 is:
  - subject to flooding;
  - the site of steep slopes;
  - rocky, low-lying, marshy or unstable;
  - contaminated;
  - a sensitive groundwater recharge area or head water area;
  - the location of a sensitive aquifer;
  - a significant wildlife habitat area, wetland, woodland, ravine, valley or area of natural and scientific interest;
  - a significant corridor or shoreline of a lake, river or stream; or,
  - the site of a significant archaeological resource.

## **HOW TO USE THIS BY-LAW**

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

### **1. Locate the Property on a Map**

Maps in a Zoning By-law are called 'Schedules'. The first step to using this By-law is to refer to the zone schedules that are contained at the back of the By-law to determine in which zone category your property is located. The zone category will be indicated on the schedules by a symbol or abbreviation. For example, you may see a symbol such as "SR1" beside your property. This would indicate that your property is within the "Shoreline Residential One" 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 3.6 of the By-law.

### **2. By-law Amendments**

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

### **3. Zone Provisions**

The next step to using this By-law is to determine what uses are permitted on your property. Subsection 2 in Sections 6 to 11 of the By-law identify the permitted uses and zone requirements for each zone in the Municipality.

The definitions in Section 13 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. Subsection 3 in Sections 6 to 11 of the By-law 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 buildings, maximum permitted height of buildings and in some cases, the minimum required landscaped open space on the lot.

### **4. General Provisions**

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

### **5. Parking and Loading**

Section 5 provides the parking and loading requirements for all uses permitted in the Municipality. If you are considering changing the use of your property or adding a new use to your property, you should review Section 5 to ensure that you are aware of the parking requirements for the proposed use.

### **6. Exceptions, Holding Zones and Temporary Uses**

As noted in #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. These can be found in Subsection 3 of the relevant Section. 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 12.

### **What are Legal Non-Conforming and Legal Non-Complying For The Purposes Of This By-law?**

A legal non-conforming use is a use of land and/or building that legally existed on the date

By-law 2006-125 comes into effect under the Planning Act. To be legal, the use must have been permitted on the lands in accordance with the previous Zoning By-laws for the Township.

A legal non-complying building or structure is a building or structure that was legally erected in a location it was in when Zoning By-law 2006-125 comes into effect under the Planning Act. To be legal, the location of the building or structure must have been authorized on the lands in accordance with the Township's previous Zoning By-laws. Alternatively, if the building or structure existed on the lands for a considerable number of years, the building or structure may be legal if it was legally erected before the first By-law for the Township of Seguin or the By-law for the original Township was passed.

### **Description of By-law Components**

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

- Section 1 – Interpretation
- Section 2 – Administration
- Section 3 – Establishment of Zones
- Section 4 – General Provisions
- Section 5 – Parking and Loading
- Section 6 – Residential Zone Provisions
- Section 7 - Commercial Zone Provisions
- Section 8 – Industrial Zone Provisions
- Section 9 – Institutional Zone Provisions
- Section 10 – Rural Zone Provisions
- Section 11 – Environmental Protection Zone Provisions
- Section 12 – Holding Provisions and Temporary Use Zones
- Section 13 – Definitions
- Section 14 - Enactment

The purpose of each of these sections is described below.

## **Sections 1 and 2 – Interpretation and Administration**

These sections of the By-law specify:

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

## **Section 3 - Establishment Of Zones**

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

## **Section 4 - General Provisions**

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

## **Section 5 – Parking and Loading**

Parking and loading facilities are required for almost all uses within the Municipality. This section provides the requirements for these facilities including such regulations as the number of spaces required for residential and commercial uses, minimum driveway width, minimum parking space size and the location of parking facilities on a lot.

## **Sections 6 to 11 – Zone Provisions**

Sections 6 to 11 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 13 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 6 to 11 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 a building on a lot.

## **Section 12 – Holding Zones and Temporary Use Zones**

This Section provides a consolidated list of properties that are subject to Holding Provisions and Temporary Use Zones.

## **Section 13 - Definitions**

It is necessary to define words in a Zoning By-law because it is a legal document. A By-law must be drafted so that it can be enforced in a court of law. These definitions will help provide clarity in the By-law and ensure that the By-law and its intent are applied consistently.

## **Section 14 - Enactment**

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

**CORPORATION OF THE TOWNSHIP OF SEGUIN**

**BY-LAW NUMBER 2006-125**

**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 Seguin enacts a Zoning By-law for the Township of Seguin as follows:

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## **SECTION 1 INTERPRETATION**

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### **1.1 TITLE**

This By-law may be referred to as the "Township of Seguin Zoning By-law" and applies to all lands within the Township of Seguin.

### **1.2 ADMINISTRATION**

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

### **1.3 CONFORMITY AND COMPLIANCE WITH BY-LAW**

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

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

### **1.4 INTERPRETATION**

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

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

### **1.5 BUILDING PERMITS AND MUNICIPAL LICENSE**

The requirements of this By-law 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.

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## **SECTION 2 ADMINISTRATION**

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### **2.1 ENFORCEMENT**

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

### **2.2 SEVERABILITY**

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

### **2.3 EFFECTIVE DATE**

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

### **2.4 REPEAL OF FORMER BY-LAWS**

- i) By-law No. CT100-83, as amended, of the former Township of Christie and the west half of the former Township of Monteith is hereby repealed;
- ii) By-law No. Z200-97, as amended, of the former Township of Humphrey is hereby repealed;
- iii) By-law No. 93-1000, as amended, of the former Township of Foley is hereby repealed;
- iv) By-law No. R100-80, as amended, of the former Village of Rosseau is hereby repealed;

- v) By-law No. 2005-073, as extended by By-law No. 2006-098, of the Township of Seguin is hereby continued until the earlier of July 3, 2007 or the day which this By-law is in full force and effect pursuant to the Provisions of the Planning Act, whereupon the said By-laws are repealed;

## **2.5 TRANSITION PROVISIONS**

2.5.1 This By-law does not apply to prevent the issuance of a Building Permit for a Development for which an Approval under the Planning Act has been granted for:

- a) a Minor Variance to a Zoning By-law or Interim Control By-law,
- b) an Amendment to a Zoning By-law ,
- c) an amendment or exemption to an Interim Control By-law, or,
- d) Site Plan approval;

where the said Development occurs in strict accordance with the plans originally filed with the Township in support of the application for Development.

2.5.2 For the purpose of subsection 2.5.1: (a) "Approval" means an approval granted by Council, the Committee of Adjustment or the Ontario Municipal Board to an application which had been submitted before the date of passing of this By-law and which had been approved or granted in accordance with the provisions of the applicable Zoning By-law as it read on the day before the passing of this By-law and has not expired as a result of failure to satisfy any time limited condition of approval; (b) "Development" means the entire development project or proposal which could otherwise have proceeded under the applicable Zoning By-law as it read on the day before the passing of this By-law, but for the need for an Approval; (c) "Zoning By-law" means any of the zoning by-laws that were in force and effect on the day before the passing of this By-law; and "Interim Control By-law means By-law 2005-073, as amended by By-law 2006-098 and all exempting by-laws carried forward therein.

2.5.3 Where a project qualifies under subsection 2.5.1, the Building Permit for that project may be issued in accordance with the Approval if the Development otherwise complied in all respects with the provisions of the applicable Zoning By-law as it read on the day before the passing of this By-law.

2.5.4 Nothing in this By-law applies so as to continue the exemption provided by this section beyond the issuance of the building permit upon which the exemption is founded and in no case does the exemption mentioned in subsection 2.5.3 continue beyond the repeal of this Section.

- 2.5.5 Despite this Section, the provisions of this By-law apply to the land in question immediately upon the issuance of the Building Permit or granting of the approval which the exemption is founded.
- 2.5.6 This Section is repealed on the later of: (a) one (1) year from the date of passage of this By-law and, (b) on appeal, on the date that is 6 (six) months after the date that the applicable provisions of this By-law are approved by the Ontario Municipal Board.

2.5(A)

1. Section 2.5.1, 2.5.2 and 2.5.3 of this By-law are hereby re-enacted, retroactive to such date as such sections may have otherwise "expired" or been "repealed" by the passage of time, but only insofar as those sections apply to a "Qualifying Project" as defined below.
2. For purposes of this By-law, a Qualifying Project is a proposal for the development or redevelopment of land (the "Proposal"), where an "Approval" (as defined in section 2.5.2 of this By-law) had been granted for the Proposal prior to April 22, 2008.
3. Despite anything in this By-law to the contrary, a Qualifying Project shall be eligible for a building permit for the Proposal based on compliance with the "Zoning Bylaw" (as defined in section 2.5.2 of this By-law) provided that:
  - a) The Approval for the Proposal is still valid and has not been rescinded or overturned by Council or any court or any other governmental authority, body or tribunal having jurisdiction to do so;
  - b) The application for a building permit was filed within a reasonable time after the granting of the Approval;
  - c) The application for a building permit complied with the Ontario *Building Code Act* ("OBCA"), and all applicable regulations, at the time the application was filed with the Township;
  - d) The delay in proceeding with the Qualifying Project is not the result of the owner being at fault, or in default, with respect to paying all applicable fees and satisfying all applicable conditions of the Approval;
  - e) The "Development" (as defined in section 2.5.2 of this By-law) proceeds in strict accordance with the plans originally filed with the Township in support of the application for Development; and
  - f) The owner proceeds with reasonable diligence, once a building permit has been issued for all or part of the Qualifying Project.

4. Once a building permit has been issued by the Township pursuant to clause 3(f) hereof, the owner of a Qualifying Project shall be entitled to receive such further building permit(s) as is or are necessary to complete the Development, but only upon satisfying the usual conditions with respect to the issuance of building permits under the OBCA.
5. If the owner wishes to make any change(s) to the approved plans for a Qualifying Project, any such change(s) shall be in strict compliance with the provisions of this By-law and, in that case, the provisions of this By-law shall take priority over the provisions of the "Zoning By-law" (as defined in section 2.5.2 of this Bylaw) with respect to any such change(s).
6. Nothing in this Bylaw shall be construed to permit any Development that does not strictly comply with the provisions of this Section.

#### 2.5(B)

1. Despite sub-section 2.5.6, as it read when enacted by this By-law, for the purposes of a Qualifying Project (as defined in Section 2.5(A) of this By-law) subsection 2.5.6 is not repealed until such time as such Qualifying Project has either received a building permit or has been "abandoned".
2. A Qualifying Project shall be deemed to have been "abandoned" if the Owner has not taken any action to proceed with the Development for a period of six months or there has been no activity on the Proposal for a period of six months.

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**SECTION 3  
ESTABLISHMENT OF ZONES**

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**3.1 ZONES**

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

<b>ZONE</b>	<b>SYMBOL</b>
<b>Residential Zones</b>	
Village Residential One Zone	R1
Village Residential Two Zone	R2
Shoreline Residential One Zone	SR1
Shoreline Residential Two Zone	SR2
Shoreline Residential Three Zone	SR3
Shoreline Residential Four Zone	SR4
Shoreline Residential Five Zone	SR5
Shoreline Residential Six Zone	SR6
Limited Service Residential Zone	LSR
<b>Commercial Zones</b>	
Village Commercial Zone	C1
Marine Commercial Zone	C2
Highway Commercial Zone	C3
Resort Commercial Zone	C4
Camping Establishment Zone	C5
<b>Industrial Zones</b>	
Village Industrial Zone	M1
General Industrial Zone	M2
Light Industrial Zone	M3
Airport Zone	AR
Airport Industrial Zone	AR1
Aggregate – Pit Zone	MP
Aggregate – Pit and Quarry	MQ
<b>Institutional and Open Space Zones</b>	
Institutional Zone	I

Open Space Zone	OS1
Major Open Space Zone	OS2
Lakeside Zone	LS
<b>Rural Zones</b>	
Rural Zone	RU
Rural Residential Zone	RR
Rural Industrial Zone	RI
Rural Commercial	RC
<b>Environmental Protection Zones</b>	
Environmental Protection Zone	EP
Environmental Protection One Zone	EP1

### **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 zoned Environmental Protection (EP) shall be zoned Lakeside (LS), and may be used in accordance with the zoning of abutting and appertaining lands and the regulations of this By-law and specifically Section 4.28.

### **3.3 ISLANDS**

All islands not identified as being within a Zone on the Zone Schedule shall be zoned Environmental Protection (EP).

### **3.4 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.

### **3.5 ZONE SCHEDULES**

The Zones and Zone boundaries are shown on Schedule A, Maps 1 through 30, A-1, A-2, A-3, A-4 that are attached to and form part of this By-law.

### **3.6 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:

- i) a boundary indicated as following a highway, street, lane, railway right-of-way, utility corridor or watercourse shall be the edge of such highway, street, lane, railway right-of-way, utility corridor or watercourse;
- ii) a boundary indicated as following a shoreline shall follow such shoreline, and in the event of change in the shoreline, the boundary shall be construed as moving with the actual shoreline;
- iii) a boundary indicated as following lot lines shown on a registered Plan of Subdivision, or the municipal boundaries of the Township of Seguin shall follow such lot lines;
- iv) where a boundary is indicated as running parallel to a street line and the distance from the street line is not indicated, the boundary shall be deemed to be parallel to such a street line and the distance from the street line shall be determined according to the scale shown on the Schedule;
- v) where a lot falls into two or more Zones the Zone boundary dividing the lot shall be deemed to be a lot line for purposes of calculating required setbacks, and each portion of the lot shall be used in accordance with the provisions of this By-law for the applicable Zone; and,
- vi) where none of the above provisions apply, the Zone boundary shall be scaled from the legally approved Schedule(s).

### **3.7 SITE SPECIFIC ZONES**

Where a Zone symbol on the attached Schedule(s) is followed by a dash, and a number, such as R1-17, the symbol refers to a site-specific exception that applies to the lands noted. Site-specific exceptions are listed in Sections 6 to 12 of this By-law.

### **3.8 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 to which the letter (H) applies 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.

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## **SECTION 4 GENERAL PROVISIONS**

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### **4.1 ACCESSORY BUILDINGS, STRUCTURES AND USES**

#### **4.1.1 Permitted Uses**

Where this By-law allows a use on a lot, a building or structure may be erected in conjunction with that use. In addition, any accessory building or structure may be included provided that a valid building permit for the main building/use, if required, is issued or that the main building/use or structure is already in existence on the lot. The exception is that a building permit may be issued for an accessory dock prior to a main use being established on the property as long as the property is able to have a main use complying with the Zoning By-law built on it and the shore lands are owned by the abutting property owner.

Accessory buildings and structures shall not be used for:

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

#### **4.1.2 Setback Requirements**

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

#### **4.1.3 Lot Coverage, Accessory Structures**

The total lot coverage of all accessory buildings and structures, excluding swimming pools, sports courts, hot tubs and jacuzzies shall not exceed 15 percent of the lot area in the R1 and R2 zones or 5 percent in the LSR and SR zones.

#### **4.1.4 Building Height, Accessory Structures**

The maximum height of an accessory building or structure shall be 4.5 metres when the building or structure is located less than 20 metres from a Waterway, Navigable or Shoreline.

The maximum height of an accessory building or structure shall be 6 metres when the building or structure is located 20 metres or more from a Waterway, Navigable or Shoreline, except as otherwise permitted in this By-law.

#### **4.1.5 Accessory Buildings and 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 1.0 metres in height, fences 2.0 metres or less in height, signs or similar uses which comply with this By-law are permitted in any required yard or in the area between the street line and the required yard. Fences shall not be permitted in the required front yard of lots in the LSR and SR Zones.

#### **4.1.6 Garages or Other Accessory Buildings or Structures, Sports Courts and Pools**

Notwithstanding the yard and setback provisions of this By-law to the contrary, with the exception of Section 4.14, a detached private garage or other accessory building or structure, which includes sports courts, hot tubs, jacuzzies and pools, may be erected and used in an interior side or rear yard, provided that:

a) Interior Side Yard

Where such accessory building or structure is located in an interior side yard, it shall not be closer than 1.2 metres to the interior side lot line in an R1 and R2 Zone or 5.0 metres in an LSR and SR Zone or the required yard in all non-residential zones. Such accessory building or structure shall be setback a minimum of 20 metres from a Waterway, Navigable or Shoreline.

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 wherein the Rear Yard requirement shall apply. Such accessory building or structure shall be setback a minimum of 20 metres from a Waterway, Navigable or Shoreline.

c) Front Yard

For those lots which abut a lake or river, a permitted detached accessory building or structure may be located in the front yard but shall

be located no closer than 20.0 metres to the front lot line, unless specifically permitted by this By-Law.

#### **4.1.6.1 Private Sewage System**

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

#### **4.1.7 Commercial and Industrial Uses**

Notwithstanding the foregoing provisions, 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.

#### **4.1.8 Building Setbacks**

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

#### **4.1.9 Waterfront Accessory Structures**

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

- a) Pumphouse: within the required front yard the maximum floor area of a pumphouse shall not exceed 10 square metres.
- b) Inclinator: within the required front yard the maximum attached landing platform for an inclinator shall not exceed 10 square metres.
- c) Only one of a Gazebo or Pergola or Pavilion or Sauna shall be permitted within the required front yard. Within the required front yard the maximum floor area shall not exceed 24 square metres. The maximum 24 square metre floor area shall include any attached deck.
- d) Deck: within the required front yard the maximum area of an uncovered deck attached to a permitted waterfront accessory structure, or a free-standing deck shall be 12 square metres.
- e) Open stairs used for access to the original grade or, to a shoreline or, other property line over uneven terrain and which do not exceed 1.2 metres in height above original grade or 1.1 metres in width and not exceeding 10 square metres in total area will be deemed not to be a structure for the purposes of lot coverage and will be an allowed structure in the front yard. Section 4.1.9 of Zoning By-law 2006-125 is still applicable to all other structures.

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

#### **4.1.10 Guest Cabins**

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

- a) One guest cabin shall be permitted on a lot as an accessory use to the residential dwelling.
- b) Guest cabins shall meet all required yards for the residential dwelling.
- c) The maximum floor area of a guest cabin shall be 60 square metres, including all decks and balconies, except for guest cabins over boathouses wherein the decks and balconies will only contribute to the maximum dock/deck area as per Section 4.28.2.(e).
- d) The maximum height shall not exceed 6 metres.
- e) A guest cabin shall not include a kitchen or cooking facilities.
- f) Unless specifically permitted, a guest cabin shall be limited to 1 storey.

#### **4.1.11 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 within the half storey of a one and a half storey boathouse or within the half storey of a one and a half storey detached garage, where permitted. Where human habitation is permitted in an accessory building, the building shall not include a kitchen or cooking facilities.

#### **4.1.12 Accessory Structures, One and a Half Storeys**

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

#### **4.1.13 Backyard Hens**

Backyard hens are permitted, subject to the following:

- a) Shall only be permitted in the R1, R2, RU and RR zones;
- b) Hens and the enclosure only be permitted accessory to a single detached dwelling;
- c) A maximum of six hens shall be permitted;
- d) Roosters are not permitted; and
- e) Free roaming hens shall not be permitted;

A backyard hen enclosure shall be:

- f) A maximum of 10 square metres;
- g) A maximum height of 3 metres;
- h) Located in a Rear Yard;
- i) A minimum of 3 metres from any lot line; and
- j) A minimum of 60 metres from any Waterbody;

#### **4.1.14 Hobby Farms**

Hobby Farms shall be permitted as an Accessory use in the RU and RR zones

## **4.2 ACCESSORY DWELLING UNITS AND SECONDARY DWELLING UNITS**

### **4.2.1 Accessory Dwelling Units**

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

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

### **4.2.2 Secondary Dwelling Units**

a) Where a secondary dwelling unit is permitted, the following provisions apply:

- i) Only one secondary dwelling unit shall be permitted per lot.
- ii) Where the secondary dwelling unit is on a lot serviced by private services, the appropriate authority has approved the private sewage disposal system to service the total sewage flow on the lot.
- iii) One additional dedicated parking space above the requirements of this By-law for the related zone shall be provided for the secondary dwelling unit.
- iv) Any expansion or extension to the structure related to the provision of a secondary dwelling unit shall not increase the gross floor area of the structure by more than 10%, and the secondary dwelling unit shall not alter the streetscape character along the street.

b) Secondary dwelling units are only permitted in accessory buildings where the following criteria are satisfied:

- i) The accessory building must be located in the rear yard of the lot.

- ii) Notwithstanding the provisions of Section 4.1.6, secondary dwelling units shall only be permitted in accessory buildings that comply with the minimum yard requirements for the principal building of the zone in which it is located.
- iii) Within the R1 and R2 Zones, a secondary dwelling unit is permitted where the appropriate authority has approved the private sewage disposal system and well.
- iv) In any other zone where secondary dwelling units are permitted, a secondary dwelling unit shall only be permitted in an accessory building where the lot area is at least 1.2 hectares.
- v) In the R1, R2, RR, or RU zones, one self-contained, detached Secondary Dwelling Unit may be permitted as a freestanding accessory building, provided that:
  - Lot Area and Frontage: The total lot must meet at least twice the minimum lot area and lot frontage requirements specified in Tables 6.2 and 10.2 of the respective zone; and
  - Yard Compliance: Both the Secondary Dwelling Unit and the Main Dwelling Unit must individually satisfy all minimum yard requirements applicable to a principal building in the zone where they are located.

#### **4.3 ANTENNAE, TOWERS, SATELLITE DISHES, SOLAR ARRAYS**

Radio and television antenna towers, satellite dishes, dish antennas, solar arrays, and other similar structures are permitted in any zone provided they meet the minimum requirements of the zone in which they exist and are not located in any front yard or exterior side yard.

#### **4.4 BUFFER AREA**

Where a buffer area is required in any zone, it shall be located within that zone and shall be the minimum width as specified in the regulations for that zone. Within required buffer areas, a solid and continuous natural vegetative screen shall be planted and/or maintained.

#### **4.5 CONSTRUCTION USES**

A shed, construction trailer, or storage container 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. 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, and shall not exceed 18 months. For the purpose

of this section, a temporary storage container shall not count towards lot coverage.

#### **4.6 DWELLING UNITS PER LOT**

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

#### **4.7 ENVIRONMENTAL PROTECTION AREA**

Lands zoned Environmental Protection (EP) may be included in the calculation of lot area and yard requirements except that, lands below the normal or controlled high water mark shall not be included as part of the lot area. Setback requirements in this By-law shall be measured from the limit of the normal or controlled high water mark.

#### **4.8 FRONTAGE ON IMPROVED PUBLIC STREET, PRIVATE ROAD OR NAVIGABLE WATERWAY**

- a) No person shall erect any building or structure in any Zone after the date of passing of this By-law, unless the lot upon which such building or structure is to be erected has frontage upon an improved public street.
- b) Notwithstanding Section 4.8 a), where an existing lot of record does not front onto an improved public street, a building permit may be issued for a building or structure provided:
  - i) The lot in question meets all of the other requirements of this By-law and has access by way of a legal private right-of-way; and,
  - ii) The applicant, prior to a building permit being issued, enters into a Private Road Agreement with the Township. This Agreement shall indicate that:
    - 1) the owner acknowledges and agrees that the lot in question does not front on an improved public street;
    - 2) the owner acknowledges and agrees that the Township does not maintain or snow plow the private road;
    - 3) the owner acknowledges and agrees that the Township will not take over or assume a private street as a public street unless it has been built according to provincial standards and in accordance with Township policy; and,
    - 4) the owner acknowledges and agrees not to request the Township to assume or take over the private road.
- c) Notwithstanding Section 4.8 (a), where a lot is accessed only by navigable water, a building permit may be issued provided that:

- i) the lot in question meets all other requirements of this By-law and is a lot as defined herein;
- ii) the applicant, prior to a building permit being issued, enters into an agreement with the Township acknowledging that normal municipal services are not available for the lot in question; and,
- iii) the Township has written confirmation of mainland parking exclusively for the water access lot. The written confirmation shall be from the owner of a private property or marina. The location of mainland parking shall be:
  - 1) On a lot with direct access, or on lands within 500 m of a public boat launch or marina; and
  - 2) On the same navigable waterbody as the lot where the building permit is issued; and
  - 3) Directly accessed from an improved public street; or
  - 4) Directly accessed from a lot where the property owner has access via a legal private right-of-way.
- d) Notwithstanding the provisions of Sections 4.8 (a) a Hunt Camp shall be permitted if it is located on a lot which has access from:
  - 1) an unimproved public road allowance; or
  - 2) a private road with written authorization; or
  - 3) Crown Land; or
  - 4) A navigable waterbody.

Access through any of these methods must include direct frontage onto an improved public street or have a legal private right-of-way.

#### **4.9 GROUP HOMES**

In all zones where a group home is a permitted use, they shall be located no closer than 300 metres to an existing or established group home.

#### **4.10 HEIGHT EXCEPTIONS**

- a) Notwithstanding the height provisions of this By-law to the contrary, nothing in this By-law shall apply to prevent the erection, alteration, or use of a silo, a church spire, a belfry, a flag pole, a chimney, a water tank, a radio or television tower or antenna, an air conditioner duct, a grain elevator, incidental equipment required for processing, external equipment associated with internal equipment or machinery and conveying equipment, which exceeds the maximum height requirements provided the main or principal use is permitted within the Zone in which it is located and provided all other applicable provisions of this By-law are complied with.

- b) All cupolas or other ornamental roof structures shall have dimensions of a maximum 1.0 meters width by 1.0 meters length and a maximum 1.2 meters height.

#### **4.11 HOME INDUSTRY**

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

- a) a maximum of four (4) persons may be engaged in the home industry;
- b) such home industry may be located in part of a dwelling, or in any accessory building located on a lot on which a dwelling is in existence, provided the total gross floor area utilized by the home industry does not exceed a maximum of 150 square metres;
- c) there shall be no outside storage of goods, materials or articles;
- d) Notwithstanding Section 4.11(c) a maximum of three currently licensed motor vehicles associated with the home industry may be parked or stored on the lot but only within an interior side or rear yard;
- e) there shall be no emission of noise, odour or dust, which is not normally attributed to the use of the land for residential uses;
- f) a home industry shall be accessory to and smaller in size than the main residential dwelling; and,
- g) the home industry shall comply with the following minimum lot area, yard and setback provisions:
  - i) minimum lot area 2.0 hectares
  - ii) minimum setback from all lot lines 30.0 metres
  - iii) minimum separation from dwelling in existence on another lot 60.0 metres

#### **4.12 HOME OCCUPATION**

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

- a) no person, other than a person living on the premises, shall be engaged in the occupation of providing merchandise and/or services to customers with the exception of one assistant who is not a resident in the dwelling;

- b) there shall be no goods, wares, or merchandise offered for sale or rent from the dwelling which are not manufactured or processed on the premises. The resale of products not manufactured or processed on the property is prohibited;
- c) not more than 25 percent of the gross floor area of the dwelling shall be used for the purposes of a home occupation, and such home occupation shall be conducted entirely within the dwelling;
- d) there shall be no outside storage of goods or materials in conjunction with the home occupation use; and
- e) a home occupation shall not include a boarding or lodging house, an eating establishment, a kennel, or a group home.

#### **4.13 MINIMUM DISTANCE SEPARATION**

- a) No building shall be constructed in any zone outside of a settlement area which does not conform to the MDS I and MDS II Formulas as provided by the Ministry of Agriculture Food and Rural Affairs unless the building or structure is proposed on an existing lot of record.
- b) Setbacks for new dwellings constructed on lots created after the approval of this By-law, other than the lot containing the barn from barns containing livestock shall be required in conformity with the MDS I Formula, attached to and forming part of this By-law as Schedule B.
- c) New barns or expansions to existing barns shall require setbacks in conformity with the MDS II Formula, attached to and forming part of this By-law as Schedule B.

#### **4.14 MINIMUM OPENING ELEVATION AND SHORELINE SETBACK**

- a) Georgian Bay Shoreline

No buildings or structures shall be permitted with a finished grade level below an elevation of 177.8 metres Canadian Geodetic Datum and no opening to any building or structure shall be below the elevation of 178.3 metres Canadian Geodetic Datum for all lands situated adjacent to the Georgian Bay Shoreline.

- b) Lake Joseph, Lake Rosseau and Little Lake Joseph

No buildings or structures shall be permitted with a finished grade level below an elevation of 226.70 metres Canadian Geodetic Vertical Datum of 1928 (CGVD-28) for all lands situated adjacent to the Lake Joseph, Lake Rosseau and Little Lake Joseph Shoreline.

c) All Shorelines

Notwithstanding any other provision of this By-law, no building or structure except a boathouse, dock, wharf, pergola, pavilion, inclinor, uncovered deck, or steam or sauna bath, gazebo, or pump house where permitted by this By-law, shall be erected closer than 20 metres from any Waterway, Navigable or Shoreline, and any modification of the shoreline through filling, excavation or by other means is prohibited unless otherwise permitted by the Federal or Provincial agencies.

#### **4.15 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.

#### **4.16 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, except for those provisions that apply to required yards, for the applicable Zone as if it were a separate lot.

#### **4.17 NON-COMPLYING LOTS, BUILDINGS AND STRUCTURES**

a) Buildings on Undersized Lots

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

- i) the enlargement, replacement, reconstruction or renovation and/ or repair does not reduce the front yard, and/ or side yard, and/ or rear yard or increase the amount of floor area or volume or height in a required yard;
- ii) the building or structure is being used for a purpose permitted within the Zone in which it is located; and,
- iii) all other applicable Provisions of this By-law are complied with.

b) Reconstruction of Existing Building

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

c) Notwithstanding the provisions of Section 4.17 a) and b), where a detached dwelling encroaches into the required front yard of a waterfront lot, an attached deck, porch, walkway or stairs may be constructed, enlarged, reconstructed, repaired, replaced or renovated as a one-time occurrence, and the dwelling may be constructed, reconstructed, enlarged, repaired, replaced or renovated in that yard provided that the construction, enlargement, repair, replacement or renovation is a one-time occurrence and complies with the following provisions:

Table 4.1

Column 1	Column 2	Column 3	Column 4
Dwelling Distance from Shoreline	Maximum Floor Area Increase (1)	Shoreline Width Increase (max) (2)	Height Increase (max)
Less than 5 m	23 sq. m.	0%	1.0 m
≥5 m & <10 m	32.5 sq. m.	20%	2.0 m
≥10 m & <15 m	46 sq. m.	30%	2.5 m
≥15 m & < 20 m	56 sq. m.	60%	3.0 m

**Footnotes for Table 4.1**

- (1) Notwithstanding any other provisions of this By-law to the contrary, a deck, porch, or screened porch attached to a dwelling shall be included in the maximum floor area for the purposes of applying the provisions of Column 2 of Table 4.1.
- (2) Shoreline width of the dwelling shall be measured along the exterior wall of the building that faces the waterbody measured at right angles to the chord frontage. The shoreline width provision shall not apply to new decks, or unenclosed porches attached to a dwelling where the deck or unenclosed porch is less than 1.2 meters in height.

d) 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 a sewage disposal system can be installed on the lands.

e) Changes to Lot Size

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

#### **4.18 NON-CONFORMING USES**

a) Continuation of Existing Uses

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

b) Exterior Extension

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

c) Interior Alteration

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

d) Restoration

Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of any existing, legal non-conforming building or structure or part thereof, provided that the strengthening or restoration does not increase the

building height, size or volume, or change its location, or change the existing, lawful use of such existing building or structure or unless these changes are necessary to provide for flood proofing or insulation of the building.

e) Reconstruction Of Existing Dwellings, Buildings And Structures

Nothing in this By-law shall apply to prevent the reconstruction of any existing non-conforming dwelling, building or structure which is damaged by causes beyond the control of the owner, other than flooding. The existing dwelling, building or structure may be reconstructed in the same location on which it existed on the date of the passage of this By-law even if such did not comply with one or more of the provisions of this By-law, but the non-conformity may not be further increased.

Dwellings, buildings and structures damaged or destroyed as the result of natural flooding shall not be reconstructed except in accordance with the provisions of this By-law.

f) 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.

#### **4.19 OUTDOOR STORAGE**

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

- a) such open storage is accessory to the use of the main building on the lot;
- b) open storage is behind the front or exterior wall of the main building facing any street, and complies with all yard requirements;
- c) such open storage does not cover more than 15 percent of the lot area; and,
- d) any portion of a lot used for open storage is screened from adjacent uses and streets adjoining the lot, by a building, planting strip, and/or fence of at least 2.0 metres in height from the ground.

#### **4.20 OUTDOOR WOODSTOVES**

Outdoor wood stoves shall only be permitted on lands within a Rural (RU) zone and shall be subject to the following regulations:

- a) Outdoor wood stoves shall be restricted to the required rear yard;

- b) Stoves shall be located no closer than 5.0 metres from any property line;
- c) Stoves shall be located no closer than 12.0 metres to any adjacent existing residential dwelling;
- d) Stoves shall be located no less than 3.0 metres from any building or structure; and,
- e) Stoves shall have a minimum flue or chimney pipe height of 4.5 metres.

#### 4.21 PERMITTED YARD ENCROACHMENTS

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

TABLE 4.2

Column 1 <b>STRUCTURE</b>	Column 2 <b>YARDS IN WHICH PROJECTION IS PERMITTED</b>	Column 3 <b>MAXIMUM ENCROACHMENT FROM MAIN WALL INTO REQUIRED YARD</b>
Sills, belt courses, cornices, eaves or canopies, gutters, chimneys or pilasters	All yards	0.75m
Fire escapes and exterior staircase	Rear yard Side yard	0.9m over a maximum width of 3.0m
Bay windows	Front yard Rear yard Exterior side yard	0.75m over a maximum width of 3.6m
Balconies, decks	Front yard Rear yard Exterior side yard	1.8m 1.8m 1.8m
Verandahs, decks, steps, landings, and open porches not exceeding 1.2 metres above finished grade to the finished floor.	Front yard Rear yard	3.0m 3.0m

#### 4.22 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.

#### **4.23 PUBLIC USES**

a) Public Uses

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

Electricity generation facilities and transmission and distribution systems are permitted in all zones subject to any regulatory requirements for the utility involved.

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.

#### **4.24 REDUCTION OF REQUIREMENTS**

No person shall change the purpose for which any land, building or structure is used or erect any building, or structure, or construct an addition to any existing building or structure, or sever any lands, if the effect of such action is to cause the original adjoining, remaining or new building, structure or lot to be in contravention with this By-law.

#### **4.25 RESTRICTIONS ON DWELLING UNITS IN NON-RESIDENTIAL BUILDINGS**

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

#### 4.26 SETBACK FROM NATURAL GAS PIPELINE

No permanent buildings, structures or excavations shall be located closer than 7.0 metres from a gas pipeline right-of-way.

#### 4.27 SETBACK FROM RAILWAYS

No habitable building shall be located closer than 30 metres to a main line railway right-of-way. Refer to "Guidelines For New Development In Proximity To Railway Operations For Canadian Municipalities" for other applicable requirements and restrictions.

#### 4.28 SHORELINE STRUCTURES AND FACILITIES

- a) Where an encroachment onto the bed of the waterbody is proposed, permission to construct or install the in-water and/or shoreline structure or facility shall only be permitted if approval to occupy the area has been obtained from or meets the prescriptive requirements of the authority having jurisdiction. Where a boathouse or boatport is permitted, the owner shall have acquired the Shoreline Road Allowance, where existing, prior to the construction of the boathouse or boatport. A Dock is permitted adjacent to an opened or unopened Shoreline Road Allowance provided the upland lot that is immediately adjacent to that portion of the Shoreline Road Allowance is under the same ownership.
- b) No more than 25% or a maximum of 23 metres of the shoreline frontage of a lot, whichever is less, of any one residentially zoned property shall be occupied by in-water or shoreline structures and facilities, which includes boardwalks and catwalks.
- c) All boathouses, docks, boardwalks, catwalks and marine facilities shall have a minimum setback from the side lot lines as set out in Table 4.3 based on a straight line projected into the water from the shoreline:

Table 4.3

<b>Lot Frontage (metres)</b>	<b>Minimum Setback (metres)</b>
< 31 m	6.0
31 – 60 m	9.0
>60 – 90 m	12.5
>90 – 120 m	15.0
> 120 m	20.0

#### 4.28.1 Boathouses and Boatports

- a) Where permitted by this By-law, a maximum of one boathouse or one boatport shall be permitted per lot.
- b) The width of the boathouse measured parallel to the shoreline shall be included in the 25% or 23 metre limit on the construction or installation of in-water structures and facilities along the shoreline frontage of a lot in accordance Section 4.28 (b).
- c) No portion of the first storey of any boathouse or part thereof shall be used for human habitation including sleeping, a washroom, a hot tub, a jacuzzi, a kitchen, cooking facility, or living area.
- d) Where a 1½ storey boathouse is permitted by this By-law, the ½ storey above the first storey may be used for sleeping accommodation or living area, but shall not include a kitchen or cooking facilities, and shall be considered as a sleeping cabin in accordance with this By-law. The maximum floor area for the ½ storey shall be 60 square metres.
- e) The first 3 metres of a boathouse supporting structure adjacent to the shoreline shall be an open span
- f) A minimum of 50% of the total length of the boathouse supporting structure that extends out from the shoreline shall be open span.
- g) The maximum building height for a 1 storey boathouse shall be 5.0 metres with a maximum height of 3.6 metres to the highest main roof eave. The maximum building height for a 1½ storey boathouse shall be 6.7 metres with a maximum height to the highest main roof eave of 3.6 metres. For the purposes of this Section building height shall be the distance above the top of the dock/deck boards. A gambrel or mansard roof shall not be permitted on a boathouse.
- h) A maximum of 50% of each roof plane may be dormer.
- i) A maximum of 25% of the boathouse may be located inland of the natural shoreline and the boathouse shall be located no further than 15 metres from the shoreline.
- j) Boathouse Regulations
  - i) Boathouses shall only be permitted appurtenant to lots on the following lakes and in accordance with the regulations of Tables 4.3 and 4.4:

• Lake Joseph	• Whitefish Lake
• Lake Rosseau	• Little Whitefish Lake
• Little Lake Joseph	• Horseshoe Lake
• Portage Lake	• Otter Lake
• Georgian Bay	

- ii) One and one half storey boathouses shall only be permitted appurtenant to those lots that front onto the following lakes and in accordance with Tables 4.3 and 4.4:

- Lake Joseph
- Lake Rosseau
- Georgian Bay
- Little Lake Joseph
- Portage Lake

TABLE 4.4

Minimum Lot Frontage	Boathouse Prohibited	Maximum Height/Slips			Maximum Width (metres) (4) (5)	Maximum Length (metres) (5)
		1 Sty – 2 slips	1 ½ Sty – 2 slips	1 ½ Sty – 3 slips		
< 60 m	√ (1)(6)					
≥60 - 90 m		√ (2)			11	11
≥90 – 160 m			√		11	11
> 160 m				√ (3)	15.0	11

Notes:

- (1) For an island or water access only lot that has a frontage greater than 30 metres and less than 60 metres, a one storey – one slip boathouse is permitted, having a maximum width of 6.8 metres and maximum length of 11 metres, and subject to the other regulations of this By-law.
  - (2) At least one of the permitted slips shall be a boat port.
  - (3) Where a third slip is constructed, it shall be a boat port.
  - (4) A boatport shall be included in maximum boathouse width.
  - (5) Where an upper-level deck, or eaves or stairs/landings on a boathouse extends more than 1 metre from boathouse wall, the deck or stairs/landing shall be included in boathouse width and/or length.
  - (6) For a lot on a lake listed in Section 4.28.1 j) i) that has a frontage greater than 30 metres and less than 60 metres, 1 boat awning having a maximum area of 24 square metres shall be permitted. A boat awning shall be permitted on a dock that is located within the Environmental Protection (EP) Zone. Boat awnings shall not be included in lot coverage or shoreline width calculations, but shall comply with all other applicable shoreline accessory structure requirements of Zoning By-law 2006-125.
  - (7) A Boathouse or Boatport shall contain the corresponding number of Boat Slips as permitted in Table 4.4.
- k) All cupolas or other ornamental roof structures shall have dimensions of a maximum 1.0 metres width by 1.0 metres length and a maximum 1.2 metres height.
- l) Where the by-law permits a boathouse a boatport shall be permitted in lieu of a boathouse subject to the same regulations.

#### **4.28.2 Docks and Boat Lifts**

- a) The width of all docks, excluding submersible boat lifts, measured parallel to the shoreline shall be included in the 25% or 23 metre limit on the construction or installation of in-water structures or facilities along the shoreline frontage of a lot in accordance with Section 4.28 (b).
- b) The first 3 metres of a dock's supporting structures adjacent to the shoreline shall be an open span unless approval from the authorities having jurisdiction is provided.
- c) A minimum of 50% of the total length of a dock's supporting structure, including any attached finger docks, shall be one or more open spans.
- d) The maximum length of a dock shall be 15 metres extending into the waterbody. For lots on Georgian Bay, the maximum length shall be 20 metres.
- e) The maximum combined surface area of all docks, including any attached fingers, and open decks above the water shall be 112 square metres. On those lakes listed in Section 4.28.1 j) i) of this By-law where a boathouse is a permitted structure, the maximum combined surface area of all docks, including any attached fingers and open decks above the water shall be 168 square metres. The dock area contained within a boathouse or boatport shall not be included within the maximum combined surface area of docks.
- f) Standalone gazebos, pergolas, canopies or other like or similar structures shall not be permitted on a dock, boathouse or boatport.
- g) Boat lifts shall be located within or adjacent to the permitted dock and/or boathouse.
- h) The maximum height of a dock above the normal or controlled water level shall be 0.6 metres.

#### **4.28.3 Boat Launching Ramps & Marine Railways**

Boat launches and marine railways shall be included in the 25% or 23 metre limit on the construction or installation of in-water structures or facilities along the shoreline frontage of a lot in accordance with Section 4.28 (b)

#### **4.28.4 Reserved**

#### **4.28.5 Structures and Facilities in Narrow Waterways**

- a) No dock shall be permitted in a waterway less than 31 metres in width.
- b) No boathouse or boatport shall be permitted in a waterway less than 61 metres in width.

- c) In a waterway equal to or greater than 31 metres but less than 61 metres in width, a dock 3.1 metres in length may be constructed parallel to the shoreline in accordance with the provisions of Section 4.28 (a), (b), (c).

#### **4.28.6 Structures and Facilities in Environmental Protection (EP) Zones**

The construction or installation of in-water shoreline structures and facilities shall not be permitted in an Environmental Protection (EP) Zone except where the structure meets the requirements of the Department of Fisheries and Oceans or the requirements of other authorities having jurisdiction.

#### **4.29 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 1.0 metre in height shall be erected and no land shall be used for the growing of shrubs or trees in excess of 1.0 metre in height. The triangular space is hereafter defined as a sight triangle.

Minimum sight triangles:

Residential Zones	6.0 metres
Commercial Zones	8.0 metres
Rural and Agricultural Zones	10.0 metres
Adjacent to Provincial Highways or Railways	30 metres

#### **4.30 SIGNS**

The provisions of this By-law shall not apply to prevent the erection, alteration or use of any sign provided such sign complies with the Sign By-law(s) of the Township.

#### **4.31 TEMPORARY ACCOMMODATION**

Notwithstanding any other provision of this By-law to the contrary, where a Building Permit for construction of a dwelling has been issued by the Township for the subject lands, the residents may occupy a travel trailer with confirmation of method of sewage disposal on a temporary basis but only during the period which the dwelling is being constructed to a maximum of eighteen months.

#### **4.32 THROUGH LOTS**

Where a lot, which is not a corner lot, has lot frontage on more than one street, the setback and front yard requirements contained herein shall apply on each street in accordance with the provisions of this By-law.

#### **4.33 TRAILER PARK AND PRIVATE RECREATIONAL USES**

Unless specifically permitted by this By-law, the establishment of trailer parks, mobile home parks, summer camps, private clubs, commercial clubs, camping establishments or private recreational parks shall be prohibited within the area covered by this By-law.

#### **4.34 RECREATIONAL VEHICLES AND TRAILERS**

The parking and storage or use of recreational vehicles, motor homes, truck campers, tent trailers, and travel trailers shall be prohibited in all Zones, except where otherwise permitted. This by-law shall not prevent the parking or storage of a recreational vehicle, motor home, truck camper, tent trailer, or travel trailer, where such parking or storage is a permitted use.

This by-law shall not prevent the parking or storage of a maximum of two of the following: recreational vehicles, motor homes, truck campers, tent trailers, or travel trailers, where such parking or storage is accessory to a dwelling located on a Residential or Rural zoned lot. Human habitation within a stored recreational vehicle, motor home, truck camper, tent trailer or travel trailer is prohibited.

#### **4.35 MODEL HOMES AND TEMPORARY SALES STRUCTURE**

Model homes and a temporary sales structure shall be permitted subject to all of the following:

- a) The lands on which the model homes are to be constructed have received draft plan approval under the provisions of the Planning Act, as may be amended from time to time.
- b) The lands are zoned to permit detached, semi-detached and/or street townhouse dwellings.
- c) The location of the model homes shall comply with the provisions of this By-law and the expected registered plan of subdivision.
- d) Up to 10% of the draft approved lots shall be permitted for model homes, up to a maximum of four (4) model homes, shall be permitted on lands with draft plan approval and a Model Home and a Pre-Servicing or similar agreement has been executed with the Township.
- e) One (1) temporary sales structure may be located on lands which are the subject of a draft approved plan of subdivision or condominium in any Residential, Commercial or Industrial Zone provided that:

- i) the temporary sales structure is located in accordance with the zone provisions for the zone in which it is located;
- ii) a Temporary Sales Structure or similar Agreement has been executed with the Town; and,
- iii) a minimum of 1 parking space shall be provided for each 20m<sup>2</sup> of net floor area of the sales structure.

#### **4.36 NARROW WATERBODIES**

Narrow waterbodies are areas on a river where the distance from shoreline to shoreline is less than 50 metres or areas on a lake where the distance from shoreline to shoreline is less than 150 metres. Narrow waterbodies are generally identified on Schedule C of the Official Plan. Table 6.2 of this By-law identifies minimum lot frontages and minimum lot areas for new lot creation on narrow waterbodies.

#### **4.37 STORAGE CONTAINERS**

Storage containers shall only be permitted within the following zones:

- Rural (RU)
- Rural Industrial (RI)
- Rural Commercial (RC)
- General Industrial (M2)
- Light Industrial (M3)
- Aggregate Pit (MP)
- Aggregate Pit and Quarry (MQ)
- Airport (AR)
- Airport Industrial (AR1)

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

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**SECTION 5  
PARKING AND LOADING STANDARDS**

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**5.1 APPLICABILITY OF THIS SECTION**

- a) The parking, loading and delivery space requirements of this section of the By-law shall not apply to any building in existence at the date of passing of this By-law so long as the floor area, as it existed at such date, is not increased nor the building or structure is used for a purpose that requires more parking spaces.
- b) If an addition is made to the building that increases the floor area, additional parking and loading spaces shall be provided for the additional floor area only as required by the regulations of this By-law.
- c) If the use of a building changes, the parking requirements of this By-law shall be met.

**5.2 PARKING**

**5.2.1 Restriction On Use Of Land, Buildings And Structures**

No person shall use any land, building or structure in any Zone for any purpose permitted by this By-law, unless parking spaces are provided in accordance with the provisions of this Section of the By-law.

**5.2.2 Residential Parking Requirements**

The number of parking spaces required for residential uses shall be calculated in accordance with the standards set out in Table 5.1:

TABLE 5.1

Column 1	Column 2
Type or Nature of Use	Minimum Off-Street Parking Requirements
Detached Dwelling Semi Detached Dwelling Duplex Dwelling Linked Dwelling	2 parking spaces per dwelling unit.

Column 1	Column 2
Type or Nature of Use	Minimum Off-Street Parking Requirements
Townhouse Dwelling	2 parking spaces per dwelling unit plus 0.25 spaces per unit for visitors on a lot with four or more dwelling units
Apartment Building	1.5 parking spaces per dwelling unit plus 0.25 parking spaces for visitor parking in a designated visitor parking area.
Accessory Dwelling Unit	1 parking space per each 70m <sup>2</sup> or portion thereof to a maximum of 2 parking spaces
Group Home	1 parking space for every staff member in addition to the required parking for the dwelling
Home Occupation	Parking spaces in addition to the required parking for the residential use shall be provided in accordance with the following: 0-10m <sup>2</sup> floor area- no additional parking spaces >10m <sup>2</sup> floor area- 1 parking space
Private Home Day Care	No requirement

### 5.2.3 Non-Residential Parking Requirements

The number of parking spaces required for non-residential uses shall be calculated in accordance with the standards set out in Table 5.2:

TABLE 5.2

Column 1	Column 2
Type or Nature of Use	Minimum Off-Street Parking Requirements
Adult Day Centres And Day Nurseries	1.5 parking spaces per staff member plus 1 parking space per 30 m <sup>2</sup> of net floor area
Museums	1 parking space per 100 m <sup>2</sup> of net floor area where no retail; 1 per 60 m <sup>2</sup> where retail component.
Business Offices	1 parking space per 30 m <sup>2</sup> of net floor area
Commercial Fitness Centres, Private Clubs	1 parking space per 15 m <sup>2</sup> of net floor area
Financial Institutions	1 parking space per 25 m <sup>2</sup> of net floor area
Funeral Homes	1 parking space per 20 m <sup>2</sup> of net floor area.
Golf Courses	12 parking spaces per hole
Hospitals	1.5 parking spaces per bed
Hotels, Motels, Tourist Cabins	1 parking space per guest room or cabin, plus 1 parking space per 10 m <sup>2</sup> of net floor area devoted to meeting, dining and banquet facilities, plus 0.25 spaces per guest room or cabin for visitor spaces.

Column 1	Column 2
Type or Nature of Use	Minimum Off-Street Parking Requirements
Industrial Uses	<p>a) If associated office and retail net floor areas are 15% or less of the total net floor area:  Up to 5000 m<sup>2</sup> – 1 parking space per 60 m<sup>2</sup> net floor area  5000 to 10,000 m<sup>2</sup> – 83 parking spaces, plus 1 parking space per 90 m<sup>2</sup> of net floor area over 5000 m<sup>2</sup>  Over 10,000 m<sup>2</sup> – 139 parking spaces, plus 1 parking space per 170 m<sup>2</sup> of net floor area over 10,000 m<sup>2</sup></p> <p>b) If associated office and retail net floor areas are more than 15% of the total net floor area:  In addition to the standards contained above in (a), the applicable net floor areas exceeding 15% shall be subject to the applicable office or retail parking requirements.</p>
Laundry or Dry Cleaning Depots or Laundromats	1 parking space per 20 m <sup>2</sup> of net floor area
Long Term Care Facilities	0.5 parking spaces per bed
Clinic and Veterinary Hospital	1 parking space per 16.5 m <sup>2</sup> net floor area
Motor Vehicle Body Shops, Motor Vehicle Repair Facilities, Motor Vehicle Service Stations	3 parking spaces per service bay plus 1 parking space per 20 m <sup>2</sup> of net floor area for the office and any retail use.
Motor Vehicle Gas Bars	1 space per 20 sq.m. net floor area exclusive of fuel dispensing spaces
Motor Vehicle Rental, Motor Vehicle Sales (New and Used) Establishments	1 space per 20 sq.m. net floor area exclusive of display and storage parking
Park, Passive	5 spaces per hectare
Place of Assembly, Place of Entertainment	the greater of 1 parking space per 6 seats capacity or 1 parking space per 10 m <sup>2</sup> of net floor area whichever is greater
Places of Worship	1 parking space per 6 persons design capacity of the worship area capacity or 1 parking space for 10 m <sup>2</sup> of net floor area of the worship areas and any accessory use areas, excluding residential uses.

Column 1	Column 2
Type or Nature of Use	Minimum Off-Street Parking Requirements
Public Self-Storage Warehouses	1 parking space per 30 m <sup>2</sup> of net floor area within the office; plus 1 parking space per 100 m <sup>2</sup> of net floor area of the building.
Recreational Uses	30 parking spaces per baseball field 30 parking spaces per soccer field 4 parking spaces per tennis court
Restaurants, Banquet Halls	1 parking space per 15 m <sup>2</sup> of net floor area
Retail Stores, Service and Repair Shops, Personal Service Shops, Factory Outlets, Grocery Stores, Supermarkets, Merchandise Service Shops, Video Outlet/Rental Stores, Light Equipment Rental Establishment	1 parking space per 20 m <sup>2</sup> of net floor area
Schools	Elementary – 1 space per 100 m <sup>2</sup> of gross floor area and 1 space per portable Secondary – 1.5 spaces per 100 m <sup>2</sup> of gross floor area and 1 space per portable
Sports Arena	1 space per 6 seats of design capacity
Training Facility	1 parking space per 30 m <sup>2</sup> of net floor area.
Warehouses, Transportation Depots	a) If associated office or retail net floor areas are 15% or less of the total net floor area: Up to 7,000 m <sup>2</sup> – 1 parking space per 90 m <sup>2</sup> net floor area or portion thereof 7,000 to 20,000 m <sup>2</sup> – 78 parking spaces, plus 1 parking space per 145 m <sup>2</sup> of net floor area over 7000 m <sup>2</sup> Over 20,000 m <sup>2</sup> – 168 parking spaces, plus 1 parking space per 170 m <sup>2</sup> of net floor area over 20,000 m <sup>2</sup>  b) If associated office or retail net floor areas are more than 15% of the total net floor area: In addition to the standards contained above in (a), the applicable net floor areas exceeding 15% shall be subject to the applicable office or retail parking requirements.
Warehouse, Retail	1 space per 30 m <sup>2</sup> net floor area

Column 1	Column 2
Type or Nature of Use	Minimum Off-Street Parking Requirements
Warehouse, Wholesale	1 space per 80 m <sup>2</sup> net floor area
Uses permitted by this By-law other than those listed in this Table	1 parking space per 45 m <sup>2</sup> of total floor area

#### 5.2.4 Calculation Of Parking and Loading Requirements

Where the minimum number of parking and loading spaces is calculated on the basis of a rate or ratio, the required number of spaces shall be rounded to the next higher whole number.

#### 5.2.5 More Than One Use On A Lot

The parking requirements for more than one use on a single lot or for a building containing more than one use, shall be the sum total of the parking requirements for each of the component uses, unless otherwise noted.

#### 5.2.6 Barrier-Free Parking

Barrier-free parking spaces shall be provided in accordance with the following table:

TABLE 5.3

Column 1	Column 2
Number of Parking Spaces in Parking Lot	Number of Barrier Free Parking Spaces
1 to 19	1
20 to 100	2 minimum
For each additional 100 or part thereof	1

The number of barrier free parking spaces which must be provided in a parking lot appurtenant to a Clinic shall be calculated in accordance with the following table:

TABLE 5.4

Column 1	Column 2
Number of Parking Spaces in Parking Lot	Number of Barrier Free Parking Spaces
1 to 9	1
10 to 30	2 minimum
31 to 60	3 minimum

61 to 100	4 minimum
For each additional 30 or part thereof	1 minimum to a maximum of 12

**5.2.7 Exclusive Use Of A Parking or Loading Space**

Any required parking or loading space shall be unobstructed and available for parking purposes and used exclusively for that purpose at all times, unless otherwise specified in this By-law.

**5.2.8 Location Of Required Parking and Loading Spaces – C1 Zone**

Required parking and loading spaces shall be located on the same lot as the use that requires the parking. Notwithstanding the above, required parking spaces for any use within the C1 Zone may be located on another lot within 150 metres of the lot on which parking would be required for a use, provided the off-site parking is located on a lot in any Commercial Zone and subject to the applicant/proponent executing an Off-site Parking Agreement with the Township.

**5.2.9 Cash-In Lieu Of Parking**

Parking spaces required by Subsections 5.2.2 and 5.2.3 of this By-law shall not be required subject to the owner/proponent obtaining Minor Variance approval for the parking space deficiency and executing an Agreement with the Township respecting the payment of cash-in-lieu for some or all of the parking required in accordance this By-law.

**5.2.10 Parking Required For Outdoor Patios**

Parking spaces are not required for any outdoor patio that occupies less than 40% of the net floor area of the restaurant it serves. The required restaurant parking shall apply to any patio area over 40%.

**5.2.11 Location Of Parking On A Lot Used For Residential Purposes**

The parking of motor vehicles associated with a residential use is only permitted within a parking garage, surface parking area, private garage, carport, or on a driveway accessing an individual dwelling unit.

**5.2.12 Size Of Parking Spaces**

- a) Where parking spaces are provided in a surface parking area, each parking space shall have a width of not less than 2.75 metres and a length of not less than 6.0 metres, with the exception of a barrier-free parking space which shall have a width of not less than 3.7 metres and a length of not less than 6.0 metres.

- b) Where parking spaces are provided in an enclosed or underground parking garage, such parking spaces shall have a width of not less than 2.6 metres and a length of not less than 5.8 metres.
- c) Where parking spaces are provided to serve water access lots, such parking shall not be permitted within 20.0 metres of the high water mark or within 6.0 metres of any lot line.

**5.2.13 Width Of Aisles**

The minimum width of an aisle providing access to a parking space within a parking area shall be 6.0 metres, except in the case of angled off-street parking accessed by a one-way aisle, which shall be a minimum width of 4.5 metres.

**5.2.14 Width Of Access Ramps And Driveways**

Access ramps and driveways accessing a parking area or parking lot shall be a minimum of 3.0 metres in width for one-way traffic and a minimum of 6.0 metres in width for two-way traffic. For a Commercial, Industrial, Institutional or Municipal Parking Lot, a minimum of 9.0 metres in width shall be provided.

**5.2.15 Width Of Driveways Accessing Individual Residential Dwellings**

- i. The maximum driveway width shall be the lesser of 8.0 metres or 50% of the lot frontage

**5.2.16 Surface Treatment**

All required parking spaces and parking areas and all driveways to any parking area or parking lot shall be maintained with a stable surface which is treated with asphalt, concrete, concrete pavers, gravel or similar material which is treated so as to prevent the raising of dust or loose particles.

**5.2.17 Parking Garages**

Parking garages shall comply with the Zone provisions for the main building for the Zone in which it is located in accordance with this By-law. No setbacks or yards shall be required for any portion of a parking garage if it is constructed completely below the established grade. This exemption shall also apply to ventilation shafts and housings, stairways and other similar facilities associated with below grade parking garages that extend from below established grade.

**5.2.18 Parking Area Location On A Non-Residential Lot**

Notwithstanding any other provisions of this By-law, parking areas shall be setback a minimum of 1.5 metres from any building or structure.

### 5.2.19 Illumination

Where parking areas are illuminated, the lighting fixtures shall be provided in accordance with the following provisions:

- a) No part of the lighting fixture shall be more than 9.0 metres above grade; and,
- b) They shall be installed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture is projected below the lamp and onto the lot the lighting is intended to serve.

### 5.2.20 Queuing Lane Requirements

Where drive-through service facilities are permitted, queuing lanes are required and shall be exclusive of any other parking space and aisle requirements contained within this By-law and shall be provided in accordance with the provisions of this section.

#### 5.2.20.1 Queuing Space Requirements

The minimum queuing space requirements within a designated queuing lane shall be as set out in Table 5.5. In addition, one space shall be provided for each point of service delivery.

TABLE 5.5

Column 1	Column 2	Column 3
Use Associated with Drive-Through Service Facility	Minimum Required Ingress Spaces	Minimum Required Egress Spaces
Financial Institution	3	1
Restaurant	10	2
Motor vehicle service station or Gas Bar	3	1
Motor vehicle washing establishment	2 per bay	2
All Other Uses	3	1

#### 5.2.20.2 Location of Ingress and Egress Spaces

Required ingress spaces shall be located before the first point of contact and required egress spaces shall be located after the final point of contact.

5.2.20.3 Length of Queuing lane

The length of the queuing lane associated with the drive-through service facility shall be the total number of required ingress spaces and egress spaces, plus one space for each point of service delivery and shall not form part of the required parking spaces or aisles.

5.2.20.4 Multiple Queuing Lane Requirements

Where multiple queuing lanes are required on a lot, the queuing space requirements shall be provided for each individual queuing lane in compliance with the provisions of Section 5.2.20.1.

5.2.20.5 Size of Queuing Space

All queuing spaces shall be rectangular in shape, with a minimum length of 6.0 metres and a minimum width of 2.75 metres.

5.2.20.6 Setbacks for Order Boxes and Queuing Lanes

Queuing lanes and all order boxes using voice communication to order shall be located no closer than 30 metres from any street line or any Residential Zone.

5.2.20.7 Delineation Of Queuing Lane Requirements

Queuing lanes shall be unobstructed and shall be clearly delineated by pavement markings or physical barriers, and shall be independent of the balance of the parking area.

**5.3 PARKING AREA LOCATION ON A LOT**

Parking areas will be permitted in any required yard in accordance with the following provisions:

TABLE 5.6

Column 1	Column 2
<b>Zone</b>	<b>Yard in Which Required Parking Permitted</b>
R1 and R2	All yards. For corner lots, no part of any parking spaces, shall be located closer than 6.0 metres, measured from the point of intersection of the two street lines.
SR1, SR2, SR3, SR4, SR5, SR6, LSR	All yards except the front yard provided that no part of any parking area, other than the ingress and

Column 1	Column 2
<b>Zone</b>	<b>Yard in Which Required Parking Permitted</b>
	egress points used for access from the street, is located closer than 7.5 metres to any street line and no closer than 6.0 metres to any other lot line.
Commercial, Institutional, and Industrial Zones including AR and AR1	All yards provided that no part of any parking area, other than the ingress or egress points, is located closer than 1.0 metres to any street line and no closer than 1.5 metres to any other lot line and provided that no part of any parking area is located in a minimum planting strip adjacent to a street line as required by this By-law.
Rural Zones	All yards provided that no part of any parking area, other than the ingress and egress points used for access from the street, is located closer than 7.5 metres to any street line and no closer than 5.0 metres to any other lot line.

#### 5.4 VEHICLE STORAGE AND DISPLAY

Where a permitted use involves the storage and/or display of operational motor vehicles, such as a motor vehicle dealership, such storage and/or display shall be subject to the same provisions that would apply to any parking area required by this By-law.

#### 5.5 LOADING SPACE REQUIREMENTS

##### 5.5.1 Off-Street Loading Spaces

Off-street loading spaces shall be provided in accordance with the standards of this By-law for any use. Required loading spaces shall be located on the same lot as the use that requires the loading space and shall be provided as follows:

TABLE 5.7

Column 1	Column 2
<b>Gross Floor Area</b>	<b>Loading Space Requirements</b>
370 m <sup>2</sup> or less	0 loading spaces
371 m <sup>2</sup> to 2,325 m <sup>2</sup>	1 loading space
2326 m <sup>2</sup> or greater	2 loading spaces

### **5.5.2 Size Of Loading Space / Loading Area**

Each loading space shall be a minimum of 12 metres long, 3.5 metres wide and have a vertical clearance of at least 4.2 metres, except where only 1 loading space is required the loading space may be reduced to a minimum of 6.0 metres long, 3.5 metres wide and have a vertical clearance of at least 3.0 metres.

### **5.5.3 Location Of Loading Spaces**

- a) Required Loading spaces shall be provided on the same lot for the use or building for which it is required, and the loading space(s) shall be located within 20 metres of the use or building for which is it required; and,
- b) Such loading space is not located in a required yard.
- c) Required loading spaces shall not be provided within a building.
- d) Loading spaces shall not obstruct any required parking spaces or vehicular movement on the lot.
- e) In all Zones, with the exception of the M2 Zone, loading spaces are not permitted in the front yard or exterior side yard and loading bay doors are not permitted on any wall facing a street unless there is a planting strip between the door and the street and the loading space and loading bay door are located no closer than 20 metres from any street line.

### **5.5.4 Access To Loading Spaces**

Where a loading space(s) is required, the access to the loading space(s) shall be provided by means of a driveway that is a minimum of 6.0 metres wide in the Employment Zones and Institutional Zones and a minimum of 3.5 metres wide in a Commercial Zone.

## SECTION 6 RESIDENTIAL ZONES

### 6.1 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.

### 6.2 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 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, Table 6.1.

The Residential Zones Established by this By-law are as follows:

- R1 Village Residential One
- R2 Village Residential Two
- SR1 Shoreline Residential One
- SR2 Shoreline Residential Two
- SR3 Shoreline Residential Three
- SR4 Shoreline Residential Four
- SR5 Shoreline Residential Five
- SR6 Shoreline Residential Six
- LSR Limited Service Residential

Table 6.1

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9	Column 10
	<b>ZONES</b>								
<b>USE</b>	R1	R2	SR1	SR2	SR3	SR4	SR5	SR6	LSR
Cottage			✓	✓	✓	✓	✓	✓	✓
Dwelling Unit, Secondary	✓	✓							
Detached Dwelling	✓	✓	✓	✓	✓	✓	✓	✓	✓
Duplex Dwelling		✓							
Group Home Type 1	✓								
Group Home Type 2									
Home Occupation	✓		✓	✓	✓	✓	✓	✓	✓
Semi-detached Dwelling		✓							
Townhouse		✓							

#### Footnotes for Table 6.1

Space Reserved

### 6.3 ZONE REQUIREMENTS

No person shall within any Residential Zone use any lot or erect, alter, use any building or structure except in accordance with the following zone provisions. A number(s) following the zone requirement, zone heading or description of the standard, indicates an additional Zone requirement. These additional standards are listed in the Footnotes at the end of each table.

TABLE 6.2

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9
<b>ZONES</b>								
<b>ZONE REQUIREMENTS</b>	R1	R2	SR1	SR2	SR3	SR4	SR5	SR6 & LSR
Lot Area (Minimum)	1.0 ha	1.0 ha (3)	1.0 ha	1.0 ha	1.2 ha (4)	2.0 ha	2.0 ha	Existing
Lot Frontage (Minimum):	60 m	60 m (3)	90 m	60 m	120 m (4)	150 m	200 m	Existing
Lot Coverage (Maximum)	30%	30%	<b>(1)(2)</b>	<b>(1)(2)</b>	<b>(1)(2)</b>	<b>(1)(2)</b>	<b>(1)(2)</b>	<b>(1)(2)</b>
Required Yards:								
Front Yard (Minimum)	8 m	8 m	20 m	20 m	20 m	20 m	20 m	20 m
Exterior Side Yard	4.5 m	4.5 m	10 m	10 m	10 m	10 m	10 m	10 m
Rear Yard	8 m	8 m	10 m	10 m	10 m	10 m	10 m	10 m
Interior Side Setback (Minimum)	3 m	3 m <b>(3)</b>	5 m	5 m	5 m	5 m	5 m	5 m
Building Height (Maximum)	10 m	10 m	10 m	10 m	10 m	10 m	10 m	10 m
Shoreline Buffer Area (Minimum) front yard	90%	90%	90%	90%	90%	90%	90%	90%

#### Footnotes For Table 6.2

(1) Where buildings or structures are located wholly or partially within 60.0 metres of the shoreline in the SR1, SR2, SR3, SR4, SR5, SR6, and LSR Zones, the maximum lot coverage, including any shore road allowance within the straight line projection of the side lot line to the shoreline, shall be based on the area of land within 60.0 metres of the shoreline and conform to Table 6.3.

Where buildings and structures are located more than 60.0 metres from the shoreline, the permitted coverage for those buildings and structures shall be calculated based on the total lot area, including any shore road allowance within the straight line projection of the side lot line to the shoreline.

TABLE 6.3

Column 1	Column 2	Column 3
<b>LOT FRONTAGE</b>	<b>MAXIMUM LOT COVERAGE %</b>	<b>MAXIMUM DWELLING GROSS FLOOR AREA</b>
less than or equal to 30 m	10	1.25 times Column 2
>30 m to <60 m	8	1.25 times Column 2
61 m to 70 m	7.5	1.25 times Column 2

71 m to 80 m	7.25	1.25 times Column 2
81 m to 90 m	7	1.25 times Column 2
91 m to 100 m	6.75	1.25 times Column 2
101 m to 110 m	6.5	1.25 times Column 2
111 m to 120 m	6.25	1.25 times Column 2
121 m to 130 m	6	1.25 times Column 2
131 m to 140 m	5.75	1.25 times Column 2
141 m to 150 m	5.5	1.25 times Column 2
151 m to 160 m	5.25	1.25 times Column 2
>160 m	5	1.25 times Column 2

(2) Maximum dwelling size for the SR1, SR2, SR3, SR4, SR5, SR6 and LSR Zones shall be as follows:

Maximum Gross Floor Area            700 sq. m.

(3) Zone Requirements for multi-unit dwellings in R2 Zone:

3.1 Notwithstanding the Zone requirements for the R2 Zone in Table 6.2 to the contrary, the following requirements shall apply to semi-detached dwellings:

- i) Minimum Lot Area – 0.5 ha/unit
- ii) Minimum Lot Frontage – 30 m/unit
- iii) Minimum Interior Side Yard  
- with attached wall - Nil

3.2 Notwithstanding the zone requirements for the R2 Zone in Table 6.2 to the contrary, the following requirements shall apply to townhouse dwelling units:

- i) Minimum Lot Area – 0.2 ha./unit
- ii) Minimum Lot Frontage – 12 m/unit
- iii) Minimum Interior Side Yard  
- with attached wall - Nil
- iv) Maximum number of units per lot - 5

(4) The minimum lot frontage and area for a new lot fronting on a narrow waterbody shall be in accordance with the requirements of the Shoreline Residential Three (SR3) Zone.

## 6.4 RESIDENTIAL ZONES - EXCEPTIONS

The provisions of this Section are modified as set out in Table 6.4 below.

- Column 1 sets out the exception number of each zone exception which corresponds to an area of the Township identified on the Zoning Schedules by the same number and zone, preceded by a dash and the, denoting an exception. (i.e. SR-88)
- Column 2 sets out the additional uses permitted in the zone exception, if applicable.
- Column 3 sets out the uses permitted in the zone exception, if applicable.
- Column 4 sets out the prohibited uses in the zone exception, if applicable.
- Column 5 sets out the zone requirements for the zone exception, if applicable.
- Column 6 sets out any additional provisions for the zone, if applicable.

All other provisions of the zone, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

Table 6.4

Column 1 Exception Number	Column 2 Additional Permitted Uses	Column 3 Only Uses Permitted	Column 4 Uses Prohibited	Column 5 Special Zone Requirements	Column 6 Other Special Provisions
R1-1	Retail store				
LSR-2				<ul style="list-style-type: none"> <li>• Minimum lot frontage – 70.0 m</li> <li>• Maximum lot frontage used for recreational buildings or structures – 10.0 m</li> </ul>	
LSR-3				<ul style="list-style-type: none"> <li>• Minimum lot frontage – 70.0 m</li> </ul>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
SR6-4			Sleep cabin		
SR6-5			Sleep cabin Commercial Studio		
LSR-6				<ul style="list-style-type: none"> <li>• Maximum gross floor area for each detached dwelling – 464.5 sq.m</li> </ul>	
LSR-7 Amended by By-Law 2010-056				<ul style="list-style-type: none"> <li>• Minimum required front yard 12.8 m;</li> <li>• Maximum gross floor area for a dwelling at the 12.8 m front yard 117 sq. m.</li> <li>• Maximum gross floor area for a sleeping cabin – 29 sq. m.</li> <li>• Minimum Side yard for a sleeping cabin 1.87m</li> </ul>	
LSR-8				<ul style="list-style-type: none"> <li>• Minimum required front yard – 5.0 m</li> <li>• Maximum cumulative width of shoreline structures – 47.0 m</li> <li>• Maximum length of a boathouse – 11.6 m</li> </ul>	A boatport is permitted to be located in its existing location only.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
SR1-9				<ul style="list-style-type: none"> <li>• Minimum front yard: Lot 2 – 35.0 m</li> <li>• Minimum Vegetative Buffer: Lot 1 and 3 – 15.0 m Lot 2 – 30.0 m</li> <li>• Minimum setback for sewage system – 45.0 m</li> <li>• Maximum dwelling ground floor area – 418.0 sq.m</li> <li>• Maximum dwelling gross floor area – 750.0 sq.m</li> </ul>	
SR1-10 (By-law 2006-157)  (Amended by By-law 2007-063)				<ul style="list-style-type: none"> <li>• Minimum required front yard –</li> <li>• 12.67 metres</li> <li>• Minimum required front yard for an attached deck – 9.0 metres</li> <li>• Notwithstanding Section 6.3, Table 6.3 Maximum Lot Coverage, a replacement dwelling for the existing dwelling shall be permitted having a maximum ground floor area of 170 square metres and a new detached garage having a maximum floor area of 53.6 square metres.</li> <li>• Minimum Rear Yard – 7.3 metres</li> <li>• (amended under 2007-063)</li> </ul>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
SR1-11  (By-law 2007-062)				<ul style="list-style-type: none"> <li>• Minimum required front yard – 30.0 m</li> <li>• Minimum shoreline setback for a leaching bed – 90.0 m</li> <li>• Only a dock, boathouse or pumphouse may locate within the minimum front yard.</li> <li>• The minimum front yard in Part 1, Plan 42R-17884 shall constitute a shoreline buffer area and shall be used for no other purpose except: <ul style="list-style-type: none"> <li>○ A pumphouse not greater than 1.0 sq. m</li> <li>○ A dock</li> <li>○ A pathway not more than 2.0 m in width for access to the shoreline</li> <li>○ A pathway along the shoreline</li> </ul> </li> </ul>	<p>A building existing as of January 25<sup>th</sup>, 2003 is permitted to expand, provided that its setback from the shoreline is not reduced.</p> <p>A leaching bed existing as of January 25, 2003 is permitted to be reconstructed in its present location or relocated within the lot in which it is located, provided that its setback from the shoreline is not reduced.</p>
LSR-12 (By-law 2007-039) (By-law 2009-121 removed Hold)				<ul style="list-style-type: none"> <li>• Minimum required frontage 120 m</li> <li>• Minimum required area 1.2 ha</li> </ul>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6																
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions																
SR1-13 (By-law 2007-028)				<p>To allow for the replacement of the existing garage in its current location as per registered survey 42R 6091, with the following dimensions:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Garage</th> </tr> </thead> <tbody> <tr> <td><b>Ground Floor Area (m2)</b></td> <td>63m<sup>2</sup></td> </tr> <tr> <td><b>Gross Floor Area (m2)</b></td> <td>94m<sup>2</sup></td> </tr> <tr> <td><b># of Stories</b></td> <td>1.5</td> </tr> <tr> <td><b>Length (m)</b></td> <td>7.3m</td> </tr> <tr> <td><b>Width(m)</b></td> <td>9.0m</td> </tr> <tr> <td><b>Height (m)</b></td> <td>4.5m</td> </tr> <tr> <td><b>East side yard</b></td> <td>2.0m</td> </tr> </tbody> </table>	Building	Garage	<b>Ground Floor Area (m2)</b>	63m <sup>2</sup>	<b>Gross Floor Area (m2)</b>	94m <sup>2</sup>	<b># of Stories</b>	1.5	<b>Length (m)</b>	7.3m	<b>Width(m)</b>	9.0m	<b>Height (m)</b>	4.5m	<b>East side yard</b>	2.0m	
Building	Garage																				
<b>Ground Floor Area (m2)</b>	63m <sup>2</sup>																				
<b>Gross Floor Area (m2)</b>	94m <sup>2</sup>																				
<b># of Stories</b>	1.5																				
<b>Length (m)</b>	7.3m																				
<b>Width(m)</b>	9.0m																				
<b>Height (m)</b>	4.5m																				
<b>East side yard</b>	2.0m																				
SR1-14 (By-law 2007-034)				<ul style="list-style-type: none"> <li>• Minimum front yard setback for an accessory building- 12 m</li> <li>• Maximum Lot Coverage for a lot having a frontage of &gt; 30 m to &lt;60m frontage – 11%</li> </ul>																	
LSR-15 (By-law 2007-036)				<ul style="list-style-type: none"> <li>• Minimum front yard - 35 m</li> <li>• Minimum Lot Frontage – 120 m</li> <li>• Minimum Lot Area – 0.95 hectares</li> </ul>	<ul style="list-style-type: none"> <li>• No boathouses shall be permitted on the north shore of Emerald Island</li> <li>• All new dwellings shall front on and be oriented to the south shoreline of Emerald Island</li> </ul>																

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-16 (By-law 2007-038)				<ul style="list-style-type: none"> <li>• Minimum front yard setback – 30 m</li> <li>• Minimum Lot Frontage – 90 m</li> <li>• Minimum Lot Area – 0.79 hectares</li> </ul>	
SRI-17 (By-law 2007-041)				<ul style="list-style-type: none"> <li>• Minimum front yard setback for a cottage – 16.3 m</li> <li>• Minimum front yard setback for a deck – 13.3 m</li> <li>• Minimum side yard setback for a garage – 3.5 m</li> <li>• Minimum rear yard setback for a garage – 9 m</li> <li>• Minimum front yard setback for a sleeping cabin – 10 m from north and south shorelines</li> </ul>	
SR1-18 (By-law 2007-062)				<ul style="list-style-type: none"> <li>• Minimum lot frontage – 70 m</li> <li>• Minimum lot area – .5 ha</li> </ul>	
SR1-19 (By-law 2007-062)	<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Equipment Storage Building</li> <li>• Livestock Facility</li> </ul>				

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
SR1-20 (By-law 2007-062)				<ul style="list-style-type: none"> <li>• Maximum cumulative width of docks and/or boathouses – 34.2%</li> <li>• Maximum cumulative width of docks and/or boathouses – 14.0 m</li> <li>• Minimum required front yard setback for main building – 12.4 m</li> <li>• Minimum front yard setback for open deck – 5.2 m</li> <li>• Minimum side yard setback from main building to east side yard – 2.84 m</li> <li>• Maximum lot coverage – 11%</li> <li>• Maximum projection of an open deck from main dwelling – 9 m</li> <li>• Maximum projection into required front yard for stairs connecting to an open deck – 12.0 m</li> </ul>	
LSR-21 (By-law 2007-036)				<ul style="list-style-type: none"> <li>• Minimum front yard – 35 m within 30 m of side yard</li> <li>• Minimum front yard – greater than 30 m from side yard – 25 m</li> <li>• Minimum Lot Frontage – 120 m</li> <li>• Minimum Lot Area – 0.95 ha</li> </ul>	<ul style="list-style-type: none"> <li>• No boathouses shall be permitted on the north shore of Emerald Island</li> <li>• All new dwellings shall front on and be oriented to the south shoreline of Emerald Island</li> </ul>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-22 (By-law 2007-086 Amended by 2008-064)				<ul style="list-style-type: none"> <li>• Maximum Lot Coverage within 60m of shoreline – 7.3%</li> <li>• Maximum Lot Coverage - 5%</li> <li>• Maximum Dwelling Gross Floor Area – 747 square metres</li> <li>• Maximum Boathouse</li> <li>• Height (Roof Ridge) – 7.8 metres</li> <li>• Maximum Combined Surface area of docks and boat</li> <li>• lift – 227 sq.m.</li> </ul>	Notwithstanding the Maximum Lot Coverage within 60 m standard in Column 5, no additional buildings or structures that would increase coverage within 60m of shoreline shall be permitted
LSR-23 (By-law 2007-086)				<ul style="list-style-type: none"> <li>• Maximum Lot Coverage within 60m of shoreline – 8%</li> <li>• Permitted Boathouse – 1 ½ storey, maximum 2 slips.</li> </ul>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-24 (By-law 2007-086 Amended by 2022-097)				<ul style="list-style-type: none"> <li>• Maximum Lot Coverage within 60m of shoreline – 7%</li> </ul> <p>Notwithstanding Section 4.28.1 j), Table 4.4, on those lands zoned Limited Service Residential Exception “LSR-24”, a 1 ½ storey boathouse with attached boat port shall be permitted subject to the following:</p> <ul style="list-style-type: none"> <li>• Maximum of 3 boat slips, one of which shall be a boat port including deck above.</li> <li>• Maximum width and length of the boathouse shall be 10.7 metres.</li> <li>• Maximum width and length of the boat port shall be 4.6 metres and 10.7 metres respectively, excluding overhangs less than 0.6 metres.</li> <li>• The Maximum floor area of the boathouse and boat port shall be 162.6 square metres.</li> <li>• Minimum Lot Area – 7 hectares</li> <li>• Minimum Lot Frontage – 100 metres</li> </ul> <p>(Lot is comprised of the LSR-24 and LSR-146 Zones)</p>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-25 (By-law 2007-086)				Notwithstanding Section 4.28.1 j), Table 4.4 and Section 6.3, and Tables 6.2 and 6.3, a one (1) storey 2 slip boathouse shall be permitted, subject to the other provisions of Section 4.28.	
SR1-26 (By-law 2007-086)				Notwithstanding Section 6.3, Table 6.3, a 3 slip - 1 ½ storey boathouse, with one slip being a boatport, shall be permitted.	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
SR1-27 (By-law 2007-086)				<ul style="list-style-type: none"> <li>Maximum Lot Coverage within 60m of shoreline – 8.2%</li> </ul>	The maximum lot coverage as set out in Column 5 shall only be applicable in respect of the demolition of the existing dwelling and provided that the new single dwelling to be constructed complies with the yards, lot coverage, gross floor area and height of the existing dwelling including the addition under Permit #2006-5229
SR1-28 (By-law 2007-086)				<ul style="list-style-type: none"> <li>Maximum Lot Coverage within 60m of shoreline – 10.4%</li> <li>Maximum Dwelling Gross Floor Area – 1.3 times Column 2 of Table 6.3</li> <li>Maximum Gross Floor Area – 717 sq. m.</li> </ul>	The Maximum Lot Coverage as set out in Column 5 shall only be applicable in respect of the demolition of the two existing dwellings and the construction of a new single dwelling on the foot print of the main dwelling.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-29 OMB Order 2326				<ul style="list-style-type: none"> <li>• Maximum Lot Coverage – 10.3% (within 60 metres of shoreline excluding docks and decks associated with the boathouse)</li> </ul>	
SR1-30 (By-law 2007-105)				<ul style="list-style-type: none"> <li>• Minimum Lot Frontage – 61.2 m</li> <li>• Minimum Lot Area - .65 ha</li> </ul>	
SR1-31 OMB Order 2632				<p>a) A 1 storey 1 slip boathouse or boat port and dock not more than 11.5 m in cumulative width for each lot shall be permitted;</p> <p>b) The maximum width of a dock, access ramp or finger dock shall not exceed 2.0 metres;</p> <p>c) One boathouse per lot having a maximum width of 4.5 metres and maximum length of 11.0 metres shall be permitted. The private offshore dock facility and boathouse shall have a minimum offshore setback of 3.0 metres, apart from the access ramp;</p> <p>There shall be a 33 metre development setback from the high water mark of Turtle Bay/Little Lake Joseph for all primary and accessory buildings and structures and tile fields/filter beds</p>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
SR1-32 (By-law 2007-128 OMB Order 2728)				<ul style="list-style-type: none"> <li>• Three boat slips allowed, one being a boat port</li> <li>• Maximum cumulative frontage width of shoreline structures including eaves and overhangs – 27.1% (24.4 metres)</li> <li>• Maximum length of boathouse/port structure – 11.5 metres</li> <li>• Maximum width of one storey boathouse/port structure – 14.3 metres</li> <li>• Maximum height of a one storey boathouse 5.48 metres</li> <li>• Maximum lot coverage – 11.6%</li> </ul>	The construction is limited to a flat roofed boat port extension, supported by steel peers and no additional walls, docks, or decks above the boat port.
LSR-33 (By-law 2007-129)				<ul style="list-style-type: none"> <li>• Notwithstanding Section 4.28(c), a dock may project 9.4 metres past the straight line projection of the easterly side lot line, but shall be located no closer than 20 metres to its intersection with the shoreline</li> </ul>	
LSR-34 (OMB)				<ul style="list-style-type: none"> <li>• Maximum lot coverage - 13 per cent</li> </ul>	
LSR-35 (OMB)				<ul style="list-style-type: none"> <li>• Maximum lot coverage - 10 per cent</li> </ul>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-36 (OMB)				<ul style="list-style-type: none"> <li>• Lot Frontage (Minimum) - 120 m</li> <li>• Lot Area (Minimum) - 1.2 ha</li> </ul> <p>Notwithstanding Section 4.28, a 1 ½ storey, 3 slip boathouse is permitted subject to the following standards:</p> <ul style="list-style-type: none"> <li>• Minimum Side Yard – 9 m</li> <li>• Maximum Height from water to eave – 3.46 m</li> <li>• Maximum cumulative surface area of docks and decks – 203 sq. m.</li> </ul>	
SR1-37 (By-law 2007-147)				<p>Notwithstanding Section 4.28, a one storey, one slip boathouse is permitted subject to the following standards:</p> <ul style="list-style-type: none"> <li>• Maximum width – 4.6m</li> <li>• Maximum length – 8.2 m</li> <li>• Maximum Height from water to eave – 4 m</li> </ul>	
LSR-38 (By-law 2008-022)				<ul style="list-style-type: none"> <li>• Notwithstanding Section 6.3, Table 6.3, a Maximum Lot Coverage of 8% shall be permitted on a lot having a frontage greater than 160 m.</li> <li>• Minimum lot frontage of 180 m.</li> <li>• No building or structures shall be permitted in a 'No development zone' defined as those lands within 60 m of Lake Joseph and 82 m of the northern side lot line</li> </ul>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-39 (By-law 2008-044)				Notwithstanding Section 6.3, Table 6.2, that a new lot may be created having a Minimum lot area of 0.7 hectares	
LSR-40 (By-law 2008-063)				Notwithstanding the Section 4.1.9 b) and c), on those lands zoned LSR-40 a 1 storey 121 square metre sleeping cabin, comprised of a 75.4 square metre guest cabin with an 45.46 square metre attached screened in porch on the east end with no basement and a minimum of 30 metres from the shoreline shall be permitted.	
R1-41 (By-law 2008-078)	<ul style="list-style-type: none"> <li>• That notwithstanding Section 4.1.1</li> <li>a) Permitted Uses (for accessory structures), a “seasonal retail swimwear sales establishment” conducted in a detached accessory structure, having a floor area no larger than 46.5 square metres, located a minimum of 4 metres from the</li> </ul>				

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
R1-41 (Con't)	<p>rear lot line with no additional parking spaces required, is a permitted use.</p> <ul style="list-style-type: none"> <li>• That notwithstanding Section 4.1.1</li> </ul> <p>a) Permitted Uses (for accessory structures), an "artists studio" conducted in an existing detached accessory structure, having a floor area no larger than 27.8 square metres is a permitted use.</p>				
SR1-42 (By-law 2008-080)				<ul style="list-style-type: none"> <li>• Lot Area (Minimum) 0.8 ha</li> </ul>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-43 (By-law 2008-096)  (By-law 2008-081) Amended)				<ul style="list-style-type: none"> <li>• Maximum Lot Coverage within 60m of shoreline 14.5%</li> <li>• Minimum Front Yard – 30 m</li> </ul>	A new dwelling may be constructed on those lands zoned LSR-43 providing the new dwelling complies with all the zone requirements and is located on the footprint of the existing cottage.
SR1-45 (By-law 2009-013)				<ul style="list-style-type: none"> <li>• Minimum required front yard for a guest cabin is 13.5 m.</li> <li>• Minimum side yard setback of 7.3 m for a boathouse or dock from the west side lot line extension.</li> <li>• Maximum lot coverage of 9.1% within the first 60 m of the shoreline is permitted.</li> <li>• Storage only is permitted in the area above the first level of the one storey boathouse as constructed as of the date of passing of this by-law.</li> </ul>	For the purpose of this exception, storage means a place for the keeping of articles related to the residential use of the property.
LSR-46 (By-law 2008-125)				<ul style="list-style-type: none"> <li>• Maximum lot coverage within 60 metres of shoreline is 7.25%</li> </ul>	
SR1-47 (By-law 2008-126)				<ul style="list-style-type: none"> <li>• The Maximum permitted lot coverage within 60 metres of shoreline shall be 10.3%</li> </ul>	

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Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
<p>SR1-48 (By-law 2009-096) Removal of Hold (H) symbol)</p> <p>(Hold provision added By-law 2009-017) (By-law 2008-137 amended)</p>				<ul style="list-style-type: none"> <li>• The maximum combined surface area of all docks and open decks above the water shall be 230.5 square metres.</li> <li>• The boathouse dock shall extend no further than 18.2 metres from the shoreline.</li> <li>• The boathouse shall extend no further than 17.4 metres from the shoreline.</li> <li>• All other provisions contained in Seguin Zoning By-law 2006-125 for boathouses and docks/decks shall apply to the subject lands.</li> </ul>	
<p>LSR-49 (H) (By-law 2008-142 Amended by By-law 2022-098 &amp; Removal of Hold (H) symbol)</p>		<p>-Existing boathouse – Existing 8 square metre Accessory building -18 square metre Accessory Building -Waterfront Accessory Structures per 4.1.9</p>	<p>-Leaching Bed and Septic Tank - Detached Dwelling -Cottage</p>	<p>Despite Section 4.1.1 -Accessory buildings and structures are permitted without a main use/building Despite Sections 4.1.6c), 4.1.9, and 4.14 c) –Two Accessory buildings are permitted in the front yard. The easterly shed is permitted reduced setbacks of 8 metres to the northern shoreline, 10 metres to the eastern shoreline, and 14 metres to the southern shoreline.</p>	<p>-For this Zone, “Accessory building(s)” means those such as storage sheds and an outhouse</p>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-50 (By-law 2008-146)				<p>The following exceptions are for a boathouse and shoreline structures.</p> <ul style="list-style-type: none"> <li>• Maximum floor area 62.9 m<sup>2</sup></li> <li>• Maximum Height to highest main roof eave 4m.</li> <li>• Maximum combined surface area of all docks and decks above the water 263.2 m<sup>2</sup>.</li> <li>• Maximum 68% of roof area on east elevation may be a dormer.</li> <li>• Maximum 75% of roof area on west elevation may be a dormer.</li> <li>• To allow a 1 ½ storey – 2 slip boathouse on a lot with 86.8 m of frontage.</li> <li>• To recognize a total combined width of shoreline structures of 40.74m.</li> </ul>	
R2-51 (By-law 2010-011) (By-law 2008-164 amended)		1, five unit townhouse on each lot			

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Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
<p>LSR-52 (By-law 2009-096) Removal of Hold (H) symbol)</p> <p>(By-law 2009-017 amended)</p>				<ul style="list-style-type: none"> <li>• Minimum front yard setback for septic system components is 30 metres.</li> <li>• All other provisions of Zoning By-law 2006-125 shall apply.</li> </ul>	<ul style="list-style-type: none"> <li>• Development to proceed by way of Site Plan Control (Recommendations of the Site Evaluation Report prepared by Michalski Neilsen Associates dated September 2008, applies to the construction of a dwelling unit, septic system, and accessory structures)</li> </ul>
<p>SR1-53 (By-law 2009-067)</p>				<ul style="list-style-type: none"> <li>• Maximum lot coverage is 7.75%.</li> <li>• Minimum natural shoreline buffer within 20 metres of the shoreline is 85%.</li> <li>• The minimum front yard setback for a dwelling is 7.9 metres.</li> <li>• The maximum dwelling footprint is 185 square metres.</li> <li>• All other provisions of Zoning By-law 2006-125 shall apply to the subject lands.</li> </ul>	<ul style="list-style-type: none"> <li>• Development of a single detached dwelling shall be subject to Site Plan Control.</li> </ul>
<p>LSR-54 (By-law 2009-071)</p>	<p>2 sleeping cabins are permitted on the subject lands.</p>			<ul style="list-style-type: none"> <li>• The minimum front yard setback for the sleeping cabins are 15.2 metres and 17.4 metres, as shown on Schedule "C" to By-law 2009-071.</li> <li>• All other provisions of the Zoning By-law shall apply.</li> </ul>	

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Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-55 (By-Law 2009-048)				<ul style="list-style-type: none"> <li>i) Minimum setback for all buildings and structures from the wetland shall be 50 metres with vegetation removal permitted only to provide a maximum 2 metre wide pathway to access the shoreline made of natural materials;</li> <li>ii) Development shall be subject to Site Plan control pursuant to Section 41 of the Planning Act R.S.O. 1990.</li> </ul>	
LSR-56 (By-law 2009-052)				<ul style="list-style-type: none"> <li>i) The minimum setback for all buildings and structures, including septic system components from lake shorelines and watercourses, is 30 metres. All other provisions of Zoning By-law 2006-125 shall apply.</li> <li>ii) Development of buildings and structures, including septic system components, access lanes, parking areas, etc. shall be subject to Site Plan control pursuant to Section 41 of the Planning Act R.S.O. 1990.</li> </ul>	
SR1-57 (By-Law 2009-052)				<ul style="list-style-type: none"> <li>i) The minimum setback for all buildings and structures, including septic system components from lake shorelines and watercourses, is 30 metres. All other provisions of Zoning By-law 2006-125 shall apply.</li> <li>ii) Development of buildings and structures, including septic system components, access lanes, parking areas, etc. shall be subject to Site Plan control pursuant to Section 41 of the Planning Act R.S.O. 1990.</li> </ul>	

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Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-58 (By-law 2009-095)				<p>i) Development of the consolidated parcel shall be subject to Site Plan control pursuant to Section 41 of the Planning Act R.S.O. 1990.</p> <p>ii) All other provisions of Zoning By-law 2006-125 shall apply.</p>	
LSR-60 (By-Law 2010-022)	138 square metre detached "family / exercise" building with attached wood storage area.		Kitchen not permitted in "family / exercise" building	<ul style="list-style-type: none"> <li>• Maximum lot coverage = 7.5%</li> <li>• All other provisions of the Zoning By-law shall apply.</li> </ul>	
SR1-61 (By-Law 2010-019)				<ul style="list-style-type: none"> <li>• 15 metre development setback from the drainage courses on the severed and retained lands be kept as a buffer area</li> <li>• 30 metre development setback from Maple Lake be kept as a riparian buffer area</li> <li>• 15 metre dock setback on severed lot from drainage course outfall into Maple Lake</li> <li>• Severed lands be subject to site plan control</li> </ul>	

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Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
R2-62 (By-Law 2010-065)		1) 4 residential apartments in "4-plex" building + common laundry and utility area 2) 2 residential apartments in "A-frame" building. 3) Accessory storage structure (storage lockers)		<ul style="list-style-type: none"> <li>All other provisions of Zoning By-law 2006-125 shall apply.</li> <li>Development of the lands shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act.</li> </ul>	<ul style="list-style-type: none"> <li>Minimum lot area = 0.47 hectares</li> </ul>
LSR-63 (House Keeping By-law 2010-056)		A dock may be constructed and used to access an island property and parking area developed.	No other structures shall be permitted		
SR1-64 (House Keeping By-law 2010-056)	<ul style="list-style-type: none"> <li>Recreational trails</li> <li>Play facility area</li> <li>Private club</li> <li>Recreation, non-intensive</li> </ul>				

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
SR1-65 (House Keeping By-law 2010-056)				<ul style="list-style-type: none"> <li>• Lots in this zone do not have direct frontage on a waterbody.</li> <li>• Minimum required front yard - 10 m</li> </ul>	
SR1-66 (House Keeping By-law 2010-056)		<ul style="list-style-type: none"> <li>• Single detached dwelling or cottage</li> <li>• Household occupation</li> <li>• Professional office</li> <li>• Guest cabin not exceeding 60 square metres of floor area</li> <li>• Accessory building to any permitted use in accordance with provisions of this by-law and the Special Zone Requirements of this Zone.</li> </ul>		<ul style="list-style-type: none"> <li>• Accessory buildings are permitted provided that no building or structures except a floating dock or boathouse may be located within 20 metres of the highwater mark of Lake Joseph or the bank of the creek that bisects the property.</li> <li>• No part of any leaching bed that discharges effluent to the soil may be located constructed or installed closer than 45 metres from the highwater mark of Lake Joseph.</li> <li>• A vegetative buffer not less than 20 metres in width shall be provided along the shoreline of Lake Joseph and the small creek that bisects the property. The vegetative buffer shall be used for no other purpose than for the preservation of natural vegetation except in the case of the vegetative buffer along Lake Joseph where a floating dock or boathouse in conformance with appropriate requirements of the Ministry of Natural Resources and the Department of Fisheries and Oceans and a pathway not to exceed 2 metres in width for access to the shoreline may be permitted.</li> </ul>	<ul style="list-style-type: none"> <li>• For the purposes of the Zone, the following definitions apply:</li> <li>• Leaching Bed - means the soil absorption system constructed as absorption trenches or as a filter bed, located wholly in ground or raised above ground, to which effluent from a septic tank is applied for treatment and disposal.</li> <li>• Sewage Disposal System – means any system that is subject to Part VIII of the Ontario Building Code.</li> <li>• Vegetative Buffer – means a strip of land devoted exclusively to the</li> </ul>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
					preservation of natural vegetation.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-67 (House Keeping By-Law 2010-056)		<ul style="list-style-type: none"> <li>• 20 cottages</li> <li>• One recreational building or structure which is not to be used for human habitation</li> </ul>		<ul style="list-style-type: none"> <li>• No permitted building or structure shall be constructed within 24 metres of the high water mark of Watson's Lake</li> <li>• Each cottage shall be located in such a manner as to have a minimum lake frontage of 45 metres</li> </ul>	Lot 14, Concession 7; Lot 13 and 14, Concession 8; Lot 14, Concession 9 and that Part of Lot 13, in Concession 7, of the geographic Township of Humphrey described in Instrument No. 41835 registered in the Land Registry Office for the Registry Division of Parry Sound, shall be deemed to be a lot.

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Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-68 (House Keeping By-law 2010-056)		No buildings or structures are permitted on the portion of the road allowance between Lot 30 and 31 in Concession 3 and more particularly described as Parts 10 and 11 on Plan 42R-14079 including the Crown Lake bed in front thereof excepting the existing dock or docks approved by the Ministry of Natural Resources.			

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Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
SR1-69 (By-law 2010-069)		Detached garage (accessory to seasonal dwelling located at CON 12, PT of LOTS 17 & 18, PSR 1070 Part 13).		<ul style="list-style-type: none"> <li>All other provisions of Zoning By-law 2006-125 shall apply.</li> </ul>	
LSR-70 (By-law 2010-078)				<ul style="list-style-type: none"> <li>Minimum front yard setback- 12 metres</li> <li>Maximum lot coverage - 7.32%</li> <li>Dwelling units per lot - 2 dwelling per lot (Terms of this temporary use shall be addressed through site plan control)</li> <li>All other provisions of the Zoning By-law shall apply.</li> </ul>	Development of the lands shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act.
SR1-71 (By-law 2010-090)				For the purpose of determining lot frontage Pursuant to Zoning By-law 2006-125, lot frontage and lot area for the subject lands shall be deemed to be as they existed on the day prior to this amending by-law being passed. Any shore road allowance lands that are added to the subject lands following the passage of this zoning by-law amendment shall not be used in the calculation of lot frontage or lot area	
LSR-72 (By-law 2011-011)	<ul style="list-style-type: none"> <li>2 slip, 1.5 storey boathouse.</li> </ul>			<ul style="list-style-type: none"> <li>Maximum shoreline structure cumulative width of 22.2 metres</li> <li>Maximum boathouse projection of 21 metres</li> <li>Maximum dock length of 22.3 metres</li> <li>Maximum total dock and deck area of 216 square metres</li> </ul>	Subject lands shall be designated as a Site Plan Control Area, pursuant to Section 41 (2) of the Planning Act.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
				<ul style="list-style-type: none"> <li>The proposed boathouse slip entrances shall only be oriented to the north or west.</li> </ul>	Site Plan Control shall also address orientation of boathouse slip entrances.
LSR-73 (By-law 2010-115)	2 <sup>nd</sup> Dwelling				
LSR-75 (OMB )				<ul style="list-style-type: none"> <li>Maximum dock length – 16.0 metres</li> <li>Maximum cumulative surface area of docks and decks – 209.7 sqm.</li> <li>Maximum Lot Coverage within 60 m of shoreline – 7.1%</li> <li>Maximum Dwelling Gross Floor Area – 871 sqm.</li> <li>A 38.5 sqm enclosed porch shall be permitted in addition to the Maximum Dwelling Gross Floor Area</li> </ul>	<ul style="list-style-type: none"> <li>On shore landing and stairs associated with boathouse not to be included in calculation of dock/deck area.</li> </ul>
LSR-76 (By-law 2011-011)			<ul style="list-style-type: none"> <li>Boat house</li> </ul>		

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Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-77 (By-law 2011-091 amended by By-law 2012-008)				<ul style="list-style-type: none"> <li>The minimum lot frontage required for the LSR-77 Zone shall be 96.5 metres</li> <li>Notwithstanding Section 4.28.1 j) ii) Table 4.4, a 1 ½ storey, 2 slip boathouse containing a covered boat port shall be permitted.</li> </ul>	All other boathouse and dock provisions of Sections 4.28.1 and 4.28.2 shall apply.
R1-78 (By-Law 2012-002 Amended by By-law 2014-086)	<ul style="list-style-type: none"> <li>Notwithstanding Section 4.28.1 j) ii) Table 4.4 of the Zoning By-law, a 1 storey, 2 slip boathouse shall be permitted.</li> <li>2 storey garage having a maximum height of 7.64 metres, a maximum ground floor area of 71 square metres and a maximum gross floor area of 142 square metres.</li> </ul>			<ul style="list-style-type: none"> <li>Maximum boathouse length = 8.8 metres.</li> <li>Maximum boathouse width = 13.8 metres.</li> <li>Maximum boathouse dock area = 128.5 square metres.</li> <li>Maximum boathouse setback to north interior side lot line = 28.3 metres.</li> <li>Maximum boathouse dock setback to north interior side lot line = 27.3 metres.</li> <li>2 boats may be moored in one of the 2 permitted slips.</li> </ul>	<ul style="list-style-type: none"> <li>All other boathouse and dock provisions of Sections 4.28.1 and 4.28.2 of the Zoning By-law shall apply.</li> <li>Development of the lands shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act.</li> </ul>

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Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
SR1-79 (By-law 2012-006)				Lot frontage for these lands shall be measured from the intersection of the north side lot line and shoreline of Lake Rosseau, southerly to the intersection of the projection of the south side lot line and shoreline of Lake Rosseau	Minimum lot frontage: 90 metres.
SR1-80 (By-Law 2012-062)	Single storey, 2 slip boathouse			<ul style="list-style-type: none"> <li>• Minimum lot frontage = 63 metres.</li> <li>• Minimum lot area = 0.52 hectares.</li> <li>• Minimum front yard setback = 15.2 metres.</li> <li>• Minimum shoreline structure side yard setback = 14.2 metres.</li> </ul>	
SR1-81 (By-Law 2020-104 Ameded By-Law 2012-063)	<p>“Kitchen” facilities shall be permitted within the “Original Cottage/ Guest Wing”.</p> <p>A “wet bar” shall be permitted within the upper ½ storey of the existing 1.5 storey boathouse.</p> <p>Existing 1.5 storey detached garage, containing an “office” “wet bar” and “bathroom” uses within the</p>			<p>Maximum Main Cottage lot coverage = 467 sq.m Maximum Main Cottage gross floor area = 635.2 Minimum Main Cottage front yard setback = 31 m Minimum Main Cottage deck front yard setback = 28 m</p> <p>Maximum Guest Wing lot coverage = 154 sq.m. Maximum Guest Wing gross floor area = 207.9 sq.m. Minimum Guest Wing front yard setback = 20 m Minimum Guest Wing deck front yard setback = 19 m</p> <p>Maximum lot coverage within 60 metres of the shoreline = 12.4%</p>	The lands shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
	upper ½ storey shall be permitted.				
R1-82 (By-law 2012-094)	Seasonal retail clothing sales establishment conducted within a detached accessory structure.				
LSR-83 (By-law 2012-103)	A 100 square metre "guest cabin" shall be permitted within the second storey of the existing 2 storey, 3 slip boathouse.			Prior to the issuance of a building permit for a new dwelling unit on the subject lands, all kitchen facilities shall be removed from the second storey of the existing 2 storey, 3 slip boathouse.	
SR1-84 (By-law 2013-048)				<ul style="list-style-type: none"> <li>One cottage with a total footprint of 263.7 square metres and a total gross floor area of 262.3 square metres, having a minimum 13.4 metre front yard setback shall be permitted on lot 17, Plan M-50, upon lots 14,15,16, and 17, Plan M-50 being merged in title to form one lot.</li> </ul>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-85 (By-law 2013-070)	<p>1) "Boathouse #1", being an existing 1.5 storey boathouse, containing 2 exterior boat ports, 1 interior boat slip and storage space within the 1<sup>st</sup> floor, and living accommodations within the upper ½ storey.</p> <ul style="list-style-type: none"> <li>• Maximum existing boathouse main roof eave height shall be 4.5 metres.</li> <li>• Maximum existing boathouse main roof mid-point height shall be 5.5 metres.</li> <li>• Dimensions of Boathouse #1 as existed on the date of</li> </ul>				

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-85 Cont'd	<p>passing of this By-law shall be deemed to comply.</p> <p>2) "Boathouse #2", being an existing 1.5 storey boathouse, containing storage space on the 1<sup>st</sup> floor and living accommodations including kitchen facilities in the upper ½ storey".</p>				
LSR-86 (OMB Decision PL131080)				<ul style="list-style-type: none"> <li>• Notwithstanding Table 6.2 and Section 4.1.2, a 6.0 square metre deck is permitted with a front yard setback of 1.2 metres.</li> <li>• Notwithstanding Section 4.28(b) a maximum of 35.9 metres of the shoreline frontage may be occupied by above water structures and facilities.</li> <li>• Notwithstanding Section 4.28.2(e) the maximum combined surface area of all docks and open decks above water shall be 407.1 square metres.</li> </ul>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-87 (By-law 2013-084)				<ul style="list-style-type: none"> <li>• Minimum lot area 1.0 hectare</li> <li>• Minimum lot frontage 135 metres</li> <li>• Minimum front yard requirement 16.3 metres (existing)</li> <li>• Minimum interior side yard requirement 4 metres (existing)</li> <li>• Lands subject to Site Plan Control (Section 41 Planning Act RSO 1990)</li> </ul>	
LSR-88 (By-law 2013-084)				<ul style="list-style-type: none"> <li>• Minimum lot area 1.0 hectare</li> <li>• Minimum lot frontage 120 metres</li> <li>• Minimum westerly interior side yard 3 metres</li> <li>• Lands subject to Site Plan Control (Section 41 Planning Act RSO 1990)</li> </ul>	
SR1-89 (OMB Decision PL130560)				<ul style="list-style-type: none"> <li>• Maximum lot coverage = 5.85%.</li> <li>• Maximum boathouse width = 15.7 metres.</li> <li>• Maximum surface area of all docks and decks = 209.3 square metres.</li> <li>• Maximum boathouse upper ½ storey floor area = 64.75 square metres.</li> <li>• All other boathouse provisions shall apply.</li> </ul>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
SR1-90 (OMB Decision PL100376)				<ul style="list-style-type: none"> <li>• Minimum Lot area of 0.5 hectares is deemed to comply</li> </ul>	
LSR-91 (By-law 2014-051)	<p><u>Existing 1 ½ Storey Guest Cabin</u></p> <ul style="list-style-type: none"> <li>• 223.47 m<sup>2</sup> maximum building floor area not including decks</li> <li>• 40.13m<sup>2</sup> maximum deck area</li> <li>• 122m<sup>2</sup> maximum building foot print</li> <li>• 9m maximum building height</li> </ul> <p><u>Existing Boathouse</u></p> <ul style="list-style-type: none"> <li>• 16.3 m<sup>2</sup> maximum boatport attached by one wall to the existing boathouse</li> <li>• Maximum 3.23m boathouse and</li> </ul>			<ul style="list-style-type: none"> <li>• Minimum 13.6m Existing Guest Cabin front yard setback</li> <li>• Minimum 11.3m Existing Guest Cabin attached deck front yard setback</li> <li>• Minimum 8m Existing Guest Cabin deck landing front yard set back</li> <li>• Maximum 10.37 percent lot coverage within 60m of the shoreline</li> <li>• Minimum 2.5m existing dock and existing boathouse setback from the straight line projection of the south lot line into the water from the shoreline</li> </ul>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
	boatport eave height <ul style="list-style-type: none"> <li>• Maximum 65 percent of the boathouse and boatport located inland of natural shoreline</li> </ul>				
SR1-92 (OMB Decision PL120684)				<ul style="list-style-type: none"> <li>• Maximum boathouse width = 12.9 metres.</li> <li>• Maximum surface area of all docks and decks = 211 square metres.</li> <li>• All other boathouse provisions shall apply.</li> </ul>	<ul style="list-style-type: none"> <li>• Subject lands shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act.</li> </ul>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
R1-93 (By-law 2014-060)	Office and Retail use within single storey, 64 square metre detached structure			<ul style="list-style-type: none"> <li>• Minimum front yard setback for detached structure = 8 metres.</li> <li>• Minimum side yard setback for detached structure = 1.5 metres.</li> <li>• The parking requirements for residential, office, and retail uses as prescribed in Section 5.2.3 of Zoning By-law 2006-125 shall apply.</li> </ul>	<ul style="list-style-type: none"> <li>• Development shall be subject to Site Plan Control pursuant to Section 41 of the Planning Act.</li> </ul>
SR1-94 (By-law 2014-064)		Within 20m of Shoreline: <ul style="list-style-type: none"> <li>• 2m wide walkway to dock</li> <li>• Stormwater management facilities</li> <li>• Landscape irrigation system</li> </ul>	Boathouse Boatport	<ul style="list-style-type: none"> <li>• Maximum lot coverage - 8.65%</li> <li>• Maximum height of sports court building and observation deck structure - 6.4m</li> <li>• Maximum sports court pillar height - 10m</li> <li>• Maximum 3.05m high chain link fence between sports court pillars</li> <li>• Maximum height of entrance gate 3.9 m, maximum gate pillar height 3.05m and maximum length 8.9m between supporting gate pillars all within the rear yard.</li> </ul>	<ul style="list-style-type: none"> <li>• Maximum dock area 168m<sup>2</sup></li> <li>• No roof or cover over the sports court building and observation deck</li> </ul>
SR1-95 (By-law 2014-089)				<ul style="list-style-type: none"> <li>• Maximum lot coverage within 60 metres of the shoreline = 10%.</li> <li>• Maximum dwelling gross floor area = 720 square metres.</li> <li>• Maximum dwelling height = 6.5 metres.</li> <li>• Minimum front yard setback = 25 metres.</li> </ul>	<ul style="list-style-type: none"> <li>• Development of the lands shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act.</li> </ul>
SR1-96 (By-law 2014-090)				<ul style="list-style-type: none"> <li>• Maximum lot coverage within 60 metres of the shoreline = 8.5%</li> </ul>	

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SR1-97 (By-law 2015-069)				<ul style="list-style-type: none"> <li>Maximum lot coverage within 60 metres of the shoreline = 9.42%</li> </ul>	<ul style="list-style-type: none"> <li>Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act.</li> </ul>
SR1-98 (By-law 2015-085)	<ul style="list-style-type: none"> <li>A second dwelling having a maximum floor area of 350 square metres, and a minimum shoreline setback of 30 metres.</li> </ul>				<ul style="list-style-type: none"> <li>All other provisions of Zoning By-law 2006-125 shall apply to the subject lands.</li> </ul>
LSR-99 (By-law 2016-002 & By-law 2016-074)	<ul style="list-style-type: none"> <li>1.5 Storey, 2 slip + 1 port boathouse</li> </ul>			<ul style="list-style-type: none"> <li>All other shoreline accessory structure requirements as prescribed under Section 4.28, 4.28.1 and 4.28.2 of Zoning By-law 2006-125 shall apply.</li> <li>Minimum front yard setback of the main dwelling = 16.76 metres</li> <li>Eaves and canopies of the main dwelling may extend into the front yard setback to a maximum of 6.29 metres</li> </ul>	<ul style="list-style-type: none"> <li>Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act.</li> </ul>
R1-100 (By-law 2016-016)				<ul style="list-style-type: none"> <li>Minimum lot frontage = 46.6 metres.</li> </ul>	
SR3-101 (By-law 2016-031)				<ul style="list-style-type: none"> <li>Maximum lot coverage within 60 metres of shoreline = 5%</li> </ul>	<ul style="list-style-type: none"> <li>Development shall be subject to site</li> </ul>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
				<ul style="list-style-type: none"> <li>• Maximum cottage ground floor area = 232.25 square metres</li> <li>• Maximum dock/deck area = 50 square metres</li> <li>• Maximum shoreline width of docks = 10%</li> </ul>	plan control, pursuant to Section 41 of the Planning Act
SR3-102 (By-law 2016-031)				<ul style="list-style-type: none"> <li>• 2 cottages on one lot</li> <li>• Maximum lot coverage within 60 metres of shoreline = 5%</li> <li>• Maximum total ground floor area for both cottages = 232.25 square metres</li> <li>• Maximum dock/deck area = 50 square metres</li> <li>• Maximum shoreline width of docks = 10%</li> </ul>	<ul style="list-style-type: none"> <li>• Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act</li> </ul>
SR1-103 (By-law 2016-032)	1 Storey, 2 slip boathouse			<ul style="list-style-type: none"> <li>• Maximum boathouse floor area = 119 square metres.</li> </ul>	<ul style="list-style-type: none"> <li>• Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act.</li> </ul>
LSR-104 (By-law 2016-037)				<ul style="list-style-type: none"> <li>• Minimum front yard setback = 30 metres.</li> <li>• Maximum lot coverage = 9.95%.</li> </ul>	<ul style="list-style-type: none"> <li>• Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act.</li> </ul>
SR1-105 (By-law 2016-046)	1 storey, 1 slip boathouse and attached boat port			<ul style="list-style-type: none"> <li>• Maximum permitted lot coverage within 60 metres of the shoreline = 11.4%</li> </ul>	<ul style="list-style-type: none"> <li>• Development shall be subject to site plan control, pursuant to Section</li> </ul>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
					41 of the Planning Act.
LSR-106 (By-law 2017-006)	Existing Equipment Storage Building				
LSR-107 (By-law 2017-017)	<ul style="list-style-type: none"> <li>• 1.5 storey, 2 slip boathouse with attached boat port, having guest accommodations within the upper ½ storey.</li> <li>• Existing "Secondary Cottage" (existing as of the date of passage of this by-law).</li> <li>• 2 existing "single storey guest cabins" (existing as of the date of passage of this by-law).</li> </ul>			<ul style="list-style-type: none"> <li>• "Primary cottage" maximum gross floor area = 700 square metres, and minimum front yard setback = 20 metres</li> <li>• Minimum lot area and frontage for subject lands = "existing" (existing as of the date of passage of this by-law)</li> </ul>	<ul style="list-style-type: none"> <li>• Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act.</li> <li>• All other provisions of Zoning By-law 2006-125 shall apply to the subject lands.</li> </ul>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
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LSR-108 (By-law 2017-025)				<ul style="list-style-type: none"> <li>• Minimum dwelling front yard setback = 25 metres.</li> <li>• Minimum septic system front yard setback = 50 metres.</li> </ul>	<ul style="list-style-type: none"> <li>• Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act. The site plan agreement shall implement the recommendations of the "Site Evaluation Report, Seely Bay, Lake Joseph" study prepared by Beacon Environmental, dated February 2017.</li> </ul>
LSR-109 (By-Law 2017-026)	Notwithstanding Section 4.28.5 a) of Zoning By-law 2006-125, a dock shall be permitted on the Shadow River adjacent to "Lot A" (Consent B-2016-0014-R), and the dock shall comply with the requirements of Section 4.28.5 c) of		Notwithstanding Section 4.28.5 c) of Zoning By-law 2006-125, a dock shall not be permitted on the Shadow River	<ul style="list-style-type: none"> <li>• Minimum front yard setback for septic system = 40 metres</li> </ul>	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act. The site plan agreement shall implement the recommendations of the "Site Evaluation Report, Smith Property – Shadow River, Town

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
	Zoning By-law 2006-125.		adjacent to "Lot C" (Consent B-2016-0016-R).		of Rosseau" study prepared by Beacon Environmental, dated September 2016.
LSR-110 (By-law 2017-025, By-Law 2022-046)				<ul style="list-style-type: none"> <li>• Minimum septic system front yard setback = 50 metres.</li> <li>• Maximum Boathouse width = 14.5m</li> </ul>	
LSR-111 By-law 2017-063				The northerly interior side yard setback for all habitable buildings shall be no less than 98.4 metres.	
SR1-112 By-law 2017-064				<ul style="list-style-type: none"> <li>• The westerly side yard setback from Lot 7, Plan 278 for all boathouse and dock structures shall be no less than 20 metres.</li> <li>• The minimum frontage for a single storey boathouse with boatport structure shall be 58.6 metres.</li> <li>• The maximum lot coverage for all structures within 60 metres of the shoreline shall be 12.75%.</li> <li>• The maximum width of the boathouse with boatport and dock shall be 20.1 metres.</li> </ul>	
LSR-113 (By-Law 2018-008)	A second single storey cottage on one lot			<ul style="list-style-type: none"> <li>• Minimum lot size = 4.59 hectares</li> <li>• Maximum lot coverage within 60 metres of the shoreline = 4.1%</li> <li>• Minimum second cottage shoreline setback = 22.5 metres</li> </ul>	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act. The site plan

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
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				<ul style="list-style-type: none"> <li>• Minimum second cottage deck shoreline setback = 18.2 metres</li> <li>• Maximum second cottage height = 8.67 metres</li> <li>• Maximum second cottage gross floor area =335 square metres</li> </ul>	agreement shall implement the recommendations of the "Site Evaluation Report, Burnt Island, Lake Joseph" study prepared by Michalski Nielsen dated May 2009.
LSR-114 (By-Law 2018-010)				<ul style="list-style-type: none"> <li>• Minimum shoreline setback for septic system = 50 metres</li> </ul>	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act. The site plan agreement shall implement the recommendations of the "Site Evaluation Report, Scully Road, Lake Joseph, Township of Seguin" study prepared by Beacon Environmental dated November 2017.

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Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
SR1-115 (By-Law 2018-019)				<ul style="list-style-type: none"> <li>Maximum floor area for guest cabin within upper ½ storey of garage = 73.2 square metres.</li> </ul>	
SR2-116 By-Law 2019-004		single detached dwelling, accessory buildings and structures		<ul style="list-style-type: none"> <li>Minimum Lot Size for 12-14 Kellington Point Road - 0.44ha</li> <li>Minimum Lot Frontage – 63.6m</li> </ul>	
SR2-117 (By-Law 2019-004)		single detached dwelling, accessory buildings and structures		<ul style="list-style-type: none"> <li>Minimum Lot Size for 16 Kellington Point Road- 0.21ha</li> <li>Minimum Lot Frontage – 29.6m</li> </ul>	
SR1-118 (By-Law 2021-058)			boat launching ramp or other structure used for launching motorized watercraft (dock permitted)	<ul style="list-style-type: none"> <li>Minimum wetland setback for septic system components = 30 metres</li> <li>Minimum wetland setback for buildings = 20 metres</li> </ul>	Development (including shoreline accessory structures) shall be subject to site plan control, pursuant to Section 41 of the Planning Act. The site plan agreement shall implement the recommendations of the amended "Scoped Environmental

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					Impact Study, McTaggart Lake" prepared by Beacon Environmental dated October 2018.
SR1-119 (By-Law 2019-047)				<ul style="list-style-type: none"> <li>• Maximum lot coverage within 60 metres of shoreline = 7.61%.</li> <li>• Maximum total lot coverage = 8%.</li> <li>• Maximum dwelling gross floor area = 610 square metres.</li> <li>• Maximum dwelling footprint = 565.50 square metres.</li> <li>• Minimum shoreline structure west interior side yard setback = 10.5 metres.</li> </ul>	Development shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act.
LSR-120 (By-Law 2019-088)				<ul style="list-style-type: none"> <li>• Minimum front yard setback for septic sewage system = 30 metres</li> </ul>	Development of the subject lands shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act.
LSR-121 By-law 2019-086				<ul style="list-style-type: none"> <li>• Maximum lot coverage within 60 metres of the shoreline = 8.8%.</li> </ul>	Development of the subject lands shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act.

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LSR-122 (LPAT Decision PL 171271) (By-law 2019-096)				<ul style="list-style-type: none"> <li>• Notwithstanding Section s4.1.8, 4.17, and the definition of "gazebo" in Section 13, a maximum 20.5 square metre "gazebo" shall be permitted in the shoreline buffer area and the gazebo may be attached to a dwelling on the east side of the dwelling only.</li> <li>• Notwithstanding Section 4.28, a maximum of two (2) cantilevered boat awnings shall be permitted on an existing dock. The maximum area of one awning shall be 26.0 square metres and the maximum area of the other awning shall be 22.3 square metres.</li> <li>• The minimum eastern side yard setback to the boat awning shall be 5 metres.</li> </ul>	
LSR-123 (By-Law 2020-003 Amended by By-Law 2022-058)	Secondary Dwelling			<ul style="list-style-type: none"> <li>• Secondary dwelling maximum floor area = 170.6 square metres</li> <li>• Secondary dwelling maximum height = 5 metres</li> <li>• Secondary dwelling minimum shoreline setback = 120 metres</li> <li>• The second dwelling shall be setback a minimum of 57 metres from the west interior side lot line.</li> </ul>	<ul style="list-style-type: none"> <li>• All other provisions of Zoning By-law 2006-125 shall apply to the subject lands</li> <li>• For the purposes of this zone, the maximum building height applicable to the second dwelling unit shall be measured from the average existing grade, as existing at the</li> </ul>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
					<p>date of this by-law's passage.</p> <ul style="list-style-type: none"> <li>Development of a secondary dwelling shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act.</li> </ul>
SR1-124 (By-Law 2020-004)				<ul style="list-style-type: none"> <li>Maximum lot coverage within 60 metres of the shoreline = 10.5%.</li> <li>Maximum dwelling gross floor area = 368 square metres</li> <li>Minimum front yard setback = 26 metres</li> </ul>	<ul style="list-style-type: none"> <li>Development of the subject lands shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act.</li> </ul>
SR1-125 (By-Law 2020-024)				<ul style="list-style-type: none"> <li>Minimum lot frontage = 39.6 metres</li> <li>Minimum lot area = 0.55 hectares</li> </ul>	
SR1-126 (By-law 2020-024)				<ul style="list-style-type: none"> <li>Minimum lot frontage = 62 metres</li> <li>Minimum lot area = 0.79 hectares</li> </ul>	
SR1-127 LPAT Decision PL200266 By-law				<ul style="list-style-type: none"> <li>Minimum front yard setback for cottage = 9 metres</li> <li>Minimum front yard setback for holding tank = 15 metres</li> </ul>	<ul style="list-style-type: none"> <li>Development of the subject lands shall be subject to Site Plan Control, pursuant to</li> </ul>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
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2020-056				<ul style="list-style-type: none"> <li>• Minimum rear yard setback for cottage = 8 metres</li> <li>• Maximum height of dwelling = one and a half-storey</li> </ul>	Section 41 of the Planning Act.
LSR-128 (By-law 2020-075)	<ul style="list-style-type: none"> <li>• "Entertainment Pavilion" containing gaming areas, media areas, fitness studio, wine cellar, 1 bar with 1 sink and dishwasher, washroom facilities, mechanical and storage areas.</li> </ul>			<ul style="list-style-type: none"> <li>• Maximum Entertainment Pavilion floor area = 291 sq.m.</li> <li>• Maximum Entertainment Pavilion terrace area = 207 sq.m.</li> <li>• Maximum Entertainment Pavilion basement area = 148 sq.m.</li> <li>• Minimum Entertainment Pavilion front yard setback = 66 metres</li> <li>• Maximum Entertainment Pavilion height = 6.5 metres.</li> </ul>	<ul style="list-style-type: none"> <li>• Development of the subject lands shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act.</li> </ul>
LSR-129 (By-law 2020-068)				<ul style="list-style-type: none"> <li>• Maximum lot coverage within 60 metres of the shoreline = 6.03%</li> <li>• Maximum boathouse width = 15.09 metres</li> <li>• Maximum dock/deck area = 215.93 square metres</li> </ul>	<ul style="list-style-type: none"> <li>• Development of the subject lands shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act.</li> </ul>
LSR-130 (By-Law 2020-111 OLT Decision PL200606)	Sports Barn recreational accessory structure, containing sports courts and gaming areas, bar area with sink, washrooms, and other ancillary			<ul style="list-style-type: none"> <li>• Maximum sports barn height = 9.4 metres to accommodate a Clerestory upper roof design feature.</li> <li>• Maximum sports barn floor area = 782 square metres.</li> <li>• Minimum sports barn front yard setback = 178 metres.</li> <li>• Minimum sports barn shoreline setback = 123 metres.</li> </ul>	<ul style="list-style-type: none"> <li>• Development shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act.</li> </ul>

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	mechanical and storage areas.			<ul style="list-style-type: none"> <li>• Minimum sports barn interior side yard setback (north-east corner of building) = 12.5 metres</li> <li>• Minimum sports barn interior side yard setback (south-east corner of building) = 9.6 metres</li> </ul>	
LSR-131 (By-Law 2021-076)				<ul style="list-style-type: none"> <li>• Maximum Lot Coverage within 60 metres of the high water mark – 12%</li> </ul>	
LSR-132 (By-Law 2021-074)					<p>A guest cabin is permitted that:</p> <ul style="list-style-type: none"> <li>• Is a total of 150 square metres (1,616 square feet) in gross floor area;</li> <li>• Is located 13.3 metres from the shoreline and has an attached deck that is located 9.7 metres from the shoreline;</li> <li>• Is 8.9 metres in height;</li> <li>• Is 1.5 storeys; and,</li> <li>• A maximum lot coverage of 9.4% is permitted within 60 metres of the high water mark.</li> </ul> <p>A maximum lot coverage of 7.4%</p>

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					is permitted on the lot.
LSR-133 (By-Law 2022-021)				<ul style="list-style-type: none"> <li>• Minimum lot frontage = 180 metres</li> <li>• Minimum lot area = 2.5 hectares</li> </ul>	
LSR-134 (By-Law 2022-021) Amended By-law 2025-048				<ul style="list-style-type: none"> <li>• Minimum lot frontage = 155 metres</li> <li>• Minimum lot area = 7 hectares</li> </ul> <p><b>Section 6.3 Table 6.3</b> Maximum Lot Coverage within 60 Metres of the Shoreline = 8.8%</p> <p><b>Section 6.3, Table 6.2</b> Minimum Dwelling Front Yard Setback = 25 metres</p>	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, to implement a re-vegetation plan for the lands within 20 metres of the shoreline
SR1-135 (By-Law 2022-022)				<ul style="list-style-type: none"> <li>• Maximum accessory building or structure lot coverage: 6.3%</li> <li>• Maximum permitted lot coverage for all buildings or structures: 16.4%</li> <li>• A total development area of buildings and structures that are eligible for the lot area calculation shall be 270 square metres.</li> </ul>	Rear yard setback of 1.2 metres shall be permitted for a detached garage.
R2-135 (H) By-law 2025-052	Dwelling, Secondary Dwelling, Duplex Dwelling, Linked Dwelling, Semi- detached			<p><b>Section 13</b></p> <p>- New definitions added "<b>Dwelling, Multiple Units</b>" "means a building divided horizontally and/or vertically into separate dwellings between 3 to 5 units. Each dwelling unit will have an independent entrance either directly from</p>	Holding provision applies to the entire site to preclude any new use on the lands until certain undertakings are

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
	<p>Dwelling, Townhouse  Dwelling, Multiple Units  Dwelling, Detached  Temporary Employee Accommodation</p> <p>Each Parcel shall independently comply with Table 6.1 of Section 6.2</p>			<p>outside the building or through a shared vestibule."</p> <p><b>"Parcel"</b> "means a parcel of land: a) the whole of which can be legally conveyed without approval pursuant to the Planning Act (with no part of which can be transferred without such an approval), and which is not described in a registered condominium description, OR a parcel of land described as a whole registered description by the Condominium Act except for a vacant land condominium, in which a unit is considered a lot."</p> <p><b>"Temporary Employee Accommodation"</b>  "shall mean a Vehicular Trailer containing temporary sleeping accommodation for employees in up to 22 bedrooms (44 persons maximum) in conjunction with washroom facilities contained in the same trailer or separate trailer on-site. This use shall be serviced by a private or communal septic system and potable water supply."</p> <p>In lieu of the corresponding provisions in the R2 Zone, the following shall apply as they relate to a Parcel within the the lands subject to this by-law exception (where there is conflict between the provisions of the Town's Comprehensive Zoning By-law and the provisions of the R2-X provisions, the latter prevails:</p>	<p>complete to ensure the orderly development of the site. These undertakings would be secured through conditions of approval associated with the implementing draft plan of subdivision and/or draft plan of condominium.</p>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
				<ul style="list-style-type: none"> <li>a) Based on servicing limits, the total number of residential units in the R2-X Zone shall not exceed 176 units and the number of Dwelling, Secondary units shall not exceed 26 (1 per Dwelling, Semi and 1 per Dwelling, Detached and 1 per Dwelling, Township . Secondary dwellings will not be permitted in conjunction with Dwelling, Multiple Units.</li> <li>b) No sewage treatment system will connect more than 5 dwelling units or 10,000 liters per day, whichever is less.</li> <li>c) Up to a maximum of ten (10) model homes, shall be permitted on lands with draft plan approval and a Model Home and a Pre-Servicing or similar agreement has been executed with the Township.</li> <li>d) Section 6.3 (3) does not apply.</li> <li>e) All permitted uses by this by-law exception shall occur within a Plan of Condominium where it is serviced by a public road or by a private road, where</li> </ul>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
				<p>private road is within a condominium development.</p> <p>f) Each parcel in a plan of condominium unit will be serviced by a private communal water and private communal tertiary septic system, or private tertiary septic system if a Dwelling, Detached or Detached, Semi.</p> <p>g) For any Parcel created through Plan of Condominium containing more than 2 dwellings, the following shall apply to the boundaries of that Parcel</p> <p>the lot line abutting any public road will be deemed the front lot line and the minimum setback to this lot line shall be 10 metres for all structures.</p> <p>Minimum Lot, Block, and/or Unit frontages do not apply</p> <p>Dwelling, Multiple Units will be separated a minimum of 20 metres</p> <p>The maximum width of a driveway shall be 8 m.</p> <p>If lots are established by a Draft Plan of Subdivision, all lots will be required to meet the provisions of the R2 Zone and Table 6.2, save and except:</p>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
				<p>Lots containing Dwelling Duplex, Dwelling Linked, Dwelling Townhouse and Dwelling Multiple Units will have a minimum Lot Area of 0.6 ha and Lot Frontage of 50 m. Up to five (5) lots will be permitted to have a minimum lot frontage of 15 m.</p> <p>Lots containing Dwelling Semi-detached units will be permitted to have a minimum Lot Area of 0.5 ha and Minimum Lot Frontage of 30 m. Up to five (5) lots will be permitted to have a minimum lot frontage of 15 m.</p> <p>Lots containing Dwelling Detached units will be permitted to have a minimum Lot Area of 0.32 ha and Minimum Lot Frontage of 30 m. Up to five (5) lots will be permitted to have a minimum lot frontage of 15 m.</p> <p>Each freehold lot will be serviced by its own private well and private tertiary septic system.</p> <p>h) Notwithstanding any other provision of Section 4.31 Temporary Accommodation, Temporary Employee Accommodation is permitted in the R2-X Zone.</p>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
R1-136 (By-Law 2022-020)				<ul style="list-style-type: none"> <li>• Minimum setback from rail line for Detached Dwelling – 75 metres</li> <li>• Minimum Road frontage of 45 metres</li> <li>• Minimum Lot area of 0.97 Hectares.</li> </ul>	Development shall be subject to Site Plan Control pursuant to Section 41 of the Planning Act. Site Plan Approval shall implement the recommendations of the “Scoped Environmental Impact Study”, prepared by Riverstone Environmental Solutions, dated September, 2021, and the Noise Impact Study – Rankin Lake Road, prepared by J.E. Coulter Associates Limited, dated December 14, 2021.
R2-136 (H) By-law 2025-052		Dwelling, Secondary - Detached Dwelling - Home Occupation		<p><b>Section 4.2.2 b) iv)</b></p> <p>- In any other zone where secondary dwelling units are permitted, a secondary dwelling unit shall only be permitted in an accessory building where the lot area is at least <b>0.4</b> hectares.</p> <p><b>Section 6.3, Table 6.2</b></p> <p>- Lot Area (minimum 0.4 ha - Lot Frontage (minimum) 40 m with up to 3 lots in the R2-136 permitted to have a minimum</p>	Holding provision applies to the entire site to preclude any new use on the lands until certain undertakings were complete to ensure the orderly development of the site. These

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
				<p>frontage of 15 m as long as they achieve a minimum lot area of 0.4 ha</p> <ul style="list-style-type: none"> <li>- Front Yard (Minimum) 10 m</li> <li>- Exterior Side Yard 10 m</li> <li>- Interior Side Yard (Minimum) 5 m</li> </ul> <p>Based on servicing limits, the total number of residential units in the R2-136 Zone shall not exceed 11 and the number of Dwelling, Secondary units shall not exceed 11.</p>	<p>undertakings would be secured through conditions of approval associated with the implementing draft plan of subdivision and/or draft plan of condominium.</p>
LSR-137 (2022-059)	A 2 storey detached garage.			<ul style="list-style-type: none"> <li>• A 2 storey detached garage shall have a maximum permitted height of 6.22 metres to the mid-point and 7.34 metres to the peak.</li> </ul>	<p>Notwithstanding the provisions of Section 4.1.12, only one 1.5 storey guest cabin or one 1.5 storey boathouse or one 2 storey detached garage shall be permitted.</p>
SR1-137 By-law 2025-058				<p>Section 6.3, Table 6.2 Minimum lot frontage = 42.2 metres</p> <ul style="list-style-type: none"> <li>• Minimum lot area = 0.59 hectares</li> </ul>	
R1-138 (2022-062)				<ul style="list-style-type: none"> <li>• Minimum Lot Frontage of 20 metres</li> </ul>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
SR1-138 By-law 2025-058				Section 6.3, Table 6.2 Minimum lot frontage = 63.7 metres  • Minimum lot area = 0.89 hectares	
SR1-139 (By-Law 2022-060)					The maximum permitted width of all shoreline structures shall be 35.1 metres.
SR1-140 (By-Law 2022-069)			No docks permitted within the EP Zones	<ul style="list-style-type: none"> <li>• The leaching bed shall be setback 30 m from the high-water mark of Heaslip Lake.</li> <li>• A minimum lot frontage of 215 metres.</li> <li>• A dock shall only be permitted in the location described in the "Updated Site Evaluation Report – Wetselaar Property", prepared by Riverstone Environmental Solutions, dated February 9, 2022</li> </ul>	<ul style="list-style-type: none"> <li>• Development shall be subject to Site Plan Control pursuant to Section 41 of the Planning Act.</li> <li>• Site Plan Approval shall implement the recommendations of the "Updated Site Evaluation Report – Wetselaar Property", prepared by Riverstone Environmental Solutions, dated February 9, 2022, as peer reviewed</li> </ul>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
R1-141 (By-Law 2022-079)				<ul style="list-style-type: none"> <li>• A minimum Lot frontage of 45 metres</li> <li>• A minimum Lot area of 0.42 hectares</li> </ul>	
LSR-142 (By-Law 2022-083)			<p><b>4.28.1 – g), j) ii)</b> flat roofed boathouse</p> <p>1 ½ storey boathouse</p>	<p><b>4.1.10 b), c), d)</b> - Guest Cabin</p> <ul style="list-style-type: none"> <li>• Minimum Front Yard Setback – 0 metres</li> <li>• Maximum Floor Area – 78 square metres</li> <li>• Maximum Height – 4. 9 metres</li> </ul> <p><b>4.28 b)</b> - Maximum shoreline structure width</p> <ul style="list-style-type: none"> <li>• 26 metres</li> </ul> <p><b>4.28.1, Table 4.4</b> - Maximum shoreline structure width</p> <ul style="list-style-type: none"> <li>• 1 sty – 2 internal slip, 11 x 10 metre boathouse is permitted</li> </ul> <p><b>4.28.2, e)</b> - Maximum dock/deck surface area</p> <ul style="list-style-type: none"> <li>• 186 square metres</li> </ul> <p><b>Section 6.3, Table 6.2</b></p> <ul style="list-style-type: none"> <li>• Maximum Lot Coverage - 10.5%</li> </ul>	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act.
LSR-143 (By-Law 2022-090)					<p>Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act.</p> <p>Site Plan Approval shall implement the recommendations of</p>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
					<p>the "Scoped Environmental Impact Study" prepared by Riverstone Environmental Solutions Inc., dated August 2022.</p> <p>Site Plan Control shall also require the completion and implementation of an engineered design report which ensures development is not adversely impacted by the floodplain to the satisfaction of the Municipality.</p>
LSR-144 (By-Law 2022-097)				<p>Minimum Lot Area – 6.5 hectares</p> <p>Minimum Lot Frontage on Lake Joseph – 300 metres</p>	
LSR-145 (By-Law 2022-097)				<p>Minimum Lot Area – 5 hectares</p> <p>Minimum Lot Frontage on Lake Joseph – 135 metres</p>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-146 (By-Law 2022-097)			Buildings and Structures (including docks)	Minimum Lot Area – 7 hectares  Minimum Lot Frontage – 100 metres  (Lot is comprised of the LSR-24 and LSR-146 Zones)	Prohibited uses were added as a condition of approval of consent application B-2021-0016/17-H to ensure that the water quality and potential impacts of development on Fraser Lake are addressed and protected in accordance with the Township's Official Plan.
SR1-147 (By-law 2022-121)				Notwithstanding the provisions of Section 4.1.12 and 4.1.10 c), d), and f), a one and a half storey guest cabin is permitted within a portion of the accessory structure (detached garage) existing at the date of the passing of this By-law, subject to the following: <ul style="list-style-type: none"> <li>• maximum floor area - 92.9 square metres</li> <li>• maximum height - 5.4 metres</li> </ul>	
SR1-148 (By-law 2022-124)				Maximum Lot Coverage for Accessory Structures of 6%  Maximum Lot Coverage of 9.6%	A detached garage with a guest cabin in the upper half storey is permitted subject to the following:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
					<p>Maximum height of 8.0 metres</p> <p>Minimum setback of 3 metres from the eastern interior lot line.</p> <p>Minimum setback from the rear lot line of 7.2 metres</p> <p>Minimum setback of 7.1 metres from the front lot line (shoreline)</p>
SR1-149 (By-law 2022-136)		Sauna and accessory uses to 22 Fraser Road, as more particularly described as PT RDAL IN FRONT OF LT 90 CON A HUMPHREY CLOSED BY R068478 PT 15 42R4279; PT LT 90 CON A HUMPHREY PT F 42R4016 T/W	Cottage Dwelling, Detached Leaching Bad/ Septic Tank	Minimum Lot Area – 0.19 hectares	These lands are subject to an agreement under Section 118 of the Land Titles Act with 22 Fraser Road, as more particularly described as PT RDAL IN FRONT OF LT 90 CON A HUMPHREY CLOSED BY R0 68478 PT 15 42R4279; PT LT 90 CON A HUMPHREY PT

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
		R0118809; SEGUIN)			F 42R4016 T/W R0118809; SEGUIN)
LSR-150 (By-law- 2023-001)				<ul style="list-style-type: none"> <li>• Minimum front yard setback for principal building = 17.0 metres</li> </ul>	
SR1-151 (By-law 2023-014)				<p><b>Despite Section 6.3 Table 6.2</b></p> <ul style="list-style-type: none"> <li>• Minimum Lot Frontage = 68 Metres</li> </ul> <p><b>Despite Sections 4.1.6, 6.3 Table 6.2</b></p> <ul style="list-style-type: none"> <li>• The Minimum Front Yard Setback for structures (with the exception of permitted waterfront accessory structures) shall be 25 metres, with allowance for decking, if attached to a main dwelling, between 25 metres and 20 metres of the shoreline</li> </ul> <p><b>Shoreline Structures</b></p> <ul style="list-style-type: none"> <li>• Despite Section 4.28 c) and Table 4.2, a dock shall be permitted, limited to the located in the area described as "Transect B" on Schedule "C" to By-law 2023-014</li> <li>• Despite Section 4.28.2 d), the maximum length of a dock shall be 17 metres, with a maximum width of 4 metres</li> </ul>	<ul style="list-style-type: none"> <li>• These lands are subject to a development agreement pursuant to Section 51(26) of the Planning Act that implements the recommendations of the Site Evaluation Report (SER) submitted by Michalski Nielsen Associates Limited, dated August 21, 2022.</li> </ul>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
SR1-152 (H) (By-law 2023-16)				<p><b>Despite Sections 4.1.6.1, 4.14 c), and 6.3 Table 6.2</b></p> <ul style="list-style-type: none"> <li>The minimum Front Yard Setback for a Leaching Bed/Private Sewage System, and a Cottage or Detached Dwelling shall be 30 metres.</li> </ul> <p><b>Despite Section 4.1.9, Waterfront Accessory Structures on Severed Lots 1 and 2 of B/2022/27-30-F</b></p> <ul style="list-style-type: none"> <li>Shall be limited to a total area of 40 m<sup>2</sup> per lot.</li> </ul> <p><b>Despite Section 4.14 c), Structures on Severed Lot 3 of B/2022/27-30-F</b></p> <ul style="list-style-type: none"> <li>Shall be setback 30 metres to the north of the creek labeled as "Lake Outlet (approx.)" on Schedule "D" to By-law 2023-106</li> </ul> <p><b>Despite Sections 4.28.2 d), Shoreline Structures on Severed Lots 1 and 2 of B/2022/27-30-F</b></p> <ul style="list-style-type: none"> <li>Shall generally be located in the area described as "Dock Envelope (approx.)" on Schedule "D" to By-law 2023-106</li> <li>The maximum length of a dock shall be 10 metres, with a maximum width of 4 metres. The first 3 metres immediately abutting the shoreline shall be a maximum of 1.5 metres wide</li> </ul> <p><b>Despite Section 4.8 b) i)</b></p> <ul style="list-style-type: none"> <li>A registered Condominium access is considered a legal private right-of-way</li> </ul>	That Parts 2 and 6 of 42R-22584 and the Retained lands of B-2022-0027/28/29/30-F which are zoned as SR1-152.1 (H), shall be zoned as one for planning purposes.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
SR1-152.1 (H)					That Parts 2 and 6 of 42R-22584 and the Retained lands of B-2022-0027/28/29/30-F which are zoned as SR1-152 (H), shall be zoned as one for planning purposes as it relates to permitted uses in Table 6.1.
LSR-153 (By-law 2023-034)				<p><b>Despite Sections 4.1.6.1</b></p> <ul style="list-style-type: none"> <li>The minimum Setback from a waterway for a Leaching Bed/Private Sewage System shall be 30 metres.</li> <li>The minimum Setback from a waterway for a driveway shall be 30 metres.</li> </ul>	Exception to Section 4.1.1 to permit an existing accessory structure "writers cabin" before a main use.
LSR-154 (By-law 2023-042)				<p><b>Section 6.3, Table 6.2</b> Maximum Lot Coverage of 17.8%</p> <p><b>Section 4.1.3</b> Maximum Lot Coverage for accessory structures of 8.3%</p> <p>Notwithstanding Section 4.28.5, a boat port shall be permitted within a waterway less than 61 metres in width</p>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
				Notwithstanding Section 4.28.5, a dock shall be permitted within a waterway less than 31 metres in width	
SR1-155 (2023-065)				<b>Despite Section 6.3, Table 6.2,</b> Development shall be setback a minimum of 20 metres from the watercourses, 30 metres from wetlands and 20 metres from rock barren communities, as identified as Schedule "C" to By-law 2023-065	<ul style="list-style-type: none"> <li>• These lands are subject to an agreement pursuant to Section 51(26) of the Planning Act that implements the recommendations of the Site Evaluation Report/Environmental Impact Study submitted by RiverStone Environmental Solutions Inc. dated December 27, 2022.</li> </ul>
SR1-156 2023-067				<p><b>Section 6.3, Table 6.2:</b> Maximum Lot Coverage of 13.15%</p> <p><b>Section 4.28.1 j) Table 4.4:</b> Maximum boathouse width of 14 metres</p> <p><b>Section 6.3, Table 6.2:</b> Minimum Front Yard Setback of 45 metres for a dwelling</p> <p><b>Section 4.28, Table 4.3:</b> Minimum Westerly Side Yard Setback of 19 metres for a boathouse</p>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
SR1-157 By-law 2023-066				<p><b>Despite Section 6.3, Table 6.2,</b></p> <ul style="list-style-type: none"> <li>• Minimum Lot Frontage = 30 Metres</li> <li>• Development shall be setback a minimum of 30 metres from the wetland and restricted to the building envelop as identified in Schedule “C” to By-law 2023-066</li> </ul> <p><b>Despite Section 4.1.9, the only permitted uses within the identified 30 metre wetland buffer, as identified in Schedule “C” to By-law 2023-066, are as follows:</b></p> <ul style="list-style-type: none"> <li>• A walking trail restricted to a maximum of 2 metres in width, using bark chip or other permeable material</li> <li>• One amenity space of maximum 5 metres by 5 metres in size. This could include a deck, gazebo or patio.</li> </ul>	<ul style="list-style-type: none"> <li>• These lands are subject to an agreement pursuant to Section 51 (26) of the Planning Act that implements the recommendations of the Scoped Environmental Impact Study submitted by Michalski Nielsen dated October 11, 2022.</li> </ul>
LSR-158 By-law 2023-077				<p><b>Section 4.28.2 d)</b></p> <ul style="list-style-type: none"> <li>• Maximum length of a dock shall be 17 metres</li> </ul> <p><b>Section 4.28.1 i)</b> Boathouse shall be located no further than 16 metres from the shoreline</p>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
R1-159 2023-089				Notwithstanding the requirements of Section 4.2.2 a) iii) A secondary dwelling with a gross floor area of 82 square metres	
LSR-160 2023-101				<p><b>Despite Sections:</b></p> <p><b>4.1.4, 4.1.10 c), d)</b> - A Guest Cabin shall be permitted subject to</p> <ul style="list-style-type: none"> <li>• Minimum Front Yard Setback – 74 metres</li> <li>• Maximum Floor Area – 103 square metres</li> <li>• Maximum Height – 5.9 metres</li> </ul> <p><b>4.21</b> – a 0 m maximum projection from the Main Wall shall be permitted for Verandahs, decks, steps, and open porches.</p> <p><b>4.28 b), 4.28.1 b), and 4.28.2 a)</b> - the maximum width of all in-water or shoreline structures and facilities shall be 17 metres</p> <p><b>4.28.1, Table 4.4</b> – A 1 storey, 2 internal slip boathouse is permitted</p> <p><b>4.28.2, e)</b> – a Maximum dock/deck surface area of 213 square metres is permitted, inclusive of boathouse roof,</p> <p><b>Section 6.3, Table 6.2</b> - A Cottage or Detached Dwelling is permitted, subject to:</p> <ul style="list-style-type: none"> <li>• A Maximum Lot Coverage of 9.76%</li> <li>• A Maximum Dwelling Gross Floor Area of 540 m<sup>2</sup></li> </ul>	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
				<ul style="list-style-type: none"> <li>A maximum height of 8.2 metres</li> </ul>	
R1-161 By-law 2023-111				<p>Minimum Lot Area – 0.29 hectares</p> <p>Minimum Lot Frontage - Nil</p>	
R1-162 By-law 2023-111				<p>Minimum Lot Area - 0.12 hectares</p> <p>Minimum Lot Frontage – 40 metres</p>	
LSR-163 By-law 2023-131				<p>Maximum building height permitted for a detached garage = 5.5 metres</p> <p>Minimum front yard setback for a detached garage = 60 metres</p> <p>Maximum lot coverage = 8.5%</p>	
LSR-164 By-law 2024-002	1 Storey, 2 Slip Boathouse			Minimum setback for a boathouse from the southern side lot line – 1.56 metres	
SR1-165 By-law 2024-004				<p><b>Despite Sections:</b></p> <p><b>4.21</b> – no projection from the Main Wall into the front yard shall be permitted for Verandahs, decks, and open porches.</p>	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act to implement the recommendations of the Scoped

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
				<p><b>4.28 c),</b> - the minimum dock setback from the westerly side lot line shall be 8 metres.</p> <p><b>Section 5.3, Tabel 5.6</b> – a parking area shall be permitted 0 metres from the rear lot line</p> <p><b>Section 6.3, Table 6.2 -</b> A Cottage or Detached Dwelling is permitted, subject to:</p> <ul style="list-style-type: none"> <li>• A minimum Front Yard setback of 17 metres.</li> </ul> <p>A minimum rear yard setback of 1.2 metres.</p>	Environmental Assessment, completed by Riverstone Environmental Solutions Inc., as amended.
LSR-166 By-law 2024-023				<p>Maximum Lot Coverage = 8.8%</p> <p>Maximum Lot Coverage within 60 metres of the Shoreline = 10%</p> <p>Maximum Dwelling Gross Floor Area = 345.8 square metres</p> <p>Minimum Front Yard Setback for a Dwelling = 33.4 metres</p>	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act to require the implementation of a revegetation plan prepared by a qualified professional.
LSR-167 By-law 2024-029	Equipment Storage Building			<p>Minimum Front Yard Setback for Equipment Storage Building = 200 metres</p> <p>Maximum Lot Coverage for Property = 5.3%</p> <p>Maximum building height for Equipment Storage Building = 6.5 metres</p>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-168 By-law 2024-036				<p>Section 6.3, Tables 6.2 and 6.3</p> <ul style="list-style-type: none"> <li>- Maximum Lot Coverage within 60 metres of the Shoreline = 8.42%</li> <li>- Maximum Dwelling Gross Floor Area = 675 square metres</li> <li>- Maximum Height = 6.5 metres</li> <li>- Minimum Front Yard Setback for a Dwelling = 23 metres</li> </ul>	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act to require the implementation of a revegetation plan and site plan as submitted by HLD Muskoka.
LSR-169 By-law 2024-037	A "Entertainment Pavilion", which is defined as an Accessory Building which is to be used as an entertainment space and is limited to one bar with one sink and one dishwasher, one washroom facility, and mechanical and storage areas.		The Entertainment Pavilion is prohibited to contain a Guest Cabin, or any sleeping or bedroom or overnight accommodations. Cooking appliances and a kitchen,	<p><b>Sections 4.1.6 and 4.1.11 -</b></p> <ul style="list-style-type: none"> <li>- An Entertainment Pavilion is permitted subject to a maximum Gross Floor Area of 104 square metres, maximum exterior coverage of 115 square metres, and a minimum front yard setback to Lake Joseph of 73.05 metres.</li> </ul>	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act to require vegetation retention around the Entertainment Pavilion.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
			which include a stove or range, are prohibited		
LSR-170 By-law 2024-054				<b>Despite Section 4.8</b> , a Cottage, or Single Detached Dwelling may be permitted on a lot that fronts onto crown lands.	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act
SR3-171 By-Law 2024-071			- A Cottage, Dwelling, Guest Cabin or non-waterfront Accessory Structure under 226.70 metres CGVD-28 - A Waterfront Landing which provides access for more than one	Section 4.28, 4.28.2 - A Floating or pole dock shall be permitted, subject to a minimum setback of 15 metres from side lot lines, and a 12-metre setback from the watercourse. - the maximum dock width shall be 2.5 metres wide.  Section 11.2, Table 11.2 - Only a floating dock in the EP zone is permitted.  For the purposes of this site-specific zoning, a floating dock shall not rest on the lake's bed, other than shoreline connections.	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act to require the implementation of: - The FRICorp Natural Heritage Features and Areas Assessment and Rationale, as amended and peer-reviewed. - A single 2-metre wide shoreline pathway through the EP zone, made out of natural materials. - the submission of a vegetation/landscapi

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
			property to the lake.		ng plan, maintaining a natural shoreline buffer - the dock's placement outside of the watercourse's sediment deposit area.
LSR-172 By-law 2024-076	1 Storey Boathouse		1.5 Storey Boathouse	<p><b>Section 6.3</b></p> <ul style="list-style-type: none"> <li>- Minimum Front Yard Setback for Cottage = 18.1 metres</li> <li>- Maximum Lot Coverage within 60 metres of the Shoreline = 8.6%</li> <li>- Maximum Lot Coverage (entire lot) = 7.4%</li> </ul> <p><b>Section 4.21</b></p> <ul style="list-style-type: none"> <li>- Maximum Deck Projection from the 20 metre Shoreline Front Yard Setback = 4.3 metres</li> <li>- Maximum Eaves Projection from the 20 metre Shoreline Front Yard Setback = 4.3 metres</li> </ul> <p><b>Section 4.1.5</b></p> <ul style="list-style-type: none"> <li>- Maximum Accessory Structure Encroachment Height (Retaining Wall) = 2.4 metres</li> </ul>	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, to ensure development proceeds as depicted and recommended in the following drawings and plans: - Environmental Impact Study prepared by RiverStone Environmental Solutions Inc., dated August 2010 - Site Plan prepared by Virginia Burt Designs, dated February 2024 - Tree Inventory and Management Plan prepared by Virginia

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
					Burt Designs, dated December 2023.
SR1-173 By-Law 2025-086				<p><b>Section 6.3, Tables 6.2 and 6.3</b></p> <ul style="list-style-type: none"> <li>- Maximum Lot Coverage within 60 metres of the Shoreline = 9.49%</li> <li>- Maximum Dwelling Gross Floor Area = 550 square metres</li> </ul> <p><b>Section 4.28.2 e)</b></p> <ul style="list-style-type: none"> <li>- Maximum combined surface area of docks = 180.7 square metres</li> </ul>	
SR1-174 By-law 2024-102	2 Guest Cabins			<p><b>4.1.10 a), c), d) and f) - Guest Cabin</b></p> <ul style="list-style-type: none"> <li>• Maximum of 2 Guest Cabins</li> <li>• Maximum Floor Area – 135.3 square metres</li> <li>• Maximum Height – 5.5 metres for a 2 Storey Guest Cabin</li> </ul> <p><b>Section 4.1.6 c) and Section 6.3, Table 6.2 – Guest Cabin</b></p> <ul style="list-style-type: none"> <li>• Minimum Front Yard Setback - 102.8 metres</li> </ul>	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, to ensure development proceeds as depicted in the following plan: -Site Plan prepared by MB Home Designs, dated June 17, 2024

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-175 By-law 2024-110				<b>Sections 4.1.6 c), 4.14 c), and 6.3</b> - Minimum Front Yard Setback for a Detached Carport -15.5 metres - Maximum Lot Coverage within 60 metres of the Shoreline - 9.75%	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, to ensure the revegetation and retention of the shoreline buffer.
SR1-176 By-law 2024-122	- A maximum of 2 Guest Cabins, one of which shall be located within the ½ storey of a Boathouse - A maximum of 2 Boathouses, one of which shall be a 1-storey, two internal slip boathouse. The other boathouse may be up to a 1 ½ storey boathouse with a maximum of three-slips (one of which shall be a boat port). Each shall independently comply with Table 4.4 of Section 4.28.1			<b>Section 6.3</b> - Minimum Front Yard Setback for a Cottage/Detached Dwelling: 66 metres - Maximum Building Height for a Cottage/ Detached Dwelling: 12.75 metres  <b>Sections 4.28 b), 4.28.1 d), 4.28.2 a) and e)</b> - Maximum cumulative width of boathouses, docks, and shoreline structures and facilities: 44 metres - Maximum combined surface area of all docks and open decks: 336 square metres	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, to ensure the revegetation and retention of the shoreline buffer.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-177 By-law 2025-001	<p><b>- Sections 4.28.1, Table 4.4</b></p> <p>- One boathouse on the lot is permitted. A 1 ½ storey Boathouse, with either one internal Boatslip and one external Boatport slip, or two internal Boatslips, is permitted.</p>			<p><b>Section 6.3</b> - Table 6.3 - Maximum Lot Coverage within 60 metres of the Shoreline – 8.89%</p> <p>- Maximum Dwelling Gross Floor Area – 599 square metres</p> <p><b>Section 4.21</b> – Maximum projection from the front wall into the 20-metre front yard setback for balconies, decks, verandahs, steps, landings and porches – 0 metres</p>	<p>Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, to implement the following:</p> <ul style="list-style-type: none"> <li>- that development generally adheres to the Justin Sherry, Project 2021-168 Site Plan, as amended.</li> <li>- Re-vegetation and vegetation retention plan</li> <li>- plantings and buffering on southerly interior lot line</li> <li>- slope, stormwater management and construction mitigation report to be completed by a qualified professional.</li> </ul>
LSR-178 By-law 2025-013				<p><b>Section 6.3 - Tables 6.2 and 6.3</b></p> <ul style="list-style-type: none"> <li>- Maximum Lot Coverage within 60 metres of the Shoreline – 13.2%</li> <li>- Maximum Lot Coverage – 9.7%</li> <li>- Maximum Dwelling Gross Floor Area – 427.1 square metres</li> </ul>	<p>Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, to implement a re-vegetation plan</p>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
					for the lands within 20 metres of the shoreline
R1-180 By-Law 2025-027				<b>Section 6.3</b> - Table 6.3 - - Minimum Lot Frontage – 20 metres - Minimum Lot Area – 0.5 hectares	Development is subject to a 51(26) agreement of the Planning Act.
LSR-181 By-law 2025-045				<b>Section 6.3 - Table 6.3</b> - Maximum Lot Coverage within 60 metres of the Shoreline – 8.6%  <b>Section 4.28.1</b> -Maximum Height to Highest Main Roof Eave – 4.3 metres -Maximum Boathouse Width – 15 metres -Maximum Number of Boat Slips – 3 (2 enclosed Boathouse slips, 1 Boatport open slip)  <b>Section 4.28.2</b> -Maximum Combined Surface Area of Docks and Decks Over the Water – 180 square metres  <b>Section 4.28.5</b> -Dock and Boathouse permitted in a narrow waterway	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
R1-182 By-law 2025-049				<p><b>Sections 4.1.10, 4.1.11, 4.1.12 and 4.28.1 d)</b> - A 93 square metre Guest Cabin is permitted in the second storey of the boathouse.</p> <p><b>Section 4.28.1, Table 4.4</b> - A three-slip boathouse is permitted; one slip shall be a boatport slip - A maximum boathouse dimension of 25 metres by 11.1 metres is permitted</p> <p><b>Sections 4.28 b), 4.28.1 b), d) and g), 4.28.2 a), d), e), and Table 4.4</b> - The minimum setback from the easterly interior side yard for shoreline structures is 50 metres - A maximum cumulative width of boathouses, docks, and shoreline structures and facilities of 28 metres is permitted - A 2-storey, gambrel roof boathouse is permitted - A maximum dock length of 17.7 metres is permitted - The maximum boathouse height is 4.7 metres for the easterly two-slip portion, and the maximum height for the single-slip boathouse is 6.2 metres</p> <p><b>Section 4.1.3</b> - Maximum accessory building and structure lot coverage – 5%</p> <p><b>Section 6.3, Table 6.2</b> - Maximum Lot Coverage – 5%</p>	<p>Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, to ensure the retention of shoreline revegetation and ensure development generally proceeds in accordance with Schedule C to By-law 2025-049.</p> <p>The boathouse shall be developed in general accordance with the drawings included in Schedule C to By-law 2025-049, being drawing A0.10 by Kilgerman Architecture Design, P.C., as dated 02/20/2025. Any modification shall require an amendment to the Zoning By-law.</p>

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## SECTION 7 COMMERCIAL ZONES

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### 7.1 GENERAL PROHIBITION

No person shall, within any Commercial Zone, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

### 7.2 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 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. Special Conditions are listed in the Footnotes below the Permitted Use Table, Table 7.1.

The Commercial Zones established by the By-law are as follows:

- C1 Village Commercial
- C2 Marine Commercial
- C3 Highway Commercial
- C4 Resort Commercial
- C5 Camping Establishment

Table 7.1

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
	<b>ZONES</b>				
<b>USE</b>	C1	C2	C3	C4	C5
Camping Establishment					✓
Clinic	✓		✓		
Commercial Outfitters Operation	✓	✓	✓		
Convenience Store	✓		✓		
Cabin Rental Establishment				✓	
Drive-Through Service Facility			✓		
Dry Cleaning or Laundry Outlet	✓		✓		
Dwelling Unit, Accessory	✓	✓(2)	✓	✓(2)	✓(2)
Dwelling, Accessory		✓		✓	✓
Equipment Rental Establishment			✓		
Factory Outlet			✓		

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
	<b>ZONES</b>				
<b>USE</b>	C1	C2	C3	C4	C5
Farmers Market	√		√		
Financial Institution	√				
Fitness Centre	√		√	√	
Funeral Home	√		√		
Grocery Store	√		√		
Hotel	√		√	√(1)	
Laundromat	√		√		
Marina		√			
Marine Sales and Service Establishment		√	√		
Merchandise Service Shop	√		√		
Motel			√	√(1)	
Motor Vehicle Gas Bar	√		√		
Motor Vehicle Rental Establishment	√		√		
Motor Vehicle Repair Facility			√		
Motor Vehicle Sales Establishment	√		√		
Motor Vehicle Service Centre			√		
Motor Vehicle Used Sales Establishment			√		
Office	√		√		
Office, Accessory	√	√	√	√	√
Open Storage Area, Accessory		√	√	√	√
Outside Display or Sales Area, Accessory		√	√		
Parking Lot, Commercial	√	√	√		
Personal Service Shop	√		√		
Place of Assembly	√		√	√	
Place of Entertainment	√		√	√	
Private Club			√	√	
Restaurant	√	√	√	√	
Retail Store	√		√		
Retail Store, Accessory	√	√	√	√	
Sales, Service and Repair Shop	√	√	√		
Summer Camp					√(1)
Tourist Camp					√(1)
Tourist Information Centre			√		
Veterinary Clinic	√		√		
Video Outlet/Rental Store	√		√		
Workshop			√		

**Footnotes For Table Above**

- (1) Only permitted if existing as of the date of passing of this By-law.
- (2) Where an Accessory Dwelling is a permitted use, only one of an Accessory Dwelling or Accessory Dwelling Unit shall be permitted.

### 7.3 ZONE REQUIREMENTS

No person shall, within any Commercial Zone, use any lot or erect, alter, use any building or structure except in accordance with the following zone provisions. A number(s) following the zone requirement, zone heading or description of the standard, indicates an additional zone requirement. These additional standards are listed in the Footnotes at the end of each table.

TABLE 7.2

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
<b>REQUIREMENTS</b>	<b>ZONES</b>				
	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) (1)	50%	35%	35%	20%	20%
Required Yards					
Front Yard (Minimum)	Nil	20 m	12 m	20 m	20 m
Exterior Side Yard (Minimum)	5 m	15 m	10 m	15 m	15 m
Rear Yard (Minimum)	8 m	8 m	15 m	20 m	20 m
Interior Side Yard (Minimum)	3 m	5 m	5 m	15 m	15 m
Gasoline Pump Island Setbacks (Minimum)					
From any lot line	4.5 m		6 m		
From any sight triangle	3 m		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% <b>(2)</b>	20% <b>(2)</b>
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				
Planting Strip Location	<b>(3)</b>	<b>(3)</b>	<b>(3)</b>	<b>(3)</b>	<b>(3)</b>
Maximum Number of Accommodation Units				1 unit for each 2.0 m of lot frontag e (4)	

**Footnotes for Table 7.2**

- (1) Within the Commercial Zones maximum lot coverage shall be calculated based on the lot area within the Commercial Zone.
- (2) A minimum of 90 percent of the front yard shall be used as a shoreline buffer area.

- (3) A planting strip shall be required along any portion of a rear lot line and any portion of a side lot line which abut a Residential Zone or which abut a lot containing a Residential use.
- (4) Does not apply to individual fractional ownership cottages.

## 7.4 COMMERCIAL ZONES - EXCEPTIONS

In Table 7.3

- Column 1 sets out the exception number of each zone exception which corresponds to an area of the Township identified on the Zoning Schedules by the same number and zone, preceded by a dash and the, denoting an exception. (i.e. SR-88)
- Column 2 sets out the additional uses permitted in the zone exception, if applicable.
- Column 3 sets out the only uses permitted in the zone exception, if applicable.
- Column 4 sets out the prohibited uses in the zone exception, if applicable.
- Column 5 sets out the new or modified standards for the zone exception, if applicable.
- Column 6 sets out any additional provisions for the zone exception, if applicable.

All other provisions of the zone, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

TABLE 7.3

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C1-1		Dwelling, Accessory Retail store Bed and Breakfast		Maximum number of permitted uses allowed on a lot – 2  Maximum number of units permitted in an existing structure – 2	
C1-2		Retail store on the first floor Dwelling, Accessory on the second floor Office on the second floor		Maximum number of storeys – 2	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C1-4 Repealed by C1-18 (By-law 2010-049)		Office		Minimum required number of parking spaces – 3  Maximum number of parking spaces that may be provided in a tandem parking space – 2	
C5-5		Hunting camp	Single detached dwelling	Maximum gross ground floor area – 46.45 sq.m  Maximum number of hunt camp users at any one time – 4	No indoor plumbing facilities shall be provided.
C5-6 (By-law 2011-013 amending 2007-086)		Summer Camp Meeting and retreat facility All accessory uses		Maximum gross floor area of all enclosed buildings, total for all C5-6 zones - 14,000 sq. m.  Maximum gross floor area of all camp cabins for all C5-6 zones – 4,500 sq.m.  Minimum required front yard – 15.0 m Minimum required parking spaces for all C5- 6 zones – 100 spaces  Maximum Building Height for all C5-6 zones – 10.5 m	Overnight accommodation is permitted only within an accommodation building designed and available for year round use, a detached accessory dwelling, a guest cabin, a camp cabin, or a tent, where they are permitted.  “Tent” in the C5-6 zones shall mean the erection and temporary use of a tent to accommodate staff and guests who are otherwise accommodated in an accommodation building on site.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C5-6 (continued)				Notwithstanding Section 4.28.2, for all C5-6 zones, the Maximum combined surface area for all docks shall be 485 sq. m.	<p>“Cabin, Camp” in the C5-6 zones shall mean a one storey building that contains no cooking facilities, that may contain washroom facilities, that is used for staff or guest accommodation from May to October only, that is not built or occupied as a dwelling unit and that is not designed or available for year-round habitation or use.</p> <p>“Meeting and retreat facility” in the C5-6 zones shall mean an establishment which is situated on land that is owned, used, and occupied by a religious, charitable, or other not-for-profit corporation; is owned and operated by a religious, charitable, or other not-for-profit corporation; provides accommodation and meeting facilities to organized groups year round and accommodation for staff;</p>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C5-6 (continued) (By-law 2011-013 amending 2007-086)					<p>does not provide accommodation or services to the general traveling and vacationing public; has common dining and recreational facilities; and offers recreational, educational, social, and cultural programs to the permitted guests.</p> <p>“Summer Camp” in the C5-6 zones shall mean an establishment which is situated on land that is owned, used and occupied by a religious, charitable, or other not-for-profit corporation; is owned and operated by a religious, charitable, or other not-for-profit corporation; is a “Class A Camp” as defined in Regulation 568, made under the <i>Health Protection and Promotion Act</i>; provides accommodation to registered individuals for extended stays from May to October only, and accommodation for staff;</p>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C5-6 (continued)					<p>does not provide accommodation or services to the general traveling and vacationing public; has common dining and recreational facilities; and offers recreational, educational, social, and cultural programs to the permitted guests.</p> <p>In the definitions of "summer camp" and "Meeting and retreat facility", the provisions "is situated on land that is owned, used, and occupied by a religious, charitable, or other not-for-profit corporation" and "is owned and operated by a religious, charitable, or other not-for-profit corporation" do not apply at any time that the total gross floor area of all enclosed buildings in all zones does not exceed 7000 sq.m., and in any event cease to apply after December 31, 2026.</p>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C5-6 (continued)					<p>Notwithstanding Section 4.1.8, unenclosed structures for passive use by staff or guests, such as gazebos or chapels, are permitted to encroach into the required front yard.</p> <p>Pedestrian boardwalks and bridges are permitted to encroach into the required front yard but not into the abutting Lakeside Zone.</p> <p>Notwithstanding Section 4.17, a legally existing building within the required front yard may be extended to further encroach into the front yard, provided the extension is to the rear of the existing building and does not increase building height.</p> <p>Clearing of vegetation is not permitted within the required front yard, except to enable construction of permitted</p>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
					buildings and structures, to provide for pedestrian pathways, or to remove dead or decaying vegetation.  Sections 3.6 v) and 4.16 shall not apply to those lands zoned C5-6 or any of its sub-zone exceptions.
C5-6-A (By-law 2007-086)		Park, Private Horseback riding Cabin, Camp Accommodation buildings designed and available for year round use Tents Buildings and structures for guest and staff recreational use Common meeting, dining, recreational, educational, social, cultural, administrative, maintenance, and storage buildings designed and available for year round use		Maximum gross floor area, all enclosed buildings – 12,000 sq.m Maximum gross floor area per building – 1250 sq.m. Maximum number of camp cabins – 41 Maximum length of time that a tent may be erected – 7 days	All provisions of the C5-6 Zone shall also apply to this Zone.  From May to October, an accommodation building may also be used for any other permitted use.
C5-6-A (continued)					

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C5-6-B (By-law 2007-086)		Agriculture Commercial Greenhouse Equipment storage building Forestry Hunt Camp Kennel Livestock facility Horticultural nursery Accessory produce outlet Produce storage building Park, Private Horseback riding Tents Buildings and structures for guest and staff recreational use		Maximum length of time that a tent may be erected – 7 days	All provisions of the C5-6 Zone shall also apply to this Zone.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C5-6-C (By-law 2007-086)		Detached dwelling Home occupation Guest Cabin Agriculture Forestry Park, Private Horseback riding Accommodation buildings designed and available for year round use Buildings and structures for guest and staff recreational use Common administrative, maintenance, and storage buildings designed and available for year-round use		Maximum gross floor area of all enclosed buildings – 750 sq.m Maximum gross floor area per building – 350.0 sq.m Maximum lot coverage – 10%	All provisions of the C5-6 Zone shall also apply to this Zone.  From May to October, an accommodation building may be used for any other permitted use.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C5-6-D1 (By-law 2007-086)		Park, Private Horseback riding Cabin, Camp Tents Buildings and structures for guest and staff recreational use Common administrative, maintenance, and storage buildings designed and available for year round use		Maximum gross floor area, all enclosed buildings – 1,500 sq.m Maximum gross floor area per enclosed building – 350.0 sq.m Maximum number of camp cabins – 10 Maximum length of time that a tent may be erected – 7 days Maximum lot coverage – 10%	All provisions of the C5-6 Zone shall also apply to this Zone.
C5-6-D2 (By-law 2007-086)		Tents	Buildings, except for minor accessory buildings	Maximum number of docks – 1 Maximum length of time that a tent may be erected – 3 days Maximum lot coverage – 0.3%	All provisions of the C5-6 Zone shall also apply to this Zone.  For this Zone, “minor accessory buildings” means those such as outhouses or storage sheds.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C5-6-D3 (By-law 2007-086)		Detached dwelling, accessory Park, Private Horseback riding Common administrative, maintenance, and storage buildings designed and available for year round use		Maximum number of detached dwellings, accessory – 3 Maximum gross floor area, all enclosed buildings – 750.0 sq.m Maximum gross floor area per building – 250.0 sq.m Maximum lot coverage – 10%	All provisions of the C5-6 Zone shall also apply to this Zone.
C5-6-E (By-law 2007-086)		Agriculture Forestry Resource Management Flood protection uses Conservation uses Passive Recreation Bank stabilization			All provisions of the C5-6 Zone shall also apply to this Zone.
C1-7				Minimum required number of parking spaces – As existed on November 7, 2005	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C3-8 (By-law 2010-056 amending 2007-062)		Office, Accessory  Retail store and/or Service shop limited to hot tubs, fire places and accessory products  Private club whose purpose is limited to the instruction of martial arts and is non-profit  Service and repair shop		Maximum gross floor area – 600.0 sq.m Maximum height of building – 2 storey Minimum required number of parking spaces – 28	
C1-9	Single detached dwelling				A single detached dwelling shall be permitted prior to a commercial use being established on the lot.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C3-10 By-Law 2018-088		<ul style="list-style-type: none"> <li>• Hotel</li> <li>• Motel</li> <li>• Motor Vehicle Repair Facility</li> <li>• Motor Vehicle Service Station</li> <li>• Retail Store</li> <li>• Service and Repair Shop</li> <li>• Tourist Establishment</li> <li>• Warehouse and Storage Building</li> <li>• Merchandise Service Shop</li> <li>• Motor Vehicle Rental Establishment</li> <li>• Motor Vehicle Sales Establishment</li> <li>• Personal Services Shop</li> <li>• Public Self Storage</li> <li>• Fitness Centre</li> <li>• Workshop</li> <li>• Office</li> <li>• Dry Cleaner/ Laundry Outlet</li> </ul>			
C4-11 Amended per by-law 2010-056		Fitness Centre, Accessory		Maximum number of tourist establishment units permitted – 147	<ul style="list-style-type: none"> <li>• All lands in the C4-11 zone are deemed to be one lot for</li> </ul>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C4-11 (continued)		<p>Hotel or motel containing tourist establishment units</p> <p>Office</p> <p>Restaurant</p> <p>Retail Store</p> <p>Wellness Centre</p> <p>Personal Service Establishment,</p> <p>Accessory Recreation facility,</p> <p>Accessory Private Club,</p> <p>Accessory</p>		<p>Maximum lot coverage – 21.5%</p> <p>Minimum required front yard for community-related accessory amenity buildings, excluding a swimming pool, a cabana, a pump house and a family centre – 130.0 m</p> <p>Minimum gross floor area of tourist establishment unit - 92.9 sq. m.</p> <p>Maximum gross floor area of tourist establishment unit – 250.83 sq. m.</p> <p>Minimum required rear yard – 10.0 m</p> <p>Minimum required yard for fitness centre, accessory from the northwest corner of the property – 7.0 m</p> <p>Minimum required yard from Barnwood Drive – 5.3 m</p> <p>Minimum side yard – 5 m unless as otherwise specified by this by-law.</p>	<p>development purposes.</p> <ul style="list-style-type: none"> <li>• No new docks or extensions to existing docks shall be permitted.</li> <li>• A restaurant is permitted within a pool cabana only.</li> <li>• All required rear yards shall be used as a landscaping area only. For the purposes of this zone, a driveway is permitted within a landscaping area.</li> </ul> <p>For this purposes of this zone, "tourist establishment unit" means a self-contained unit that is available for rental at least one week per calendar year and includes sleeping facilities, private sanitary facilities, and may contain cooking facilities, and which forms part of a "tourist establishment".</p>
C3-12 By-law 2007-054				Notwithstanding the Zone Requirements of Table	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
				7.2, the following special standards shall apply: Front yard (min) – 3m Rear yard (min) – 5m	
C3-13 (By-law 2007-062)				Notwithstanding the Zone Requirements of Table 7.2, the following special standards shall apply:  Minimum required front yard – 3.0 m  Minimum required rear yard – 5.0 m	
C3-14 (By-law 2008-043 By-law 2015-015 removed Hold)				Lot Area (Minimum) - 0.14 ha	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C2-15 (By-law 2008-065)				Minimum required south side yard for the following existing structures: Light Standard – 0.15 m Dock – 4.0 m Fuel Tanks – 4.7 m	
C4-16 (By-law 2010-011)	Existing Tourist Camp consisting of 38 spaces for mobile camper trailers, motorized mobile homes, or other tourist vehicles for recreational or vacation use.				Existing private seasonal marine docking and boat launch facilities solely for users of the resort/tourist camp.
C1-17 (By-law 2010-011)	Four (4) dwelling units in the principal building				

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C1-18 (By-law 2010-049 Amended by By-Law 2021-068)		Office on the ground floor Maximum 31 square metres of retail use on the ground floor  One (1) "Accessory Dwelling Unit" on the second floor.		Minimum required number of parking spaces – 3  Maximum number of parking spaces that may be provided in a tandem parking space – 2"	
C4-19 (By-law 2010-056)	<ul style="list-style-type: none"> <li>• Utility buildings accessory to a golf course</li> </ul> Buildings and structures accessory to tourist establishment units located in C4-11 Zone			Minimum interior side yard for principal buildings and structures- 5 metres  Minimum interior side yard for accessory buildings and structures 2 metres	
C2-20 (By-law 2010-056)	a) One accessory dwelling unit that is part of an office building  b) One accessory dwelling				

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C5-21 (By-law 2010-056)				<p>No building, structure or land shall be erected or altered except in accordance with the following regulations:</p> <p>Minimum Lot Frontage 170 m Minimum Lot Area 4 ha Maximum Lot Coverage 5%</p> <p><u>Setbacks</u></p> <p>Minimum Front Yard 3.5 m Minimum Exterior Side Yard 14 m Minimum Interior Side Yard 15 m Minimum Rear Yard 5 m Maximum Height 10 m</p> <ul style="list-style-type: none"> <li>• Place of worship is a permitted use</li> <li>• Accessory buildings to any permitted use are permitted</li> </ul> <p>Maximum permitted height of 14 m for the building known as "Stanley House" as located on the survey prepared by Douglas Magee dated November 25, 1991</p>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C2-22 (By-law 2010-056)	Convenience Store Retail Store Stained Glass Workshop and Classroom Cabin Rental Establishment Bed and Breakfast Establishment				For the purposes of this zone, "Stained Glass Workshop and Classroom" means a facility used for making stained glass products and teaching the art of stained glass making.
C3-23 (By-law 2011-040)	Accessory dwelling			Zero meter front yard setback for the existing commercial building (and additions thereto) adjacent to Little Beaver Blvd.	
C3-24 (By-law 2012-046 Amended by By-law 2012-071)		Boat storage building	Outdoor Storage	Minimum rear yard setback = 5 metres. <i>Minimum east interior side yard setback = 9.14 metres.</i> Minimum front yard setback = 15 metres. The required front yard shall be maintained as a natural vegetative buffer, save and except for	Development of the lands shall be subject to Site Plan Control pursuant to Section 41 of the Planning Act.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
				construction of an entrance and driveway.	
C3-25 See HOLD (OMB Decision PL070771)		hotel, motel building supply auto dealer restaurant <ul style="list-style-type: none"> <li>• car, truck and/or bus parking depot</li> </ul> light industrial uses contractors yard warehousing retail uses <ul style="list-style-type: none"> <li>• seasonal camping establishment with an accessory dwelling</li> <li>• institutional uses</li> </ul>			
C5-26 (By-law 2015-053)	<ul style="list-style-type: none"> <li>• Non-motorized off-road vehicles and outdoor recreational activities including but not limited to mountain biking events/races, x-country ski events/races, x-country running events/races as charitable events, and snowmobile trails.</li> </ul>			<ul style="list-style-type: none"> <li>• No new buildings or structures except for one new maximum 560 square metre pole barn for camp storage uses.</li> </ul>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C5-27 (By-law 2015-053)	<ul style="list-style-type: none"> <li>• Non-motorized off-road vehicles and outdoor recreational activities including but not limited to mountain biking events/races, x-country ski events/races, x-country running events/races as charitable events, and snowmobile trails.</li> <li>• Motorized Vehicle Rock Crawl Competition.</li> </ul>			<ul style="list-style-type: none"> <li>• No new buildings or structures.</li> </ul>	
C4-28 (By-Law 2018-044)	<ul style="list-style-type: none"> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Restaurant, accessory washrooms outdoor 40 seat patio as approved by Minor Variances A-2014-0011-F, A-2013-009-F and A-2012-0003-F.</li> <li>• A hotel condominium containing a maximum of 12</li> </ul>		<ul style="list-style-type: none"> <li>• Minimum front yard setback of 6 metres and southerly side yard setback of 3.4 metres for the five waterfront condominium units.</li> <li>• Maximum gross floor area of 280 sq.m, maximum of 3 storeys, maximum width of 7.3 metres and maximum height of 9.78 metres for only one of the five waterfront units.</li> </ul>	<p>For the purposes of this by-law, an "accommodation unit" means a room or combination of rooms intended to be used as temporary lodging or sleeping accommodation and which may include a condominium unit.</p> <p>For the purposes of this by-law, a "condominium</p>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
		<p>accommodation units each containing no more than 2 bedrooms.</p> <ul style="list-style-type: none"> <li>• accessory boathouses consisting of a maximum of five slips</li> </ul>		<ul style="list-style-type: none"> <li>• Exception to the above is that the most southerly unit (Unit 1) shall have a maximum gross floor area of 187 sq.m, maximum of two storeys, and a maximum height of 6.52 metres.</li> </ul> <p>-----</p> <ul style="list-style-type: none"> <li>• Minimum front yard setback of 52.6 metres and side yard setback of 13.2 metres for the seven rear units.</li> <li>• Maximum gross floor area of 241 sq.m, maximum of 3 storeys, maximum width of 7.3 metres and maximum height of 9.78 metres for any one of the seven units.</li> </ul> <p>-----</p> <ul style="list-style-type: none"> <li>• Accessory boathouses with a maximum total of 5 slips.</li> <li>• Front yard setback of 0 metres.</li> <li>• Southerly side yard setback of 3.5 metres.</li> <li>• Maximum total width of 36.5 metres and a length of 11.6 metres for all five boathouses.</li> </ul>	<p>unit" means a unit, as defined in the Condominium Act, 1998, set out in a description and declaration registered under section 2 of the Condominium Act, 1998.</p> <p>For the purposes of this by-law, a "hotel condominium" means a building or group of buildings that is used as a hotel with a defined number of accommodation units, and where such accommodation units constitute a condominium unit intended for use by the general public or the owner of the condominium unit.</p>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
				<ul style="list-style-type: none"> <li>maximum of gross floor area of 84.7 sq.m, maximum of 1 storey, maximum width of 7.3 metres and maximum height of 5 metres of any one boathouse.</li> </ul> <p>-----</p> <ul style="list-style-type: none"> <li>Natural shoreline buffer of +/-50%.</li> </ul>	
C4-29 (By-Law 2018-048)	<ul style="list-style-type: none"> <li>Notwithstanding Section 4.28 a) of Zoning By-law 2006-125, a 1.5 Storey, 2 slip boathouse is permitted.</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>			Development shall be subject to Site Plan Control pursuant to Section 41 of the Planning Act.
C3-30 (By-law 2018-049)	<ul style="list-style-type: none"> <li>Contractor's Yard, accessory building and enclosed outdoor storage area</li> <li>Dwelling, accessory.</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>		<ul style="list-style-type: none"> <li>Contractor's Yard area shall be no greater than 780 square metres.</li> <li>Minimum northerly side yard setback for the Contractor's Yard shall be 10 metres or the tree drip line, whichever is greater.</li> <li>Minimum setback from Bartlett Drive for the Contractor's Yard shall be 30 metres.</li> <li>Minimum setback from Oastler Park Drive for the Contractor's Yard shall be 30 metres.</li> </ul>	<ul style="list-style-type: none"> <li>Development shall be subject to Site Plan Control pursuant to Section 41 of the Planning Act.</li> <li>For the purposes of the By-law, the Contractor's Yard will be in accordance with Section 4.11 Home Industry of Zoning By-law, save and except the Special Zone Requirements noted in Column 5.</li> <li>The operator of the Contractor's Yard shall</li> </ul>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
				<ul style="list-style-type: none"> <li>The Contractor's Yard shall be enclosed with a 3.0 metre high board on board wooden fence.</li> <li>The 144 sq.m accessory shop shall be located wholly within the Contractor's Yard area.</li> <li>Maximum height of the accessory building shall be 5 metres.</li> </ul>	<p>reside on-site in the dwelling.</p> <ul style="list-style-type: none"> <li>Access to the Contractor's Yard from Bartlett Drive is subject to half load municipal road restrictions.</li> </ul>
C4-31 (By-law 2019-061)	<p>Cabin Rental establishment that includes:</p> <ul style="list-style-type: none"> <li>2 housekeeping cabins;</li> <li>5 cabins; and</li> <li>Permitted accessory uses</li> </ul>		<ul style="list-style-type: none"> <li>Fitness Centre;</li> <li>Hotel;</li> <li>Motel;</li> <li>Place of Entertainment</li> </ul>	<ul style="list-style-type: none"> <li>Minimum Front Yard for Office/Tuck Shop Accessory Building (Building H) shall be 15.21 metres</li> </ul>	<ul style="list-style-type: none"> <li>Development shall be subject to Site Plan Control pursuant to Section 41 of the Planning Act.</li> <li>Recreational Carrying Capacity of subject property shall not exceed eight (8) units as calculated in accordance with Seguin Official Plan Policy B.3.3</li> </ul>
C2-32 (By-law 2019-028) LPAT Decision PL190217				<p><u>Setbacks</u></p> <p>Minimum Front Yard: 6.1 metres to the restaurant; 2.6 metres to the second-floor patio 8.6 metres to the retail store.</p>	<p>For the purpose of this by-law, a boardwalk along the entire frontage is permitted.</p> <ul style="list-style-type: none"> <li>For the purpose of this by-law, 33% of the required parking is permitted by boat</li> </ul>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
				<p>Minimum Side Yard Projection: 3.8 metres for a dock. 7.2 metres for a boathouse</p> <p><u>Parking</u> 14 parking spaces may be used by boats along the docks.</p> <p>Parking areas shall be located a minimum of 0 metres from any building or structure and 0 metres from the northerly lot line adjacent to Marina Road.</p> <p>Boathouse The maximum height to the highest roof eave shall be 4.1 metres.</p> <ul style="list-style-type: none"> <li>The maximum width shall be 14.3 metres. The maximum length shall be 11.43 metres.</li> </ul>	provided that the spaces are found in front of the lot requiring such spaces.
C3-33 (By-law 2019-003)		Clinic; Commercial Outfitters Operation; Convenience Store;	Any use requiring in excess of 50,000 litres of water per day and/or any use	As per Section 4.16 of Zoning By-law 2006-125, no part of the property zoned as SR4 shall be used for or to service the part of the property zoned C3-33. All C3-33	Development shall be subject to Site Plan Control pursuant to Section 41 of the Planning Act.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
		Drive-Through Service Facility; Dry Cleaning or Laundry Outlet; Dwelling Unit, Accessory; Equipment Rental Establishment; Factory Outlet; Farmers Market; Fitness Centre; Funeral Home; Grocery Store; Hotel; Laundromat; Marine Sale and Service Establishment; Merchandise Service Shop; Motel; Motor Vehicle Gas Bar; Motor Vehicles Rental Establishment; Motor Vehicle Repair Facility; Motor Vehicle Sales Establishment; Motor Vehicle Used Sales Establishment; Office; Office Accessory; Open	generating in excess of 10,000 litres of wastewater per day. This applies only to uses which utilize an on-site subsurface sewage disposal system.	infrastructure such as wells, septic systems, stormwater management ponds, shall be situated within the area zoned C3-33.	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
		Storage Area, Accessory; Outside Display or Sales Area, Accessory; Parking Lot, Commercial; Person Service Shop; Place of Assembly; Place of Entertainment; Private Club; Restaurant; Retail Store; Retail Store, Accessory; Sales, Service and Repair Shop; Tourist Information Centre; Veterinary Clinic; Video Outlet/Rental Store; Workshop			
C3-34 (By-law 2021-063)	<ul style="list-style-type: none"> <li>Concrete Batching Plant</li> <li>Bulk Storage Facility</li> </ul>			Building Height (maximum) = 18.0 m	
C3-35 (By-law 2022-063)	Warehouse, Public Self - Storage				Development shall be subject to Site Plan Control pursuant to Section 41 of the Planning Act.
C3-36 (By-law 2023-028)			Open Storage Area, Accessory  Outdoor Storage	<b>Despite Section 7.3 – Table 7.2:</b> <ul style="list-style-type: none"> <li>Structures shall be setback 14 metres from the exterior side lot line,</li> </ul>	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, which

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
				<p>and 10 metres from the interior side lot line.</p> <ul style="list-style-type: none"> <li>• A Planting Strip width of 5 metres will be required adjacent to the exterior lot line, except for a driveway to the property.</li> <li>• A Planting Strip width of 6 metres will be required adjacent to the side lot line.</li> <li>• No driveway shall be permitted onto Clear Lake Road.</li> <li>• Only one driveway onto Lake Joseph Road shall be permitted.</li> </ul> <p><b>Despite Section 5.2.18:</b> No parking shall be permitted in the interior side yard.</p>	<p>shall require the implementation of:</p> <ul style="list-style-type: none"> <li>• A stormwater management report;</li> <li>• A Scoped Environmental Impact Assessment as completed by Riverstone Environmental Solutions Inc.</li> </ul>
C3-37 (By-law 2024-098	-Public Self Storage -Warehouse, Public Self Storage				<p>Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act to require the implementation of:</p> <ul style="list-style-type: none"> <li>- A stormwater management report</li> <li>- A traffic brief</li> </ul>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C3-38 (H) By-Law 2025-052	- Warehouse, Public Self Storage Unit -Contractors Yard -Light Equipment Rental Establishment - Equipment Storage Building - Workshop				Holding provision applies to the entire site to preclude any new use on the lands until certain undertakings are complete to ensure the orderly development of the site. These undertakings would be secured through conditions of approval associated with the implementing draft plan of subdivision and/or draft plan of condominium.

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## SECTION 8 INDUSTRIAL ZONES

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### 8.1 GENERAL PROHIBITION

No person shall, within any Industrial Zone, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

### 8.2 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 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. Special Conditions are listed in the Footnotes below the Permitted Use Table, Table 8.1.

The Industrial Zones established by this By-law are as follows:

- M1 Village Industrial
- M2 General Industrial
- M3 Light Industrial
- MP Aggregate Pit
- MQ Aggregate Pit and Quarry
- AR Airport
- AR1 Airport Industrial

Table 8.1

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8
	<b>ZONES</b>						
<b>USE</b>	M1	M2	M3	MP	MQ	AR	AR1
Adult Video Store		✓					✓
Airport						✓	
Bulk Storage Facility		✓				✓	✓
Contractor's Yard		✓	✓				
Dry Cleaning or Laundry Plant		✓	✓				
Dwelling, Accessory				✓	✓		
Dwelling Unit, Accessory	✓	✓	✓	✓	✓	✓	✓
Equipment Storage Building	✓	✓	✓	✓	✓	✓	✓

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8
	<b>ZONES</b>						
<b>USE</b>	M1	M2	M3	MP	MQ	AR	AR1
Factory Outlet	√	√	√				
Farm Implement Sales and Service		√	√				√
Gasoline Pump Island, Accessory		√	√			√	
Light Equipment Rental Establishment		√	√			√	√
Maintenance Garage, Accessory	√	√	√	√	√	√	√
Manufacturing and Processing	√	√	√	√		√	
Manufacturing and Processing Facility (Cannabis – Designated)	<b>(1)</b>	<b>(1)</b>	<b>(1)</b>			<b>(1)</b>	
Manufacturing and Processing Facility (Cannabis – Licensed)	<b>(1)</b>	<b>(1)</b>	<b>(1)</b>			<b>(1)</b>	
Merchandise Service Shop	√	√	√			√	
Motor Vehicle Body Shop		√	√				√
Motor Vehicle Repair Facility		√	√				√
Office, Accessory	√	√	√	√	√	√	√
Open Storage Area		√	√	√	√	√	√
Pit, Sand and Gravel Quarry				√	√		
Research Establishment	√	√	√			√	√
Restaurant						√	√
Sanitary Landfill Site							
Training Facility	√	√	√			√	
Transportation Depot		√	√			√	√
Warehouse		√	√			√	√
Warehouse, Public Self-Storage		√	√			√	√
Warehouse, Wholesale		√	√			√	√
Waste Landfill, Existing		√					
Waste Processing Facility, Existing		√					
Waste Transfer Facility, Existing		√					

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8
	<b>ZONES</b>						
<b>USE</b>	M1	M2	M3	MP	MQ	AR	AR1
Wind Turbine Generator		√					
Workshop		√	√				

**Footnotes for Table 8.1**

- (1) Designated and Licensed Cannabis Manufacturing and Processing Facilities only permitted by Zoning By-law Amendment.

### 8.3 ZONE REQUIREMENTS

No person shall, within any Industrial Zone, use any lot or erect, alter, use any building or structure except in accordance with the following zone provisions. A number(s) following the zone requirement, zone heading or description of the standard, indicates an additional zone requirement. These additional standards are listed in the Footnotes at the end of each table.

Table 8.2

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8
	<b>ZONES</b>						
<b>STANDARD</b>	M1	M2	M3	MP	MQ	AR	AR1
Lot Area (Minimum):	1.0 ha	2.0 ha	1.0 ha	10.0 ha	10.0 ha	1.0 ha	1.0 ha
Lot Frontage (Minimum)	40 m	60 m	50 m	120 m	120 m	45 m	45 m
Lot Coverage (Maximum)	30%	30%	30%	20%	20%	20%	30%
Required Yards:	(4)	(4)	(4)	(4)		(4)	
Front Yard (Minimum)	10 m	15 m	12 m	30 m	50 m	12 m	12 m
Exterior Side Yard (Minimum)	7.5 m	15 m	12 m	15 m	50 m	12 m	12 m
Rear Yard (Minimum)	10 m	15 m	12 m	30 m	50 m	15 m	15 m
Interior Side Yard (Minimum)	7.5 m	10 m	10 m	30 m	30 m	5 m	5 m
Excavation Setbacks (Minimum)				(3)	(3)		
Building Height (Maximum)	12 m	12 m (1)	12 m (1)	12 m (1)	12 m (1)	15 m	15 m
Landscaping Area (Minimum)	15%	10%	10%	5%	5%	15%	15%
Planting Strip Width (Minimum)	3 m	6 m	6 m	15 m	15 m	7.5 m	7.5 m
Planting Strip Location	(2)	(2)	(2)	(2)	(2)	(2)	

#### Footnotes For Table 8.2

- (1) The maximum height for an accessory detached dwelling shall be 10 metres.
- (2) A planting strip having a minimum width of 3.0 metres shall be required along each front lot line and along any portion of a rear lot line, which abuts a Residential Zone line or a lot containing a Residential use, and along any portion of a side lot line which abuts a Residential zone or a lot containing a Residential use.
- (3) As required by the Aggregate Resources Act.
- (4) Designated and Licensed Cannabis Manufacturing and Processing Facilities with Air Treatment Control must:
  - (a) have a setback a minimum of:
    - (i) 15 m from property lines,
    - (ii) 75 m from an abutting residence or cottage or residentially-zoned land if the said facility is located in the Rural and Resource Area as established in the Seguin Official Plan,

- (iii) 75 m from a Settlement Area boundary as established in the Seguin Official Plan if the said facility is located in the Rural and Resource Area, and
  - (iv) 75 m from land dedicated, zoned, or otherwise identified as Institutional (I) Zones, public parkland, Open Space (OS) Zones, or Shoreline Areas as established in the Seguin Official Plan;
- (b) be located completely within a building;
  - (c) not have any outdoor storage; and,
  - (d) not be located in a dwelling.

## 8.4 INDUSTRIAL ZONES - EXCEPTIONS

The provisions of this Section are modified as set out in Table 8.3 below.

- Column 1 sets out the exception number of each zone exception which corresponds to an area of the Township identified on the Zoning Schedules by the same number and zone, preceded by a dash and the, denoting an exception. (i.e. SR-88)
- Column 2 sets out the additional uses permitted in the zone exception, if applicable.
- Column 3 sets out the only uses permitted in the zone exception, if applicable.
- Column 4 sets out the prohibited uses in the zone exception, if applicable.
- Column 5 sets out the new or modified standards for the zone exception, if applicable.
- Column 6 sets out any additional provisions for the zone exception, if applicable.

All other provisions of the zone, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

TABLE 8.3

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
M1-1			Industrial uses that generate any effluent other than domestic waste less than 4,500 litres per day.		

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
MP-2 (Amended per By-law 2010-056)	Open Storage Area, Accessory Portable Ready Mix Plant Washout Facility, Accessory		Motor Vehicle Repair Facility	For the purposes of this by-law, the lot described as Part of Lot 1 Concession 11, former Township of Humphrey, now Township of Seguin, District of Parry Sound, particularly described as, Part of Lot 1, Concession 1 and including Parts 1 to 9 and 14 to 29 on Plan PSR 1761 and Parts A and B on Plan PSR 1761 shall be considered as one lot for development purposes.	For the purposes of this zone a "Portable Ready Mix Plant" means an operation that includes a structure that is not affixed to the ground on a permanent basis, but may be allowed to remain permanently, is dust controlled, and manufactures materials to produce ready mix concrete as the final product. In addition, accessory uses to the ready-mix plant may be permitted, these uses may consist of aggregate stockpiles, office area, generator and fuel storage, washout facility, heavy equipment (i.e. loader), boiler, block forms and overnight storage of ready-mix trucks. All of which will be adequately buffered from any streets or adjacent properties. Uses shall not be permitted to

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
					include vehicle maintenance or repairs.
M3-3	Dwelling Unit - Accessory				
MQ-4 (By-law 2008-045)				Lot Frontage (Minimum) – 60 metres	
MQ-5 (By-Law 2010-056)	Portable Ready Mix Plant		Motor Vehicle Repair Facility	For the purposes of this by-law, the lot described as Part of Lot 1 Concession 11, former Township of Humphrey, now Township of Seguin, District of Parry Sound, particularly described as, Part of Lot 1, Concession 1 and including Parts 1 to 9 and 14 to 29 on Plan PSR 1761 and Parts A and B on Plan PSR 1761 shall be considered as one lot for development purposes.	For the purposes of this zone a “Portable Ready Mix Plant” means an operation that includes a structure that is not affixed to the ground on a permanent basis, but may be allowed to remain permanently, is dust controlled, and manufactures materials to produce ready mix concrete as the final product. In addition, accessory uses to the ready-mix plant may be permitted, these uses may consist of aggregate stockpiles, office area, generator and fuel storage,

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
MQ-5 cont.					washout facility, heavy equipment (i.e. loader), boiler, block forms and overnight storage of ready-mix trucks. All of which will be adequately buffered from any streets or adjacent properties. Uses shall not be permitted to include vehicle maintenance or repairs.
M1-6 (By-law 2013-055)	Warehouse				
M1-7		<ul style="list-style-type: none"> <li>• Contractors yard</li> <li>• Workshop</li> <li>• Single family dwelling.</li> </ul>			<ul style="list-style-type: none"> <li>• No person other than the person(s) living on the premises shall be engaged in the operation of the workshop and contractors yard.</li> </ul>
M1-8		<ul style="list-style-type: none"> <li>• Contractors yard</li> <li>• Saw mill</li> <li>• Single family dwelling.</li> </ul>			<ul style="list-style-type: none"> <li>• No person other than the person(s) living on the premises shall be engaged in the operation of the</li> </ul>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
					contractors yard and sawmill.
M1-9 (By-law 2023-033)				Minimum lot area = 0.35 hectares	

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## SECTION 9 INSTITUTIONAL AND OPEN SPACE ZONES

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### 9.1 GENERAL PROHIBITION

No person shall, within any Institutional or Open Space Zone, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

### 9.2 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 9.1. 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, Table 9.1.

The Institutional and Open Space Zones established by this By-law are as follows:

- I Institutional
- OS1 Open Space One
- OS2 Open Space Two
- LS Lakeside

Table 9.1

Column 1	Column 2	Column 3	Column 4	Column 5
	<b>ZONES</b>			
<b>USE</b>	I	OS1	OS2	LS
Adult Day Centre	✓			
Cemetery	✓	✓		
Community Centre	✓	✓		
Conservation		✓	✓	✓
Crisis Care Facility	✓			
Day Care Centre	✓			
Dwelling Unit, Accessory			✓ (1)	
Dwelling, Accessory			✓	
Emergency Service Facility	✓			
Forestry			✓	
Golf Course			✓	
Hospital	✓			
Library	✓			
Long Term Care Facility	✓			
Museum	✓			

Column 1	Column 2	Column 3	Column 4	Column 5
	<b>ZONES</b>			
<b>USE</b>	I	OS1	OS2	LS
Park, Provincial			√	
Park		√		
Place of Worship	√			
School	√			
Sports Arena	√	√		
Wellness Centre	√			
Uses accessory to a permitted use on the appertaining lands in accordance with Section 4.28				√

### Footnotes for Table 9.1

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

## 9.3 ZONE REQUIREMENTS

No person shall, within any Institutional or Open Space Zone, use any lot or erect, alter, use any building or structure except in accordance with the following zone provisions. A number(s) following the zone requirement, zone heading or description of the standard, indicates an additional zone requirement. These additional standards are listed at the end of each table.

Table 9.2

Column 1	Column 2	Column 3	Column 4	Column 5
	<b>ZONES</b>			
<b>STANDARD</b>	I	OS1	OS2	LS
Lot Area (Minimum)	0.8	Nil	4.0 ha	NIL
Lot Frontage (Minimum)	45 m	Nil	150 m	NIL
Other lots				
Golf course				
Other uses				
Coverage (Maximum)	35%	20%	5%	<b>(2)</b>
Required Yards:				
Front Yard (Minimum)	10 m	20 m	20 m	Nil
Exterior Side Yard (Minimum)	6.5 m	15 m	15 m	Nil
Rear Yard (Minimum)	7.5 m	15 m	15 m	Nil
Interior Side Yard (Minimum)	5 m	15 m	6 m	2 m
Building Height (Maximum)	12 m	10 m	10 m	Nil
Landscaping Area (Minimum)	30%			Nil
Planting Strip Location	<b>(1)</b>			<b>Nil</b>

**Footnotes For Table 9.2**

- (1) A planting strip shall be required along any portion of a rear lot line and any portion of a side lot line which abut a Residential Zone or a Residential use.
- (2) Subject to the provisions in the appertaining zone and the requirements of Section 4.28.

## 9.4 INSTITUTIONAL AND OPEN SPACE ZONES - EXCEPTIONS

The provisions of this Section are modified as set out in Table 9.3 below.

- Column 1 sets out the exception number of each zone exception which corresponds to an area of the Township identified on the Zoning Schedules by the same number and zone, preceded by a dash and the, denoting an exception. (i.e. SR-88)
- Column 2 sets out the additional uses permitted in the zone exception, if applicable.
- Column 3 sets out the only uses permitted in the zone exception, if applicable.
- Column 4 sets out the prohibited uses in the zone exception, if applicable.
- Column 5 sets out the new or modified standards for the zone exception, if applicable.
- Column 6 sets out any additional provisions for the zone exception, if applicable.

All other provisions of the zone, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

TABLE 9.3

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
OS2-1	Golf course School, commercial				
OS2-2		Accessory buildings and structures related to the golf course Fitness Centre		Minimum setback to the limits of a public road or private road, excluding fairways and walkways – 30.0 m  Minimum setback to a dwelling unit, excluding fairways and walkways – 30.0 m	For the purposes of this Zone, “indoor and outdoor private recreational facility or structure” means a building or place within the condominium designed for the active and passive recreational pursuits of persons during their leisure time and, without limiting the foregoing, may include a golf course, driving range,

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
OS2-2 (cont'd)				<p>Maximum building height – the lesser of 10.5 m or 2 storeys</p> <p>Maximum ground floor area, all buildings and structures – 1700.0 sq.m</p> <p>Minimum required number of parking spaces – 50</p> <p>Minimum setback from the high water mark – 30.0 m</p> <p>Minimum percentage of the yard between all buildings and structures and the high water mark to be maintained in a natural vegetated state – 100%</p>	<p>pro shop, club house and associated restaurant.</p> <p>For the purposes of this Zone, "private road" means a road which is in private condominium ownership and is maintained as such.</p>
I-3	<p>Detached Dwellings for staff</p> <p>Multiple Dwelling</p> <p>Office</p> <p>Park</p> <p>Restaurant</p>			<p>Minimum Lot Frontage 200 m</p> <p>Minimum Lot Area – 8.0 ha</p> <p>Minimum Lot Depth – 100 m</p> <p>Maximum Lot Coverage – 35%</p> <p>Minimum Required Yards:</p> <p>Front 15.0 m</p> <p>Interior side 5.0 m</p> <p>Exterior side 15.0 m</p> <p>Rear 5.0 m</p>	
OS2-4 (By-Law 2010-056)		Private Park Dock – not exceeding 3	Boat Launching Ramp		

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
		metres in width and 15 metres in length and approved by MNR			
OS1-5 (By-law 2012-095) (By-Law 2022-046)		Conservation uses.			
OS1-6 See HOLD (OMB Decision PL070771)	seasonal camping establishment				
OS1-7 (By-Law 2019-087)		Conservation uses.			

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## SECTION 10 RURAL ZONES

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### 10.1 GENERAL PROHIBITION

No person shall, within any Rural Zone, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

### 10.2 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 10.1. 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, Table 10.1.

The Rural Zones established by this By-law are as follows:

- RU Rural
- RR Rural Residential
- RI Rural Industrial
- RC Rural Commercial

Table 10.1

Column 1	Column 2	Column 3	Column 4	Column 5
	<b>ZONES</b>			
<b>USE</b>	RU	RR	RI	RC
Agriculture	✓			
Bed and Breakfast Operations	✓			✓
Camping Establishments				✓
Cemetery	✓			
Commercial Greenhouse	✓			✓
Contractor's Yard			✓	✓
Convenience Store				✓
Custom Workshop			✓	✓
Dwelling Unit, Accessory			✓ (1)	✓ (1)
Dwelling Unit, Secondary	✓	✓		

Column 1	Column 2	Column 3	Column 4	Column 5
<b>ZONES</b>				
<b>USE</b>	RU	RR	RI	RC
Dwelling, Detached	√	√	√	√
Emergency Service Facility	√			
Equipment Storage Building	√			
Forestry	√		√	√
Gasoline Pump Island, Accessory	√		√	√
Group Home Type 1	√	√		
Group Home Type 2				
Home Industry	√			
Home Occupation	√	√		
Hunt Camp	√			
Kennel	√			
Livestock Facility	√			
Marine Sales and Service Establishment				√
Nursery, Horticultural	√			√
Produce Outlet, Accessory	√			
Produce Storage Building	√			
Recreation Trails	√			
Recreational Vehicle Sales and Service Establishment				√
Saw Mill			√	
Workshop			√	
Veterinary Clinic				√

**Footnotes for Table 10.1**

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

**10.3 ZONE REQUIREMENTS**

No person shall, within any Rural Zone, use any lot or erect, alter, use any building or structure except in accordance with the following zone provisions. A number(s) following the zone requirement, zone heading or description of the standard, indicates an additional Zone requirement. These additional standards are listed at the end of each table.

Table 10.2

Column 1	Column 2	Column 3	Column 4	Column 5
<b>ZONES</b>				
<b>STANDARD</b>	RU	RR	RI	RC
Lot Area (Minimum)	4.0 ha	1.2 ha	2.0 ha	2.0ha
Lot Frontage (Minimum)	150 m	90 m	150 m	120 m
Coverage (Maximum)	<b>5%</b>	<b>5%</b>	5%	5%
Required Yards (Minimum):	<b>(1)(2)</b>	<b>(1)(2)</b>	<b>(1)(2)</b>	<b>(1)(2)</b>
Front Yard	15 m	10 m	15 m	15 m
Exterior Side Yard	15 m	10 m	15 m	15 m
Interior Side Yard	10 m	5 m	10 m	10 m
Rear Yard	15 m	10 m	15 m	15 m
Building Height (Maximum)	10 m	10 m	10 m	10 m

**Footnotes For Table 10.2**

- (1) All non-residential buildings shall have a minimum setback of 20 m from a lot line abutting a Residential Zone or a lot containing a residential use.
- (2) Hunt Camps where permitted shall meet the following regulations:
- a) Lot Area (minimum) 25 hectares
  - b) Street Setback (minimum) 100 metres
  - c) Lot Line Setback (minimum) 50 metres
  - d) Gross Floor Area (maximum) 70 square metres
- (3) Kennels where permitted shall meet the following requirements:
- a) Lot Area (minimum) 5 hectares
  - b) Setback from lot line (minimum) 60 metres
  - c) Setback from dwelling on another lot (minimum) 120 metres

## 10.4 RURAL ZONES - EXCEPTIONS

The provisions of this Section are modified as set out in Table 10.3 below.

- Column 1 sets out the exception number of each zone exception which corresponds to an area of the Township identified on the Zoning Schedules by the same number and zone, preceded by a dash and the, denoting an exception. (i.e. SR-88)
- Column 2 sets out the additional uses permitted in the zone exception, if applicable.
- Column 3 sets out the only uses permitted in the zone exception, if applicable.
- Column 4 sets out the prohibited uses in the zone exception, if applicable.
- Column 5 sets out the new or modified standards for the zone exception, if applicable.
- Column 6 sets out any additional provisions for the zone exception, if applicable.

All other provisions of the zone, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

Table 10.3

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
RC-1		<ul style="list-style-type: none"> <li>• Building supply outlet</li> <li>• Contractors yard</li> <li>• Farmer's market</li> <li>• Marina</li> <li>• Marina sales and service establishment</li> </ul>			Development of the lands shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
RC-1 (continued)		<ul style="list-style-type: none"> <li>• Restaurant</li> <li>• Retail store</li> <li>• Service and repair shop</li> <li>• Veterinary clinic</li> <li>• Warehouse</li> <li>• Workshop</li> <li>• Battery Storage Facility</li> </ul>			
RC-2	Commercial self-storage facility Storage of wood poles, electrical equipment, line and bucket trucks, commercial heavy equipment, truck trailers				

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
RI-3		Dwelling, accessory Industrial use Outside display or sales area Retail store, accessory		Permitted location for outside display or sales area – The required yard between the main building and Highway 69/400	
RC-4 (Amended by By-law 2012-079 and 2017-046 and 2017-087 and 2018-020)		<ul style="list-style-type: none"> <li>• Recreational vehicle sales and service establishment</li> <li>• Retail store, accessory</li> <li>• Service and repair shop</li> <li>• Snowmobile dealer</li> <li>• Storage, accessory</li> <li>• Workshop</li> <li>• Marine Sales and Service Establishment</li> </ul>		<p>Maximum lot coverage = 6%</p> <ul style="list-style-type: none"> <li>• All other provisions of the Rural Commercial (RC) Zone shall apply</li> </ul>	Development shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
RR-5				<p>Minimum elevation for a dwelling unit – 3.65 m above the CN Rail track on adjacent lands</p> <p>Minimum landscape buffer required adjacent to CN Rail track– 30.0 m</p>	Any dwellings constructed on the property shall be constructed using a brick veneer or acoustic masonry equivalent.
RC-7		Retail Warehouse			
RI-8	Water-taking use				The Holding (H) provision shall be removed subject to the following: the completion of a hydrological study to the satisfaction of the Township, which shall identify the volume of water to be extracted daily and advise that there will be no negative impacts on the ground water supplies in the area; the registration of a Site Plan Agreement on title; and the acquisition

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
					of a Permit to Take Water should the use propose to extract more than 50,000 L/day of water.
RU-9		Accessory Building			
RU-10 (By-law 2007-062)					The erection of one detached dwelling on lands not fronting upon and improved public street shall be permitted
RU-11 (By-law 2007-125)				<ul style="list-style-type: none"> <li>• Minimum front yard setback for a Hunt Camp- 30 m</li> <li>• Minimum Lot Coverage Area – 23 ha</li> </ul>	
RR-12 (By-law 2009-101)	<ul style="list-style-type: none"> <li>• permit the outdoor processing, storage and sale of firewood by the owner of the property</li> <li>• permit the storage of logs, parking of</li> </ul>				subject to site plan control

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
	the owner's vehicles and logging equipment in accordance with the outdoor storage requirements of Section 4.19 of the Zoning By-law 2006-125.				
RU-13 (By-law 2009-102)	1) Outdoor boat storage + boat storage structures  2) vehicle and boat trailer parking			<ul style="list-style-type: none"> <li>• Minimum front yard setback from Bradshaw Road = 30 metres</li> <li>• Maximum vehicle parking and boat storage area = 1.2 hectares</li> <li>• All other provisions of Zoning By-law 2006-125 shall apply.</li> </ul>	Development of the subject lands shall be subject to Site Development of the subject lands shall be subject to Site Plan Control pursuant to Section 41 of the Planning Act.
RU-14 (By-law 2010-064)	Driving Range			<ul style="list-style-type: none"> <li>• Maximum of 17 tee boxes</li> <li>• Driving range use, Parking areas and accessory structures to be located in accordance with approved Site Plan.</li> </ul>	Development of the subject lands shall be subject to Site Plan Control pursuant to Section 41 of the Planning Act.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
RU-15 (By-law 2012-006)		<ul style="list-style-type: none"> <li>-Existing 390 square metre Contractor's workshop</li> <li>-446 square metre Contractor's Implement shed</li> <li>-accessory outdoor storage of landscaping and construction materials</li> <li>-accessory outdoor machinery storage</li> </ul>		<p>Permitted uses shall not occupy an area greater than 0.85 hectares.</p> <p>The precise boundary of the RU-15 Zone shall be delineated on the site plan drawing.</p>	Development shall be subject to Site Plan Control pursuant to Section 41 of the Planning Act.
RU-16 (By-law 2012-0007)				<ul style="list-style-type: none"> <li>-Minimum lot frontage = 48.4 metres</li> <li>-Minimum lot area = 0.67 hectares</li> </ul>	
RR-17 (By-law 2013-084)				<ul style="list-style-type: none"> <li>• Minimum lot frontage 70 metres</li> </ul>	
RR-18 (By-law 2013-084)	<ul style="list-style-type: none"> <li>• Home occupation within an existing accessory building</li> </ul>			<ul style="list-style-type: none"> <li>• Minimum lot frontage 80 metres</li> </ul>	
RU-19 (By-law 2014-043)		<ul style="list-style-type: none"> <li>• Indoor and outdoor watercraft, utility</li> </ul>		<ul style="list-style-type: none"> <li>• Minimum required side yard setback from west</li> </ul>	<ul style="list-style-type: none"> <li>• Development shall be subject to Site Plan Control pursuant to</li> </ul>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
		trailer, and watercraft accessories storage. <ul style="list-style-type: none"> <li>• Marine service facilities, including watercraft winterization and commissioning, minor marine mechanical repair, shrink-wrapping, and minor watercraft and utility trailer servicing.</li> </ul>		interior side lot line to boundary of RU-19 Zone = 25 metres. <ul style="list-style-type: none"> <li>• Minimum required front yard setback from front lot line to boundary of RU-19 Zone = 235 metres.</li> <li>• Maximum indoor and outdoor marine storage and marine service facility activity area = 0.7 hectares.</li> <li>• Maximum number of buildings: 3</li> <li>• Maximum gross floor area for all buildings and structures within the RU-19 Zone = 820 square metres.</li> <li>• The precise boundary of the RU-19 Zone shall be delineated on the site plan drawing.</li> </ul>	Section 41 of the Planning Act.
RR-20 (By-law 2014-055)				Minimum lot area of 0.25 hectares deemed to comply	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
RU-21 (By-law 2016-076)				<ul style="list-style-type: none"> <li>• Only one secondary dwelling unit is permitted in addition to the principal dwelling and that the maximum square footage of the secondary dwelling unit shall be no greater than 148.9 sq.m (1,603 sq.ft).</li> </ul>	
RU-22 (By-law 2016-082)				Minimum east interior side yard setback for single detached dwelling = 300 metres to boundary of adjacent MQ Zone.	
RI-23 (Amended by By-law 2017-030 By-law 2018-029)	<ul style="list-style-type: none"> <li>• Contractors yard + accessory outdoor storage area</li> <li>• Retail Store</li> <li>• Office</li> <li>• Equipment storage building</li> </ul>				<ul style="list-style-type: none"> <li>• Development shall be subject to Site Plan Control pursuant to Section 41 of the Planning Act.</li> </ul>
RC-24	<ul style="list-style-type: none"> <li>• Warehouse, Public Self Storage</li> <li>• Outdoor Storage, Accessory</li> </ul>			<ul style="list-style-type: none"> <li>• Front yard setback = 12 metres</li> <li>• Exterior side yard setback = 12 metres</li> </ul>	<ul style="list-style-type: none"> <li>• Development shall be subject to Site Plan Control pursuant to Section 41 of the Planning Act.</li> </ul>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
				<ul style="list-style-type: none"> <li>• Maximum permitted lot coverage for Warehouse, Public Self Storage = 12%</li> <li>• Maximum permitted Outdoor Storage = 2000 square metres</li> <li>• All other provisions of Zoning By-law 2006-125 shall apply to the subject lands</li> </ul>	
RR-25 (By-law 2018-015)				<ul style="list-style-type: none"> <li>• Minimum lot area = 0.2 Hectares</li> <li>• Minimum lot frontage = 36 metres</li> <li>• Maximum lot coverage = 8.6%</li> <li>• Minimum front yard setback = 2.4 metres</li> <li>• Minimum dwelling side yard setback = 2.4 metres</li> <li>• Minimum dwelling deck side yard setback = 3.4 metres</li> </ul>	
RR-26 (By-law 2018-025)		Detached garage (accessory to dwelling located at CON 1 PT		<ul style="list-style-type: none"> <li>• All other provisions of Zoning By-law 2006-125 shall apply.</li> </ul>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
		LOT 35 RP PSR1071;PART 9 TOGETHER WITH R-O- W;PCL 14393 S/S HORSESHOE LK – 4903- 040-004-01808 )			
RR-27 (By-law 2018-038)				<ul style="list-style-type: none"> <li>• Minimum lot area = 1.15 Hectares</li> </ul>	
RR-28 (By-law 2018-100)				<ul style="list-style-type: none"> <li>• Minimum lot area = 0.7 hectares</li> <li>• Minimum lot frontage = 82 metres</li> </ul>	
RU-29 (By-law 2018-107)				<ul style="list-style-type: none"> <li>• Minimum setback for septic sewage disposal system to shoreline of Sucker Lake = 300 metres</li> </ul>	
RR-30 (By-law 2019-026)				<ul style="list-style-type: none"> <li>• Minimum setback for single detached dwelling to identified wetland features = 30 metres.</li> <li>• All other requirements of the Rural Residential (RR) Zone shall apply.</li> </ul>	<ul style="list-style-type: none"> <li>• Development shall be subject to Site Plan Control pursuant to Section 41 of the Planning Act. Site Plan Approval shall implement the recommendations of the "Site Evaluation Report", prepared by Beacon Environmental</li> </ul>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
					Ltd. dated January 2019.
RU-31 (By-law 2019-041)				<ul style="list-style-type: none"> <li>• Minimum setback for septic sewage disposal system to shoreline of Seguin River = 300 metres</li> </ul>	
RU-34 (By-law 2019-102)				<ul style="list-style-type: none"> <li>• Minimum lot frontage = 83.8 metres</li> </ul>	
RU-35 (By-law 2019-102)				<ul style="list-style-type: none"> <li>• Minimum lot frontage = 85.2 metres</li> </ul>	
RU-36 (By-law 2019-102)				<ul style="list-style-type: none"> <li>• Minimum lot frontage = 78.8 metres</li> </ul>	
RR-37 (By-law 2020-065)				<ul style="list-style-type: none"> <li>• Minimum lot frontage = 52.12 metres</li> <li>• Minimum lot area = 0.81 hectares</li> <li>• Minimum septic system setback to Tucker Lake = 300 metres</li> </ul>	
RU-38 (By-law 2020-065)				<ul style="list-style-type: none"> <li>• Minimum lot frontage = 55.5 metres</li> </ul>	
RU-39 (By-law 2021-025)				<ul style="list-style-type: none"> <li>• Minimum lot frontage = 100 metres</li> </ul>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
				<ul style="list-style-type: none"> <li>• Minimum lot area = 2 hectares</li> </ul>	
RR-40 (By-law 2022-023)	<ul style="list-style-type: none"> <li>• Hunt Camp</li> </ul>			<ul style="list-style-type: none"> <li>• Minimum lot frontage = 70 metres</li> <li>• Minimum setback for development to rail line =300 metres</li> <li>• Minimum setback for septic sewage disposal system to shoreline of Otter Lake= 300 metres</li> </ul>	Development shall be subject to Site Plan Control pursuant to Section 41 of the Planning Act. Site Plan Approval shall implement the recommendations of the "Scoped Environmental Impact Study", prepared by Michalski Nielsen Associates Limited, dated October, 2021.
RI-41 (By-law 2022-046)	<ul style="list-style-type: none"> <li>• Storage Building</li> </ul>				Limited to 700 square metres in size
RR-42 (By-law 2022-061)				Minimum Lot Frontage of 35 metres on Rose Point Road	
RU-43 (By-law 2022-073)	<ul style="list-style-type: none"> <li>• Secondary dwelling unit within accessory building.</li> </ul>			<ul style="list-style-type: none"> <li>• Despite Section 4.1.4, the accessory building with a secondary dwelling unit is subject to a maximum height of 5.5 metres.</li> <li>• Despite Section 4.2.2, a) iii) the secondary dwelling unit is permitted a maximum floor area of 130 square metres.</li> </ul>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
				<ul style="list-style-type: none"> <li>• Despite Section 4.2.2, b) i), an accessory building with a secondary unit is permitted between the Provincial Highway and the primary dwelling unit, subject to a setback of 45 metres from the Provincial Highway.</li> <li>• A minimum interior side yard setback of 14 metres.</li> </ul>	
RU-44 (By-law 2022-076)				<ul style="list-style-type: none"> <li>• Minimum lot frontage = 108 metres</li> </ul>	
RU-45 (By-law 2022-076)				<ul style="list-style-type: none"> <li>• Minimum lot area = 2.4 hectares</li> <li>• Minimum Interior Side-yard Setback to existing shed = 5 metres</li> </ul>	
RU-46 (By-law 2022-096)				<ul style="list-style-type: none"> <li>• Minimum lot frontage = 70 metres</li> </ul>	
RR-47 (By-law 2022-096)				<ul style="list-style-type: none"> <li>• Minimum lot frontage = 60 metres</li> <li>• Minimum lot area = 0.8 hectares</li> </ul>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
RR-49 By-Law 2024-064	<p><b>Despite Section 10.2, Table 10.1, the following Additional uses may be permitted:</b></p> <ul style="list-style-type: none"> <li>Public Self Storage</li> <li>Warehouse, Public Self Storage</li> </ul>		<ul style="list-style-type: none"> <li>Outdoor Storage</li> <li>Private Sewage System which services Public Self Storage units</li> </ul>	<p><b>Despite Section 10.3 – Table 10.2,</b> a maximum of 85 units within a Public Self Storage or Warehouse Public Self Storage building shall be permitted, subject to:</p> <ul style="list-style-type: none"> <li>A maximum Building Height of 6 metres</li> <li>A Planting Strip width of 6 metres wide between the self-storage use and Residential Zones, and 3 metres on other lot lines</li> <li>All other provisions of the M1 zone (table 8.2) shall apply</li> </ul>	<p>Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, which shall require, but is not limited to, the implantation of:</p> <ul style="list-style-type: none"> <li>The conceptual Planting Schedule as prepared by Tulloch Engineering, Project No. 230672;</li> <li>The Preliminary Stormwater management Report, prepared by Tulloch Engineering, Project No. 230672;</li> <li>An entrance permit/paving of the driveways;</li> <li>Dark Sky friendly lighting;</li> <li>Fencing ( a combination of wooden privacy and chain-link) for screening and to secure access to the storage facility</li> </ul>
RR-50 By-law 2022-136				<ul style="list-style-type: none"> <li>Minimum Lot Area – 0.43 hectares</li> </ul>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
RR-51 By-law 2023-052				<p><b>Despite Section 10.3, Table 10.2</b></p> <ul style="list-style-type: none"> <li>• The minimum lot area is 0.65 hectares;</li> <li>• The minimum lot frontage is 84 metres</li> <li>• A minimum development setback for a main use and leaching bed and septic tank shall be 300 metres from Scott Lake and Otter Lake; and</li> <li>• Development shall be setback a minimum of 15 metres from the water courses and 20 metres from the wetland, as identified on Schedule "C" to By-law 2023-052.</li> </ul>	Development shall proceed in accordance with the recommendations of the Scoped Environmental Impact Study, as completed by Beacon Environmental and dated March 21, 2022.
RU-53 2023-061	Notwithstanding the requirements of Section 4.2.2: to allow for an additional secondary dwelling unit on the property			<ul style="list-style-type: none"> <li>• Minimum setback for septic sewage disposal system to the shoreline of Whitefish Lake = 300 metres</li> </ul>	
RR-54 By-law 2023-065				<b>Despite Section 10.3, Table 10.2,</b>	These lands are subject to a agreement pursuant to

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
				Development shall be setback a minimum of 20 metres from the watercourses, 30 metres from wetlands and 20 metres from rock barren communities, as identified as Schedule "C" to By-law 2023-065	Section 51(26) of the Planning Act that implements the recommendations of the Site Evaluation Report/Environmental Impact Study submitted by RiverStone Environmental Solutions Inc. dated December 27, 2022.
RU-55 By-law 2023-090 and By-law 2023-126	A Container, Storage prior to the issuance of a building permit for a main/primary building			Minimum westerly side yard setback for a Container, Storage of 2 metres  Minimum lot frontage = 117 metres	
RR-56 By-law 2023-097	Secondary dwelling unit within an accessory building.			Despite Sections 4.1.4, 4.1.6 a) , 10.3, Table 10.2, and 4.2.2 b) i), ii), and iv), One secondary dwelling unit in an accessory structure shall be permitted subject to: <ul style="list-style-type: none"> <li>• A maximum height of 7.3 metres</li> <li>• An interior side yard setback of 1.5 metres</li> </ul>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
				<ul style="list-style-type: none"> <li>All other provisions of Section 10.3, Table 10.2 and Section 4.2.2 shall apply</li> </ul>	
RR-57 By-law 2023-108	A Dwelling Unit, Secondary not located within the primary dwelling or within an accessory building on the property			<p><b>Despite Sections:</b></p> <p><b>4.2.2 a) iii), b) i), ii) and iv)</b> – a standalone Dwelling Unit, Secondary with a Ground Floor Area of 45 m2 is permitted in the Interior Side Yard</p> <p><b>Section 10.3, Table 10.2</b>, 7% maximum Lot Coverage is permitted.</p>	
RU-58 By-law 2024-005				Minimum setback for a horse barn and manure storage to shoreline of Oastler Lake = 300 metres	
RU-59 By-law 2024-040				<b>Despite Section 10.3, Table 10.2:</b> Structures and septic system shall be setback a minimum of 20 metres from the EP Zone	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, to implement the recommendations of an Environmental Impact Study prepared by RiverStone Environmental

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
					Solutions Inc., dated August 2023
RR-60 By-law 2024-040				<b>Despite Section 10.3, Table 10.2:</b> Structures and septic system shall be setback a minimum of 20 metres from the EP Zone	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, to implement the recommendations of an Environmental Impact Study prepared by RiverStone Environmental Solutions Inc., dated August 2023.
RU-61 2024-045				Septic system shall be setback a minimum of 300 metres from the shoreline of Gilbank Lake	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, to implement the recommendations of an Environmental Impact Study prepared by RiverStone Environmental Solutions Inc., dated January 2024.
RU-64 By-law 2024-085			A driveway off of the easterly 120 metres of frontage on Lot	<b>Table 10.2, Section 10.3</b>  - Minimum Lot Frontage – 75 metres.	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
			84, Concession A, Humphrey. Driveways in EP and LS zones.	- Minimum setback for Buildings and Structures from an EP zone – 50 metres	
RU-65 By-law 2024-104				<b>Table 10.2, Section 10.3</b>  -Minimum setback for Buildings and Structures from an EP zone = 50 metres  - Minimum setback for Buildings and Structures from the shoreline of Clear Lake = 300 metres	
RU-66 By-law 2024-104				<b>Table 10.2, Section 10.3</b>  -Minimum setback for Buildings and Structures from an EP zone = 50 metres	
RU-67 By-law 2025-009				<b>Table 10.2, Section 10.3</b> Minimum Lot Frontage = 25 metres	
RR-68 By-Law 2025-015				Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, to	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
				implement the recommendations of an Environmental Impact Study prepared by RiverStone Environmental Solutions Inc., dated October 2024.	
RR-69 By-Law 2025-015				Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, to implement the recommendations of an Environmental Impact Study prepared by RiverStone Environmental Solutions Inc., dated October 2024.	

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**SECTION 11**  
**ENVIRONMENTAL PROTECTION ZONES**

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**11.1 GENERAL PROHIBITION**

No person shall, within any Environmental Protection Zone, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**11.2 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 11.1. 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, Table 11.1.

The Environmental Zones established by this By-law are as follows:

- EP Environmental Protection
- EP1 Environmental Protection One

Table 11.1

Column 1	Column 2	Column 3
	<b>ZONE</b>	
<b>USE</b>	EP	EP1
Agriculture, Existing	✓	
Archaeological Site	✓	
Conservation Use	✓	✓
Historical Site	✓	
Recreation, Non-Intensive	✓	✓
Resource Management	✓	
Recreational Trail	✓	✓

**Footnotes for Table 11.1**

- 1) A dock meeting the requirements of the Department of Fisheries and Oceans or the requirements of other authorities having jurisdiction shall be permitted in an EP or EP1 Zone where the dock is accessory to a

permitted use on the appertaining lands and meets the requirements of Section 4.28.

### 11.3 ZONE REQUIREMENTS

No person shall, within any Environmental Protection Zone, use any lot or erect, alter, use any building or structure except in accordance with the following zone provisions. A number(s) following the zone requirement, zone heading or description of the standard, indicates an additional Zone requirement. These additional standards are listed in the Footnotes at the end of each table.

Table 11.2

Column 1	Column 2	Column 3
	<b>ZONES</b>	
<b>STANDARDS</b>	EP	EP 1
Lot Area (Minimum)	Nil	Nil
Lot Frontage (Minimum)	Nil	Nil
Coverage (Maximum)	5%	5%
Building Setbacks (Minimum):		
Front Yard	9 m	9 m
Exterior Side Yard	9 m	9 m
Interior Side Yard	6 m	6 m
Rear Yard	9 m	9 m
Building Height (Maximum)	8 m	8 m

#### Footnotes For Table 11.2

Space Reserved

## 11.4 ENVIRONMENTAL PROTECTION ZONES - EXCEPTIONS

The provisions of this Section are modified as set out in Table 11.3 below.

- Column 1 sets out the exception number of each zone exception which corresponds to an area of the Township identified on the Zoning Schedules by the same number and zone, preceded by a dash and the, denoting an exception. (i.e. SR-88)
- Column 2 sets out the additional uses permitted in the zone exception, if applicable.
- Column 3 sets out the only uses permitted in the zone exception, if applicable.
- Column 4 sets out the prohibited uses in the zone exception, if applicable.
- Column 5 sets out the new or modified standards for the zone exception, if applicable.
- Column 6 sets out any additional provisions for the zone exception, if applicable.

All other provisions of the zone, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

TABLE 11.3

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
EP-1	Accessory storage building			Minimum required yards for accessory storage building – existing Maximum height of storage building – 6.0 m and 1 storey Maximum area of storage building – 180.0 sq.m	Any fill required is restricted to the accessory building footprint and driveway. The storage building shall be designed by a qualified professional engineer and shall be constructed with a slab on grade foundation.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
EP-1 (cont'd)				<p>Maximum length of storage building – 12.0 m</p> <p>Maximum width of storage building – 15.0 m</p> <p>Minimum elevation of accessory building, including slab on grade foundation – 0.31 m above the highest elevation in the building envelope of the accessory building</p>	<p>The entire area zoned EP-1 shall be deemed to be one lot for the purposes of this By-law.</p> <p>The remainder of the site is to remain in a natural vegetated state.</p>
EP-2	Landscaped golf course facilities such as cart paths, boardwalks, tees, greens and fairways				
EP-3 (Amended by By-law 2012-008)		<ul style="list-style-type: none"> <li>▪ Boathouse</li> <li>▪ Dock</li> </ul>	<ul style="list-style-type: none"> <li>▪ Septic System</li> <li>▪ Driveway</li> </ul>	<ul style="list-style-type: none"> <li>▪ Maximum 2 slip boathouse</li> <li>▪ Maximum height of boathouse 4 metres</li> <li>▪ Minimum west side yard setback for all shoreline structures: 2 metre straight line projection from shoreline into water.</li> </ul>	Lands subject to the provisions of this Zone are to be preserved in their natural state save and except for removal of hazard trees and minor limbing of trees for viewing corridors.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
EP-3 (cont'd)				<ul style="list-style-type: none"> <li>▪ Minimum east side yard setback for all shoreline structures: 20 metres at shoreline only</li> <li>▪ Boathouse and dock shall otherwise comply with all other provisions of Zoning By-Law 2006-125</li> </ul>	
EP-5			All buildings or structures		
EP-6 (By-Law 2009-048)				no docking facilities are permitted within the boundaries of the wetland	
EP-7 (By-Law 2009-082)		<p>1) A 1.5 Storey, 2 slip boathouse + 1 port having a total dock &amp; deck area of 160 square metres.</p> <p>2) A dock having a length of 20 metres and an area of 104 square metres.</p>		The boathouse and dock shall be located in accordance with the recommendations of the "Fisheries Evaluation Report" prepared by Michalski Nielsen & Associates (March 5, 2009), and constructed in accordance with plans prepared by Wayne Swadron Architect, "Drawing A-1.0 Site Plan	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
				<i>Boat House and Trail, November 2008" and "Drawing A-1.0 Site Plan, November 2008".</i>	
EP-8 (By-Law 2010-056)		A dock may be constructed and a parking area developed on Parts 1 and 2 of Reference Plan No. 42R-11182 in Part of Lot 131, Concession A, geographic Township of Foley, Little Otter Lake	No other structures on the lot are permitted		
EP-9 (By-law 2011-011)	2 slip, 1.5 storey boathouse			As noted in LSR-72, Table 6.4	As noted in LSR-72, Table 6.4
EP-10 (By-Law 2011-043)	Existing single family dwelling above the maximum seasonal				

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
	flood elevation of 101 metres.				
EP-11 (By-law-2012-070)		Single storey, 2 slip boathouse		Maximum boathouse and dock projection = 17.5 metres.	All other requirements of Sections 4.28, 4.28.1, and 4.28.2 of Zoning By-law 2006-125 shall apply.
EP-12 (By-law 2012-074)			All buildings, structures, docks		Site alteration and removal of vegetation is not permitted. Southern boundary limit this EP Zone is 50 metres from present water's edge.
EP-13 (By-law 2012-086)		Single storey, 2 slip boathouse in the location identified in the "Fish Habitat Assessment" Report prepared by Riverstone Environmental Solutions Inc. dated September 19, 2012.			All other requirements of Sections 4.28, 4.28.1, and 4.28.2 of Zoning By-law 2006-125 shall apply.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
EP-14 (By-law 2012-089)		Single storey, 1 slip boathouse with 1 boat port.		Minimum boathouse and dock side yard setback = 7.62 metres.	All other requirements of Sections 4.28, 4.28.1, and 4.28.2 of Zoning By-law 2006-125 shall apply.
EP-15 (OMB Decision PL100376)		A dock may be constructed and a parking area developed on Part Lot 125, Concession A, geographic Township of Foley, Rankin Lake for the sole purpose of access to one dwelling on Slocum Island.		Parking Lot setbacks from Rankin Lake shall be a minimum of 20 metres and a minimum of 0.4 metres from all other lot lines.	Lands shall be subject to site plan control pursuant to Section 41 of the Planning Act.
EP-16 (By-law 2013-091)		Single storey, 1 slip boathouse and 1 boat port.		<ul style="list-style-type: none"> <li>• Maximum shoreline structure cumulative width = 23.6 metres</li> <li>• Maximum total dock and deck area = 170.9 metres</li> </ul>	All other requirements of Sections 4.28, 4.28.1, and 4.28.2 of Zoning By-law 2006-125 shall apply.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
EP-17 (By-law 2014-090)	Single storey, single slip boathouse + covered boat port.				All shoreline accessory structure requirements as prescribed under Section 4.28, 4.28.1, and 4.28.2 of Zoning By-law 2006-125 shall apply.
EP-18 (By-law 2014-094)	1.5 storey, 2 slip boathouse				All shoreline accessory structure requirements as prescribed under Section 4.28, 4.28.1, and 4.28.2 of Zoning By-law 2006-125 shall apply.
EP-19 (By-law 2015-069)	1 Storey, 1 slip boathouse and 1 boat port			<ul style="list-style-type: none"> <li>All other shoreline accessory structure requirements as prescribed under Section 4.28, 4.28.1 and 4.28.2 of Zoning By-law 2006-125 shall apply.</li> </ul>	<ul style="list-style-type: none"> <li>Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act.</li> </ul>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
EP-20 (By-law 2015-081)	1.5 Storey, 2 slip boathouse			<ul style="list-style-type: none"> <li>All other shoreline accessory structure requirements as prescribed under Section 4.28, 4.28.1 and 4.28.2 of Zoning By-law 2006-125 shall apply.</li> </ul>	<ul style="list-style-type: none"> <li>Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act.</li> </ul>
EP-21 (By-law 2016-032)	1 Storey, 2 slip boathouse			<ul style="list-style-type: none"> <li>Maximum boathouse floor area = 119 square metres</li> </ul>	<ul style="list-style-type: none"> <li>Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act.</li> </ul>
EP-22 (By-law 2016-046)	1 storey, 1 slip boathouse and attached boat port			<ul style="list-style-type: none"> <li>All other shoreline accessory structure requirements as prescribed under section 4.28, 4.28.1 and 4.28.2 of Zoning By-law 2006-125 shall apply.</li> </ul>	<ul style="list-style-type: none"> <li>Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act.</li> </ul>
EP-23 By-law 2023-131		1 storey, 1 slip boathouse and 1 boat port		<ul style="list-style-type: none"> <li>All other shoreline accessory structure requirements as prescribed under section 4.28, 4.28.1 and 4.28.2 of Zoning By-law 2006-125 shall apply.</li> </ul>	<ul style="list-style-type: none"> <li>Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act to implement the recommendations of the Fish Habitat Assessment prepared by RiverStone</li> </ul>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
					Environmental Solutions Inc., dated September 8, 2023
EP-24 By-law 2024-039		1 storey, 2 internal slip boathouse		All other shoreline accessory structure requirements as prescribed under sections 4.28, 4.28.1 and 4.28.2 of Zoning By-law 2006-125 shall apply.	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act to implement the recommendations of the Fish Habitat Assessment prepared by RiverStone Environmental Solutions Inc., dated September 8, 2023
EP-25 By-Law 2025-020	<p><b>- Sections 4.28.1 - Table 4.4, 4.28.6</b></p> <p>- One boathouse is permitted. A 1 storey Boathouse, with either one internal Boatslip and one external Boatport slip, or two internal Boatslips, is permitted</p>			<b>Section 4.28 c), Table 4.3 –</b> Minimum Setback from Westerly Interior Side Lot Line – 22 metres to the Boathouse or Boatport	<p>Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, to implement the following:</p> <ul style="list-style-type: none"> <li>- that development generally adheres to the Planscape Site Plan, Project 177100, November 11, 2024, as amended.</li> <li>- Re-vegetation and vegetation retention, and buffering on Westerly Interior Side Lot Line</li> <li>- the Fish Habitat Impact Assessment, completed by Beacon Environmental,</li> </ul>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
					Project 218336, as updated, and peer reviews by Riverstone.

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**SECTION 12 HOLD ZONES, TEMPORARY USE ZONES AND INTERIM CONTROL ZONES**

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**12.1 HOLDING PROVISIONS**

Notwithstanding any other provision in this By-law, where a Zone symbol is followed by the letter “H” and a number (for example M2-(H1) or R1-(H2) 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, 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.

Zones with Holding Provisions are identified in Table 12.1 below in this Section.

**12.1.1 List of Holding Provisions**

The following holding provisions apply to the properties specified:

TABLE 12.1

Column 1	Column 2	Column 3	Column 4
<b>Zone Designation</b>	<b>Property/Legal Description</b>	<b>Condition for Removal</b>	<b>Date Enacted</b>
RI-8(H) <b>(Removed by By-Law 2010-056)</b>	Parts 1 and 2, Parcel 21543, Plan 42R-8057 located in Lot 7, Concession 11 in the Geographic Township of Conger	<ul style="list-style-type: none"> <li>• The completion of a hydrogeological study which is to be completed to the satisfaction of the Municipality. The study must identify the volume of water to be extracted daily and advise that there will be no negative impacts on the groundwater supplies in the area.</li> <li>• The completion of a Site Plan Agreement</li> <li>• If the water taking use proposes to extract more</li> </ul>	Nov. 7, 2005

Column 1	Column 2	Column 3	Column 4
<b>Zone Designation</b>	<b>Property/Legal Description</b>	<b>Condition for Removal</b>	<b>Date Enacted</b>
R1-8(H) (cont'd)		than 50,000 litres of water per day, a permit to take water must also be obtained from the Ministry of the Environment.	
MQ-LF(H) RU-LF(H)		<ul style="list-style-type: none"> <li>Hydrogeological report confirming no contamination of ground water or water supply.</li> </ul>	
RR (H) <b>Removed by By-law 2023-091</b>	(a) Pt. Lots 34 Concession 1 (Christie)	<ul style="list-style-type: none"> <li>The completion of a Subdivision Agreement</li> </ul>	September 18, 2006
SR1-18(H) (By-law 2007-062)  <b>Removed by By-law 2023-053</b>	(a) Pt. Lots 26, 27 and 28, Concessions 1 and 2 (Foley)	The completion of a Subdivision Agreement	May 7, 2007
M3(H)	Pt. Lots 142 and 143, Concession A, geographic Township of Foley	Site Plan Agreement	December 11, 2007
SR1-31(H) (By-law 2008-086)	Part of Lots 14 and 15, Concession 1, in for former Township of Humphrey, being Parts 2, 3, 9-11, 13, 17, 18, 20 & Part 17 Parcel 26210	<ul style="list-style-type: none"> <li>Site Plan Approval</li> </ul>	

Column 1	Column 2	Column 3	Column 4
<b>Zone Designation</b>	<b>Property/Legal Description</b>	<b>Condition for Removal</b>	<b>Date Enacted</b>
	S/S Little Lake Joseph		
RU(H) (By-law 2008-080)	Part Lots 13 to 16, Concession 13; geographic Township of Humphrey	<ul style="list-style-type: none"> <li>• Site Plan Approval specifying that the sewage treatment system is located at least 300 metres from Turtle Lake</li> </ul>	June 16, 2008
LSR-49(H) (By-law 2008-142) (Removed by By-law 2022-098)	Part Lot 27, Con. 3; PCL 8542; geographic Township of Foley 811-117 McMichael Island (Salmon Lake)	<ul style="list-style-type: none"> <li>• Site Plan Approval</li> <li>• Scoped Environmental Impact Statement</li> <li>• Confirmation from North Bay-Mattawa Conservation Authority that septic system has been installed in accordance with OBCC Ruling 08-02-1176 and all other requirements applicable</li> <li>• Written confirmation of legal mainland parking exclusively for water access lot (McMichael Island)</li> <li>• That the existing Bunkie and storage shed structures on McMichael Island be removed.</li> </ul>	October 6, 2008
LSR-49(H) Cont'd			
C3-25(H)  (OMB Decision PL070771)	Part of Lot 147, Concession A, designated as Parts 1 and 2 on Plan 42R-16933, in the former Township of Foley, now in the Township of Seguin	<p>Completion of the following to the satisfaction the Township of Seguin:</p> <ul style="list-style-type: none"> <li>• a final land use planning report;</li> <li>• a final traffic and roads report;</li> <li>• a detailed storm water management and grading plan;</li> <li>• a detailed water and sanitary sewer plan;</li> </ul>	

Column 1	Column 2	Column 3	Column 4
Zone Designation	Property/Legal Description	Condition for Removal	Date Enacted
Cont'd C3-25(H)  (OMB Decision PL070771)		<ul style="list-style-type: none"> <li>• a noise and vibration study addressing any issues associated with railway corridors;</li> <li>• a detailed environmental site evaluation report which will include defining the function and requirements of buffers adjacent to any EP zone;</li> <li>• the required agreements for the extension and development of municipal services from the Town of Parry Sound have been secured;</li> <li>• a site plan and development agreement pursuant to Section 41 of the Planning Act, RSO 1990; and</li> <li>• a market impact study demonstrating acceptable impacts on existing commercial concentrations in the Town of Parry Sound for any commercial development with a gross floor area of 3720 square metres or greater;</li> <li>• subdivision or condominium approval</li> </ul>	
OS1(H)  OS1-6(H)  (OMB Decision PL070771)	Part of Lot 147, Concession A, designated as Parts 1 and 2 on Plan 42R-16933, in the former Township of Foley, now in	<p>Completion of the following to the satisfaction the Township of Seguin:</p> <ul style="list-style-type: none"> <li>• a final land use planning report;</li> <li>• a final traffic and roads report;</li> <li>• a detailed storm water management and grading plan;</li> </ul>	

Column 1	Column 2	Column 3	Column 4
<b>Zone Designation</b>	<b>Property/Legal Description</b>	<b>Condition for Removal</b>	<b>Date Enacted</b>
	the Township of Seguin	<ul style="list-style-type: none"> <li>• a detailed water and sanitary sewer plan;</li> <li>• the required agreements for the extension and development of municipal services from the Town of Parry Sound have been secured;</li> <li>• a noise and vibration study addressing any issues associated with railway corridors;</li> <li>• a detailed environmental site evaluation report which will include defining the function and requirements of buffers adjacent to any EP zone;</li> <li>• a site plan and development agreement pursuant to Section 41 of the Planning Act, RSO 1990;</li> <li>• subdivision or condominium approval</li> </ul>	
R2(H) (By-law 2016-044) <b>Removed by By-Laws 2018-050, 2018-051, 2019-052, 2019-079)</b>	Concession B Part Lot 105, Humphrey	<ul style="list-style-type: none"> <li>• The completion of site specific site evaluation reports</li> <li>• The completion of a site plan control agreement for each lot to the satisfaction of the Township</li> </ul>	July 18, 2016
RI-23(H) (By-law 2017-030) <b>Removed by by-law 2018-029</b>	Humphrey Con B Pt Lots 76;And 77	<ul style="list-style-type: none"> <li>• Completion of a "Traffic Impact Study", to be prepared by a qualified Traffic Engineer registered in the MTO's RAQs system, which must be reviewed and approved by MTO.</li> <li>• Issuance of a "Commercial Entrance Permit" by the</li> </ul>	April 3 <sup>rd</sup> 2017

Column 1	Column 2	Column 3	Column 4
<b>Zone Designation</b>	<b>Property/Legal Description</b>	<b>Condition for Removal</b>	<b>Date Enacted</b>
		Ontario Ministry of Transportation.	
C4-28(H) (By-law 2018-044)	Foley Con 10 Pt Lot 34 Pt; Rdal RP 42R3719 Parts 3 And; 4 RP 42R7609 Parts 1 And 5; Georgian Bay	<ul style="list-style-type: none"> <li>• Site Plan Control Agreement to address such things as drainage, erosion or slope stability plan, tree preservation plan and rehabilitation plan for the former lodge and cabin sites and privacy fencing along the southerly lot line.</li> <li>• Approval of a Plan of Condominium.</li> <li>• Approval of an amendment to the existing Environmental Compliance Approval (ECA) or approval of a new application for Environmental Compliance Approval (ECA).</li> <li>• Endangered or Threatened Species consultation and permits with the Ministry of Natural Resources, as required.</li> <li>• Department of Fisheries and Oceans authorization, as required.</li> </ul>	June 18th, 2018
C3-33 (H) By-law 2019- 003)	CON A & B PT LOT 146 & A RP;42R4931 PART OF PARTS 5 6 AND 7, in	<ul style="list-style-type: none"> <li>• Site Plan Agreement</li> <li>• Site Evaluation Report</li> <li>• Mine Hazard Rehabilitation Plan</li> </ul>	July 2 <sup>nd</sup> 2019

Column 1	Column 2	Column 3	Column 4
<b>Zone Designation</b>	<b>Property/Legal Description</b>	<b>Condition for Removal</b>	<b>Date Enacted</b>
	the geographic Township as Foley, known municipally as 18 Oastler Park Drive	<ul style="list-style-type: none"> <li>Any agreements for the extension and development of municipal services from the Town of Parry Sound have been secured, if required.</li> </ul>	
C4-31 (H) (By-law 2019-061)	CON 10 PT LOT 31 PLAN 42R-2631 PART 1 2 3 4 5 6 PART 3 4 6 BEING ROW	<p>Prior to issuance of a building permit for reconstruction or replacement of any existing cabin, or construction of any new cabin, the Owner shall complete the following technical studies, to the satisfaction of the Township:</p> <ul style="list-style-type: none"> <li>Scoped Environmental Impact Study (EIS), addressing the requirements of Section B.15 c) of the Seguin Official Plan.</li> </ul>	October 7 <sup>th</sup> 2019
R1(H) (By-law 2022-062)	Part of PT LT 106 CON A HUMPHREY W OF PT 3 42R9365 EXCEPT HWY 876, RO64552, RO115418, RO128455, RO184581, RO198515, PTS 1&2 42R11366 & PTS 1,2&3 42R19904 TOWNSHIP OF SEGUIN	Approval of a Draft Plan of Subdivision and execution of a Subdivision Agreement	May 16 <sup>th</sup> , 2022

Column 1	Column 2	Column 3	Column 4
<b>Zone Designation</b>	<b>Property/Legal Description</b>	<b>Condition for Removal</b>	<b>Date Enacted</b>
R1-138(H) (By-Law 2022-062)	Part of PT LT 106 CON A HUMPHREY W OF PT 3 42R9365 EXCEPT HWY 876, RO64552, RO115418, RO128455, RO184581, RO198515, PTS 1&2 42R11366 & PTS 1,2&3 42R19904 TOWNSHIP OF SEGUIN	Approval of a Draft Plan of Subdivision and execution of a Subdivision Agreement	May 16 <sup>th</sup> , 2022
SR1-18.1 (H) (By-law 2023- 026)	PCL 22958 SEC SS; LT 26 CON 1 FOLEY; LT 27 CON 1 FOLEY; LT 28 CON 1 FOLEY; BROKEN LT 29 CON 1 FOLEY; PT RDAL IN FRONT LT 28 & 29 CON 1 FOLEY PT RDAL IN FRONT OF LT 26, 27 & 28 CON 1 FOLEY PT 1 & 2 42R10343; SEGUIN	That Evidence be provided of an avoidance assessment and prepared by a qualified consultant confirming that avoidance can be achieved or a permit or authorization authorizing the destruction or damage of habitat, within the land subject to the "H", in accordance with the requirements of the Endangered Species Act, 2007.	March 6 <sup>th</sup>
SR1-152(H) (By-law 2023- 016)	LT 13-14 CON 8 FOLEY EXCEPT PT 1 42R15250; PT RDAL IN FRONT OF LT 14 CON 8 FOLEY CLOSED BY RO157269 PT 1 42R13910; SEGUIN	<ul style="list-style-type: none"> <li>• That a condominium description be registered on title to provide condominium access</li> </ul>	

Column 1	Column 2	Column 3	Column 4
<b>Zone Designation</b>	<b>Property/Legal Description</b>	<b>Condition for Removal</b>	<b>Date Enacted</b>
C3-38 (H), R2-135 (H), R2-136 (H)	PART LOTS 142,143 CON B FOLEY, PARTS 1 TO 14 42R22726 SUBJECT TO AN EASEMENT IN GROSS OVER PART 5 42R22726 AS IN GB42490 SUBJECT TO AN EASEMENT OVER PARTS 2,3,14 42R22726 AS IN RO15701 TOWNSHIP OF SEGUIN	Holding provision applies to the entire site to preclude any new use on the lands until certain undertakings are complete to ensure the orderly development of the site. These undertakings would be secured through conditions of approval associated with the implementing draft plan of subdivision and/or draft plan of condominium.	July 7, 2025

## 12.2 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 and a number (for example T-SR3-1), one or more additional uses are permitted on the lands noted until the permission granted by the Site Specific Temporary Use By-law expires. Table 12.2 identifies the Temporary Use Zones within the Municipality.

### 12.2.1. List of Temporary Use Zones

TABLE 12.2

Column 1	Column 2	Column 3	Column 4	Column 5
<b>Zone Designation</b>	<b>Property/Legal Description</b>	<b>Temporary Uses</b>	<b>Date Enacted</b>	<b>Date Expires</b>
T-SR3-1	Part 1 of Plan 42R-7071, Parts of Lots 24 and 25, Concession 7, Former Township of Foley	Garden Suite	August 23, 2004	August 23, 2014
All zones on	All lands in Seguin Township having	Notwithstanding the provisions of		April 2, 2016

<p>Georgian Bay</p> <p>(By-law 2013-021)</p>	<p>frontage on Georgian Bay</p>	<p>Section 4.28 or other applicable sections regulating docks, of Zoning By-law No. 2006-125, as amended, any property fronting the waters of Georgian Bay may use, locate or construct a dock in the front yard of the property and only to the extent deemed necessary by the Township of Seguin to restore water access, due to low water levels contrary to the requirements of Zoning By-law No. 2006-125, as amended, subject to complying with the terms and conditions set out in this by-law. Owners seeking to</p>		
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		use the provision of this by-law are required to obtain a building permit for a temporary building from the Chief Building Official of the Township of Seguin.		
T-C3-3 (By-law 2018-072)	CON B, PT LOT 139, geographic Township of Foley, 242 Oastler Park Drive	Contractors Yard consisting of two office trailers, five travel trailers, related incidents and associated vehicular parking.	September 17, 2018	December 31, 2018
T-C3-4 (By-law 2019-025)	CON B, PT LOT 139, geographic Township of Foley, 242 Oastler Park Drive	Contractors Yard consisting of two office trailers, five travel trailers, related incidents and associated vehicular parking.	April 1 <sup>st</sup> , 2019	December 31 <sup>st</sup> , 2019

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## SECTION 13 DEFINITIONS

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**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.

**Adult Day Centre** means a premises, used to deliver a daily program of structured and supervised activities and care for seniors or persons with disabilities.

**Adult Video Store** means a premise:

- a) used for the carrying on of the business of the provision of adult prerecorded tapes, discs, cartridges or similar materials, or
- b) in which adult prerecorded tapes, discs, cartridges or similar materials are provided in the pursuance of a business and to which premises entry by persons under the age of 18 is prohibited, or in result of which premises it is advertised or notice is given that such entry is prohibited, or
- c) in which adult videotapes are provided in the pursuance of a business and in respect of which it is advertised, or
- d) notice is given either by signs or other advertising devices on or in the premises, or otherwise, that the premises are an "adult video store", an "adult videotape store", an "adult video rental store", or are otherwise described by words of like meaning.

**Agriculture** means general farming and shall include:

- a) the breeding and rearing of livestock, poultry, fowl and fur-bearing animals;
- b) the general cultivation of land and associated production, processing and storing of field crops, fruits, and vegetables;
- c) agro-forestry and maple syrup production; and,
- d) but shall not include a livestock operation of more than 300 animals or nutrient units.

**Aircraft Hangar** means a building or structure used for the storage and maintenance of aircraft.

**Airport** means the use of land, including water, runway or other facility designed, used or intended to be used for the landing and taking off of aircraft including all necessary taxiways, aircraft storage, tie-down areas, hangar and other buildings and structures.

**Air Treatment Control (Cannabis – Designated, Licensed)** means an industrial multi-stage carbon filtration system, or similar technology, which reduces and/or treats the emission of pollen, dust and odours expelled from a facility, and which filtration system is operated at all times in accordance with the specifications as set out within a report prepared by a qualified person and approved by the Township of Seguin.

**Aisle** means an area of a parking area that is used to access individual parking spaces.

**Alter** when used in reference 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 lot; or
- h) to change the number of uses located thereon.

“Altered” and “alteration” shall have corresponding meanings.

**Archaeological Resources** means artifacts, sites and marine archaeological sites, which are identified and evaluated through archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

**Attached** means a building or structure that is physically connected to, and dependent on, another building for structural support via shared walls, roofs, foundation and floors.

**Automotive Store** means an establishment primarily engaged in the retail sale of vehicle parts, accessories and tools. Accessory uses may include service bays for performing repair or maintenance work on vehicles.

**Balcony** means a partially enclosed cantilevered platform extending horizontally from one or more exterior walls of a building and used as a deck.

**Backyard Hens** means the keeping of hens in an accessory enclosure to a detached dwelling on the same lot, and does not include accessory livestock, or agricultural uses otherwise defined by the Township of Seguin Zoning By-law.

**Bed and Breakfast Establishment** means a dwelling or part of a dwelling in which not more than 2 bedrooms are used or maintained for the accommodation of the travelling or vacationing public, in which the owner supplies lodgings with or without meals for hire or pay but does not include a group home.

**Boarding Kennel** means a commercial establishment for the keeping, breeding, boarding or training of domestic animals but shall not include the keeping of animals in a veterinary clinic for the purpose of observation, and/or recovery necessary to veterinary treatment.

**Boathouse** means either a one storey boathouse or a one and a half storey boathouse, and shall contain one or more Boat Slips.

**Boathouse, One Storey** means an accessory building or structure which is designed and used only for the sheltering of boats or other forms of water transportation and for the storage of equipment which is incidental to the use of the main building or boats.

**Boathouse, One and a Half Storey** means an accessory building or structure which has a first storey, designed and used for the sheltering of boats or other forms of water transportation and for the storage of equipment which is incidental to the use of the main building or boating, and a half storey above, may be designed and used for storage, and/or human habitation in accordance with Section 4.28.1.

**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, and shall contain one or more Boat Slips.

**Boat Awning** means a temporary or seasonal awning that provides boat shelter that is located on a dock, and is either located over a boat slip or cantilevered from one side of a dock.

**Boat Slip** means the space within a dock assigned for the mooring of one watercraft having a minimum width of 3.0 metres and a minimum length of 6.0 metres.

**Body Rub** means the kneading, manipulating, rubbing, massaging, touching or stimulating by any means of a person's body or part thereof, but does not include medical or therapeutic treatment given by a person otherwise duly qualified, licensed or registered to do so under the laws of the Province of Ontario.

**Body Rub Parlour** means any premises or part thereof where body rubs are provided, offered or solicited in pursuance of a business.

**Buffer Area** means a landscaped or naturally vegetated strip of land devoted exclusively to the provision of visual amenity and a physical barrier between adjacent uses.

**Building** means a structure occupying an area greater than 10 m<sup>2</sup> 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, Apartment** means a building containing three or more dwelling units that share a common external access to the outside through a common vestibule and a common corridor system or a combination thereof.

**Building Area** means that portion of the lot area permitted to be covered by one or more building envelopes.

**Building Envelope** means the buildable area of a lot, defined by all required yards and buildable area of a lot, within which a building can be erected, as established in this By-law.

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

**Building Main** means the building which contains the principal use of the lot on which such building is located.

**Building Separation** means the least horizontal distance permitted between the nearest portions of any building envelopes on a lot.

**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 Setback, Private Road** means the least horizontal distance permitted between a private road and the nearest point of any building or structure.

**Building Setback, Public Road** means the least horizontal distance permitted between a public road right-of-way and the nearest point of any building or structure.

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

**Bulk Storage Facility** means a premises where petroleum, gasoline, fuel, oil, gas or flammable liquid or fluid is stored or warehoused.

**Bunkhouse** means a building, accessory to a farm, designed or used during the planting, growing or harvesting season, for the accommodation of agricultural workers and consisting of at least one bathroom and not fewer than two rooms providing therein living, dining and sleeping accommodation in appropriate individual or combination rooms.

**Cabin** means a separate building designed to provide only sleeping accommodation for the travelling or vacationing public and shall not include cooking facilities or washroom facilities.

**Cabin, Camp** means a one storey building that contains no cooking facility, that may contain washroom facilities and is not designed or available for year round use.

**Cabin, Housekeeping** means a separate building designed to provide sleeping accommodations and facilities for the preparation and cooking of food for the travelling or vacationing public.

**Cabin Rental Establishment** means a tourist establishment comprised of two or more housekeeping cabins owned by the same person and rented to members of the travelling or vacationing public.

**Camping Establishment** means a parcel of land used or maintained as an overnight tent and trailer park where people are accommodated temporarily in tents, Park Model Trailers, 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.

**Camping Ground** means an open area provided for the use of outdoor camping in tents or similar facilities. This definition shall not include a tourist camp or mobile home park.

**Carport** means a building or structure which is not wholly enclosed, and is used for the parking or storage of one or more motor vehicles.

**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.

**Chord Frontage** means a straight line joining the two points where the side lot lines intersect the front lot line.

**Clinic** means a premises where members of the medical professions 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 a building or structure enclosed by glass or similar material and used for the cultivation of plants and may include the sale of plants to the general public.

**Commercial Outfitters Operation** means an establishment which operates throughout all or part of a year offering supplies or services to persons in connection with angling, hunting, camping or other similar recreational purposes.

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

**Concrete Batching Plant** means an industrial facility used for the production of concrete, or concrete products, used in building or construction, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises and the storage and maintenance of required equipment, but does not include the retail sale of finished concrete products.

**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.

**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.

**Container, Storage** 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.

**Contractors Yard** means a premises in which the shop or assembly work of a contractor or tradesperson is performed and includes the storage of any related equipment and/or materials.

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

**Cooking Facility** An area or equipment within a building designed and equipped for the preparation and cooking of food, including appliances such as a stove, range or oven.

**Corporation** means the Corporation of the Township of Seguin.

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

**Council** means the Council of The Corporation of the Township of Seguin.

**Crisis Care Facility** shall mean a residential facility that is licensed and funded by the Province of Ontario, Government of Canada or an appointed agency, for the short term, temporary care of persons requiring immediate emergency shelter and aid who are living under supervision in a single housekeeping unit and who by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being.

**Custom Workshop** means:

- 1) a building or part of a building used by a trade, craft or guild for the manufacture and sale on the premises in limited quantities of made-to-measure clothes or articles, and
- 2) includes upholstery but does not include furniture manufacture, woodworking or metal spinning, or any manufacturing or any shop or factory otherwise classified or defined in this By-law.

**Daycare, Private Home** means the use of a dwelling unit for the temporary care of five or fewer children who are under ten years of age, in exchange for reward or compensation and where such care is provided in a private residence, other than the home of a parent or guardian of any such child, for a continuous period not exceeding twenty-four hours.

**Day Care Centre** means a premises where more than 5 children are provided with temporary care and/or guidance for a continuous period not exceeding 24 hours and are licensed in accordance with the Day Nurseries Act.

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

**Density** means the ratio of dwelling units to 1 net hectare of lot area.

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

**Dock** means a structure extending along the shoreline or out from the shoreline into a body of water, to which boats may be moored and includes connecting ramps, stairs and/or walkways.

**Dormer** means a window or windows that is set vertically on a sloping roof above the first storey and has its own roof, which may be flat, arched, or peaked. Types of dormers include a hipped, shed, eyebrow and gable. Where dormers make up more than 50% of the roof plane, they shall be considered the main roof. A recessed dormer shall not be permitted on a boathouse.

**Dormer, Recessed** means a dormer that has one or more walls that are set into the roof, rather than protruding from the main roof plane.

**Dormitory** means a building designed or used for the accommodation of students and consisting of at least one bathroom and not fewer than two rooms providing therein living, dining and sleeping accommodation in appropriate individual or combination rooms.

**Drive-Through Service Facility** means a building or structure or part thereof where goods and/or services are 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. Kiosks within a parking garage or associated with a surface parking area are not considered to be drive-through service uses.

**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.

**Driving Range** means a public or private area operated for the purpose of developing golfing techniques, including miniature golf courses, but excluding golf courses.

**Dry Cleaning or Laundry Outlet** means 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.

**Dry Cleaning or Laundry Plant** means a premises in which the business of laundry or dry cleaning is housed and where the cleaning, drying, ironing and finishing of such goods is conducted.

**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 part of and accessory to a permitted non-residential principal use.

**Dwelling Unit, Secondary** means a second self-contained residential dwelling unit which is subordinate to a principal residential dwelling, with its own cooking facility, sanitary facility and sleeping area, which is located within a detached, semi-detached, or townhouse dwelling, or within the upper storey or the main floor of an accessory structure.

**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 but not including a building or structure which is used as a dwelling unless specifically permitted.

**Dwelling, Detached** means a building containing only one principal dwelling unit.

**Dwelling, Duplex** means a dwelling divided horizontally 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, Garden Suite** means a detached residential structure containing bathroom and kitchen facilities that is an accessory use to an existing dwelling unit and that is designed to be portable.

**Dwelling, Linked** means a building divided vertically into two separate dwelling units above ground, with the foundation for each dwelling unit being connected by a wall below grade to the foundation for the other dwelling unit and with each dwelling unit having an independent entrance from outside the building.

**Dwelling, Mobile Home** means a transportable, factory-built dwelling unit manufactured in accordance with CAN/C.S.A. Standard Z240 MH Series 92, Z240 MH Series 86 or C.S.A. A-277, and is intended to provide permanent residence but does not include a Park Model Trailer or recreational vehicle or trailer as otherwise defined in this by-law.

**Dwelling, 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, 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.

**Eave Height, Boathouse or Boat Port** means the Vertical distance between the normal or the controlled high water mark and the main roof eave line.

**Eave line** means the top edge of the roof sheeting/deck.

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

**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.

**Entrance Separation** means the least horizontal distance permitted between the nearest portions of any entrances on a lot.

**Entrance Setback** means the least horizontal distance permitted between an intersection of the street lines and the nearest portion of any entrance, measured along the limit of the travelled portion of the street or lane.

**Entrance Width** means the horizontal distance permitted between the extremities of an entrance, measured along the limit or the traveled portion of the street or lane.

**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 Building means** a building or buildings used for the purpose of equipment storage.

**Established Building Line** means the average distance between the street line and existing buildings on one side of a continuous 300 metre strip of land where five or more lots having street access upon the said side of the street have been built upon.

**Existing** for the purposes of Section 4.18 of this By-law means existing as of the date of the passing of By-laws No. CT100-83, Z200-97 (Humphrey), 93-1000 (Foley), R100-80 (Rosseau) and CT100-83 (Christie and Monteith). "Existing" as set out in Section 6.3, Table 6.2, Column 9

includes those frontages and areas as approved by Council in the approval of a subdivision or provisional consent pursuant to Sections 51 or 53 of the Planning Act.

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

**Factory Outlet** means a premises, accessory to a permitted industrial use, where the products manufactured by that industry are kept for wholesale or retail sale on the same lot as the principal industrial use.

**Fairground** means land devoted to outdoor entertainment on a seasonal or temporary basis and may include grandstands, barns, and other accessory buildings normally associated with such a use.

**Farmers Market** means an establishment or premises where farm related products and/or arts and crafts are sold at retail from either open air areas designated for individual retailers or within designated buildings or structures.

**Farm Implement Sales and Service** means the use of land, buildings or structures for the sale, storage or repair of equipment and machinery directly associated with the operation of a farm.

**Farm Produce Sales Outlet** means a structure from which the products of an agricultural operation are sold at retail as an accessory use and on the same lot as the principal agricultural use.

**Financial Institution** means a premises where financial services are offered to the public and may include an automated banking machine.

**Finished Grade** means the average surface elevation at the outside walls of any building or structure, which is determined by taking the arithmetic mean of the levels of the finished ground surface at every location of change of grade at the outside walls of the building or structure.

**Fishing Camp** means building or structure occupied on a temporary basis for the purpose of conducting activities related to fishing.

**Fitness Centre** means a building in which facilities are provided for recreational athletic activities including but not limited to body-building and exercise classes, and may include associated facilities such as a change room and showers, sauna and solarium.

**Floor Area** means the horizontal area of a storey or ½ storey, measured between the interior faces of the exterior walls at the floor level of such storey or ½ storey.

**Floor Area, Dwelling Unit Area** means the aggregate of the floor areas of all habitable rooms in a dwelling unit.

**Floor Area, Ground** means the area of a lot occupied by a building or structure measured to the interior face of the exterior walls, excluding in the case of a dwelling any private garage, breezeway, porch or verandah.

**Floor Area, Gross** means the aggregate of all floor areas of a building or structure including a walkout basement. Areas that do not contribute to Gross Floor Area are attached garages, non-habitable attics, stairwells, landings (maximum 10 square metres), elevators, cold cellars/crawl spaces, mechanical rooms (maximum 20 square metres), and areas of unfinished, non-habitable non-walkout basements.

**Floor Area, Gross Leasable** means the gross floor area of a building excluding:

- a) any part of such building used as a dwelling unit; and
- b) any part of such building used for the parking or storage of motor vehicles; and
- c) any part of such building used for equipment to heat such building or a portion thereof; and
- d) any part of such building used as a mall, if such mall serves as a common area between stores; and
- e) the thickness of any exterior walls of such building.

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

**Floor Space Index** means the gross floor area of all buildings on a lot divided by the lot area.

**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.

**Free-standing** means a structure that is unenclosed and not attached to a dwelling or other building.

**Funeral Home** means a premises designed for the purpose of furnishing funeral supplies and service to the public and includes facilities intended for the preparation of corpses for interment or cremation.

**Garage, Private** means an enclosed building or part thereof, designed and used for the storage of one or more motor vehicles, and may include washroom facilities.

**Garage Projections, Main Building** shall mean the greatest horizontal distance between the front of the garage and the front wall of the main building.

**Garage Projections, Porch or Verandah** shall mean the greatest horizontal distance between the front of the porch or verandah and the front wall of the main building.

**Garage Width** means the width of a private garage measured between the interior faces of the walls of the private garage.

**Garbage Enclosure, Private** shall mean a solid opaque wall or fence comprised of concrete block, brick, wood, stucco, or metal, with a gate, that screens a garbage container(s).

**Gasoline Pump Island** means a structure which intended to provide gasoline for vehicles or aircraft.

**Gasoline Pump Island, Accessory** 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. This definition shall not include an automobile service station or any other facility for the sale of fuels.

**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.

**Golf Course** means a public or private premises which is used for the purpose of playing golf. This definition may include a par-3 golf course, a driving range, a miniature golf course or any similar use and may include maintenance buildings, pro shop, accessory retail, clubhouse, restaurant and banquet hall as accessory uses.

**Grocery Store** means a retail establishment engaged in the business of selling groceries, meat, fruit and vegetables to the general public, and having a minimum gross floor area of 300 m<sup>2</sup> and a maximum gross floor area of 2230 m<sup>2</sup>.

**Group Home Type 1** means a single housekeeping unit in a residential dwelling in which 3 to 6 unrelated residents excluding staff or receiving family, live as a family under responsible supervision consistent with the requirements of its residents and includes a home licensed or approved under the Provincial statute as a Special Care Residential Home, Supportive Housing Program, Adult Community Mental Health Program, Children's Residence, Accommodation Services for the Developmentally Handicapped, Satellite Residences for Seniors and Homes for Physically Disabled Seniors, in compliance with municipal by-laws.

**Group Home Type 2** means a single housekeeping unit in a residential dwelling or dwelling unit within a commercial building occupied by 4 to 10 unrelated residents excluding staff or receiving family, which shall be maintained and operated primarily for:

- persons who have been placed on probation under the provisions of the Probation Act, the Criminal Code of Canada, or any Act passed to replace the forgoing Act, the Criminal Code of Canada, or any Act passed to replace the foregoing Acts;
- persons who have been released on parole under the provisions of the Ministry of Correctional Services Act, or Parole Board of Canada or any Act passed to replace the foregoing Acts;
- persons who have been charged under the Young Offenders Act but who have been placed in open or secure custody;

- persons who require temporary care, and transient or homeless persons;
- persons requiring treatment and rehabilitation for addiction to drugs or alcohol; or,
- persons housed in a group home that satisfies all the requirements of a Group Home Type 1 except that it accommodates in excess of 6 residents.

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

**Habitable Room** means a room designed for living, dining, sleeping, kitchen, or washroom facilities, for persons. This definition may include a den, library, vestibule, entry, hallways or enclosed sun room but shall not include any private garage, carport, porch, verandah, unfinished attic, unfinished basement or unfinished cellar.

**Historical Site** means a parcel of land or building which marks or is associated with some event or person of historical importance, and is appropriately designated as such by the Township or any other appropriate public agency.

**Hobby Farm** means a premises on which an accessory barn, stable or animal shelter may be erected to house livestock kept for recreational purposes or for home consumption by the occupants of the dwelling.

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

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

**Hospital** means any institution, building or other premises established for the treatment of persons afflicted with or suffering from sickness, disease or injury for the treatment of convalescent or chronically ill persons that is approved under the Public Hospitals Act as a public hospital.

**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.

**Hunt Camp** means a building or structure occupied on a temporary basis for the purpose of conducting activities related to hunting and/or fishing.

**Inclinor** means an exterior platform elevating device enclosed by a guard which rides an elevated surface rail system, which is designed to transport people, materials or goods on a inclined surface.

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

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

**Landscaping Area** means that portion of the lot area of a lot required for the growth and maintenance of grass, flowers, bushes, trees and other landscaping. This definition may include any surfaced walk, surfaced patio, play facility, or similar area but shall not include any driveway or ramp (whether surfaced or not) nor any curb, retaining wall, parking area, delivery space, loading space, swimming pool nor any open space beneath or within a building or structure.

**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.

**Laundromat** 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.

**Leaching Bed** means an absorption system constructed as absorption trenches or as a filter bed, located wholly in ground or raised above ground, to which effluent from a septic tank is directed for treatment and disposal.

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

**Light Equipment Rental Establishment** means a premises in which light machinery, equipment and tools are offered or kept for rent, lease or hire under agreement for compensation.

**Live Adult Entertainment Parlour** means any premises or part thereof in which services, including activities, facilities, performances, exhibitions, viewings and encounters, designed to appeal to erotic or sexual appetites or inclinations, are provided by one or more entertainers in pursuance of a business.

**Livestock Facility** means a building or structure where animals or poultry are housed, including beef feed lots and associated manure storage.

**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 premises with at least five guest rooms or cabins, that caters to the vacationing public and may include accessory services such as restaurants, meeting facilities, recreation facilities, banquet facilities and accommodation for staff, but shall not include any establishment otherwise defined or classified in this By-law.

**Long Term Care Facility** means a nursing home under the Nursing Homes Act as amended, an approved charitable home for the aged under the Charitable Institutions Act as amended, or a home under the Homes for the Aged and Rest Homes Act as amended.

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

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

**Lot, Corner** means a lot situated at the intersection of two street lines which contain an angle of not more than 135 degrees. Where such street lines are curved, the angle of intersection of the street lines shall be deemed to be the angle formed by the intersection of the tangents to the street lines, drawn through the extremities of the side lot lines. In the latter case, the corner of the lot shall be deemed to be that point on the street line nearest to the point of intersection of the said tangents.

**Lot Coverage** means the area of a lot covered by all buildings and structures excluding docks, and decks less than 1.2 metres in height but including all permitted structures appurtenant to a lot such as a boathouse. The portion of the overhang that projects more than 1 metre from the building or structure face shall be counted in lot coverage.

**Lot, Existing** means a lot which existed as of the date of the passing of this By-law.

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

- i) where the front lot line is not perpendicular to the side lot lines and the said lot lines are parallel, lot frontage means the horizontal perpendicular distance between the side lot lines or;
- ii) where the front lot line is not a straight line and the side lot lines are not parallel, the lot frontage is to be measured by a line 8 metres back from and parallel to the chord of the lot frontage, and for the purpose of this paragraph, the chord of the lot frontage is a straight line joining the two points where the side lot lines intersect the front lot line; and,
- iii) on an island that has not been subdivided, the lot frontage shall be the greatest distance between any two points of the shoreline, and,
- iv) Where a lot has two or more frontages on a shoreline the longer shoreline frontage shall be deemed to be the by-law frontage.

**Lot, Interior** means a lot, other than a corner lot or a through lot, which has street access.

**Lot, Through** means a lot, other than a corner lot, which has street access on two or more street lines.

**Lot, Waterfront** means a lot in any zone which abuts on a body of water or on a shoreline road allowance laid out along the shore of a body of water.

**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.

**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.

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

**Manufacturing and Processing (Cannabis – Designated)** means the use of land, buildings or structures for cultivating, propagating, harvesting, drying, storing, packaging and distribution of cannabis which is authorized by a valid registration certificate and document for designated person issued by the Federal Minister of Health, pursuant to the Cannabis Regulations, SOR/2018-144, as amended, under the Cannabis Act, S.C. 2018, c. 16, as amended, or its successor.

**Manufacturing and Processing (Cannabis – Licensed)** means the use of land, buildings or structures for cultivating, propagating, producing, harvesting, drying, storing, processing, research, analytical testing, destroying, packaging, sale, and distribution of cannabis which is authorized by a valid license issued by the Federal Minister of Health, pursuant to the Cannabis Regulations, SOR/2018- 144, as amended, and the Industrial Hemp Regulations, SOR/2018-145, under the Cannabis Act, S.C. 2018, c. 16, as amended, or its successor.

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

**Marine Facility** means a premises used for launching, docking, or storage of boats/vessels and accessory equipment but shall not include any facilities for the servicing or repairing of such boats or watercraft nor may any building or structure be used for human habitation.

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

**Merchandise Service Shop** means an establishment wherein larger articles or goods such as appliances, furniture or similar items may be repaired or serviced. This definition shall not include any manufacturing operation or establishment used for the service or repair of vehicles.

**Mobile Home Park** means land which has been provided and designed for the location of two or more occupied mobile home dwellings.

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

**Motor Vehicle** means an automobile, truck, motorcycle, and any other vehicle propelled or driven otherwise than by muscular power, but does not include 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 Gas Bar** means a premises 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.

**Motor Vehicle Body Shop** means a premises used for the painting or repairing of motor vehicle bodies, exterior and under-carriage, and in conjunction with which there may be a towing service or motor vehicle rental establishment but shall not include salvage yard.

**Motor Vehicle Rental Establishment** shall mean a premises where motor vehicles are kept for rent, lease or hire under agreement for compensation and may also include an office used to administer the rental of such motor vehicles and accessory facilities for the repair or maintenance of vehicles.

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

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

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

**Motor Vehicle Used Sales Establishment** shall mean a premises where only used motor vehicles are kept for display, lease or sale.

**Motor Vehicle Washing Establishment** means an establishment having facilities for washing vehicles by production line methods which may include a conveyor system or similar mechanical devices. This definition may also include a self-service operation.

**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, reading rooms, laboratories and other offices and premises used or to be used in connection therewith.

**Natural Area** shall mean an area within which no person shall alter the surface of the land; or alter, disturb, destroy, remove, cut or trim any vegetation, whether living or dead, or alter, disturb, destroy, or remove any wildlife habitat, whether in use or not.

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

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

**Noxious Use** means a use which, from its nature or operation, creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust or objectionable odour, or by reason of the matter, waste or other material generated by the use, and shall include any uses which may be declared to be a noxious or offensive trade or business under the Public Health and Promotion Act, as amended.

**Nursery, Commercial** means land used partly as a horticultural nursery but which also offers or keeps for wholesale or retail sale other articles, goods or materials.

**Nursery, Horticultural** means land used for the growing of sod, flowers, bushes, trees or other gardening, landscaping or orchard stock for wholesale or retail sale.

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

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

**Open Span** means the portion of a dock that is not fixed onto a structure resting on or attached to the bottom of a waterbody.

**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.

**Outside Display or Sales Area** means an outdoor open space area where product or merchandise is displayed and/or sold and/or where services are provided in conjunction with a business located within a building or structure on the same lot.

**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.

**Park, Private** means a private open space area used for passive and active forms of recreation.

**Park, Provincial** means a Provincial Park, Conservation Reserve or any other park facility managed by or on behalf of the Ministry of Natural Resources.

**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 Garage** means a building or part thereof, used for the storage or parking of motor vehicles.

**Parking Lot, Commercial** means an area of land used for the parking of motor vehicles for a fee, with such use forming the principal use of a lot.

**Parking Lot, Municipal** means an area of land used for the parking of motor vehicles that is owned and/or controlled by a public authority.

**Parking Lot, Private** 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.

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

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

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

**Place of Assembly** means a 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 or place of entertainment.

**Place of Entertainment** shall mean a premises where entertainment is offered for gain or profit such as a cinema, billiard or pool rooms, bowling alley or similar activity for the enjoyment of the general public but shall not include body-rub parlours or an adult entertainment parlour, or any place of entertainment otherwise defined by 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.

**Play Facility Area** means that portion of a lot dedicated to children's outdoor equipment and associated play area.

**Porch, Enclosed** means a roofed, un-insulated space that is enclosed by windows, weather wall or other similar product and is not directly open to the rest of the building.

**Porch, open** (also veranda) means a roofed exterior space that is not enclosed by any walls, windows or screens but may have a guard as required by section 9.8. of the Ontario Building Code.

**Porch, Screened** means a roofed, exterior space that is enclosed by screens and guards as required by section 9.8. of the Ontario Building Code.

**Portable Ready Mix Plant** means a use that includes a structure that is not affixed to the ground on a permanent basis, but may be allowed to remain permanently, is dust controlled, and manufactures materials to produce ready mix concrete as the final product.

**Premises** shall mean 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.

**Privacy Yard** means a yard adjoining an exterior wall of a dwelling unit or mobile home, clear and unobstructed by any public or common pedestrian access, driveway or surface parking area, other than a private driveway serving only such dwelling unit or mobile home.

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

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

**Produce Outlet, Accessory** means a retail store accessory to a principal use on the same site for the sale of produce from that property.

**Produce Storage Building** means a building or part thereof used for the storage of agricultural produce and may include facilities for distribution or an accessory retail store.

**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 Seguin.

**Public Self Storage Unit** means a premises where individual, indoor storage areas are made available to the public for the temporary storage or keeping of goods.

**Public Transit Depot** means the use of land and/or buildings for the loading and unloading of passengers on and off of trains and/or buses and for the storage or parking of trains and buses, including ticket offices, restaurants, luggage checking facilities, and other related uses.

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

**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.

**Queuing Lane** means an area of land that is used exclusively for motor vehicles whose occupants are waiting to be provided with goods, materials or services.

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

**Recreation, Non-Intensive** means recreational development and uses, including related facilities, operations and programs, which involve a relatively low degree of human activity, maintenance or management and which can reasonably be expected to have minimal negative effects on the form, functions or integrity of environmental areas when assessed either individually or cumulatively. The uses may include trails, nature viewing and interpretative opportunities, but do not include uses primarily dependent on the use of motorized vehicles.

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

**Recreational Vehicles and Trailers** means a vehicle or trailer which provides short term occupancy intended and used exclusively for travel, recreation and vacationing, designed to be towed or propelled by a motor vehicle or self-propelled, and includes such vehicles commonly known as recreational vehicles ("RVs"), Park Model trailers, travel trailers, camper trailers, truck campers, motor homes, houseboats or other similar vehicles but does not include a mobile home.

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

**Research Establishment** means a building or structure or part of a building or structure used for scientific research, tests or investigations, data collection and manipulation or technical development of information, products or devices for scientific application.

**Restore** means the repair of a building or structure to a safe condition deemed necessary by the Chief Building Official. Restore shall not include its replacement.

**Resource Management** means the preservation, protection and improvement of the natural environment through comprehensive management and maintenance, under professional direction for both the individual and society's use, both in the present and the future. Resource Management Uses also means the management, development and cultivation of timber resources to ensure the continuous production of wood or wood products, the provision of proper environmental conditions for wildlife, the protection against floods and erosion, the protection and production of water supplies and the preservation of the recreational resource.

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

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

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

**Retail Warehouse** means a premises where the entire floor area of the use is occupied by a single user with integrated storage and retail sale of goods to the general public in a warehouse format and which serves a regional trade area.

**Sales, Service and Repair Shop** means a premises used for the sales, service or repair of household articles, goods or materials.

**Salvage Yard** means an area outside of an enclosed building where motor vehicles are disassembled and dismantled, or where vehicles in an inoperable condition or used motor vehicle parts are stored or re-sold.

**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 shall not include a kitchen, hot tub, jacuzzi or sleeping facilities.

**Sawmill** means a building, structure or areas where timber is cut or sawed to finished lumber but does not include any other form of wood processing equipment.

**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.

**School, Commercial** means a school conducted for profit or gain, which is not under the jurisdiction of a Board as defined in the Education Act.

**Services Designed to Appeal to Erotic or Sexual Appetites or Inclinations** means:

- i) services characterized by any person or persons involved or engaging in specific sexual activities or by an emphasis on the display of specified body area; or
- ii) services in respect of which the word "nude", "naked", "topless", "bottomless", "sexy", or any other word or any other picture, symbol or representation having like meaning or implication is used in any advertisement, or in respect of which is advertised the availability of "table dancing" or any other form of entertainment held out to be, by reason of its sexual content, not suitable for minors.

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

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

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

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

**Specified Body Areas** means one or more of the following:

- i) in the case of a female person, her nipples and areolae; and
- ii) in the case of all persons, the pubic, perianal, perianal areas, the genitals, anus and the buttocks.

**Specified Sexual Activities** means one or more of the following: actual or simulated sexual intercourse, masturbation, urination, defecation, ejaculation, sodomy, including bestiality, anal intercourse, oral sexual intercourse, direct physical stimulation of genital organs, and flagellation, bondage or torture in the context of a sexual relationship or activity.

**Sports Arena** shall mean a building or part of a building, in which the principal facilities provide for recreational activities such as curling, skating, hockey, lacrosse, broomball or other similar athletic activities, and which facilities may include dressing rooms, concession booths for the provision of food and refreshments to the general public, bleachers, equipment for making artificial ice and other such accessory facilities.

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

**Storey, Attic** means that portion of a building situated wholly or partly within the roof but which is not a one-half storey.

**Storey, Basement** means any storey below the first storey which is at least 50% above finished grade along wall face at the front of the building.

**Storey, Cellar** means any crawlspace or storey below the first storey which is more than 50% below finished grade (measured from finished floor to finished ceiling).

**Storey, First** means the storey with its floor closest to finished grade and having its ceiling at least 1.5 metres above finished grade, but is not a basement.

**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/dormer 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 Seguin. This definition shall not include a lane or a private right-of-way. "Street allowance" shall have a corresponding meaning.

**Street Access** means, when referring to a lot, that such lot has a lot line or portion thereof which is also a street line.

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

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

**Street Setback** means the least horizontal distance required between the centerline of a street allowance and the nearest part of any building envelope on a lot (measured at right angles to such centreline).

**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.

**Summer Camp** means an establishment which is situated on land that is owned and operated by a religious, charitable, or other not-for-profit corporation; is a "Class A Camp" as defined in Regulation 568, made under the *Health Protection and Promotion Act*; provides 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 common dining and recreational facilities; and offers recreational, educational, social, and cultural programs to the permitted guests.

**Tourist Camp** means an establishment providing accommodation for overnight camping in tents or the parking of recreational vehicles and trailers, Park Model trailers, or other tourist vehicles for recreational or vacation use whether or not a fee is charged or paid for such accommodation use. This definition shall not include a mobile home park.

**Tourist Establishment** means any premises operated to provide sleeping accommodation for the travelling public or sleeping accommodation for the use of the public engaging in recreational activities, and includes the services and facilities in connection with which sleeping accommodation is provided, but does not include:

- (a) a camping establishment, mobile home park, summer camp or tourist camp as defined in this By-law, or
- (b) a camp operated by a charitable corporation approved under the Charitable Institutions Act, or
- (c) a summer camp within the meaning of the regulations made under the Health Protection and Promotion Act, or
- (d) a club owned by its members and operated without profit or gain.

**Tourist Information Centre** means an office used to provide information and assistance to the tourist or vacationing public, and may include an accessory retail store within the same building.

**Trailer, Vehicular** shall mean any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle and is capable of being used for the transport of goods, materials, equipment or livestock notwithstanding that such vehicle is jacked up or that its running gear is removed.

**Trailer, Park Model** means a recreational dwelling unit constructed in conformance with CAN/CSA-Z241 "Park Model Trailer" that is built on a single chassis mounted on wheels, is designed to allow relocation from time to time, and is designed as living quarters for seasonal occupancy and may be connected to facilities necessary for operation of installed fixtures and appliances, and having a gross floor area including lofts, not exceeding 50 square metres when in the setup mode and having a width greater than 2.6 metres while in the transit mode. The maximum floor area of an attached deck on a Park Model Trailer shall be no longer than the length of the trailer and 2.4 metres in width. Park Model Trailers shall only be permitted within the Resort Commercial (C4) and Camping Establishment (C5) Zones.

**Training Facility** means a premises used for continuing education or other educational activities by the owner or members of the public.

**Transportation Depot** means a building or structure where goods or wares are temporarily stored prior to shipment and where trucks, buses or other fleet vehicles are stored, serviced, repaired, kept for hire, loaded or unloaded.

**Tuck Shop** means an establishment where food, tobacco, drugs, periodicals or similar items of household necessity are kept for retail sale to residents of the same lot upon which such establishment is located.

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

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

**Use, Main** means the principal use of a lot.

**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.

**Video Outlet/Rental Store** means an establishment where pre-recorded video tape, video discs, game cartridges, DVD's or other similar pre-recorded materials are offered for rent or sale and where video cameras or video players/recorders may be offered for rent, but shall

not include the sale of electronic video equipment and other electronic home entertainment products or an Adult Video Store.

**Walkway, Private** means a walkway created through the registration of a plan of condominium.

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

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

**Warehouse, Wholesale** means a warehouse or portion thereof in which goods, wares, merchandise or articles are stored or kept for sale in large bulk or quantity for supply from the premises primarily to a person other than the ultimate consumer. For greater clarity, the display of items for sale is permitted provided it is accessory to a primary warehouse or wholesale use and is limited to the net floor area provided for in this By-law.

**Washroom Facility, or Washroom** means an area within a building equipped for personal hygiene, which includes a toilet and a sink, and may include showers or baths.

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

**Waste Processing Facility** means a facility that receives, stores and/or processes waste materials for the purpose of creating new products or materials.

**Waste Transfer Facility** means a facility where waste materials are collected for shipment and may be sorted and/or prepared for transportation.

**Washout Facility** means a premises used for the washing of aggregate, sand and gravel materials.

**Waterfront Landing** means land used for parking vehicles, docks and docking of boats, to facilitate water access to one or more shoreline residential properties. <sup>1</sup> see footnote

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

**Waterway, Navigable** means any waterbody, natural or man made, capable of carrying a water borne vessel. This includes waters capable of being used for commerce, transportation or recreation and there is no limit on the size of stream considered navigable in accordance with the Navigable Waters Protection Act.

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<sup>1</sup> Footnote: This section not applicable to property roll no.: 4903-040-007-00100. Currently under appeal (OMB case no. PL141142 Conway Jones).

**Water Setback** means the horizontal distance between the normal or controlled high water mark of a waterbody and the nearest part of any building envelope on a lot.

**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.

**Wellness Centre** means a private clinic that offers both physical and psychological medical treatment, including acupuncture, massage therapy, holistic healing, personal counseling, physiotherapy, and other similar services.

**Width, Boathouse** when used with reference to a boathouse, width means the longest perpendicular measurement along a horizontal plane from any point on the outside of one side wall of a boathouse to any point on the outside of the opposite side wall. For the purpose of this definition, a side wall means the outside wall of a boathouse which is closest to being perpendicular to the shoreline and the opposite wall. A boatport shall be included in the overall width of a boathouse.

**Width, Sauna Building** when used with reference to a sauna, width means the longest perpendicular measurement along a horizontal plan from any point on the outside of one wall of a sauna building to any point on the outside of the opposite side wall. For the purpose of this definition a side wall of a sauna in the front yard of a waterfront lot means the outside wall of a sauna building which is closest to being perpendicular to the shoreline and the opposite wall.

**Workshop** means a building or structure where manufacturing is performed by tradesmen 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.

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## SECTION 14 ENACTMENT

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### 14.1 FORCE AND EFFECT

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

### 14.2 READINGS BY COUNCIL

This By-law read a first time on the 18th day of September, 2006.

This By-law read a second time on the 18th day of September, 2006.

This By-law read a third time and finally passed on the 18th day of September, 2006.

MAYOR: (Original signed by David Conn)

(Municipal Seal)

CLERK: (Original signed by Craig Jeffery)

### 14.3 CERTIFICATION

I hereby certify that the foregoing is a true copy of Zoning By-law No. \_\_\_\_\_ as enacted by the Council of the Corporation of the Township of Seguin, on the \_\_\_\_\_ day of \_\_\_\_\_, 2006.

CLERK: \_\_\_\_\_