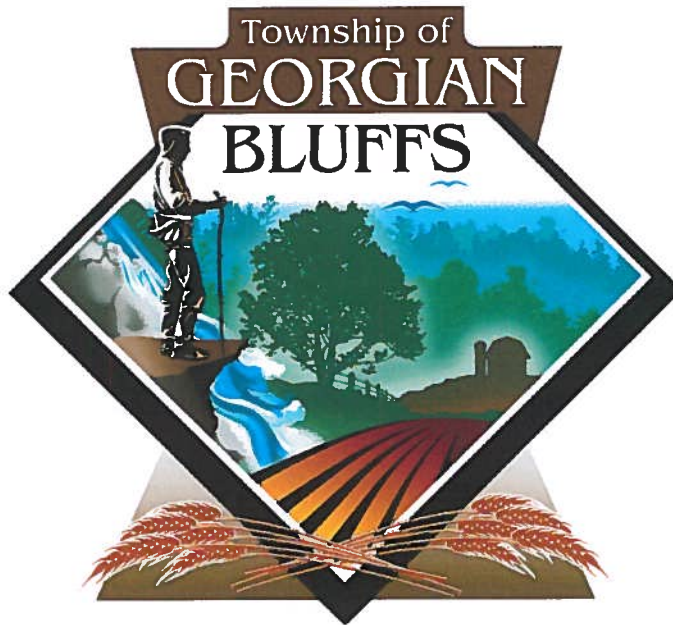


# TOWNSHIP OF



## GEORGIAN BLUFFS

### COMPREHENSIVE ZONING BY-LAW NO. 6-2003

(January 22, 2003)

**As amended by By-law No. 44-2003  
(July 9<sup>th</sup>, 2003)**

**Approved by OMB July 3<sup>rd</sup>, 2003  
Updated to (June 30, 2012)**

The version published on the Web Site is current to June 30, 2012 and is intended for information and general research purposes only. We cannot guarantee its accuracy or completeness as it is updated on an ongoing basis. A copy of the latest version of the bylaw with the text and Maps are available from the Planning department at cost of \$100.00 and can be certified by the Township Clerk as the official version. The most current copy is also available for reference in the Township office.

For further information, please contact:  
Planning Department  
177964 Grey Road 18  
RR# 3, Owen Sound, ON  
N4K 5N5  
Tel: 519-376-2729  
E-mail: [office@georgianbluffs.on.ca](mailto:office@georgianbluffs.on.ca)

# TOWNSHIP OF GEORGIAN BLUFFS COMPREHENSIVE ZONING BY-LAW NO. 6-2003

## TABLE OF CONTENTS

SECTION 1	GENERAL .....	4
SECTION 2	ADMINISTRATION AND INTERPRETATION .....	5
SECTION 3	DEFINITIONS .....	8
SECTION 4	GENERAL PROVISIONS .....	41
SECTION 5	ESTABLISHMENT OF ZONES.....	66
SECTION 6	GENERAL PROVISIONS FOR ALL RURAL ZONES.....	69
SECTION 7	GENERAL RURAL ZONE A1..... <i>40Ha min lot size</i>	71
SECTION 8	RESTRICTED RURAL ZONE A2..... <i>40 Ha min lot size</i>	79
SECTION 9	GENERAL PROVISIONS FOR ALL RESIDENTIAL ZONES R.....	88
SECTION 10	PROVISIONS FOR GENERAL RESIDENTIAL ZONE R1..... <i>4047m<sup>2</sup> min lot area</i>	89
SECTION 11	PROVISIONS FOR INLAND LAKES AND SHORELINE RESIDENTIAL ZONE R2..... <i>4047m<sup>2</sup> min lot area</i>	96
SECTION 12	PROVISIONS FOR LOW DENSITY RESIDENTIAL ZONE R3.....	105
SECTION 13	PROVISIONS FOR MEDIUM DENSITY RESIDENTIAL ZONE R4.....	107
SECTION 14	PROVISIONS FOR MEDIUM-HIGH DENSITY RESIDENTIAL ZONE R5.....	110
SECTION 15	PROVISIONS FOR MOBILE HOME PARK ZONE R6.....	113
SECTION 16	GENERAL PROVISIONS FOR ALL COMMERCIAL ZONES.....	115
SECTION 17	PROVISIONS FOR GENERAL COMMERCIAL ZONE C1 .....	116
SECTION 18	PROVISIONS FOR RURAL COMMERCIAL ZONE C2 .....	121
SECTION 19	COMMERCIAL TENT AND TRAILER CAMPGROUND ZONE C3.....	123
SECTION 22	PROVISIONS FOR GENERAL INDUSTRIAL ZONE M1 .....	129

#### 4.5 Uses Prohibited in all Zones:

Notwithstanding any other provisions of this By-law to the contrary, the following uses shall be prohibited in any Zone established herein:

- Motor Vehicle Wrecking Establishment
- Mobile Homes and Trailers, except where specifically permitted in this By-law
- Abattoirs
- Animal Rendering Plants
- Tanneries
- Hazardous Waste Disposal Sites
- Kennel
- Refining coal, oil or petroleum products
- Manufacturing gases, glue or fertilizers
- A track for the racing of motor vehicles, snowmobiles or go-carts
- Massage Parlour
- Municipal or County landfill sites (Bylaw 44-2003)

#### 4.6 Non-Conforming Uses:

Nothing in this By-law shall prevent:

- a) the use of any land, building or structure for any purpose prohibited by this By-law if such land, building or structure was lawfully used for such purpose on the day of the passing of this By-law, so long as it continues to be used for that purpose, or,
- b) the erection or use for a purpose prohibited by this By-law of any building or structure for which a 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 that the permit has not been revoked under The Building Code Act, or,
- c) the strengthening to a safe condition of any building or structure or part of any such building or structure which does not conform with the provisions of this By-law, provided such alteration or repair does not increase the height, size or volume or change the use of such building or structure; or
- d) the restoration of any non-conforming building or structure which does not conform to the provisions of this By-law and has been damaged by causes beyond the control of the owner, provided that:
  - (i) such restoration does not increase the height, size or volume or change the use of such building or structure.
  - (ii) such restoration occurs on land under the total control of the owner.

**4.6.1** A use of a lot, building or structure which under the provisions is not permitted within the zone in which such lot, building or structure is located shall not be changed except to a use which is permitted within such zone, or such other compatible or similar uses as may be approved under Section 34 of The Planning Act or a predecessor thereof.

#### 4.7 Non-Complying Uses:

#### 4.19.9 Surfacing and Drainage of Parking Areas and Access Lanes:

- (a) A driveway and parking area serving a single-detached or semi-detached residential use shall be constructed of either asphalt, concrete, Portland cement binder, or a stable surface of dustless material and shall be maintained or treated so as to prevent the raising of dust or loose particles. Drainage shall be provided so as to prevent the flow of surface water on to adjoining lots.
- (b) A driveway and parking area serving all other uses, except agricultural, shall be constructed of either asphalt, concrete, Portland cement binder or other hard surface adequately treated to prevent the raising of dust or loose particles. Drainage shall be provided so as to prevent the flow of surface water on to adjoining lots.

#### 4.19.10 Illumination of Parking Areas or Driveways:

When parking areas and or driveways are illuminated, lighting fixtures shall be so arranged that no part of any fixture shall be more than 10 metres (30 feet) above the adjoining finished grade and light shall be directed downward and away from adjoining lots and public streets.

#### 4.19.11 Landscaping:

- (a) Where a parking area containing four or more spaces is located in a side or rear yard that abuts a residential zone containing a residential use, a planting area in accordance with Section 4.15 shall be provided along such residential lot line and such planting area shall have a minimum width of 3 metres (10 feet).
- (b) Where, in any yard in any zone, a parking area which is required to provide for more than four off-street parking spaces adjoins a street, then a landscaped area of a minimum width of 3 metres (10 feet) shall be provided within the lot requiring such parking area along the lot line adjoining such street.

#### 4.20 Storage of Unlicensed Vehicles and Trailers:

The parking or storage of an unlicensed vehicle, disabled boat or unoccupied motor home and or trailer within any zone shall be prohibited unless it is stored in a completely enclosed garage or other accessory building. However, one boat and one unoccupied motor home currently licensed or currently licensed trailer may be stored in a side or rear yard. In no event shall any combination of such vehicles or trailers exceed three.

#### 4.21 Loading Regulations:

The owner or occupant of any lot, building or structure erected or used for any purpose involving the frequent receiving, shipping, loading or unloading of animals, goods, wares and merchandise and raw materials, shall provide and maintain at the premises, on the lot occupied by the building or structure and not forming part of a street or lane, within the zone in which such use is located, loading and unloading spaces in accordance with the following regulations:

##### 4.21.1 Required Number of Spaces:

**Gross Floor Area of Building or Structure**

**Number of Loading Spaces Required**